
Planning statement

Dunsbury Park - Reserved Matters for site levels



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Reserved Matters for site levels, Dunsbury Park



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1. Introduction

- 1.1. Savills Planning has been instructed by the landowner and developer Portsmouth City Council (PCC), to submit a reserved matters application relating to the site levels at Dunsbury Park, Fitzwygram Way. The description of the application is:

'Approval of Reserved Matters in respect to Condition B3 of APP/15/00732 for plot access, layout & scale and Condition B5 for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012)'

- 1.2 This Planning Statement outlines the site levelling exercise that will take place and how the development plots sit within the masterplan for Dunsbury Park. Issues around finished floor levels, building heights and landscape visual assessment are covered in this statement.
- 1.3 A separate discharge of condition (B9) application for the first internal estate road, is being submitted in parallel to this reserved matters scheme. Should both applications be approved, then the site preparation works will commence later in 2017 by the appointed contractor, BAM Construct.

2. Supporting plans and information

2.1 This application is supported by the following plans and information:

Document	Reference
Site masterplan	DHF-BMD-MP-XX-DR-A-10004-S2-P5
Topographical survey	Dunsbury-Park-TOPO-17.11.16
Cut and fill analysis	DHF-BAMD-XX-XX-DR-S-20501-P3
Proposed site levels	DHF-BAMD-XX-XX-DR-S-20502-P2
Site sections sheet 1	DHF-BAMD-XX-XX-DR-20503-P4
Site sections sheet 2	DHF-BAMD-XX-XX-DR-20504-P4
Landscape visual assessment	Appendix 2 to this statement

3. Planning policy context

- 3.1 Dunsbury Park is allocated in policy CS18 of the Havant Core Strategy (adopted March 2011) as a strategic employment allocation, capable of delivering over a third of all new employment space (approximately 60,000 square metres) in the borough in the plan period to 2026.
- 3.2 Recent discussions between Havant Borough Council (HBC) and PCC over the emerging Havant Local Plan to 2036, have seen Dunsbury Park retain this strategic importance, with draft policy considering the potential for the site to deliver further floorspace over and above that originally envisaged by policy CS18.
- 3.3 Encouraging and promoting development at Dunsbury Park is therefore essential to help HBC continue to retain and attract businesses and jobs in and to the area. The site will play a key role given it is one of the few in the south east region that can provide bespoke design and build facilities, ranging from 20,000 to 120,000 sq ft.

4. Planning history

- 4.1 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.
- 4.2 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.
- 4.3 The site was formally launched at a marketing event in March 2017 and this has generated significant interest in further plots, with likely Reserved Matters applications forthcoming in Autumn 2017.

5. Relevant conditions from APP/15/00732

- 5.1 This Reserved Matters application is being submitted to seek approval for the plot layout, site levels and building heights under Conditions B3 (i), (ii), (iii) and B5 (c) of APP/15/00732, reproduced below:

B3 Reserved Matters

Approval of the details of the following aspects of the development, hereinafter called "Reserved Matters" shall be obtained from the Local Planning Authority in writing before each individual phase of development is commenced:

- (i) access, (with the exception of the access road corridor for which full permission is granted by this permission)*
- (ii) the layout of the development*
- (iii) the scale of the development;*

The development shall only be carried out in accordance with the approved Reserved Matters.

B5 Submission of 'Other Matters'

Application for approval of each reserved matters for new buildings, structures or uses of land pursuant to this permission shall be accompanied by information and plans concerning the following other matters, unless otherwise agreed in writing by Local Planning Authority:

- c. Levels of existing and proposed ground and buildings*

6. Cut and fill to create development plots

- 6.1 In order to make the development plots 'oven ready', PCC is preparing to invest several million pounds installing infrastructure and creating serviced development plots across the Dunsbury Park site, so market interest can be responded to in a timely and commercial manner. A number of factors combine to dictate the site levels within this submission and each will be discussed in this section.

