

Hybrid permission APP/12/00338 & Section 73 permission APP/15/00732

Environmental Statement Volume 1

Chapter 14 Landscape & Visual Assessment & Figure 4.3 Parameter Plan 3

Plot 2 update & revision

1.0 Introduction

- 1.1 As part of the 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. This would allow a building up to 4 storeys in height and at +40.0m AOD to be constructed on Plot 2.
- 1.2 A revised planning permission was granted on 1st October 2015 (APP/15/00732) under Section 73 of the Town & Country Planning Act. The aforementioned Environmental Statement was included in the list under Condition A19 'Approved Plans'.
- 1.3 This statement will consider the approved ES and conclusions drawn on visual impact, summarise the proposed revision to Parameter Plan 3 for Plot 2 (increase from +40.0m AOD to +42.0m AOD), and assess whether any of the approved ES conclusions in relation to visual impact have materially changed as a result. No other changes or revisions are sought for the remainder of the Dunsbury Hill Farm business park.

2.0 Original Chapter 14 content and conclusion

- 2.1 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.
- 2.2 Paragraphs 14.25 & 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 of the site (see Figure 1). The existing visual context of the site outlined that there are no long distance views into the site from the North, East or West and those from the South are restricted by the A3 (M) road corridor, embankments, mature planting and residential development at Leigh Park.
- 2.3 An appraisal of close range views into the site 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 phase's 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 southern most part of the site (Plot 1 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 1 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 (see Figures 1 & 3).

- 2.4 The ES then identified and assessed the likely significant effects of the development in relation to Visual Impacts. Paragraphs 14.77 & 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.*

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

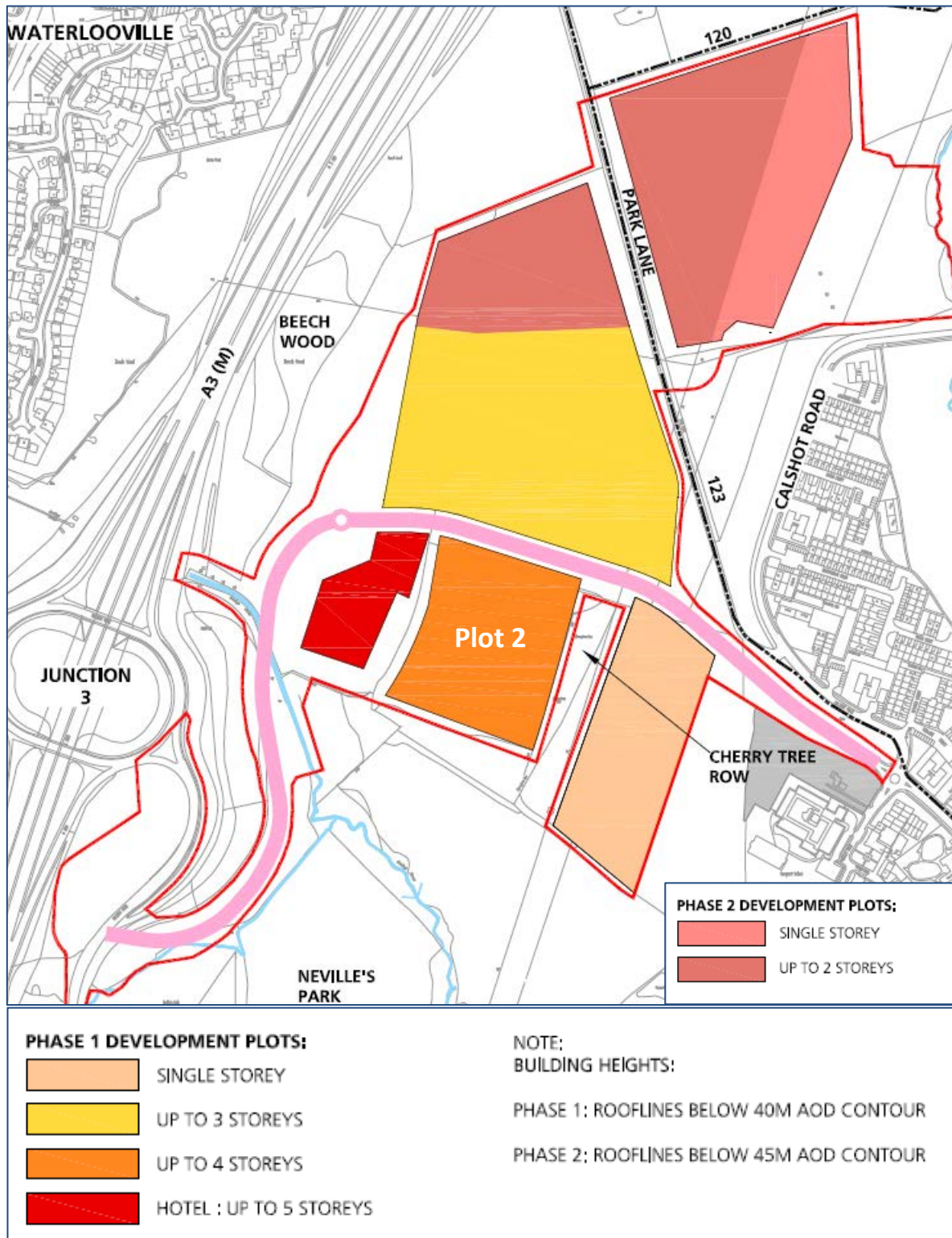
*14.83 Overall the impact upon existing views is considered to be **minor to moderate adverse**, reducing to **minor adverse** with time with the establishment of the structural landscape.*

- 2.6 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.'

