

Figure 3 - Summary of Landscape Effects

Landscape Receptor	Sensitivity	Magnitude of effect	Landscape effect	Mitigation	Residual effects
Topography	low	nil	neutral	N/A	N/A
Vegetation (mature oaks and hedges)	high	low adverse	moderate adverse	tree protection measures as set out by arboriculturist; ongoing management of trees and hedges	low adverse
Pattern of landscape and settlement (PRoW route)	medium	nil	neutral	N/A	N/A
Access - PRoW Park Lane	high / medium	nil	neutral	N/A	N/A
Perceptual qualities (sense of rurality of Park Lane)	medium	medium adverse	moderate adverse	N/A	moderate adverse

6. Appraisal of visual effects

- 6.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals – after 5 years (with appropriate management). Where Volume 1 shows there is no view of the site these views are not included in this appraisal section.
- 6.2. Successional views, general along route, are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.
- 6.3. Verified views have been prepared by HCUK for viewpoints 5, 6, 10, 13 and 15, and are contained in Appendix 2. A discussion of these verified views is included in the following visual appraisal. The selection of the 5 viewpoints was made by terra firma following fieldwork and reflects key views with higher sensitivity and most likely to have the greatest effect.

Figure 4 - Photographic record of baseline conditions: Representative viewpoint 2



Viewpoint Data:

- Approximate distance from plot 400: 0.5km

Description

Looking north-east from Fitzwygram Way just south of where the Hermitage Stream crosses. Plot 400 lies behind the buildings. The proposed building on plot 400 may be visible through the gap between the buildings.

Detractors

Highways signage, engineered bridge and road barriers, existing large scale buildings, and traffic

Receptors

The view would be visible by drivers entering the business park

Seasonal visibility

No seasonal change

Value

Low value

Susceptibility

Low - view receptors have little interest in their surroundings

View Sensitivity

Low sensitivity

Magnitude of effect:

Nil - low adverse as only a very small part of the proposed building could be visible, barely perceptible.

6.4. View from Fitzwygram Way (viewpoints 2, 3 and 5)

- 6.4.1. These views represent a progression along the road which only serves the Dunsbury Park business park. View receptors would be mostly drivers (delivery drivers and employees) on the road who would be travelling relatively slowly than due to the nature of the road, and generally with their attention on the road ahead, but also cyclists and walkers who would be more focussed on their surroundings. There is no value attached to these views and low susceptibility to the type of change as the views already contain the type of development proposed. Therefore we assign these views an overall low sensitivity.
- 6.4.2. Where viewed from the south and west (represented by views 2 and 3) the proposed building would be barely visible if at all. For a short stretch of the road where Fitzwygram Way passes south of the site, at the southern end of Park Lane, the development would be visible next to the existing building and blocking views of the wooded horizon to the north.
- 6.4.3. **Verified view:** The verified view for viewpoint 5 on Fitzwygram Way, at the southern end of Park Lane, shows the proposed building visible next to the existing building and blocking views of the wooded horizon to the north. There would be a medium adverse magnitude of effect for viewpoint 5.
- 6.4.4. Combined with low sensitivity for all these views the visual effect would be moderate / minor at worst, and less than this from most views.

Figure 5 - Photographic record of baseline conditions: Representative viewpoint 3

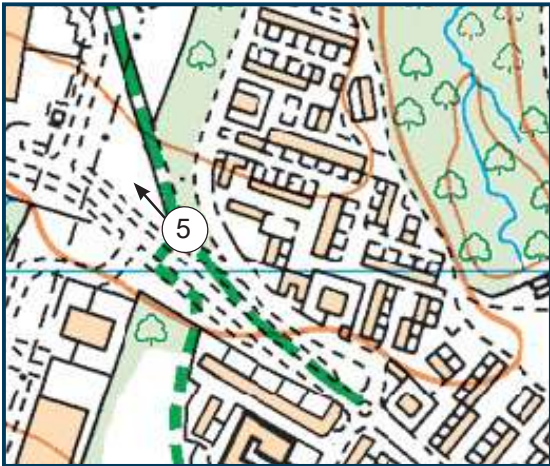


Viewpoint Data:

- Approximate distance from plot 400: 0.4km

- Description**
View 3 looking north-east along Fitzwygram Way just north of plot 100. Plot 400 lies behind the buildings.
- Detractors**
Highways signage, lighting, parking barriers, existing large scale buildings, pylons, security fencing, and traffic
- Receptors**
The view would be visible by drivers entering the business park and pedestrians on the footpath
- Seasonal visibility**
No seasonal change
- Value**
Low value
- Susceptibility**
Low - view receptors have little interest in their surroundings
- View Sensitivity**
Low sensitivity
- Magnitude of effect:**
Nil - low adverse as only a very small part of the proposed building could be visible, barely perceptible.

