

Dunsbury Park, Havant

Park Lane Visual Framework

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1 Introduction

1.1 Purpose of this report

- 1.1.1 This report is produced as evidence in relation to the discharge of a condition of the planning permission granted in 2017 by Havant Borough Council, reference APP/17/01324 to the land owner Portsmouth City Council. The permission allowed for the development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works, subject to a number of conditions.
- 1.1.2 This report specifically relates to condition B4 which is detailed below.
- 1.1.3 Figure 1 shows the wider Dunsbury Park development area and location of the Park Lane public bridleway (FP 123).

1.2 Planning condition B4

- 1.2.1 The following is the wording included in the decision notice, set out below, with the parts relevant to the Park Lane Visual Framework in bold.

B4. Other Matters - strategic documents

All buildings and other structures erected in the Outline Application Area pursuant to this permission shall be in accordance with the following documents approved by the Local Planning Authority. a. Design Code and Signage Strategy b. Public Realm Strategy

Furthermore, no building or other structure shall be erected in the Outline Application Area pursuant to this permission within 30 metres of the Park Lane bridleway (FP 123) until a Park Lane Visual Framework document has been submitted to and approved in writing by the Local Planning Authority.

The Park Lane Visual Framework shall be substantially in accordance with the Design and Access Statement dated March 2012, the Environmental Statement, (including mitigation measures) also dated March 2012 (which were submitted with the planning application), the Design Code and Public Realm Strategy and unless otherwise approved in writing by the Local Planning Authority, a review of each document shall be submitted to and approved in writing by the Local Planning Authority within four years of the date of the approval of the last approved version of the document, The development shall only be carried out in accordance with the documents approved under this condition.

Reason: In order to maintain a satisfactory comprehensive and high quality development and proper planning of the area and having due regard to policies CS11, CS16, CS18 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018 and in view of the likely length of the development period, to ensure that any refinements needed are made to reflect changed circumstances or new information or best practices.

1.3 Methodology

- 1.3.1 This report is produced by The terra firma Consultancy Ltd, experienced local landscape architects who were involved providing landscape inputs in the original planning application. The production of this Visual Framework document follows a site visit in May 2020 and desktop review of the Design and Access Statement, the Environmental Statement, and Design Code and Public Realm Strategy all dating from 2012. A summary of key relevant points from these documents is given in section 2 below.

2 Desktop review

2.1 Design and Access Statement

- 2.1.1 A number of key points are made in section 6 Landscape:

- Park Lane is an important historic link between Leigh Park and Waterlooville and should be enhanced as a leisure route and be provided with a metalled surface for use by cyclists. The elevated northern part of the Site that is adjacent to Park Lane is laid to aggregate without formal footpaths alongside and is more of a track in appearance and use. There are some views from the properties at the corner of Calshot Road that openly overlook part of the Site.
 - Park Lane and adjoining designated and informal footpaths are popular with local walkers and cyclists. The areas adjacent to Park Lane have a slightly degraded, urban fringe character, particularly along Park Lane, where signs of urban use and abuse are frequent. The area is crossed by a high voltage electricity transmission line running roughly north – south, carried on pylons which are visually dominant, and also by two low voltage lines, one running parallel to the pylons, and the other crossing the Site to pass through Beech Wood. It is also an area subject to fly tipping along the fringes adjoining Leigh Park and the parcels immediately adjoining the residential area are degraded in parts.
 - The Site lies within a Strategic Gap and in part is open in character, although relatively contained beyond the Site. The landscape structure of the Site can be designed to reinforce the strategic gap whilst providing a generous framework and attractive setting to the buildings within each development parcel.
 - Neville's Park, Staunton Country Park, South Down's National Park and Portsmouth Golf Club are areas of open space within the wider context. Due to the proximity to the A3 (M) corridor, the heavy vegetation cover and undulating topography there are no direct views into the Site from these open space and there is no impact to the setting of the South Down's National Park.
 - Within the Site, there are localised views from dwelling and footpaths as identified in the LVIA (Chapter 13, Table 13.2. of the ES). Views across the Site are possible from the northern portion of the Site, particularly the Bridleway No. 123.
 - The proposed visual framework should consider the opportunity to create new visual connections to/from Bridleway No. 123 and from new footpath and cycleway connections. Design will be developed to promote good natural surveillance to/from the employment units and the Site wide infrastructure or publicly accessible areas.
- 2.1.2 Principles for landscape treatment were set out in DAS Figure 6.1 Illustrative Landscape and Ecology and this figures is included as Figure 2. These principles included:
- Buffer zones to protect SINC woodlands, which should contain no development and provide opportunity for new planting to strengthen and connect existing woodland parcels. Planting should be of indigenous species mixes similar to existing woodlands.
 - Green corridors across the site including street trees.
 - Reinforce hedgerows and tree belts along Park Lane.
 - Define the northern edges of the Phase 2 plot boundaries creating an appropriate transition to the wider agricultural landscape.
 - Reinforce remnant field boundary hedgerows.
 - New hedgerow planting and interplanting should be a mix to include native hawthorn / blackthorn, maintained to allow intervisibility across the Site at eye level.