Creating attractive commercial development

- 6.2 Taking advice from LSH and GVA, the joint commercial agents for Dunsbury Park, a key factor in setting the site levels is being able to achieve a building eaves height of 8-10m on each development plot. This will enable commercially attractive buildings to be constructed that can cater for a wide range of business types including office, research and development, manufacturing and logistics. Being able to deliver bespoke design solutions for potential occupiers is a significant attraction of Dunsbury Park.

Hybrid permission parameter plan

- 6.3 The previously approved Parameter Plan for the site (see Appendix 1) saw maximum building heights of 40m AOD and 45m AOD for (at the time) Phases 1 and 2. This was based on a landscape visual assessment that considered medium and long term views into the site from various locations, and sought to ensure buildings sat within the natural landscape of the site. The site levels within this application conform to this core objective and Dunsbury Park will remain a natural environment.

Delivery of Fat Face development at 42m AOD

- 6.4 The first development at Dunsbury Park was the logistics and distribution centre for Fat Face. Constructed on plot 2 (originally within 'Phase 2' of the hybrid permission), the site had a parameter plan maximum height of 40m AOD. The reserved matters application for Fat Face secured an increase to 42m AOD for this, having undertaken an update to the relevant parts of the landscape visual assessment. The conclusion was that this increase would not have a detrimental impact on the medium and long term views into the site. The completed building as viewed from these points confirms the judgements that were made.

Existing site characteristics and constraints

- 6.5 A number of existing site characteristics also restrict the ability for plot levels to be flexible. Phase 2 of Dunsbury Park, namely development land to the east of the Park Lane, will require a vehicular crossing over the bridleway. The current level of the bridleway at this point (35m AOD), in conjunction with the height of the new access link road (Fitzwygram Way at 28m AOD), means the AOD of the connecting estate road (referred to in paragraph 1.3 and subject of a separate submission) is also set so as to ensure an acceptable gradient for HGV traffic. With Plots 4b and 5 feeding off this estate road and requiring HGV access into service yards, there is little room for manoeuvre in terms of lowering or raising plot levels in relation to the road.
- 6.6 Another feature of Dunsbury Park is the natural landscape environment consisting of ancient woodland, mature trees and hedgerow. One such hedgerow orientated north/south runs alongside the western

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boundary of plots 4a, 4b and 5, and eastern boundary of plots 5a, 5b1 and 5b2. The hedgerow is ecologically important as it provides connecting habitat for dormice. Reducing the levels of the aforementioned plots any further than already proposed, would result in an over-engineered solution of a retained hedgerow sat on top of a 280 metre long ridge supported by a series of retaining walls. With potential drops of 3 - 4 metres into service yards either side, the natural feel of Dunsbury would be eroded to the detriment of the site and in conflict with the approved landscape and open space strategy.

Updated topographical survey

- 6.7 Taking into account all of these factors, to inform the cut and fill exercise an updated topographical survey was carried out over the winter of 2017 (drawing ref Dunsbury-Park-TOPO-17.11.16), which demonstrates that from Plot 5 at the north of the site (current ground level 40m AOD) to the bottom of Plot 3 (current ground level 20m AOD), there is a significant difference drop in level across the site of 20 metres.
- 6.8 The survey also enabled an assessment to be carried out of the amount of material required across each plot to either cut or fill, or both, to achieve appropriate ground levels in relation to existing site characteristics. The result of this can be seen on drawing DHF-BAMD-XX-XX-DR-S-20501-P3, with significant areas of cut required, the further north within the site the plots are located. Significant levels of fill are generally restricted to Plot 3 to the south of Fitzwygram Way. In all, this exercise creates a surplus of 29,527 cubic metres of material that will be used to create landscaping areas across Dunsbury Park.