Figure 6 - Photographic record of baseline conditions: Representative viewpoint 5



Viewpoint Data:

- Approximate distance from plot 400: 0.3km

Description
View 5 looking north-west from Fitzwygram Way at southern end of Park Lane. Plot 400 visible to right of the white building.

Detractors
Highways signage, lighting, existing large scale buildings, security fencing, and traffic

Receptors
The view would be visible by drivers and cyclists / pedestrians within Dunsbury Park.

Seasonal visibility
No seasonal change

Value
Low value

Susceptibility
Low - view receptors have little interest in their surroundings

View Sensitivity
Low sensitivity

Magnitude of effect:
Medium adverse. The building would be visible for a short stretch of the road, blocking views to wooded skyline in the distance. There would be a green fence along the building's base and new tree planting to the right.

Figure 7 - Photographic record of baseline conditions: Representative viewpoint 6



Viewpoint Data:

- Approximate distance from plot 400: 10m

Description

View 6 looking north along Park Lane. Plot 400 is not visible due to vegetation but may be visible in winter, as would existing buildings.

Detractors

None

Receptors

The view would be visible by cyclists and pedestrians using the footpath for dog walking, running, cycling - for commuting as well as recreation.

Seasonal visibility

Possible filtered views to both plots in winter

Value

Value at a community level

Susceptibility

High - view receptors mostly at leisure and have some interest in their surroundings

View Sensitivity

Medium to high sensitivity

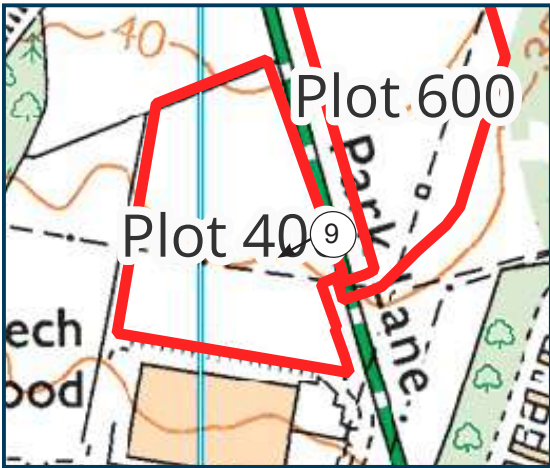
Magnitude of effect:

Existing buildings would already be seen in places, depending on direction of viewer. The proposed building is set back from the footpath with tree planting in between, as well as existing trees and hedges lining the path. Viewers' attention is likely to be focussed on the path in front of them but the new building could be visible at an angle and result in a low adverse effect on this view.

6.5. Views from Park Lane PRow 108/123/2-2 (viewpoints 6, 9 and 10)

- 6.5.1. These views represent a progression along the lane along Park Lane running along the east side of plot 400. View receptors are pedestrians and cyclists who would be mostly at leisure and therefore focussed on their surroundings. Due to the vegetation enclosing the path views of the plots are limited to glimpses through gaps, filtered views through vegetation, and potential views over the vegetation. In some of these views the existing buildings are already visible.
- 6.5.2. The proposed building is set back from the footpath and at a lower ground level when moving north, and with tree and native shrub planting in between, as well as existing trees and hedges lining the path. Generally the path is well enclosed and viewers' attention is likely to be focussed on the path in front of them, particularly the significant oak trees lining the path. However the new building could be visible, replacing views of existing buildings and result in medium adverse effect on some of these views.
- 6.5.3. **Verified view:** The verified view for viewpoint 6 on Park Lane, shows the proposed building visible next to the existing building beyond existing trees and vegetation lining the path. There would be a low adverse magnitude of effect for viewpoint 6. The verified view for viewpoint 10 shows views to the proposed building gained through a gap in the vegetation from the generally well enclosed path. Occasional / oblique views to the proposed building would replace views to existing buildings within Dunsbury Park. There would be a low adverse magnitude of effect for viewpoint 10.
- 6.5.4. Combined with medium / high sensitivity for all these views the visual effect would be moderate adverse at worst, and less than this for much of the footpath route which is generally well contained by trees and hedges.

