

Dunsbury Park
APP/17/00866 – Reserved matters



Landscaping addendum

Reserved Matters – Cut & fill, site layout

Dunsbury Park



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Appendix 1 – Updated ES Table 14.5 Summary of Effects on view points

1. Introduction

- 1.1. In August 2017, Savills Planning, on behalf of landowner and developer Portsmouth City Council (PCC) submitted a discharge of condition application (APP/15/00732 - Condition B9) relating to the first internal estate access road at Dunsbury Park, Fitzwygram Way together with a Reserved Matters application seeking approval of the cut & fill exercise, masterplan layout and levels of the site (APP/17/00866).
- 1.2. The consultation response from the Landscape Officer at Havant Borough Council (HBC) raised some issues and concerns and sought further information and clarification on a number of points. As a result, this Landscape Addendum document has been prepared and submitted against APP/17/00866.
- 1.3. This document will introduce a more detailed landscape plan for the site perimeters, outside of the development plots, and also reference the area adjacent to Park Lane which has seen additional landscaping proposed against the aforementioned discharge of condition application. The accompanying drawings are also explicitly linked back to the original ES conclusions and previously approved Landscape Strategy plan for the site.

2. Supporting plans and information

2.1 This addendum document is supported by the following plans:

Document	Reference
Landscape masterplan (revised)	LP2100-FIRA-LA-WS-L-90-02
Estate road landscaping detail (new)	LAWSL9301 Rev C
LVIA views 8, 9 & 10 on landscape masterplan	N/A

3. Planning history

- 3.1 Planning permission was originally granted for Dunsbury Park in 2014 with a hybrid application (ref: APP/12/00338), providing full permission for the access link road (now constructed - Fitzwygram Way) and outline permission for the development plots totalling 61,779 square metres of B1/B2/B8 floorspace.
- 3.2 A subsequent Section 73 application (APP/15/00732) was permitted in October 2015 to increase the % of B8 on site from 20% to 30%, which was followed by the first Reserved Matters application (APP/15/01156) for the development of a 120,000 sq ft B8 distribution centre for Fat Face Ltd. This was granted permission in December 2015 and has recently been completed with Fat Face now in occupation.
- 3.3 With regard to landscaping, the original planning permission (APP/12/00338) contained Condition A1, reproduced below, that required a Landscape, Open Space and Ecology Strategy to be approved prior to the commencement of development.

A1 Submission of Landscape, Open Space and Ecology Strategy and Habitat Creation Area details

Unless otherwise approved in writing by the Local Planning Authority, no development shall take place until the following documents and details has been submitted to and approved in writing by the Local Planning Authority:

i) An Open Space Landscape and Ecology Strategy including:

- a) provisions for publicly accessible open space and,
- b) a Monitoring and Review Framework and,
- c) an Ecological Mitigation and Management Plan with provisions for ecological mitigation and management, and

ii) Detailed plans and methods for the establishment of a Habitat Creation Area, including provisions for its subsequent management and maintenance.

These documents and details shall be substantially in accordance with the Design and Access Statement dated March 2012 and the Environmental Statement, (including mitigation measures) also dated March 2012, which were submitted with the planning application and unless otherwise approved in writing by the Local Planning Authority and a review of these documents and details 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 and shall be permanently managed and maintained in accordance with the above documents and details as approved under this condition.

Reason: To ensure satisfactory comprehensive and high quality development and proper planning of the area and to safeguard ecology, including protected species 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 2012 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.

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3.4 A landscape strategy and masterplan was submitted to Havant Borough Council (reference APP/15/00478) and approved on 6th August 2015. This document, entitled 'Landscape, Open Space and Ecology Strategy Plan 1569-1009 Rev 1', set indicative landscape parameters for the site that future submissions would seek to adhere to. It should be recognised that this masterplan was not based on any formal site layout as this level of design work for the wider site had at the time not been undertaken.

3.5 As a result of the aforementioned approval, condition A1 on the new planning permission for the site granted under APP/15/00732 was revised to read:

A1 Landscape, Open Space and Ecology Strategy and Habitat Creation Area details

Unless otherwise approved in writing by the Local Planning Authority, development shall only be carried out and shall be permanently managed and maintained in accordance with the documents below which were approved under APP/14/00270 & APP/15/00478:

i) Landscape, Open Space and Ecology Strategy plan 1569-1009 Rev 1, terraforma, April 2015

ii) Dunsbury Hill Farm Landscape Management Plan, terraforma, April 2015

iii) Habitat Management & maintenance Plan (Link Road and Associated infrastructure phase), Atkins, February 2014

and unless otherwise approved in writing by the Local Planning Authority a review of these documents and details 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.

