

From: Louise Gilbertson
Sent: 09 April 2014 13:20
To: Sally Smith DC
Subject: RE: APP/14/00232 - UE5 Portsdown Hill

Hi Sally

I have re-reviewed the LVIA and drawn out the most relevant parts ...

8.4 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

They have dealt with the 'closest' clear relationships i.e. Glebe Park, Auriol Drive and open public views from Bedhampton hill and Portsdown hill road.

8.7 The initial photographic study was undertaken in October 2013 and viewpoints at varying close distance from the site were selected to represent the typical views of the site. ...
.....It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.

As all the viewpoints are from publicly accessible places, if a view point was considered from Fortunes Way it should probably be from a similar style of view point-but there is no obvious gap or public access point to the end unlike the cul-de-sac end of Auriol Drive.

From Fortunes Way the site is not visible as the semi detached houses, garages and garden vegetation are quite dense- there is no view from here also as the houses are higher than the road. Personal views from houses and gardens will of course be different, but the LVIA cannot always consider the viewpoint from separate private sites because each would be different according to the private and personal boundary treatments of each property.

I agree that the Glebe Park view looking down the hill is possibly not as accurate as it could be, but from a site visit looking a little more west, the site is still not visible due to the existing residential development. Even in Spinnaker View there would likely be only small glimpses of the buildings and vegetation as the land falls away from this point a little also.

8.14 identifies..

It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces)

I would assume that a garden/personal view from Fortunes way would be a similar outcome as The Auriol Drive outcome therefore was not considered necessary-but they could have included it as proof if required.

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Significance of Effect *Major/Moderate - Significant*

A view from a Fortunes Way garden is unlikely to draw a different conclusion.

I have thought about the wider scope as discussed- even though the ZVTI shows a wide area affected, the vegetation and buildings in most areas restrict the view of the site.

I put some google views (though I drove them myself) of the site from the A27 - and whilst the site is visible it is considered a 'medium' receptor in 8.12 and with the existing backdrop of residential and vegetation means that the LVIA findings in 10.18 are reasonable.

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If you take into account the existing landscape, the site has residential bounding two sides - Glebe Park Avenue and Portsdown hill road, and if you look in reverse, Fortunes way and Auriol drive/Penk ridge are the 'opposing' residential landscape and are much denser in character than the proposal.

The proposal seeks to make the development as compatible as possible with low density and planting and open space throughout. The proposal doesn't 'block views' and has a certain compatibility with its backdrop as an 'urban extension'.

Hope this clarifies, happy to discuss more.

Kind Regards

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