Figure 8 - Photographic record of baseline conditions: Representative viewpoint 9



Viewpoint Data:

- Approximate distance from plot 400: 5m

Description
View 9 looking west towards plot 400 from Park Lane.

Detractors
Existing buildings

Receptors
The view would be visible by cyclists and pedestrians using the footpath for dog walking, running, cycling - for commuting as well as recreation.

Seasonal visibility
Deciduous vegetation means views of existing and proposed buildings would open up in winter

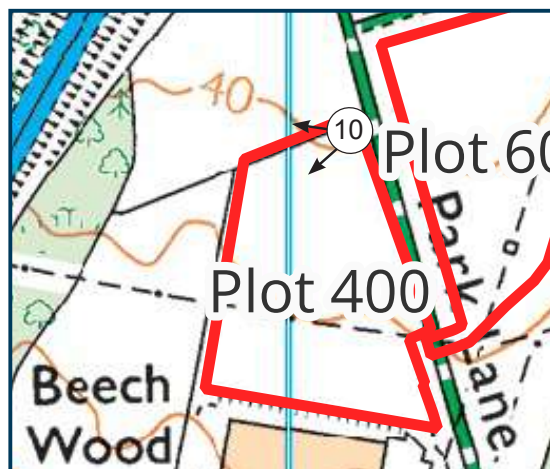
Value
Value at a community level

Susceptibility
High - view receptors mostly at leisure and have some interest in their surroundings

View Sensitivity
Medium to high sensitivity

Magnitude of effect:
Existing buildings would already be seen in places, depending on direction of viewer. The proposed building is set back from the footpath with tree planting in between in places, as well as existing trees and hedges lining the path. Viewers' attention is likely to be focussed on the path in front of them, particularly the significant oak trees lining the path. However the new building could be visible at an angle and result in a low adverse effect on this view.

Figure 9 - Photographic record of baseline conditions: Representative viewpoint 10



Viewpoint Data:

- Approximate distance from plot 400: 5m

Description

View 10 looking south-west across plot 400 from just off Park Lane with existing buildings already visible. Note the above photo is taken from off the main footpath.

Detractors

Large buildings, temporary fencing, spoil mounds

Receptors

The view would be visible by cyclists and pedestrians using the footpath for dog walking, running, cycling - for commuting as well as recreation.

Seasonal visibility

No change

Value

Value at a community level

Susceptibility

High - view receptors mostly at leisure and have some interest in their surroundings

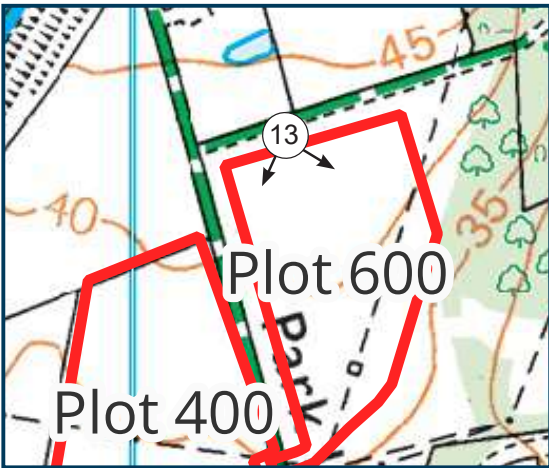
View Sensitivity

Medium to high sensitivity

Magnitude of effect:

The proposed building is set back from the footpath and at a lower ground level with tree and native shrub planting in between, as well as existing trees and hedges lining the path. View 10 is taken off the path where there happens to be a gap. Generally though, the path is well enclosed and viewers' attention is likely to be focussed on the path in front of them, particularly the significant oak trees lining the path. However the new building could be visible at an angle through gaps in the vegetation and result in a low adverse effect on this view.

Figure 10 - Photographic record of baseline conditions: Representative viewpoint 13



Viewpoint Data:

- Approximate distance from plot 400: 10m

Description

View 13 looking south across plot 600 from the offshoot footpath west of Park Lane. New building on plot 400 could be visible above vegetation to right of photo.

Detractors

Pylons

Receptors

The view would be visible by pedestrians using the footpath for dog walking, running.