Reason: *To ensure satisfactory comprehensive and high quality development and proper planning of the area and to safeguard ecology, including protected species 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 2012 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.*

3.6 We would propose that the revised landscape masterplan submitted with this addendum be read in association with the currently approved version, the latter continuing to set the parameters for landscaping to the east of Park Lane.

4. HBC landscape response

- 4.1 The Landscape Officer at HBC raised the following concerns relating to matters that APP/17/00866 is seeking permission for:

We have concerns regarding the final building heights for plots 5 and 5A where the maximum building height (AOD) exceed the parameter plan limit. The proposed increase on the building heights has the potential to have a greater impact on the local landscape, which has not been taken into account as apart of the original landscape visual impact assessment. The submitted alterations to the LVIA within the planning statement is not deemed sufficient to understand how the increased building height will effect the landscape. As such we will need the original LVIA updated (with the changes highlighted) to reflect the new building height, this needs to be accompanied with a revised conclusion and supporting mitigating strategies that feed into the landscape strategy.

To mitigate the height increase we would recommend internal tree planting that, once mature will help to soften the views into the site. North and south of plot 5 and west of plot 5A would be deemed appropriate locations for internal tree planting.

- 4.2 To address these concerns, a revised landscape masterplan has been prepared that adds a layer of detail to the previously approved plans which were predominantly indicative as the final site layout was not known. Additional work on the LVIA is also provided in Section 7 of this addendum, however it should be noted that the previous submission at Dunsbury that increased heights on the parameter plan (for Plot 2) used the same approach submitted in this latest reserved matters approval and was considered acceptable.
- 4.3 The original LVIA information included as Appendix 2 to the Planning Statement has been added to in Section 7 of this addendum with additional sections extracted and annotated on, resulting in revised conclusions and updated mitigation strategies linked to the revised landscape masterplan. Given the level of detail provided within the approved ES for Dunsbury, we believe this represents an entirely appropriate approach to justifying the relatively minor adjustment being sought.

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- 5.2 Hedgerow buffers were also proposed along the northern boundary of what is now Plot 5, and running alongside the hedgerow that lies in a north / south direction splitting the plots north of Fitzwygram Way. To tie in with the plot layouts being sought as part of this reserved matters application, a more detailed landscape plan has been prepared for the land to the west of Park Lane taking on board the comments made by the HBC landscape officer in terms of the locations of additional planting to help mitigate increased building heights.

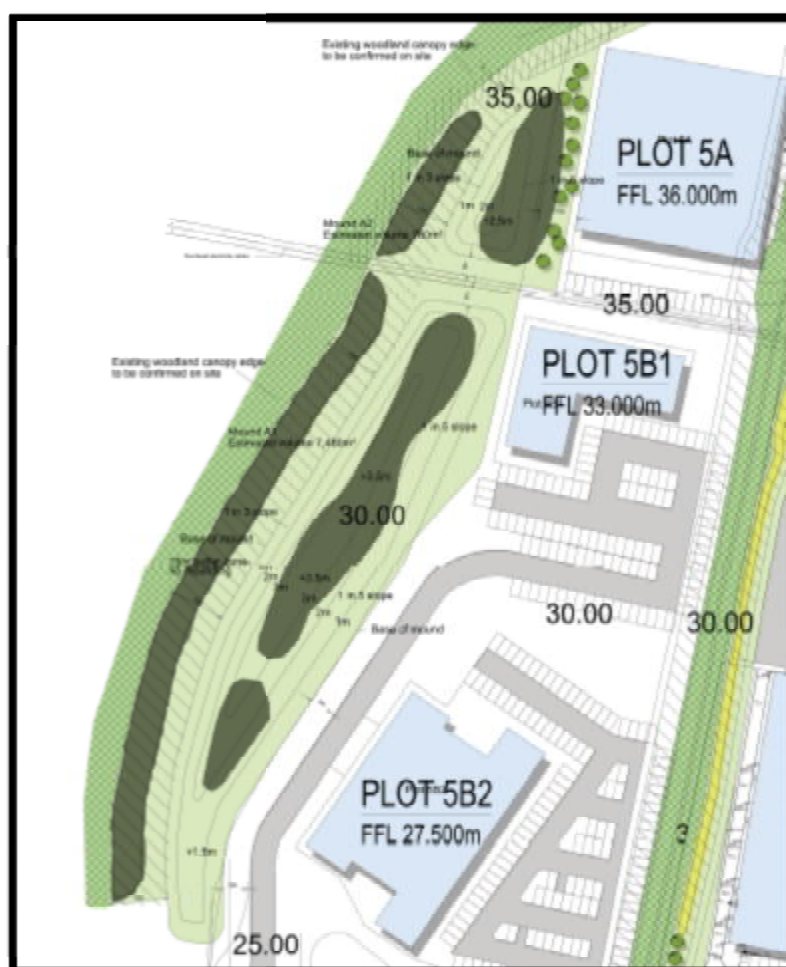
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- 6.4 Woodland edge buffers are also proposed along Park Lane, to supplement existing vegetation which is inconsistent in terms of height and depth of coverage. A minimum buffer of 5m will be achieved along the western edge of Park Lane, with the majority 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).
- 6.5 The proposed woodland edge buffer to the SINC woodland to the west of the site has also been improved in character (see extract below). Advice from our consultant ecologist has resulted in the planting being split in two halves, the purpose of which is to allow a green corridor for deer to use in the middle of the planting away from buildings and roads. An 8m buffer strip will be planted directly adjacent to the woodland, following by a 7m corridor of amenity grass corridor, with landscaped mounds incorporating woodland edge matrix planting (at least 7m in width) to the east of the corridor adjacent to the buildings on Plots 5a, 5b1 and 5b2.