Proposed plot levels & building heights

- 6.9 The result of the exercise is a plot level layout as depicted on drawing DHF-BAMD-XX-XX-DR-S-20502-P2. The area immediately to the north of the access link road (Plots 4a, 4b and 5), will see three plateaux created to step development down from north to south. The table below details the proposed ground level of each plot, together with indicative maximum building heights and notes how these sit in relation to the previously approved parameter plan (green in accordance, red exceeding).

Table 1: Dunsbury Park development plot summary

Plot	Use	Floorspace (sq ft)	Existing highest point (AOD)	Proposed ground level (AOD)	Level of cut (m ³)	Maximum building height (AOD)	Parameter plan limit
1a	C1	59,985	20m	23.5m	-4,155	39m	40m
2	<i>Fat Face</i>	191,489		25m		41.5m	40m
3a	B1/B2/B8	34,000	25m	23m	862	34.5m	40m
3b	B1/B2/B8	22,900	21m	20m		31.5m	40m
4a	B1/B8	116,300	31m	30m	10,334	41.5m	40m
4b	B1/B2/B8	89,200	35m	33m	2,898	43m	45m
5	B2	93,000	40m	37m	7,717	48.5m	45m
5a	B1/B2	25,000	37m	36m	-5,309	46m	45m
5b1	B1/B2	27,000	33m	33m	-3,228	43m	45m
5b2	B1/B2	50,000	30m	27.5m	20,408	39m	40m
Phase1 total		648,889			29,527		
Permitted total		664,984					
Balance		16,095	<i>(this is likely to be taken up by expansion space on Plot 5)</i>				

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- 6.10 As Table 1 shows, buildings on plots 4a, 5 and 5a have the potential to exceed the previously approved maximum AOD depicted on the parameter plan. The following section (7) will consider these revisions through an updated Landscape Visual Assessment.

7. Landscape Visual Assessment (LVA)

- 7.1 As part of the original hybrid planning permission for the Dunsbury Hill Farm site (APP/12/00338), an Environmental Statement (ES) was prepared that considered a wide range of impacts and effects the development may have on the site and its environs. Chapter 14 covered Landscape & Visual Assessment and generated Figure 4.3 Parameter Plan 3, that related to Building Heights across the site and is attached as Appendix 1 to this statement.
- 7.2 Chapter 14 of the ES appraised the site, existing characteristics, views into the site, potential visual receptors and likely changes to the landscape, before proposing a number of mitigation measures that would alleviate and minimise impacts where possible. Paragraphs 14.25 and 14.27 of the ES detail that the site rises from its lowest point in the south at +20.0m AOD to approximately +45.0m AOD in the north (Phase 2 land) and there are dense areas of vegetation to the south and west of the site. The updated topographical survey indicates that the highest point of 'Dunsbury Hill' is at +46.5m AOD (northern point of phase 2 land on the eastern side of Park Lane).
- 7.3 The existing visual context of the site outlined that (with the exception of views for passing vehicles on the elevated roundabout at Junction 3 of the A3), there are no long distance views into the site from the North and East and those from the West and South are restricted by the A3(M) road corridor, embankments, mature planting and residential development at Leigh Park. This remains unaltered as a result of this application.
- 7.4 An appraisal of close range views into Dunsbury Park considered that from the north the site can be seen from Park Lane Bridleway, although this forms part of the development site and will be subject to enhancements as development phases progress. From the west, close range views are restricted by the A3(M) road corridor and there are no views into the site from Waterlooville on the western side of the A3. From the east, it was noted that close range glimpses or oblique views into the southernmost part of the site (Plot 3 to the east of Plot 2), may be afforded from both Ramsdale Avenue and the new residential properties constructed off Woolston Road (Prospect School land), however Cherry Tree Row adjacent to Plot 3 screens these views further into the site. From the south, it was detailed that limited close range views are in the main restricted by the wooded vegetation belt around Neville's Park.
- 7.5 The ES then identified and assessed the likely significant effects of the development in relation to Visual Impacts. Paragraphs 14.77 and 14.78 addressing the cumulative impacts are reproduced below:
- 14.77 The phased works will result in landscape management implementation, which will soften the edges of the site and integrate the proposed development within the wider landscape. This is considered to be a **negligible effect** in the short term and **minor beneficial** in the long term.*
- 14.78 Views towards the site from the 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 term.*