Seasonal visibility

No change

Value

Value at a community level

Susceptibility

High - view receptors mostly at leisure and have some interest in their surroundings

View Sensitivity

Medium to high sensitivity

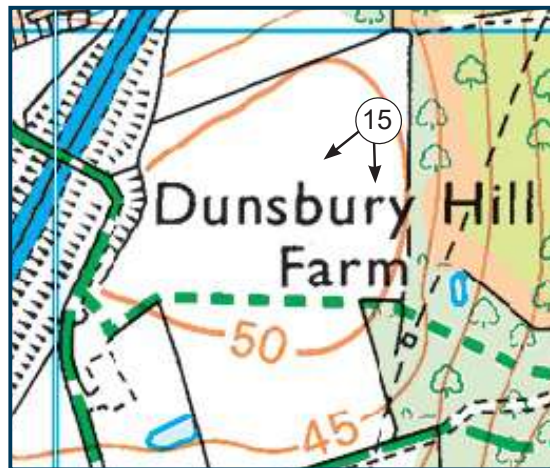
Magnitude of effect:

Low adverse

6.6. View from local footpath 108/120/1 branching east from Park Lane (viewpoints 13 and 15)

- 6.6.1. These views represent a progression along the lane along the footpath branching east from Park Lane passing along the northern boundary of plot 600. The ground plane of plot 400 is not visible - screened by trees. Further to the east the path passes into woodland from where the site is not visible.
- 6.6.2. The proposed building on plot 400 would be set back from the footpath (right of picture) and at a lower ground level. New tree and native shrub planting is proposed in between, as well as existing trees and hedges lining the path. Generally the path is well enclosed and viewers' attention is likely to be focussed on the path in front of them or across the open field. However the new building could be visible above the trees lining Park Lane and could have a low adverse effect on these views.
- 6.6.3. **Verified view:** The verified view for viewpoint 13 on the footpath to the east of Park Lane, shows the proposed building set below the level of the viewer and unlikely to be visible, screened by intervening vegetation. The verified view for viewpoint 15 shows the proposed building visible alongside existing buildings in Dunsbury Park. There would be a low adverse magnitude of effect for these views.
- 6.6.4. Combined with medium / high sensitivity for both these views the visual effect would be moderate to moderate / minor adverse at worst, and less than this for much of the footpath route which is generally well contained by trees and hedges.

Figure 11 - Photographic record of baseline conditions: Representative viewpoint 15



Viewpoint Data:

- Approximate distance from plot 400: 0.5km

Description

View 15 looking south / south-west from open field north of plot 600 which is used informally by walkers. New building on plot 400 may be visible through gaps in mid-ground tree line / hedge. Existing white buildings are visible.

Detractors

Pylons and existing white buildings

Receptors

The view would be visible by pedestrians using the footpath for dog walking, running.

Seasonal visibility

Views could open up in winter.

Value

Value at a community level

Susceptibility

High - view receptors mostly at leisure and have some interest in their surroundings

View Sensitivity

Medium to high sensitivity

Magnitude of effect:

Low adverse

Figure 12 - Summary of Visual Effects

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site (plot 400)	Sensitivity	Factors influencing magnitude	Magnitude of effect	Visual effect	Mitigation	Residual effects after 5 years
1	Layby off of B2150	drivers resting	750m	low / medium	N/A	no effect anticipated	N/A	N/A	N/A
2	Fitzwygram Way	drivers cyclists pedestrians	500m	low	very small part of new building between existing buildings may be visible	nil / low adverse	neutral / minor adverse	new planting would not be visible	same
3	Fitzwygram Way	drivers cyclists pedestrians	400m	low	very small part of new building between existing buildings may be visible	nil / low adverse	neutral / minor adverse	new planting would not be visible	same
5	Fitzwygram Way	drivers cyclists pedestrians	300m	low	moderate change to views from short stretch, including blocking of views to wooded horizon to the north	medium adverse	moderate / minor adverse	green fence along base of building; new trees to right	same
4	Edge of Leigh Park	drivers, cyclists, pedestrians	500m	low / medium	N/A	no effect anticipated	N/A	N/A	N/A
7	Edge of Leigh Park	drivers, cyclists, pedestrians	250m	low / medium	N/A	no effect anticipated	N/A	N/A	N/A