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- 6.6 In combination with the retained hedgerow running parallel to the eastern boundary of these plots, this planted corridor will offer another opportunity for the variety of species present on Dunsbury Park to continue to move around the site once development plots are in place.
- 6.7 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.

Park Lane Visual Framework document

- 6.8 The revised landscape masterplan makes a number of key additions to the previously approved indicative version. It should also be noted that, as recommended in the original ES & LVIA, the applicant is required to prepare and submit for approval a 'Park Lane Visual Framework (PLVF)' document under Condition B4 of planning permission APP/15/00732. This document will take forward some of the design principles and objectives within the approved Design Code & Public Realm Strategy for Dunsbury Park.
- 6.9 The condition requires this document to be submitted and approved by HBC prior to the erection of any building within 30m of Park Lane. It is envisaged that this document will take the proposed masterplan layout within this reserved matters submission and generate a number of specific visual objectives. Please see paragraphs 7.13 & 7.14 of this addendum for more information on the PLVF.

7. Landscape Visual Impact Assessment update / mitigation

7.1 Section 7 of the Planning Statement accompanying this Reserved Matters application considers the original ES and LVIA, summarising that none of the conclusions reached would materially change. This further appraisal considers some of the more local landscape issues, particularly in relation to Park Lane bridleway (No. 123) following revisions to the landscape masterplan (see Section 6 of this addendum).

7.2 Paragraph 14.47 of the ES details the local character of Park Lane bridleway when considering potential visual receptors and key representative viewpoints:

'14.47 Bridleways

Park Lane Bridleway connects Leigh Park across the A3(M) to Waterlooville and is an important local route. The bridleway crosses the site with hedgerows along both sides, the hedgerow in areas has gaps or has lost the shrub species with low level scrub or bramble colonising, allowing views over. In other areas they are mature and further enforced with hedgerow tree species. There are views across large segments of the site from the bridleway within the site, views from the bridleway outside of the site are restricted by the dense vegetation cover.'

7.3 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.

7.4 The original ES goes on to evaluate the changes to Local Landscape Character as a result of the development taking place. Paragraphs 14.57 & 14.69 consider these impacts at a local level:

'14.57 Local Scale

At a local scale the potential effect is considered to be moderate adverse. The location of the site adjacent to the A3(M) corridor and the development edge of Leigh Park and the large pylons running across the site provide an existing urban influence that detracts from the otherwise semi rural nature of the site. The moderate adverse effect would be through the introduction of buildings into agricultural fields.

14.69

The potential for moderate adverse effects are for receptors in close proximity to the site for whom the massing and scale of the scheme will result in perceptible change to existing views specifically for receptors:

- *Footpath 508*
- *Bridleway 123 Park Lane*
- *Junction of bridleway 123, footpath 503 and Calshot road*
- *Properties on Calshot road.'*

7.5 There would be no change to this impact through the introduction of a building at 50m AOD rather than 45m AOD. The scale and massing of any building on an arable field would create a moderate adverse effect, and from key local receptors (e.g. Park Lane) the relative difference in heights would not be discernible.

7.6 Having determined the impact of the buildings on local receptors, the ES then looked at possible mitigation measures in paragraphs 14.70 & 14.74:

'14.70

These views will all be at close range. Existing vegetation and proposed planting will mitigate these views and integrate the development into the existing landscape. The proposal to introduce additional native planting is seen as minor beneficial to the receptors within close proximity whose views are currently dominated by pylons.

