

Hybrid permission APP/12/00338**Environmental Statement: Chapter 14 Landscape & Visual Assessment****LVIA SUPPLEMENT for Plots 5a & 5b****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.
- 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 A revised building heights Parameter Plan was submitted as part of the second 73 application (APP/17/01324) to ensure future reserved matters schemes on all plots across the site will be capable of accommodating standard commercial buildings. This resulted in a revision to Condition A19, with Parameter Plan 3: Building Heights Figure 2.3 being replaced by drawing ref: MP-XX-DR-A-1004-P6 Parameter Plan Building Heights dated 17.7.2017. The Parameters Plan produced by BAM Design set out the following building heights:

Plot	Units	Max. Building Height
Plot 5a	502	Up to 50m above ordnance datum (AOD)
Plot 5b	501	Up to 45m AOD
Plot 5b	500	Up to 40m AOD

- 1.4 This statement will consider the approved ES and the conclusions it provided on visual impact, plus summarise the following proposed revisions to the Parameter Plan for Plots 5a and 5b:

Plot	Unit	Max Level	Proposed Height	Prop. Level	Change
Plot 5a	502	50.00m	14.50m	47.80m	-2.20m
Plot 5b	501	45.00m	14.25m	45.25m	+0.25m
Plot 5b	500	40.00m	14.25m	41.75m	+1.75m

- 1.5 This statement will also assess whether any of the approved ES conclusions, in relation to visual impact, have materially changed as a result of the increase in height (by 1.75m) to Unit 500 and (by 0.25m) to Unit 501.

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 any impacts where possible.
- 2.2 Paragraphs 14.25 of the ES details 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). The proposed finished floor level (FFL) for Unit 500 is 27.5 metres AOD and 31.00 metres AOD for Unit 501.
- 2.3 The selection process for the sixteen viewpoint locations, chosen to represent the visual receptors, in the original 2012 ES is discussed in paragraphs 14.42 to 14.51. During a site visit on 29/07/21 these viewpoint locations were visited and re-evaluated in terms of views to Plots 5a and 5b particularly. Due to the following landscape elements, some of which have been introduced since 2012, certain viewpoint locations do not contain views of Plots 5a and 5b:
- Views towards Units 500 and 501 from the north will be screened by Unit 502, which has a higher roof level of 47.80m. Plus the intervening vegetation and topography, which rises to a level of 45.00 metres AOD, will add to the screening effect.
 - Views from a longer distance, towards Units 500 and 501, from the south will be screened to some extent by woodland group G61. Closer views from Fitzwygram Way will see the southern elevation of Unit 500, with the upper parts of Unit 501 seen above and finally the upper parts of Unit 502 above that.
 - Units 500 and 501 will essentially be screened in views from the east, as the existing Unit 401 at Plot 4a has a roof level of 50.40m AOD and the proposed Unit 400 at Plot 4b will have a roof level of 50.60m AOD.
 - To the west of Units 500 and 501 the existing vegetation of Beech Wood provides a significant visual buffer with a conjoined canopy height of 20 metres, this woodland is described as follows in the Arboricultural Method Statement and Tree Protection Plan:

Large woodland section that sits between the western edge of the site and the A3(M). An important arboricultural, ecological and landscape feature with many mature high value trees of mixed species.

2.4 Following the above analysis, the viewpoints identified to be re-assessed within this supplement are as follows:

- VP 6. Footpath 508 on southern boundary of Plot 1. Figure 14.8
- VP 10. Bridleway 123, Park Lane. Figure 14.10

2.5 Figures 14.8 and 14.10 within the ES provided photographic views from viewpoint 6 and viewpoint 10 respectively. The locations of these two viewpoints are shown on Figure 14.4 which is included in appendix 1 of this supplement.