- 7.6 Paragraph 14.83 concluded the following in relation to Visual Effects:

*14.83 Overall the impact upon existing views is considered to be **minor to moderate adverse**, reducing to **minor adverse** with time with the establishment of the structural landscape.*

- 7.7 The mitigation measure proposed in Chapter 14 of the ES relating to building heights was worded as follows:

'The lowest part of the site lies at approximately 20m AOD and rises to almost 45m AOD in the north. Areas of new development should avoid elevated areas where they would be viewed against the skyline. To minimise the building height the roofline of the buildings should be kept below the 40m contour during Phase 1 to maximise the screening effect of Beech Wood and planting along the A3 (M) corridor. During Phase 2 the building height should be kept below the 45m contour to ensure that Dunsbury Hill and Bell's Copse and the planting to the east of the Park Lane Stream will screen views into the site.'

- 7.8 'Phase 1' referred to in the ES extract above now consists of plots 1, 2, 3, 4a, 4b, 5b1 and 5b2 as shown on the Dunsbury Park masterplan (drawing ref: DHF-BMD-MP-XX-DR-A-10004-S2-P4). The screening effect of Beech Wood would be most applicable to the plots north of the link road (4a, 4b, 5b1 and 5b2). 'Phase 2' as referred to consists of plots 5 and 5a on the masterplan and then any future development to the east of Park Lane.

Proposed revisions for maximum building heights on plots 4a, 5 and 5a

- 7.9 As outlined in paragraph 6.10, siting standard height commercial buildings on plots 4a, 5 and 5a would result in a building height exceeding the current approved parameter plan. A series of figures within the original ES provided photographic views from a number of locations and on some, plotted the roofline heights detailed on the parameter plan (mainly from the south). This demonstrated that the rooflines would primarily be concealed by the mature tree line where viewed from behind landscaping. The Figures (14.8 - 14.11) containing views relevant to the proposed increase in height (View numbers 6, 8, 9, 10, 13 & 14) on plots 4a, 5 and 5a, have been updated and are attached as Appendix 2 to this statement. A written summary of each plot follows.

Plot 4a

- 7.10 Plot 4a is located immediately to the north of Fitzwygram Way, directly opposite the new Fat Face distribution centre (which has a height of +41.5m AOD). A Reserved Matters submission on plot 4a is likely in autumn 2017, for a mixed B1/B8 development of over 110,000 square foot. The current parameter plan restricts building height in this area to +40m AOD. The cut and fill exercise will deliver a ground level of +30m AOD, to ensure acceptable gradients into the service yard and parking areas of the plot.
- 7.11 As noted in paragraph 6.9, three plateaux will be created by the cut and fill exercise and plot 4a will be the lowest of these closest to Fitzwygram Way. Plot 4b immediately to the north will see a building of up to 45m in line with the approved parameter plan. Plot 2 to the south (Fat Face) sees a building already constructed of 41.5m. In the context of the surrounding environment, increasing the maximum building

height on Plot 4a from 40m to up to 45m (albeit the emerging design is for a building of 41.5m), will not have an adverse impact on any local receptors.