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site (plot 400)	Sensitivity	Factors influencing magnitude	Magnitude of effect	Visual effect	Mitigation	Residual effects after 5 years
6	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	10m	medium / high	If turned towards the west, existing buildings would be visible in these views. The proposed building is set back from the footpath; the footpath is well contained by vegetation for much of its length, new tree planting is proposed east of the building but will screen views from the south	low adverse	moderate - moderate/ minor adverse	establishment of new planting over time	same
9	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	9m	medium / high	If turned towards the west, existing buildings would be visible in these views. The building is set back from the footpath; the footpath is well contained by vegetation for much of its length, new tree planting is proposed east of the building and will increasingly screen views from the east and north	low adverse	moderate - moderate/ minor adverse	establishment of new planting over time	minor adverse
10	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	5m	medium / high	If turned towards the west, existing buildings would be visible in these views. The building is set back from the footpath; the footpath is well contained by vegetation for much of its length, new tree planting is proposed east of the building and will increasingly screen views from the east and north	low adverse	moderate - moderate/ minor adverse	establishment of new planting over time	same
13	PRoW 108/120/1	pedestrians	10m	medium / high	Existing buildings may already visible in these views, depending on season and direction of viewer. Strong tree belt along Park Lane screens site area	low adverse	moderate - moderate/ minor adverse	new planting unlikely to be visible	same
15	PRoW 108/120/1	pedestrians	500m	medium / high	Existing buildings are already visible in these views. Strong tree belt along Park Lane screens site area	low adverse	moderate - moderate/ minor adverse	new planting unlikely to be visible	same
16	PRoW 108/123/2 road bridge over A3	cyclists, pedestrians	750m	medium	N/A	no effect anticipated	N/A	N/A	N/A

7. Summary of visual effects

- 7.1. The above table (Figure 12) comprises a summary of the visual effects on the views likely to be adversely affected by the proposed development. Bold outlines group together similar views as described previously. Views not brought forward to be assessed are noted. Viewpoint reference numbers 8, 11, 12 and 14 not used.
- 7.2. The proposed development would result in localised moderate to moderate / minor adverse effects on some views from surrounding footpaths, largely due to their relatively greater sensitivity. The view receptors on the footpaths are of higher sensitivity than people walking on the roads but not as high as more rural footpaths away from such developments as Dunsbury Park. For much of the path along Park Lane views are contained by hedges and trees but where there are gaps and where vegetation is thin, allowing seasonal filtered views, the proposed building would be seen, replacing more distant views of existing buildings.

8. Additional mitigation and residual landscape and visual effects

- 8.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 3.
- 8.2. Additional mitigation measures (generally covered by planning conditions) will include the following:
 - Soil stripping and storage will be carefully managed to enable reuse on the site where possible - subject to testing for horticultural properties; any topsoil and subsoil suitable for re-use will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboricultural advice and method statements.
 - Management plan to include and maintenance of the existing trees and hedges
 - Establishment of proposed vegetation over time

10. Conclusions

- 10.1. This study concludes that the proposed development of plot 400 is likely to result in limited adverse effects on landscape and visual amenity.
- 10.2. The mature oaks and hedgerows and the public access to Park Lane are of the highest sensitivity within the context of this study. Adherence to the tree protection measures set out by the arboriculturist and ongoing management of the trees would minimise adverse effects and the public access to Park Lane would remain unchanged.
- 10.3. Verified views have been prepared by HCUK for selected viewpoints in this LVA, where it was considered these would further inform the visual appraisal, and include viewpoints 5, 6, 10, 13 and 15. These are contained in Appendix 2.
- 10.4. Views from the public footpaths are of the highest sensitivity within the context of this study. For much of the path along Park Lane views are contained by hedges and trees but where there are gaps and where vegetation is thin, allowing seasonal filtered views, the proposed building would be seen, replacing more distant views of existing buildings. Because views of the existing buildings are familiar, the new building would have limited adverse impact. Localised visual impacts from footpaths are occasional, gained through gaps in the generally dense vegetation lining the paths.
- 10.5. As per the methodology set out in Appendix 1 of this volume 2, effects considered to be of significance are major adverse and major/moderate adverse. No landscape or visual effects are in this category.