2.6 The 2012 ES identified and assessed the likely significant effects of the development, in relation to Visual Impacts. Paragraphs 14.77 and 14.78 address the **cumulative** impacts, which 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.*

2.7 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.*

3.0 Proposed revision to Unit 500 and Unit 501, Plot 5b

- 3.1 Parameter Plan 10004-P6 sets a maximum building height of up to 40.0 metres AOD for Unit 500 (gray hatch) and 45.0 metres AOD for Unit 501 (yellow hatch). The apex of the roof of the proposed Unit 500 building in the reserved matters application will be at a level of **41.75 metres AOD** and Unit 501 building at a level of **45.25 metres AOD**. We therefore seek a revision to Parameter Plan 10004-P6 for Plot 5b only, to increase the maximum building height of Unit 500 to **41.75 metres AOD** and Unit 501 to **45.25 metres AOD**.
- 3.2 The proposed Unit 500 building is 14.25 metres tall and provides a standard commercial warehouse internal clearance of 12 metres (haunch height). Unit 500 sits on the lowest terrace, with Unit 501 and 502 on the higher terraces to the north. The Unit 500 building has a proposed finished floor level of **27.50m AOD**, based on the careful consideration of and co-ordination with the surrounding topography.
- 3.3 The proposed Unit 501 building is also 14.25 metres tall and provides a standard commercial warehouse internal clearance of 12 metres (haunch height). Unit 501 sits on the central terrace, with Unit 500 on a lower terrace to the south and Unit 502 on a higher terrace to the north. The Unit 501 building has a proposed finished floor level of **31.00m AOD**, based on the careful consideration of and co-ordination with the surrounding topography.
- 3.4 Vehicle access has been modelled using computer software, to ensure the largest permitted HGV vehicles can use the Plot 5a / 5b access road and service yards from the estate road roundabout, at an acceptable gradient. This in turn has dictated the level of the three development platforms for Plots 5a and 5b.
- 3.5 Through careful analysis of the level change across Plots 5a and 5b from north to south, a cut and fill exercise was carried out to minimize the amount of bulk earthworks required on site. This process also ensured that the plateau levels would tie-in with the existing boundary levels.

4.0 Impact of proposed Units 500 and 501 revisions on the Chapter 14 conclusions

Viewpoint 6 – Footpath 508, on the southern boundary of Plot 1

- 4.1 The view from this location shows an area of agricultural grassland, enclosed by mature hedgerows and woodland. The area in the foreground has subsequently been formed in to the Plot 1 development platform. To the right of the photograph, the land can be seen rising up to the horizon line. This sloping ground is where the three plateaus for Units 500, 501 and 502 have been formed. The proposed building on Plot 1, with a requested roof height of 38.10 metres AOD, would effectively screen any more distant views towards Units 500 and 501.

Operational Effect – Year 15 (2012): Slight Adverse
Operational Effect – Year 15 (2022): Slight Adverse (no change)

Viewpoint 10 – Bridleway 123 (Park Lane), on the northern boundary of Plot 5 (Unit 400)

- 4.2 This view shows an agricultural field sloping down, as it moves away from the viewpoint location. On the left hand side, the hedgerow and mature Oak trees along Park Lane contain the view. Running across the centre of the view is the mature hedgerow which will separate Unit 400 from Units 500 to 502. The tree canopies in Beech Wood form the skyline above this hedgerow. With the completion of Unit 400, the corner of the field seen in the foreground of the view will be planted with woodland structure planting and standard native trees. This new structure planting, plus the upper parts of Unit 400's northern elevation, will obscure any more distant views towards Units 500 and 501.

Operational Effect – Year 15 (2012): Moderate Adverse
Operational Effect – Year 15 (2022): Moderate Adverse (no change)