- 7.12 As with the Fat Face development, existing mature landscape and woodland to the west and south will screen this building from any oblique long distance views and given the heights of buildings surrounding it, views from Park Lane will be consistent with those appraised as part of the approved ES, namely one of a commercial development site set within a landscaped environment. Buildings to the north of Dunsbury Park will screen any views of Plot 4a from the north and east, as shown by Section A-A on drawing ref DHF-BAMD-XX-XX-DR-20503-P4. The conclusion in paragraph 14.78 of the ES remains the same:

*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 term.*

Plot 5

- 7.13 Plot 5 is the most northern plot in the first phase of development and as such, will set the highest built point of any development across Dunsbury Park. As with Plot 4a, a Reserved Matters submission is likely later in 2017 for a 93,000 square foot B2 unit. The current parameter plan restricts building height in this area to +45m AOD. The cut and fill exercise will deliver a ground level of +37m AOD, which represents a significant cut from the current level of the land which gradually falls from +41m AOD heading south.
- 7.14 The requirement to lower the land is essential for a number of reasons. Firstly, the access into this plot is from the proposed internal estate road that is set at +35m AOD, to tie in with the future crossing over Park Lane bridleway. Cutting Plot 5 to +37m AOD allows an acceptable gradient for HGVs from the access road up into the service yard.
- 7.15 The second important aspect is the relationship with existing site characteristics, namely Park Lane bridleway to the east and the hedgerow to the west. The bridleway slowly rises up the hill alongside the plot from 35m to over 40m. Leaving the plot at closer to 40m or cutting further to 35m, would result in up to 5m high, heavily engineered retaining walls or embankments along significant stretches of the boundary. Parts of the bridleway would either be 5 metres below or 5 metres above the service yard directly adjacent, creating a jarred and unnatural relationship.
- 7.16 A similar relationship exists with the ecologically important hedgerow to the west that rises from 35m to around 38m as it heads north up the hill along the western boundary. A plot level of 37m allows as natural a relationship as possible to be maintained with the hedgerow, minimising the height and length of retaining walls.
- 7.17 Turning to the visual impact of a higher building on plot 5, View 10 within the approved ES and LVA is taken from the northern boundary of the plot looking south across the rest of the site. No building line is plotted, primarily because it would be a short range view of development. The increase from 45m to up to 50m would not be discernible from such close proximity. The statement *'View would change significantly*

following proposed development. High point and area in foreground would remain undeveloped with proposed vegetation part screening proposed development, which would restrict distant views across the site and adjacent areas' remains the case. The hedgerow and mature tree in the picture to the right would remain in place and be supplemented by further woodland edge planting around the northern perimeter of the plot and then heading south alongside Park Lane in accordance with the approved landscape masterplan.

- 7.18 In summary, the proposed increase in roofline from **+45.0m AOD** to a maximum of **+50.0m AOD** on Plot 5, is not considered to materially change any of the conclusions originally reached in the approved Environmental Statement. The proposed building will be one of many delivered across Dunsbury Park and as paragraph 14.78 of the approved ES refers, the impact on existing views was considered to be **moderate adverse in the short term**, reducing to **minor adverse** with time, given the establishment of the structural landscape and this conclusion has not altered.

Plot 5a

- 7.19 The final plot that would see an increase in building height, albeit potentially only marginal, is plot 5a which lies to the immediate west of Plot 5 on the other side of the hedgerow. The existing ground level in this location is 37m, and the proposed ground floor level is a slight cut to 36m. Together with plots 5b1 and 5b2, this represents one of the smaller development plots at Dunsbury Park. As a result, building heights are likely to be lower than the larger development plots.
- 7.20 Presuming a 10m building height, this would exceed the approved parameter plan by 1 metre. This should be taken in the context of a potentially taller building directly to the east (Plot 5) and similar sized buildings (around 45m) to the south east (Plot 4b) and south (Plot 5b1). Section D-D on drawing DHF-BAMD-XX-XX-DR-20503-P4 and Section F-F on drawing DHF-BAMD-XX-XX-DR-20504-P4 show the relationship between the building on Plot 5a and those around it.
- 7.21 As with Plot 5, the relationship with the hedgerow on the eastern boundary is an important factor when setting the ground level. Using 36m allows shallow embankments to be utilised, helping to maintain the natural environment. Additional buffer planting along the hedgerow will further enhance this key landscape feature.
- 7.22 In summary, the proposed increase in roofline from **+45.0m AOD** to a maximum of **+50.0m AOD** on Plot 5a (the same as adjacent Plot 5), is not considered to materially change any of the conclusions originally reached in the approved Environmental Statement. As paragraph 14.78 of the approved ES refers, the impact on existing views was considered to be **moderate adverse in the short term**, reducing to **minor adverse** with time, given the establishment of the structural landscape and this conclusion has not altered.