11. References

- Hampshire County Integrated Character Assessment (2010)
- Havant Borough Core Strategy (2013)
- Havant Borough Townscape, Landscape and Seascape Character Assessment (2007)
- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government
- National Planning Policy Framework (2024)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- Natural England 'An Approach to Landscape Character Assessment' (2014)
- MAGIC website
- Preliminary Ecological Appraisal (plot 600) by Greengage (July 2025)
- Preliminary Ecological Appraisal (plots 100 and 400) by Eight Versa (2025)

Appendix 1: LVE Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

1.1.1. The magnitude of the landscape effect of the proposals is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

1.1.2. The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	<ul style="list-style-type: none">• Major loss of or alteration to an existing landscape element that may be key to landscape character.• Major loss of or alteration to perceived landscape character as a whole.• Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character.• Extensive geographical area affected.• Long-term / irreversible effect.
	Medium	<ul style="list-style-type: none">• Moderate loss of or alteration to an existing landscape element that may be key to landscape character.• Moderate loss of or alteration to perceived landscape character as a whole.• Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character.• Medium sized geographical area affected.• Medium-term and effect that may be partially reversible.
	Low	<ul style="list-style-type: none">• Minor loss of or alteration to an existing landscape element that may be key to landscape character.• Minor loss of or alteration to perceived landscape character as a whole.• Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character.• Small sized geographical area affected.• Short-term and effect that may be reversible.
Neutral	Nil	<ul style="list-style-type: none">• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.• Adverse effects balanced by beneficial effects.

Beneficial	Low	<ul style="list-style-type: none">• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	<ul style="list-style-type: none">• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	<ul style="list-style-type: none">• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

1.2.1. The landscape effect is a combination of the **sensitivity** of the landscape receptor and the **magnitude of the landscape effect**, which can be adverse, beneficial or neutral, as illustrated in the diagram below:

		Landscape Receptor Sensitivity		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

1.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

1.3.2. A scale of significance can be reasonably described as follows:

- **Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors;** defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
- **Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors;** defined to be effects of key consideration in the decision-making process and / or of regional or district importance therefore significant.
- **Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors;** defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

- **Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
- **Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

- 1.4.1. Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

- 2.1.1. The magnitude of the visual effect of the proposals needs to be established. This is dependent on:
- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
 - **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
 - **Duration:** long, medium or short term.
 - **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	<ul style="list-style-type: none">• Major change in view composition resulting from a loss of or alteration to features.• Direct angle of viewing in relation to main activity of the receptor.• Close-range view.• Prolonged exposure to view.• Long-term and irreversible effect.
	Medium	<ul style="list-style-type: none">• Moderate change in view composition resulting from a loss of or alteration to features.• Indirect angle of viewing in relation to main activity of the receptor.• Mid-range view.• Moderate exposure to view.• Medium-term and irreversible effect.
	Low	<ul style="list-style-type: none">• Minor change in view composition resulting from a loss of or alteration to features.• Peripheral view in relation to main activity of the receptor.• Distant view.• Brief exposure to view.• Short-term and irreversible effect.
Neutral	Nil	<ul style="list-style-type: none">• No perceptible change to the composition of the view.
Beneficial	Low	<ul style="list-style-type: none">• Minor beneficial change to the composition of the view.
	Medium	<ul style="list-style-type: none">• Moderate beneficial change to the composition of the view.
	High	<ul style="list-style-type: none">• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

- 2.2.1. The significance of the visual effect is a combination of the **sensitivity** of the visual receptor and the **magnitude of the visual effect**, which can be **adverse, beneficial or neutral**.

		Visual Receptor Sensitivity		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

- 2.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).
- 2.3.2. A scale of significance can be reasonably described as follows:
 - **Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors;** defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
 - **Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors;** defined to be effects of key consideration in the decision-making process and / or of regional or district importance and therefore significant.
 - **Moderate changes introducing effects into the view of moderately sensitivity receptors;** defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
 - **Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
 - **Minor changes introducing small effects into the view of low sensitivity receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

- 2.4.1. Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

Appendix 2: Verified Views, prepared by HCUK Group

Viewpoint 5 - Existing



HCUK Group
W: www.hcukgroup.co.uk
ARBORICULTURE | ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | VISUALISATIONS

Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:12
Camera: Canon 5D MkIII
Lens: 50mm
HFOV: 90°
VFOV: 27°
Direction: NW
Grid ref: 470191,109021
Distance to site: 216m
Elevation: 30m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 5: As Existing**
Client: Avison Young
Project: Dunsbury Park

Job number: 11989	Drawing number: 101	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 5 - Year 1