14.74 Additional mitigation measures

With regard to short term mitigation the following measures are proposed:

- *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'*

7.7 The mitigation measures proposed in 14.74 are being taken forward and added to in the revised landscape masterplan. The wider site landscape has already commenced in some places with woodland edge planting being introduced at the same time as the link road landscaping. All of the existing woodland and hedgerow areas are being supplemented with additional native planting to define a more consistent green infrastructure. Furthermore, tree planting will take place in 3 separate locations (see paragraph 6.3) in the northern part of the site to help mitigate the visual impact of buildings when viewed from Park Lane outside of the site boundary to the north. Landscaped mounds to the west and north of the development plots will also help the buildings 'sit' within the landscape rather than be at odds with it.

7.8 As noted in the Planning Statement submitted with this application, the ES conclusion in paragraph 14.78 that reads '*views towards the site from identified visual receptors will change considerably. The masterplan proposals will introduce new buildings and infrastructure to agricultural land across the site. These will be integrated with the existing mature vegetation and the proposed planting and respond to the slight topographical change across the site. Therefore it is considered there would be a moderate adverse effect in the short term and a minor adverse effect in the long terms*' is not considered to alter as a result of the proposed increase in height and associated mitigation planting (now including groups of trees).

7.9 Paragraph 14.80 of the ES summaries the landscape effects as follows:

'14.80 *From a wider perspective the effects upon the landscape and other designations can be described as follows: Localised impact upon the landscape character of the land within the strategic gap, with retention of the strong existing pattern of woodland compartments. The proposals do provide opportunity to reinforce woodland, particularly boundary planting, helping to mitigate the effects with careful location of proposed buildings within an overarching landscape structure.'*

- 7.10 The proposed masterplan seeks to locate buildings away from sensitive landscaping boundaries and visual receptors. The topography of the site is such that travelling from higher points in the north down Park Lane will always allow views of the development. Comprehensive additional planting will mitigate these views once the landscaping has established over time. Table 14.5 in the ES provided a summary of the effects on view points. The view points picked out in the Planning Statement as key to this proposed height increase (8, 9 & 10) are reproduced and updated accordingly in Appendix 1. Also submitted is an annotated landscape masterplan that shows these views plotted in amongst the proposed planting.
- 7.11 The only change as a result of the additional planting would be a positive one at Operational Year 15 for view point 10. The trees to be planted to the north of Plot 5 will, once mature, help to screen the development from immediate view given the proximity of this view to the trees. It is considered that the impact would reduce from *Moderate Adverse* to *Slight Adverse*.
- 7.12 Paragraph 14.83 of the ES concludes on visual effects that *'the impact upon the existing views is considered to be minor to moderate adverse reducing to minor adverse with time with the establishment of the structural landscape'* and this conclusion holds true as the increase in height will be offset by the additional mitigation planting being proposed.

Park Lane Visual Framework (PLVF) document

- 7.13 As paragraphs 6.8 & 6.9 indicate, the applicant is required to submit a PLVF for approval by HBC prior to the erection of any building within 30m of Park Lane. This document was first referenced in paragraph 14.82 of the ES that considered visual effects:

'14.82 Visual effects

Views to and from the site are contained, limiting the visual influence of the site and any associated impact upon the receptors identified. Those visual effects which are key to consider include views of different parts of the site from bridleway 123 which will be close to the development parcels and the views would change substantially. The development will need to consider how this route can be integrated and devise a means of mitigating visual effects. For example consider the potential for a new visual framework as part of the built form within the masterplan.'

- 7.14 The approval of the site layout, development parcels and landscape masterplan subject of this reserved matters application will provide the necessary tools to take the PLVF document forward. 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.

8. Summary

- 8.1 Further submissions around landscaping will be made for each individual plots' reserved matters application, as well as the Park Lane Visual Framework document referenced in Condition B4 and paragraph 6.8 of this addendum. The implementation of the wider site landscaping at Dunsbury Park will continue to give as much time as possible for planting to establish before the development plots are completed.
- 8.2 In conclusion, this addendum document introduces a more detailed landscape masterplan for the site that takes on board the comments made by the landscape officer at HBC. Additional planting and mitigation measures are proposed that will assist in offsetting any impact of the proposed maximum building height increase. As detailed in Section 7, this additional mitigation planting helps to ensure that the original conclusions of the ES remain sound and we respectfully request that the application is now approved.



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