8. Updated masterplan - scale, access and plot layout

- 8.1 Once the site levels explained in Sections 6 and 7 had been set, drawing DHF-BMD-MP-XX-DR-A-10004-S2-P5 demonstrates how the Dunsbury Park masterplan can be delivered in terms of access, layout and scale, as required by Condition B3. Taking each in turn.

B3 (i) - access

- 8.2 Under the original hybrid permission, the approved access framework only fixed the link road alignment which has now been constructed. The indicative masterplan for the site showed a possible estate road on the now proposed route parallel to Park Lane, which is subject of a separate discharge of condition application. The updated masterplan utilises all of the access points created off Fitzwygram Way.
- 8.3 As you cross the bridge over the Hermitage Stream, the two access points off the main roundabout will serve Plot 1 to the south (hotel) and 5a, Plots 5b1 and 5b2 to the north. Heading east, the two accesses on the northern boundary opposite Fat Face will both serve Plot 4a, creating separate entrances for car parking and the service yard. Plot 3 will be accessed from the junction furthest east.
- 8.4 The internal estate road will run north from Fitzwygram Way parallel to Park Lane and serve Plots 4b and 5 and provide the ability to cross the bridleway into future Phase 2 development. Separate pedestrian and cycle paths will be provided either side of this carriageway.

B3 (ii) - layout

- 8.5 The development plots are set out within the areas envisaged on the original indicative site masterplan, retaining the mature landscape boundaries and minimising the amount of internal estate road to help preserve the natural setting. A total of 8 plots are proposed that can deliver 9 different sized buildings, ranging from 22,000 square foot to 120,000 square foot. Each plot will benefit from its own access off either Fitzwygram Way or the internal estate road.
- 8.6 The approved 'Landscape, open space and ecology strategy (1569-1009 rev 1)' for the site, proposes buffer planting to the site boundaries (for example along Park Lane, adjacent to Beech Wood and either side of the north/south hedgerow) and this layout enables this buffer planting to take place. The eventual landscape area next to Beech Wood will be considerably wider than originally envisaged.

B3 (iii) - scale

- 8.7 The table at paragraph 6.9 of this statement provides a summary of the proposed level of development on each plot. Planning permission APP/15/00732 allows 648,889 square foot of floorspace (excluding the hotel/food retail amount) across the whole site (including land to the east of Park Lane within the red line boundary). Whilst each development plot will be subject to an individual reserved matters, the masterplan shows that the consented floorspace can be constructed entirely to the west of Park Lane.
- 8.8 The reason for this is that the original masterplanning was based on building footprints alone. As demonstrated with the Fat Face building, occupiers are interested in multi storey opportunities to

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accommodate offices and servicing facilities within the same building. Whilst the footprints do not increase, the overall floorspace being sought on each plot does.

- 8.9 As noted in paragraph 3.2, the benefit of this is that the site now offers the potential to accommodate additional commercial floorspace over and above the consented scheme to the east of Park Lane. This will be subject to a revised Local Plan policy and tie in with evidence based documents such as the Havant Borough Council Business Needs, Site Assessments and Employment Land Study (May 2016) prepared by LSH.