2.2 Environmental Statement and Landscaping Addendum

- 2.2.1 An Environmental Statement (ES) was prepared by Atkins in 2012 as part of the hybrid planning permission for the Dunsbury Hill Farm site (APP/12/00338).
- 2.2.2 The key point contained within this report that relates to visual effects on Park Lane (Bridleway 123) is:
- Views of different parts of the Site from Bridleway 123 which will be close to development parcels and the views would change substantially. The development will need to consider how this route can be integrated and devise means of mitigating the visual effects. For example considering the potential for a new visual framework as part of the built form within the masterplan.
- 2.2.3 A subsequent landscaping addendum was written in 2017 by Savills Planning for discharge of planning conditions including a revised masterplan (drawing LP2100-FIRA-LA-WS-L-90-02 included at Figure 3). Key points of relevance to Park Lane contained within this addendum and the revised masterplan include:
- Woodland edge buffers are also proposed along Park Lane, to supplement existing vegetation which is inconsistent in terms of height and depth of coverage. A minimum buffer of 5m will be achieved along the western edge of Park Lane, with the majority of this section seeing wider areas of planting. Future planting of woodland edge mix to the east of the bridleway will further enhance the natural landscape feel. The new estate road has been pulled further away from Park Lane than originally envisaged following comments from HBC to allow additional planting (see drawing LAWSL9301 Rev C included at Figure 4).

- Other improvements will see a 7m buffer strip introduced to the aforementioned hedgerow along the entire eastern edge to Plots 4a, 4b and 5. Five metres of this will be planted with further hedgerow, with the remainder kept clear as a further gap before development plots / service yards start. This hedgerow is popular with dormice and is likely to act as one of their primary nesting habitats and movement corridors.
- The revised landscape masterplan introduced in Section 6 will see a consistent planting buffer alongside the western edge of Park Lane at a minimum width of 5 metres, in the majority of areas this will be more. The eastern side will also see similar planted woodland edge buffers. The native species mix will be appropriate to allow a mature and consistent barrier to establish that will include hedgerow trees. This will provide a significant improvement to the local landscape.

Referring to mitigation measures proposed in the ES (14.70 & 14.74)

- Early advanced planting of new landscape structure
- Reinforce the edges of existing woodland or hedgerows to further define the structure and also meet ecological objectives

2.2.4 With regard to this document, the Park Lane Visual Framework Document (PLVF), the addendum refers to para 14.82 of the ES included at 2.2.2 above and continues that:

- Detailed work can be carried out as plot layouts come forward, particularly those adjacent to Park Lane. The substantial view changes referenced above can be considered in greater detail and the approval of this document gives HBC a further method of landscaping control. Landscaping that has already been planted can be assessed and if necessary, the PLVF can make revisions where necessary to species mix / location of wider site planting.

