

Harry Mitchell
Havant Borough Council
Public Service Plaza
Havant
PO9 2AX

By Email to: Harry Mitchell, Chartered Landscape Architect, Havant Borough Council
Harry.Mitchell@Havant.go.uk

20th January 2023

Dear Mr Mitchell,

Site: Land East of College Road, Campdown, Purbrook

Further to the receipt of the EIA Screening Opinion for the proposed development site East of College Road, Campdown, I would like to seek agreement on the following matters relating to the Landscape and Visual Impact Assessment, which will be included in the Environmental Statement:

- Extent of the study area
- Viewpoints and visual receptors
- Cumulative schemes to be considered

The methodology used within the assessment will be based on the Guidelines for Landscape and Visual Impact Assessment – Third Edition, 2013 (GLVIA3).

Extent of the Study Area

As described in GLVIA3, the study area considers the site itself and the full extent of the wider landscape around it, which the proposed development may influence in a significant manner, as well as the extent of the area from which the development is potentially visible. It states further that the study area should also be proportional to the scale and nature of the proposed development.

An initial study area of 2.5km radius from the centre of the site was identified. Following desk based analysis and a site visit on 6th December 2022, this area was reduced to 1.5km, due to the topography in combination with vegetation and built form providing frequent visual barriers. It is therefore unlikely that the proposed development will cause any landscape and visual impacts on receptors located further away.

The extent of the study area can be found on drawing GLS_050_110_1101.

Viewpoints and Visual Receptors

I would be grateful if you, or one of your colleagues, could consider the proposed key viewpoints to be included in the assessment. The viewpoints have been selected using desk-based and on-site analysis. The Landscape and Visual Assessment carried out for a previous application on the same site has eliminated several viewpoints originally considered due to 'no views'. The selected viewpoints are shown on drawing GLS_050_110_1106.

The proposed viewpoints reflect the limited visibility of the site and proposed development within the local landscape. This is mainly due to the topography and screening effect of adjacent built form and vegetation, as illustrated in drawing CB_L_15_075_P1_1105. The majority of 'potential view' areas fall within residential areas where built form will fully screen any views of the site. Although the southern area lacks built form, the topography and lack of publicly accessible spaces in combination with frequent vegetation reduces the visibility of the site.

The viewpoint locations have been chosen to be representative of a variety of groups of people (visual receptors), including recreational users, users of the public rights of way and local roads, as well as those from key locations, e.g. from listed buildings. Where views from receptors are not publicly accessible (e.g. residents of dwellings) viewpoints within the site boundary have been chosen to assess the impact of the development on these receptors.

In addition to representing a range of visual receptors and key views, the photographs will also illustrate the landscape character of the area and visual context within which the site and key landscape features are experienced.

The proposed viewpoints do not present an exhausted list of all areas from which there may be views of the development, however, they present the viewpoints which are seen as representative of the key views and key receptors that may be affected by the proposed development.

The table below provides a brief description of the viewpoint and the reason for inclusion in the assessment.

Table 1: Proposed viewpoints for consideration

No.	Description	Reason for inclusion
1	View from Portsdown Road bridge over A3	Elevated relatively open view of the northern part of the site Receptors: Road users, representative of A3 users
2	View from Portsdown Road/Wayfarer Walk	Glimpsed view of the northern boundary vegetation of the site, lower level fully obscured Receptors: Users of long distance footpath, Road users, representative of Adjacent residents and The Towers listed building
3	View from College Road (1)	Part of sequential view from College Road, heavily glimpsed view of the south eastern part of the site Receptors: Road users, representative of recreational users of the adjacent golf course
4	View from College Road (2)	Part of sequential view from College Road, open view of majority of the site Receptors: Users of College Road