- 4.3 The proposed increase in roofline from **40.00m AOD** to **41.75m AOD** for Unit 500 on Plot 5b, is not considered to materially change any of the conclusions originally reached in the approved Environmental Statement.
- 4.4 The proposed increase in roofline from **45.00m AOD** to **45.25m AOD** for Unit 501 on Plot 5b, is not considered to materially change any of the conclusions originally reached in the approved Environmental Statement.
- 4.5 The proposed Units 500 and 501 are two of the smaller buildings, out of many to ultimately be delivered within Dunsbury Park as a whole. As noted in the 2012 ES, the overall **Landscape Character** will change from agricultural land to a developed site with buildings. However this will be achieved by incorporating the existing substantial green infrastructure of the surrounding mature woodland, with a robust proposed landscape scheme, to create an overall layout. 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 level of landscape effect as a result of this proposed revision.
- 4.6 Units 500 and 501 will be seen as two of several industrial and logistics building within the development. Within the original 2012 ES the residual effect (after 15 years) on existing **Views** was considered to be **slight adverse** for all viewpoints, apart from viewpoint 10 which remained at a **moderate adverse** level. The revisions sought for Units 500 and 501 on Plot 5b does not change these levels of visual effect.

5.0 Conclusion

- 5.1 In summary, increasing the roofline from **40.00m** AOD to **41.75m** AOD for Unit 500 and from **45.00m** AOD to **45.25m** AOD for Unit 501, both on Plot 5b does not result in a material change in circumstances, when assessing the visual amenity and landscape character of both the wider site and specific plot. The revision has been necessary due to the site topography and will deliver commercially viable buildings offering a 12 metre clear internal height, for two of the smaller buildings within Dunsbury Park.