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:12
Camera: Canon SD MkIII
Lens: 50mm
HFOV: 90°
VFOV: 27°
Direction: NW
Grid ref: 470191, 109021
Distance to site: 216m
Elevation: 30m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 5: Year 1**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 102	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 5 - Year 15



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:12
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: NW
Grid ref: 470191, 109021
Distance to site: 216m
Elevation: 30m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 5: Year 15**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 103	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 6 - Existing



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:28
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: NW
Grid ref: 470177, 109132
Distance to site: 5m
Elevation: 32m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 6: As Existing**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 104	Revision
Drawing checked: AG	Date: 28/04/2026	

Viewpoint 6 - Proposed



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:28
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: NW
Grid ref: 470177, 109132
Distance to site: 5m
Elevation: 32m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 6: As Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 105
Date: 28/04/2026

Revision



Viewpoint 10 - Existing



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:28
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: S
Grid ref: 470069,109504
Distance to site: 5m
Elevation: 41m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 10:** As Existing
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 106
Date: 28/04/2026

Revision

Viewpoint 10 - Year 1



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:28
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: S
Grid ref: 470069, 109504
Distance to site: 5m
Elevation: 41m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 10: Year 1**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 107
Date: 28/04/2026

Revision

Viewpoint 10 - Year 15



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:28
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: S
Grid ref: 470069, 109504
Distance to site: 5m
Elevation: 41m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 10: Year 15**
Client: Avison Young
Project: Dunsbury Park

Job number:
11969

Drawing number:
108

Revision

Drawing checked:
AG

Date:
28/04/2026



Viewpoint 13 - Existing



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:44
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: SW
Grid ref: 470254, 109616
Distance to site: 170m
Elevation: 46m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 13:** As Existing
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 109	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 13 - Proposed



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:44
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: SW
Grid ref: 470254, 109616
Distance to site: 170m
Elevation: 46m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 13: Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 110
Date: 28/04/2026

Revision

Viewpoint 15 - Existing



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:16
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: SW
Grid ref: 470251, 109894
Distance to site: 450m
Elevation: 56m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 15: As Existing**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing number: 111
Revision
Drawing checked: AG
Date: 28/04/2026



Viewpoint 15 - Proposed



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:16
Camera: Canon SD MkIII
Lens: 50mm

HFOV: 90°
VFOV: 27°
Direction: SW
Grid ref: 470251, 109894
Distance to site: 450m
Elevation: 56m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 15: Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 112	Revision
Drawing checked: AG	Date: 28/04/2026	

Methodology

Overview

The process of generating verified views (also referred to as accurate visual representations (AVR)) at Dunsbury Park was carried out by HCUK Group Ltd. High quality/resolution photographs were taken from the agreed locations by HCUK. An adequate number of visible features were subsequently surveyed, including the precise location and bearing of the camera. A geo-referenced development model was constructed to OSGB36 coordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph. The AVRs produced have an estimated accuracy tolerance of +/-50cm. The pages in this document should be printed at their intended size and not be scaled to fit smaller page sizes. The panoramic visualisations presented are cylindrically projected and for correct perspective viewing should be viewed at comfortable arm's length. Site visit HCUK visited the site on the 16th April 2026 to obtain viewpoint photography. The view positions were agreed with the LPA beforehand.

Technical Methodology

This section explains the processes involved in the preparation of Type 3 Accurate Visual Representations (AVR). Standards The visualisations produced comply with relevant sections of the following guidance: The Landscape Institute TGN 06/19 Visual representation of development

Preparation

Following a formal instruction from the client, the scope of the project was agreed. The client identified a number of viewpoints and supplied a map of required view locations. Focal length, image format, required content and context and AVR level was agreed prior to the site visit. The photographer was familiar with the scope of the project and read any relevant information that was made available by the client.