- 2.7 As the extract from Parameter Plan 3 overleaf demonstrates, the screening effect of Beech Wood would be most applicable to the Phase 1 areas north of the link road, where the

development plots are restricted to 3 storeys (Phase 1) and 2 storeys (Phase 2). Plot 2 to the south of the link road has the added screening on three sides of the plot within the DHF site itself, hence the higher 4 storey limit.



- 2.8 Figures 14.5 & 14.6 within the ES provided photographic views from locations 1 and 2 on Figure 14.4 Visual Assessment and plotted the roofline height of Phase 1. This demonstrated that the roofline would be concealed by the mature tree line. These Figures have been updated and attached as Appendices 1 and 2 to this statement.

3.0 Proposed revision for Plot 2

- 3.1 Parameter Plan 3 proposed a building height of 4 storeys on this plot, with a **+40.0m AOD** roofline (Phase 1 development). The apex of the curved roof of the proposed building in the reserved matters application sits at **+42.0m AOD**, the eaves at **+40.5m AOD**. We therefore seek a revision to the Note on Parameter Plan 3 for Plot 2 only to increase the roofline to **+42.0m AOD**.
- 3.2 The proposed building is 4 storeys in height and provides a standard commercial warehouse internal clearance of 15 metres. There is almost a 7 metre drop from the north of Plot 2 down to the south, which gives a 1 in 25 gradient. Due to this existing gradient, the site has to be re-graded to create a level plateau for the building to sit on. To accommodate the re-grading, retaining walls will be required at the northern and southern boundaries of the site. The building has been grounded at **+24.00m AOD** as a result of careful consideration of a number of competing factors.
- 3.3 Safe lorry access from the new estate access road and in service area - Lorry access has been modelled using computer software to ensure the largest permitted vehicles can access the site and service area from the link road at an acceptable gradient, providing access to and from the loading docks and load and unload in a safe manner.
- 3.4 The access link road sits at a significantly higher level than this plot, so grounding the plot any lower than **+24.0m AOD** would not provide an acceptable gradient for large vehicles entering and exiting the site with the building in its current location. The consequence of a lower ground level would be a longer access run from the link road down to the service yard, meaning the building would move back into the site and be set hard up against the southern boundary, removing any potential for woodland edge buffer planting and having a detrimental impact on surrounding ecological features.
- 3.5 Impact of height and mass of the building on surrounding development - The level of the floor slab enables the building eaves line to be set at **+40.5m AOD**. The curved profile of the roof in each of the three sections, the highest point at **+42.0m AOD**, avoids a constant roof line when viewed from locations within the wider site to the north. The surrounding dense mature woodland canopy ensures there is no loss of visual amenity from

surrounding development, or indeed from wider views to the south and east (see Figure 1 overleaf and Section 4 of this statement).



Fig. 1 Aerial photograph of Plot 2 showing woodland and mature landscape screen on three sides (W, E & S)

- 3.6 Optimise cut and fill on site to reduce environmental impact of bulk removal from site -
Through careful analysis of the level difference across the site from north to south, it was evident a ground floor level of **+24.0m AOD** has also allowed an optimisation of the cut and fill balance reducing the amount of bulk material to be moved on site while enabling existing levels at the perimeter of the site (west and east) to be maintained.
- 4.0 Impact of proposed revision on Chapter 14 conclusion**
- 4.1 Looking again at the factors analysed in Section 2, the proposed increase in roofline from **+40.0m AOD** to **+42.0m AOD** on Plot 2 only is not considered to materially change any of the conclusions originally reached in the approved Environmental Statement.
- 4.2 The proposed building will be one of many delivered across the Dunsbury Hill site - as noted in the ES the overall landscape character will change from agricultural land to a developed site with buildings, however this will be done utilising existing mature woodland and landscaping across the site. This results in a **minor to moderate adverse** impact, reducing to **minor adverse** with time as the link road and development are integrated into the existing established landscape. There is no change to this as a result of this proposed revision.
- 4.3 More specifically in terms of visual impact, as the contextual elevations overleaf show (Figure 2), the mature trees surrounding the site on the east and west will still screen the building, whilst the taller dense woodland at the southern boundary of the plot offers cover to any views from the south (see Figure 3).



Fig. 2 Elevations from north and west with existing tree heights plotted against proposed building roofline

- 4.4 The building will also be seen as one of many across the development site, with a hotel to the west, business units to the east and further commercial development to the north. As paragraph 2.5 of this statement refers, the impact on existing views was considered to be **minor to moderate adverse** reducing to **minor adverse** with time with the establishment of the structural landscape. Again, the revision sought for Plot 2 does not change this conclusion.



Fig. 3 Photograph showing dense woodland screen at south of Plot 2

- 4.5 Appendices 1 & 2 to this statement provide updated Figures 14.5 & 14.6 from the approved ES that demonstrate the minor increase in roofline for Plot 2 will not change the fact that the roofline will be concealed from view by the mature screening when viewed from the south. It must also be noted that the curved nature of the proposed roof means that only the apex will reach +42.0m AOD, and being constructed in three curved sections further mitigates the slight increase in height.

5.0 Conclusion

- 5.1 In summary, increasing the roofline from **+40.0m AOD** to **+42.0m AOD** on Plot 2 does not result in a material change in circumstances when assessing the visual impact and landscape character of both the wider site and specific plot. The revision has been necessary due to the site topography and will deliver a 4 storey commercial development, as approved in the hybrid permission, on the most secluded plot at Dunsbury Hill Farm.

6.0 Appendices

Appendix 1 - Revised Figure 14.5 - Photographic View 1

Appendix 2 - Revised Figure 14.6 - Photographic Views 2 and 3