2.3 Design Code and Public Realm Strategy

- 2.3.1 This document was produced in 2009 by Bam Design on behalf of Portsmouth City Council with the aim of establishing a clear vision, sense of place and cohesive aesthetic for the overall development and to serve as a benchmark for the character of the individual plots. It was designed to set out guidelines and principles to define development quality with prescribing the outcome, and to be read alongside the Design and Access Statement.
- 2.3.2 Three key aspirations were identified:
- Sense of place: a landmark development which will integrate well into the natural woodland setting.
 - Holistic approach: consistent approach to detailing and materials across the park, to create a modern business park while retaining the inherent character of Dunsbury Hill.
 - Sustainable development: meeting appropriate BREEAM requirements while encouraging conservation, the local ecology and opportunities to provide outdoor amenity.
- 2.3.3 Section 4 specifically related to leisure and riding routes, including the Park Lane bridleway which was acknowledged as an important historic link between Leigh Park and Waterlooville which should be enhanced as a leisure route and be provided with a metalled surface for use by cyclists. Where suitable new routes should be created to link Park Lane with areas of landscape and recreational significance including Staunton Country Park, Beech Wood, Neville's Park and Bushy Lease.
- 2.3.4 An opportunity for a landscape feature / public art was identified west of Park Lane, just north of the Link Road and it was recommended that new development should consider how hedgerows can establish and maintain defined walkways and boundaries that also maintain wildlife routes.
- 2.3.5 The recommended scale and massing of built form was set out in relation to the topography of the site. Buildings on higher ground in the north (called Phase 2, including both sides of Park Lane) should be limited to 2 storeys, reducing to single storey down the slope to the east, towards Park Lane Stream. Phase 2 rooflines will be below the 45m contour to ensure that Dunsbury Hill and Bell's Copse and the planting to the east of Park Lane Stream will screen views into the Site.

3 Description of Park Lane bridleway

3.1 Park Lane and its context

- 3.1.1 The Park Lane bridleway (footpath 123) runs roughly north / south across the wider Dunsbury Park development area, forming the part of the eastern edge of Phase 1 and bisecting Phase 2, with development plot 6 (currently an arable field) lying to the east of the bridleway, with Park Lane Stream and Bells Copse beyond.
- 3.1.2 The bridleway is an important local route linking Leigh Park across the A3 (M) to Waterlooville which lies to the west. It also links to the countryside to the east and is well used by pedestrians and cyclists. Park Lane has a slightly degraded, urban fringe character, with frequent signs of the adjacent construction works as well as urban use.
- 3.1.3 To the north-west of Dunsbury Park and partly edged by Park Lane is an area which has been developed as a habitat area following the creation of a substantial spoil mound which has been planted as a woodland.

4 Views from Park Lane bridleway and footpath 120.

4.1 General description of visibility

- 4.1.1 Park Lane is lined in parts by trees and hedgerow, mostly made up of native species. Frequent gaps allow views out to both east and west.
- 4.1.2 Footpath 120 is contained in parts by dense vegetation but elsewhere views across Plot 6 which are dominated by electricity pylons. The relatively high elevation affords glimpsed views towards the Solent through occasional gaps in middle ground trees.
- 4.1.3 The Design and Access statement noted *inter alia* that:
 - Park Lane and adjoining designated and informal footpaths are popular with local walkers and cyclists.
 - The area is crossed by a high voltage electricity transmission line running roughly north – south, carried on pylons which are visually dominant, and also by two low voltage lines, one running parallel to the pylons, and the other crossing the Site to pass through Beech Wood.
 - Due to the proximity to the A3 (M) corridor, the heavy vegetation cover and undulating topography there are no direct views into the Site from these open space and there is no impact to the setting of the South Down's National Park.