9. Summary

- 9.1 In conclusion, increasing the maximum building height permitted at Dunsbury Park from +40.0m AOD to a maximum of **+45.0m AOD on plot 4a** and from +45.0m AOD to a maximum of **+50.0m AOD on plots 5 and 5a**, would not result in a material change in circumstances when assessing the visual impact and landscape character of the site. The revision has been necessary due to a number of factors including the site topography, existing ground level of Park Lane and the access link road and acceptable highway gradients for HGVs. The revisions will allow standard commercial buildings, attractive to a range of occupiers, to be delivered on plots to the north of Fitzwygram Way, as approved in the original hybrid permission (APP/12/00338).
- 9.2 The proposed plot layout and access points also accord with the approved masterplan for the site and will help to deliver a variety of unit sizes and types, creating a diverse business park suitable for a wide range of occupiers. The landscaped environment remains fundamental to the success of Dunsbury Park and will be an integral feature of both future plot design and wider site landscaping objectives.
- 9.3 We believe that the details submitted adhere to the key objectives, adopted policies and masterplanning strategy for Dunsbury Park and respectfully request that the application is approved to allow the next phase of this exciting development within Havant Borough to proceed.

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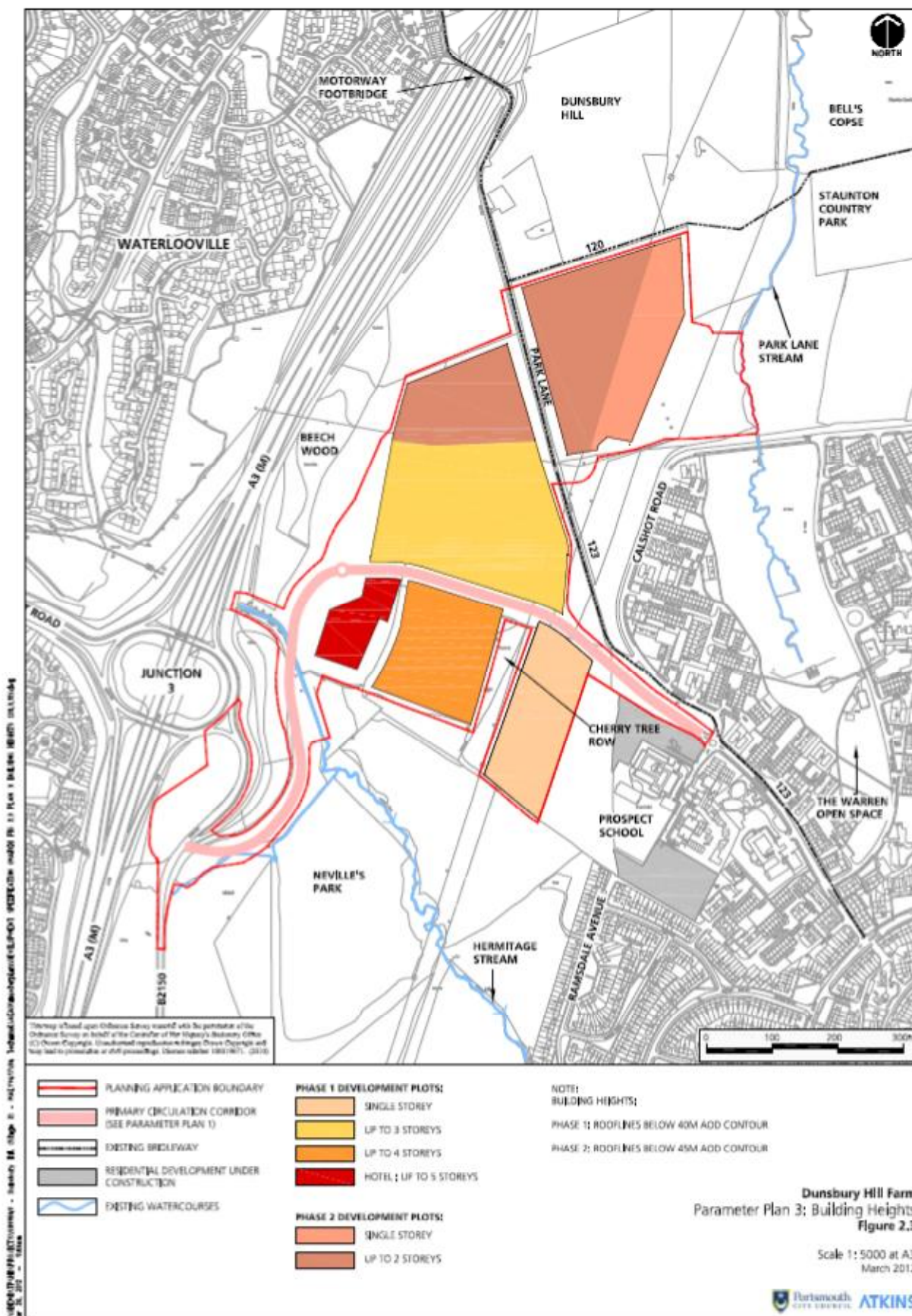