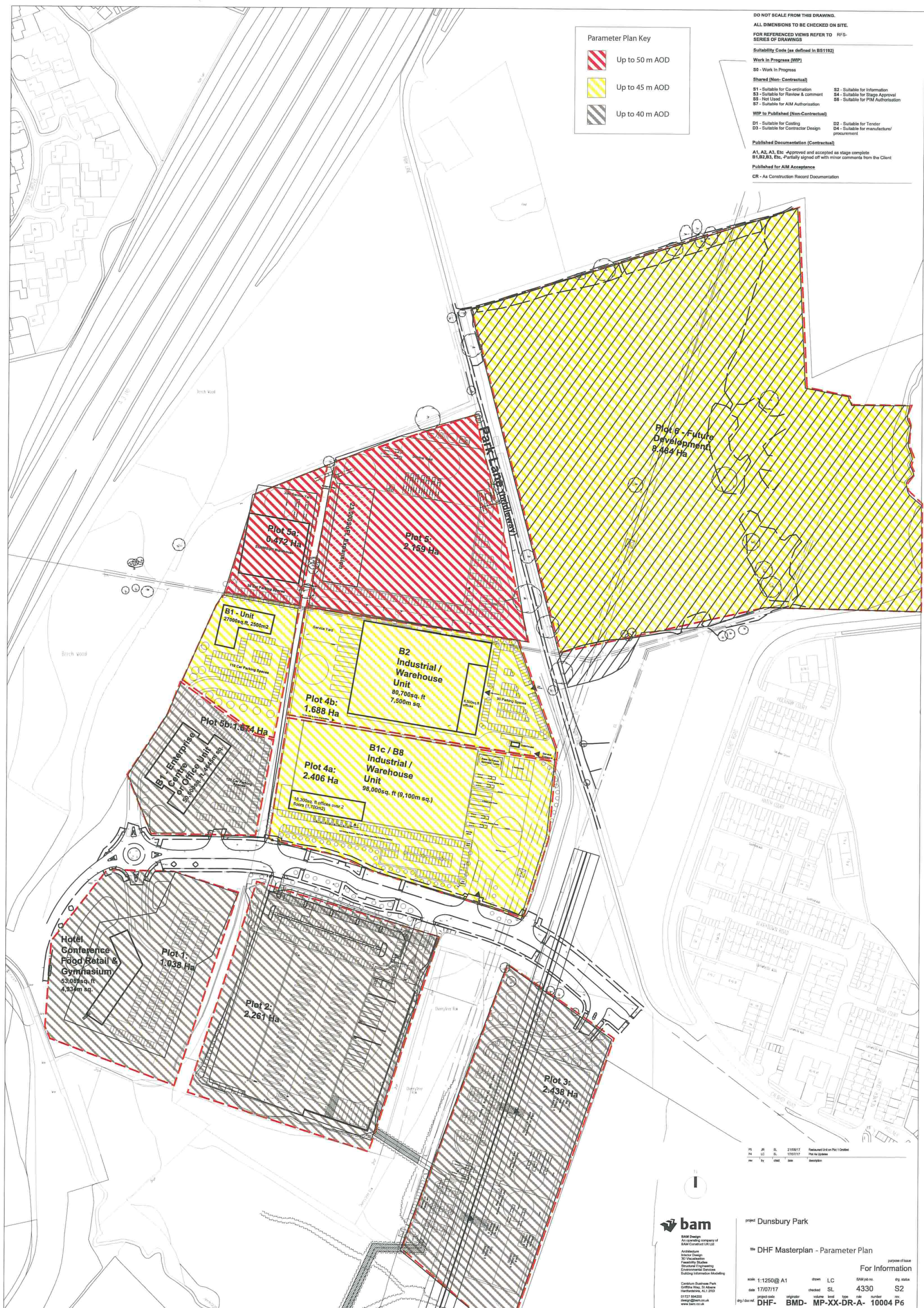
6.0 Appendices

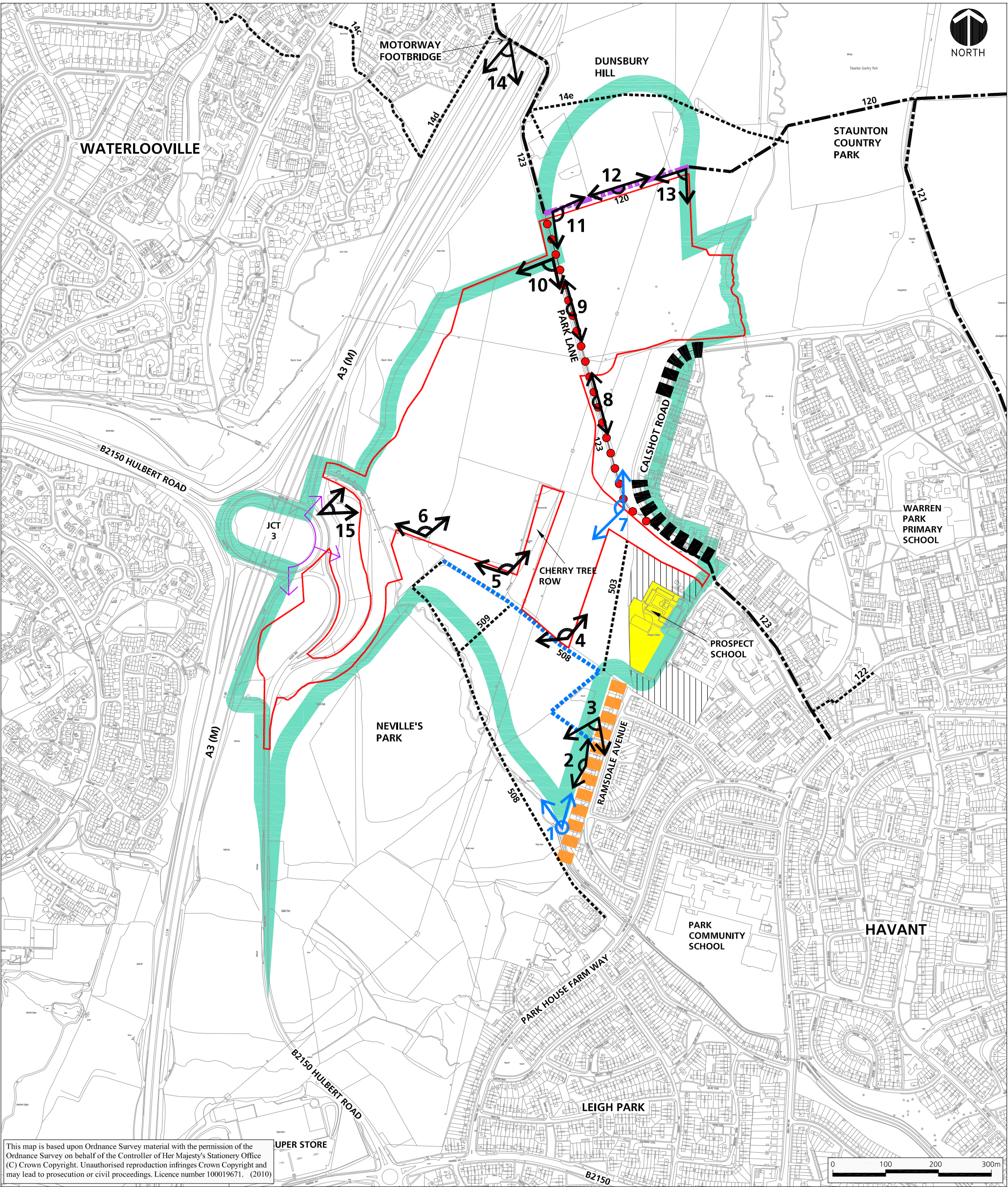
Appendix 1: Figures

- 2017 drawing 10004-P6 DHF Masterplan – Parameters Plan, by BAM Design
- 2012 LVIA Figure 14.4 Viewpoint Locations, by Atkins

Appendix 2: Viewpoint Photographs

- Figure 14.8 Photographic View 6
- Figure 14.10 Photographic View 10





KEY

- PLANNING APPLICATION BOUNDARY
- ZONE OF VISUAL INFLUENCE
- PHOTO LOCATIONS - SUMMER
- PHOTO LOCATIONS - WINTER AND SUMMER
- SCHOOL
- OPEN ELEVATED VIEWS ON EMBANKMENT
- EXISTING BRIDLEWAY
- EXISTING FOOTPATH

- RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

VISUAL RECEPTORS:

- BRIDLEWAY 123/PARK LANE
- BRIDLEWAY 120
- FOOTPATH 508
- PROPERTIES ON CALSHOT ROAD
- PROPERTIES ON RAMSDALE ROAD

DETRACTING FEATURES:

- OVERHEAD ELECTRICITY TRANSMISSION LINE
- A3 (M) MAJOR TRANSPORT CORRIDOR

**Dunsbury Hill Farm
Visual Assessment
Figure 14.4**

Scale 1:7,000 at A3
December 2011

P:\GBEM\TP\H\PROJECTS\5099849 - Dunsbury Hill (Stage 2) - MAL\9417\04 Technical\ACAD\masterplan\out\FIG 14.5 - 14.11 PHOTOGRAPHS 1 - 14 (7.6.11).dwg
Mar 20, 2012 - 6:13pm

Alignment of link road
Approximate building heights in Plot 4 B1/B2



6 View from field boundary, within 50 metres of Footpath 508 looking north east across enclosed pasture and arable fields and enclosed by 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

7 View from Park Lane Bridleway 123 on the corner of Calshot Road looking west across arable fields and pylon line towards the A3 (M) and Waterlooville beyond. View would change significantly following proposed development. Development would be part concealed by proposed screen planting in the foreground restricting current open views across the site. Bridleway would remain unaffected.

Phase 1 Plot 4 B1/B2



Winter View

Phase 1 Plot 4 B1/B2



Summer View

Dunsbury Hill Farm
Photographic Views 6 and 7
Figure 14.8

December 2011

Phase 2 Plot 1



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 Bell's 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 proposed development, which would restrict distant views across site and adjacent areas.

Phase 2 Plot 2



11 View from mid point of field boundary along Footpath 120 looking south across large pylons and sloping arable field enclosed by mature hedgerow and Bell's Copse which borders Park Lane Stream to the left. The outer reaches of Havant and Leigh Park are concealed by the existing tree line towards the rear and centre of the view. View would change significantly following proposed development.

Dunsbury Hill Farm
 Photographic Views 10 and 11
Figure 14.10

December 2011