The DAS proposed the following design principles:

- Buffer zones to protect SINC woodlands, which should contain no development and provide opportunity for new planting to strengthen and connect existing woodland parcels. Planting should be of indigenous species mixes similar to existing woodlands.
- Reinforce hedgerows and tree belts along Park Lane.
- Define the northern edges of the Phase 2 plot boundaries creating an appropriate transition to the wider agricultural landscape.
- Reinforce remnant field boundary hedgerows.
- New hedgerow planting and interplanting should be a mix to include native hawthorn / blackthorn, maintained to allow intervisibility across the Site at eye level.
- 4.1.4 The 2012 ES noted that;
 - Views of different parts of the Site from Bridleway 123 which will be close to development parcels and the views would change substantially. The development will need to consider how this route can be integrated and devise means of mitigating the visual effects.

4.2 Specific views

- 4.2.1 Photographs were taken using a Nikon D5300 digital SLR camera with a 18-55mm variable zoom on a sunny day in May 2020. A map showing the location of viewpoints along the routes of FP 123 and FP 120 is included at

Figure 5. Photographs taken are included below, along with descriptions of the view and potential mitigation proposals.



Viewpoint 1 View south from the footbridge over the A3 (M); the route of bridleway 123. The site is screened by the heavily wooded edge to the road.



Viewpoint 2 View south from FP 120 through gap in hedgerow. Development plot 6 (currently an arable field) is openly visible. Power lines are dominant features, rising high above the wooded horizon. The relatively high elevation of this view affords glimpsed views towards the Solent through occasional gaps in middle ground trees. New development and planting in the foreground would block any long views.



Viewpoint 3 View west along FP 120 contained in parts by dense vegetation.



Viewpoint 4 View south-west from FP 120 through gap in hedgerow. Development plot 6 (currently an arable field) is openly visible. Power lines are dominant features, rising high above the wooded horizon. The relatively high elevation of this view affords glimpsed views towards the Solent through occasional gaps in middle ground trees. New development and planting in the foreground would block any long views.



Viewpoint 5 View south-west from FP 123 through small gap in hedgerow. Development plot 5 (currently a field with scrub and long grass) is visible. The relatively high elevation of this view affords glimpsed views south. New development and planting in the foreground would block any long views.



Viewpoint 6 View south-west from FP 123 through wider gap in hedgerow. Development plot 5 (currently a field with scrub and long grass) is visible. The relatively high elevation of this view affords views south to Fat Face and the woodland beyond. New development and planting in the foreground would block any long views.



Viewpoint 7 View north-east from FP 123 through a rare gap in the dense hedgerow either side of the footpath. Development plot 6 (currently an arable field) is screened by the hedge along its southern boundary (in mid-ground left side of photo), with open grassland in foreground. New development in plot 6 would be visible above hedge.



Viewpoint 8 View north along FP 123 showing dense hedgerow particularly on eastern side of the footpath. Development plot 6 (currently an arable field) is screened by the hedge to the right. New development in plot 6 could be visible above hedge.



Viewpoint 9 View west from FP 123 through wide gap in hedgerow. Development plot 5 (currently a field with scrub and long grass) is visible, with wooded A3 corridor beyond. Power lines dominate the view. New development and planting in the foreground would block any long views.

5 Landscape proposals and Conclusion

- 5.1.1 Following a review of subsequent developments on the Site and of interim planning submissions the Landscape, Open Space and Ecology Strategy produced by terra firma (1569-1009 Rev 1 dated 1.5.15) has been updated and an extract focusing on Park Lane is attached at Appendix 1 as Figure 6 (drawing 2157-TFC-00-00-L-1001).
- 5.1.2 Key revisions to protect the amenity of Park Lane PRoW and PRoW 123 include:
- Addition of 7m buffers to west of Park Lane
 - Requirement for a transition to the agricultural landscape to the north
 - Mitigating or retaining views from PRoW

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Figure 1 Dunsbury Park development