5	View from PRow 108/26c/1 on the site boundary	Open view from the site boundary of the majority of the eastern side of the site Receptors: PRow users, representative of College students/workers
6	Views from Scratchface Lane (108/28/3)/108/26c/1	Part of sequential view from Scratchface Lane, open view of majority of eastern side of site Receptors: Users of PRowS
7	View from Scratchface Lane (108/28/3)	Part of sequential view (gap in vegetation), partially obscured view of eastern side of site Receptors: Users of PRow
8	View from Scratchface Lane (108/28/3) bridge over A3	Part of sequential view, heavily obscured glimpsed view of eastern side of site Receptors: Users of PRow
9	View from College Road at site entrance	Open view across southern side of site (eastern areas mostly obscured due to topography) Receptors: Road users
10	View from Scratchface Lane (108/28/2) edge of Gundymore Wood	Part of sequential view (gap in vegetation), open view across southern and eastern side of site Receptors: PRow Users, recreational users of woodland
11	View from Fort of Purbrook	Almost fully obscured view towards the site, glimpsed views of boundary vegetation Receptors: Users of Wayfarers Walk and ancient monument
12	View from PRow 108/514/2	Almost fully obscured view towards the site Receptors: PRow users, recreational users of golf course

Cumulative Schemes to be considered

The following approvals have been identified by HBC in the EIA screening response as development which may have the potential for cumulative landscape and/or visual effects:

- APP/22/00439 – Redevelopment of the southern section of South Downs College
- APP/22/00576 – Construction of new college car park at South Downs College

The remaining cumulative schemes have been considered but regarded as not having the potential to result in significant cumulative landscape or visual effects. It is therefore proposed that these are scoped out of the cumulative assessment within the landscape and visual chapter of the ES.

I would be grateful if you could consider the above and confirm that the proposed study area, viewpoints and receptors and cumulative schemes are acceptable to inform the LVIA.

If you have any queries, please do not hesitate to contact me.

Kind regards,

Annelies Earley (CMLI)

Director



Green Landscape Studio Ltd
Studio 3, Oculis House
Eddystone Road
Totton
Hampshire
SO40 3SA



LEGEND

 Site boundary

PRELIMINARY

Drawn by : AE Checked by : JDM

Scale @ A3:

0 200 400 600 800 1000m

Scale 1:20000

 NORTH

Date: 20.01.2023			
Rev	Date	Drawn	Checked
Drg No: GLS_050_110_1101			Rev:

Project:

Land East of College Road
Campdown

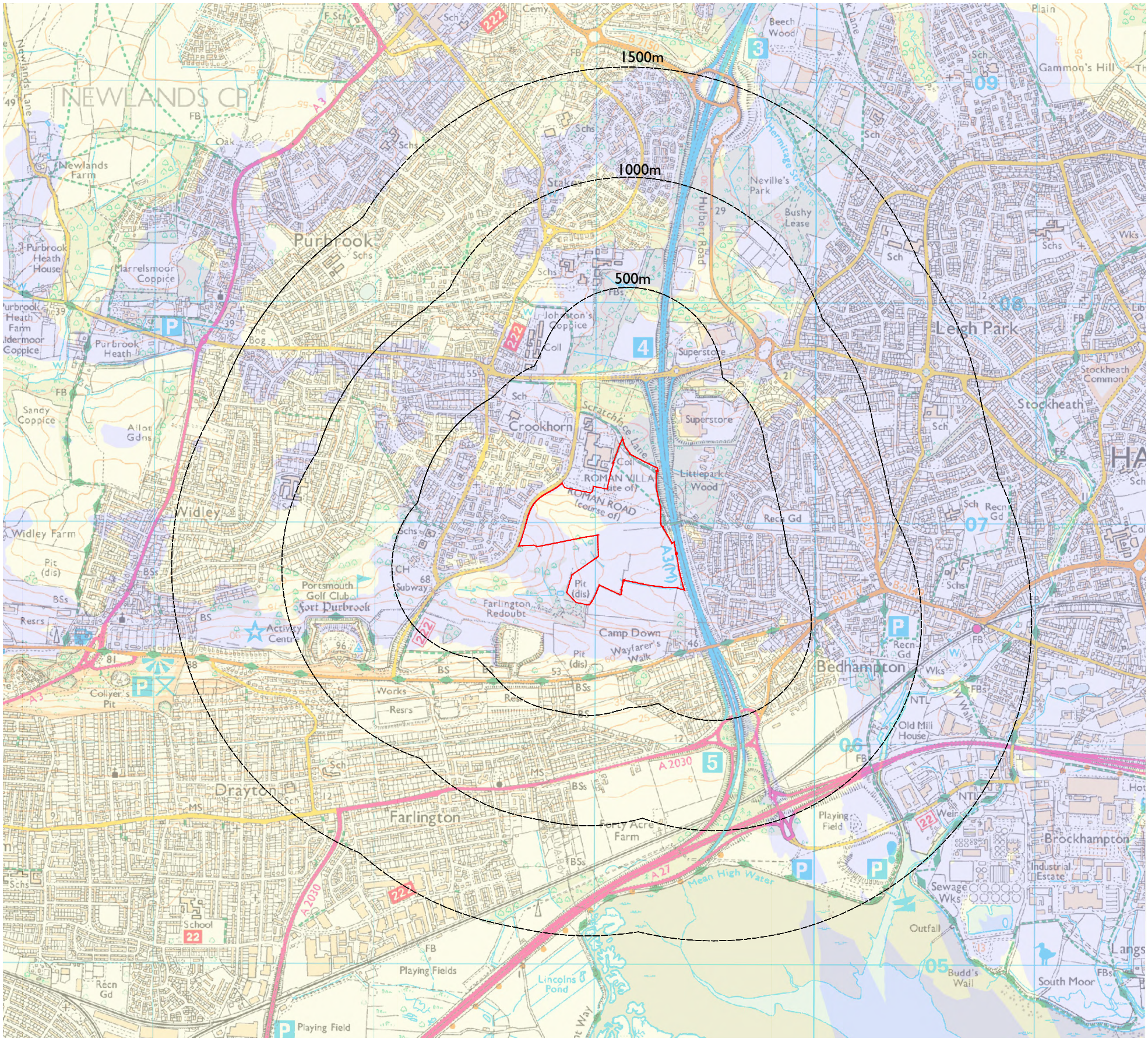
Title:

Location Plan / Aerial Photograph

Client:







LEGEND

- Site boundary
- Potential View
- No potential View

Notes:

The viewshed analysis has been based on a max. building height of 12.5m and has used a central point within the development boundary. The viewer height was set at 1.6m high.

The analysis is based on surface topography only and does not take account of visual barriers in the form of vegetation, buildings or other manmade elements.

PRELIMINARY

Drawn by : AE

Checked by : JDM

Scale @ A3:
0 200 400 600 800 1000m
Scale 1:20000

NORTH

Date: 20.01.2023			
Rev	Date	Drawn	Checked
Drg No: GLS_050_110_1105			
Rev:			

Project:

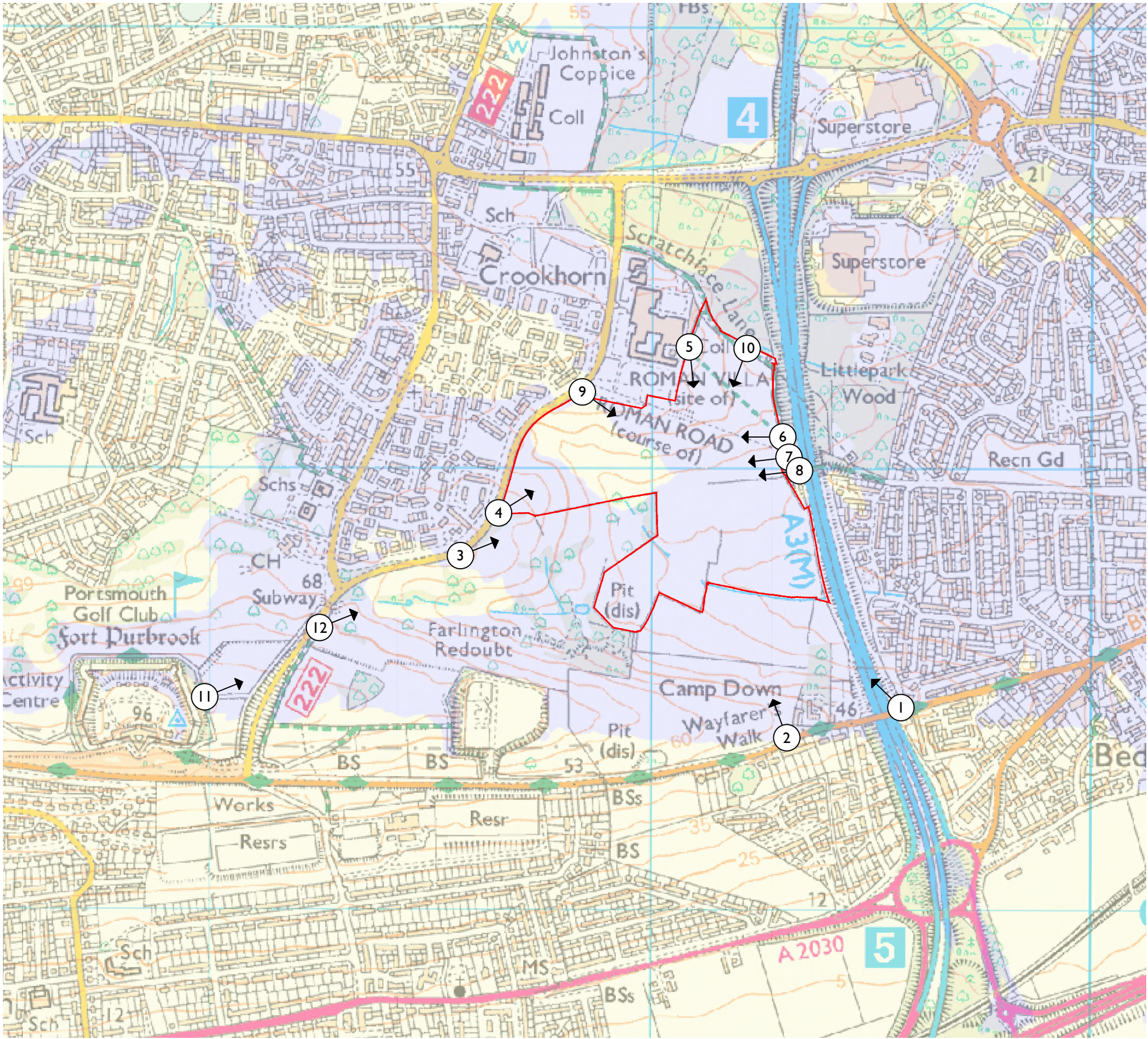
Land East of College Road
Campdown, Purbeorok

Title:

Zone theoretical visibility

Client:





LEGEND

Site boundary

Viewpoint location and direction of view

Potential View

No potential View

Notes:

The viewshed analysis has been based on a max. building height of 12.5m and has used a central point within the development boundary. The viewer height was set at 1.6m high.

The analysis is based on surface topography only and does not take account of visual barriers in the form of vegetation, buildings or other manmade elements.

PRELIMINARY

Drawn by : AE

Checked by : JDM

Scale @ A3:

0100200300400500m

Scale 1:10000

NORTH

Date:	20.01.2023		
Rev	Date	Drawn	Checked
Drg No:	GLS_050_110_1106	Rev:	

Project:

Land East of College Road
Campdown, Purbook

Title:

Viewpoint location plan

Client:

dandara