Appendix 1

Approved Parameter Plan for Dunsbury Hill Farm (March 2012)

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Appendix 2

Revised Figures 14.8, 14.9, 14.10 and 14.11 from
Landscape Visual Assessment

Figure 14.8 - View 6



Original annotated text remains unchanged (Savills highlighting) and *supplemented* :

6 View from field boundary, within 50 metres of footpath 508 looking north east across enclosed pasture and arable fields and enclosed my mature hedgerows. View would change significantly following proposed development. Development would be visible and restrict distant views across field but in context of structure planting. Existing hedgerows would be retained and where would be appropriate reinforced to reduce views from outside of the site. The roof lines are indicated by a red dashed line. The link road is indicated by a solid red line.

The yellow dashed line indicates the minor impact of the proposed building height increase on Plots 5 and 5a when viewed from this location at the bottom of the hotel plot (Plot 1).

Figure 14.9 - View 8



Original annotated text remains unchanged (Savills highlighting):

8 View from part way along Park Lane Bridleway 123 looking west across arable fields and pylon line towards the A3(M) and Waterloo ville beyond. View would change significantly following proposed development. Proposed planting along bridleway would partly conceal view. Proposed development would be visible through vegetation and would restrict distant views across fields. Bridleway would remain unaffected.

Figure 14.9 - View 9



Original annotated text remains unchanged (Savills highlighting):

9 View from corner of arable field, adjacent to Park Lane bridleway 123 looking west across arable fields and pylon line. The A3(M) and Waterlooville are to the right and the outer reaches of Havant and Bedhampton beyond the mature tree lines straight ahead. View would change significantly following proposed development. Proposed development would be visible in the foreground and would restrict distant views across fields. High point of field would remain undeveloped and proposed planting would partly restrict views of the new development.

Figure 14.10 - View 10



Original annotated text remains unchanged (Savills highlighting):

10 View from corner of arable field, adjacent to Park Lane bridleway 123 looking south east across large pylons and arable field enclosed by mature hedgerows and Bells Copse which borders Park Lane stream. The outer reaches of Havant and Leigh Park are to the right of the view concealed by the existing tree line. View would change significantly following proposed development. High point and area in foreground would remain undeveloped with proposed vegetation part screening development, which would restrict distant views across site and adjacent areas.

Figure 14.11 - View 13



Original annotated text remains unchanged and *supplemented*:

13 View from corner of arable field along Footpath 120 looking south west across sloping arable field with views opening out further to the south towards the A3(M). To the left of the view is Bells Copse and Park Lane stream with the outer reaches of Havant and Leigh Park concealed to the left of the view behind the existing tree line.

Park Lane bridleway lies beyond the mature trees marked, with Plot 5 further back on the other side of these trees and bridleway.

Figure 14.11 - View 14



Original annotated text remains unchanged (Savills highlighting):

14 View from pedestrian bridge along bridleway 123 across the A3(M) looking south along the motorway corridor and the associated embankments and mature vegetation. **There would be no change to the view following construction as the raised embankments and planting would screen views towards the development.**

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