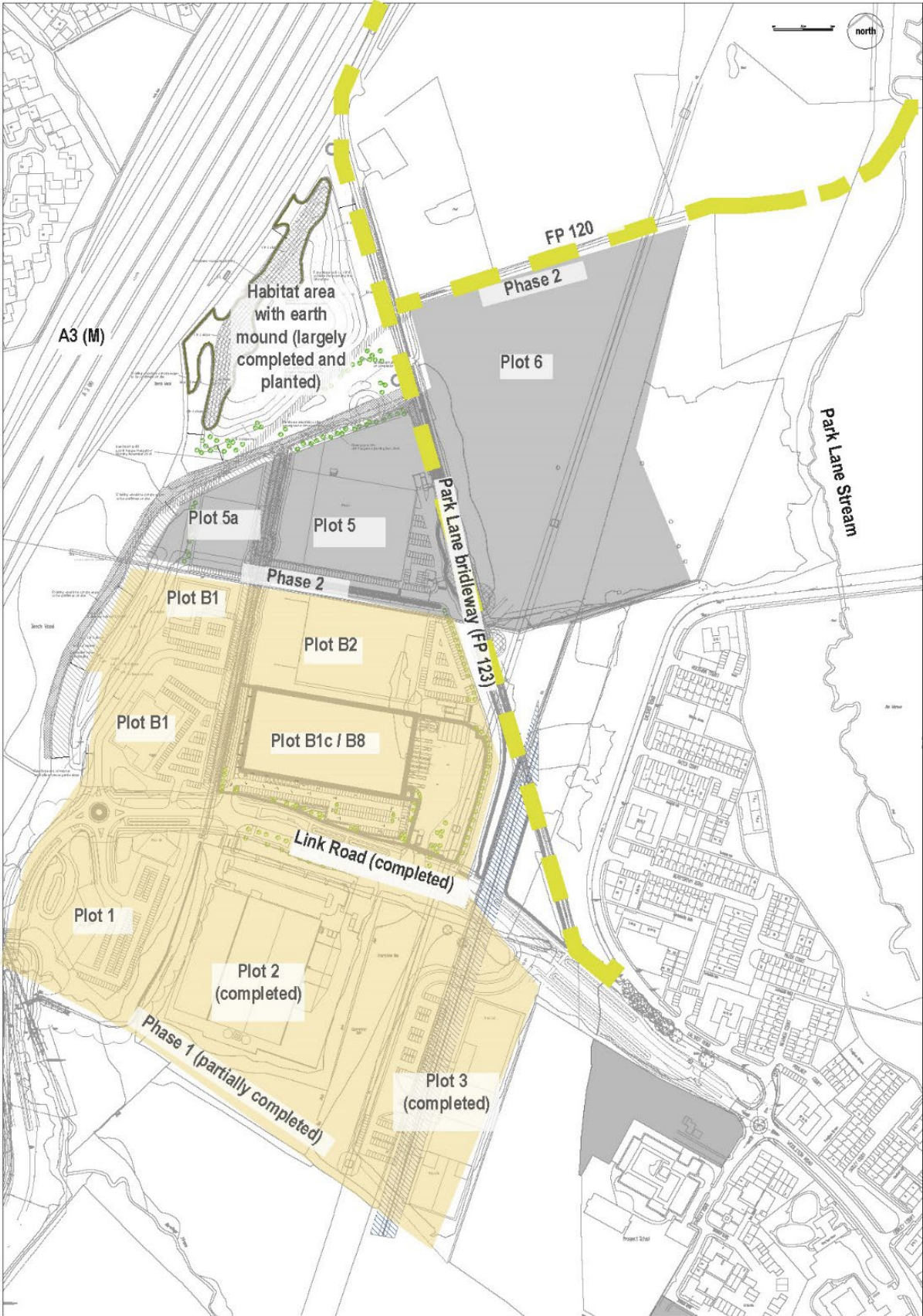
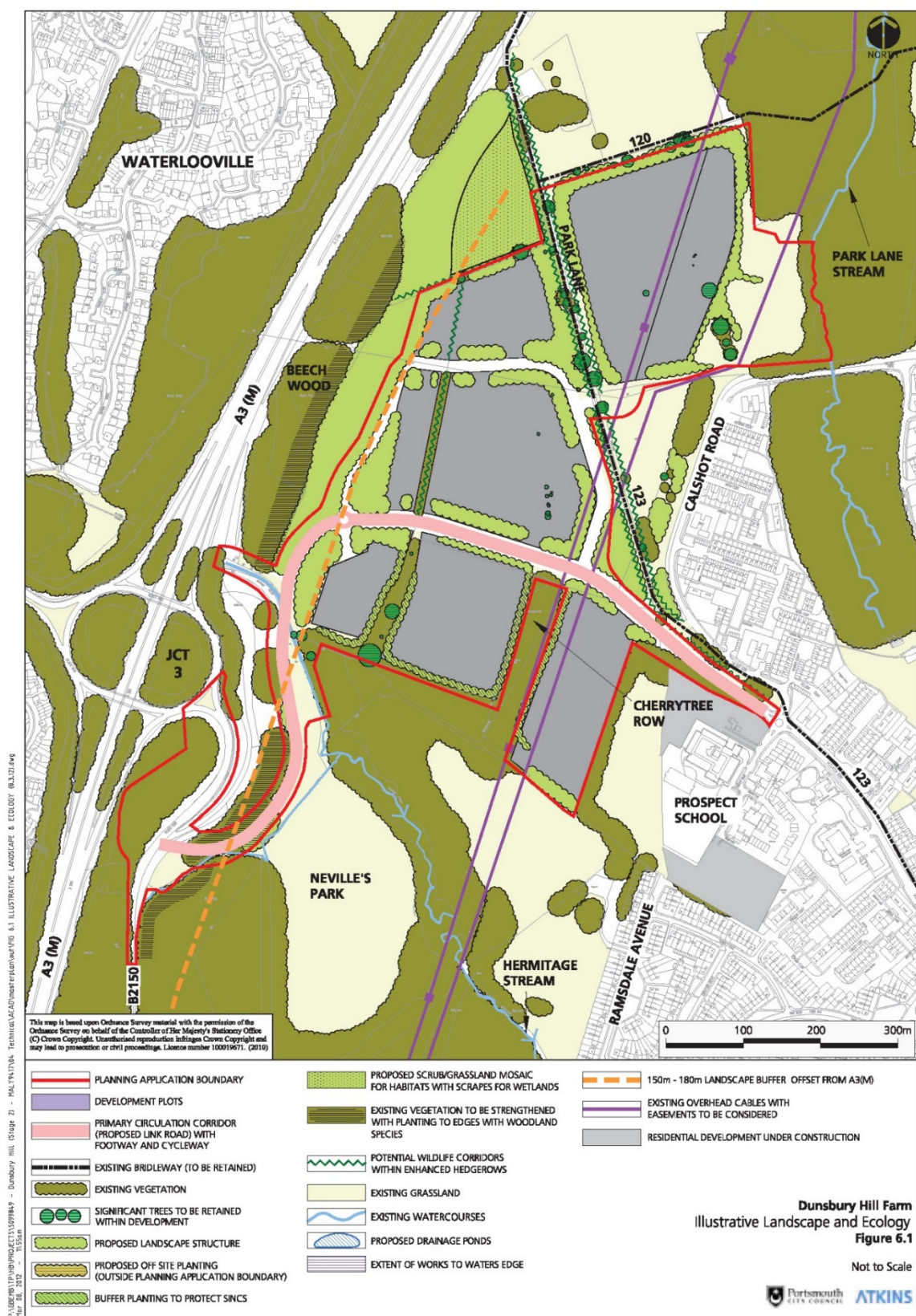
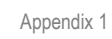