Photography

The site visit was done on 5th March 2025 and consideration was made to:

1. Forecast weather conditions
2. Shot itinerary based on sun position/time of day
3. Access / distance to site / duration of journey to site and required time on site
4. Suitable parking

Equipment used

1. Camera in working order with charged batteries (Canon EOS 5D MkIII)
2. 50mm lens (Canon EF 50mm f/1.4 USM)
3. Remote cabled shutter release
4. Tripod with indexed/panoramic head (Manfrotto tripod with a Nodal Ninja III panoramic head)

Lens Selection Criteria

In order to capture the whole site and appropriate and relevant context, it was agreed that a 50mm lens should be used in combination with a panoramic tripod head. A series of shots were taken (with the camera in portrait orientation) to form panoramic photographs for each view location. With reference to the Landscape Institute TGN 06/19, the views have been prepared to conform to Type 3, Option 1, Panoramic Images (intended to be presented at A1 width)

On site procedure

1. Based on the order of viewpoints on the itinerary, each view location was visited. The tripod was erected and camera attached, along with the 50mm lens and shutter release.
2. The height of the lens' central axis above ground level was measured and set to 1.65m using the tape measure.
3. The following camera settings were used:
 - Manual 'M' mode
 - Bracket set to +/- 0.75 stops
 - Aperature at f8 to ensure wide depth of field and minimal diffraction.
 - ISO <100
 - Auto White Balance (AWB)
 - Evaluative metering
 - RAW capture only to avoid loss of dynamic range and image quality degradation associated with 8bit jpeg format

Panoramic Shots

1. A sufficient horizontal field of view was determined to include the site and sufficient relevant context, vertical field of view was also considered based on height of the proposals and proximity to the site.
2. The tripod was levelled using the tripod mounted level. Following this the panoramic tripod head was levelled using the levelling base. Using the digital level built in to the camera, pitch and yaw angles were adjusted to achieve level. Levels were checked at the mid point and each end of the panorama. A trial sweep of the panorama was performed while checking the digital level to ensure a perfectly level set of shots.
3. The panoramic head is set to take shots at 15 degree intervals, meaning each shot as at least a 50% overlap.
4. The panoramic tripod head was adjusted to centre the lens nodal point to the rotational axis of the tripod. It was important to ensure this is set to the correct measurement in order to avoid parallax.
5. Once focused, and accounting for conditions, the correct exposure was achieved by adjusting the shutter speed.
6. A suite of shots was then taken, covering at least 180 degrees of view, but covering a full 360 degrees in many viewpoints.

Photography Post Processing

RAW files were processed in Adobe Camera Raw after shot approval in Adobe Bridge. The processed RAW files were then taken into Adobe Photoshop to be stitched and saved as full resolution TIF files. The panoramas were stitched using cylindrical projection.

AVR Production

Modelling of the Proposals

The proposed development model was generated using Autodesk 3dsMax software with Itoo Software plugins RailClone and ForestPack. A CAD file of the proposal was supplied by the developer which included 3d Topo survey data, the layout of the solar panels, position of ancillary equipment and ground features such as pylons, trees and hedgerows. Autodesk 3DS Max has poor floating point performance and requires that OSGB36 coordinate based drawings and models need to be reprojected nearer to scene origin (0,0). A project global shift value (x and y axis) was designated when modelling was started. This value was a coordinate for the centre of the site. All drawings were corrected by the global shift value.

Aligning the 3D Scene to the Baseline Photography

3DS MAX was used to generate high resolution *renders from the virtual cameras set up in the 3D environment *Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray Next for Autodesk 3Ds Max 2024. The virtual camera was configured to match a similar field of view to that of the panoramic baseline photograph. Topographical features such as terrain, pylons and trees are aligned with the baseline photography. The baseline photography was then effectively aligned to the 3D environment, and when the proposed model was rendered (in cylindrical projection) from this environment and placed in to the smart object it was therefore automatically correctly positioned in the photograph.

Output of the finished AVR

The style of AVR was discussed with the client and it was agreed to show the outline development as a basic massing model with realistic textures applied. Tree planting has also been shown as a realistic render to simulate the effects of mitigation. (TGN06/19 Type 3, Level 2 -materiality +mitigation). For each view, a render was created from the virtual camera which was placed into the aligned smart object. Coloured lines, fills and hatch patterns were overlayed to describe potential visibility of the proposals. Using the smart object, the field of view of the baseline photography was calculated, measured and subsequently cropped (non destructively) to a fixed field of view of 90 degrees in the horizontal axis for all views. Using Adobe InDesign, each completed AVR was presented in a document that conforms with the relevant guidance.

Reference Files

DP-UMC-0400-SI-DR-A-0403 Site Layout Plan_OPA.dwg
18480_P01 c_illustrative Landscape Mitigation and Engancement
Plot 4 OPA - Proposed Levels.pdf
DP-TF-00-XX-DR L 1003 - Unit 400 North / South.pdf