Figure 2 Illustrative landscape and ecology diagram (from Design and Access Statement 2012)



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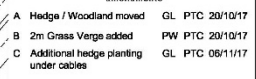


Figure 5 Viewpoint location map

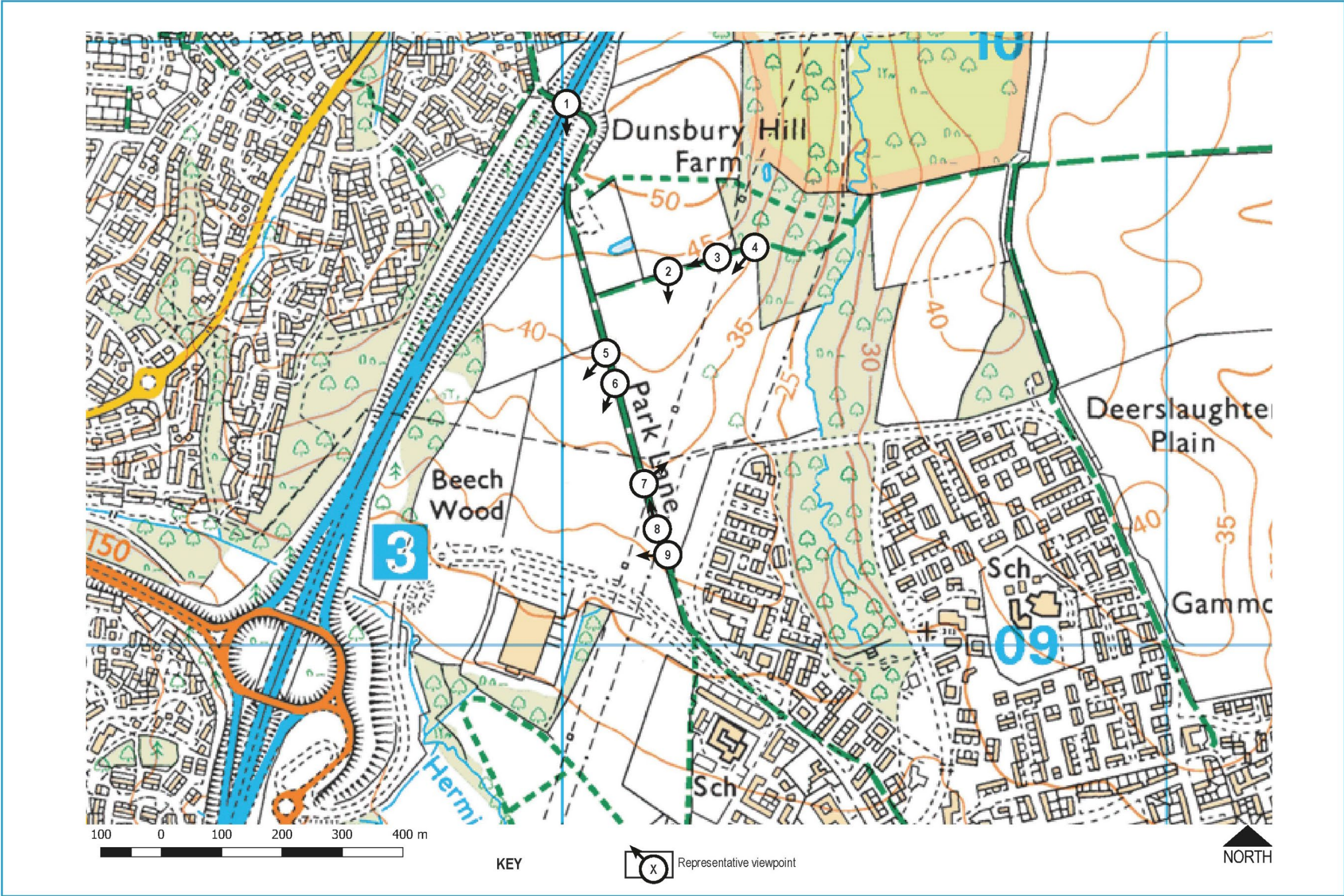


Figure 6 Landscape, Open Space and Ecology Strategy (extract)

