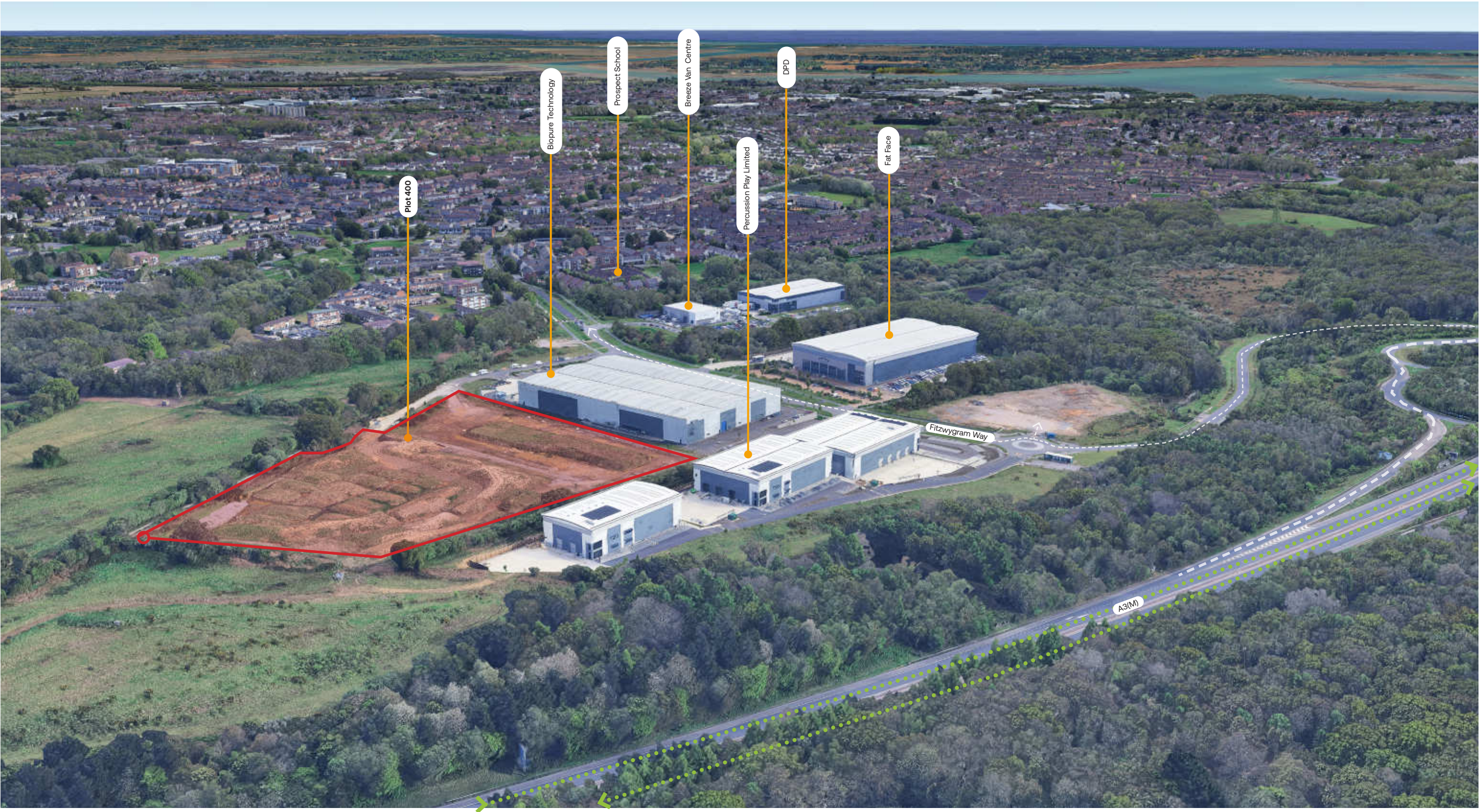
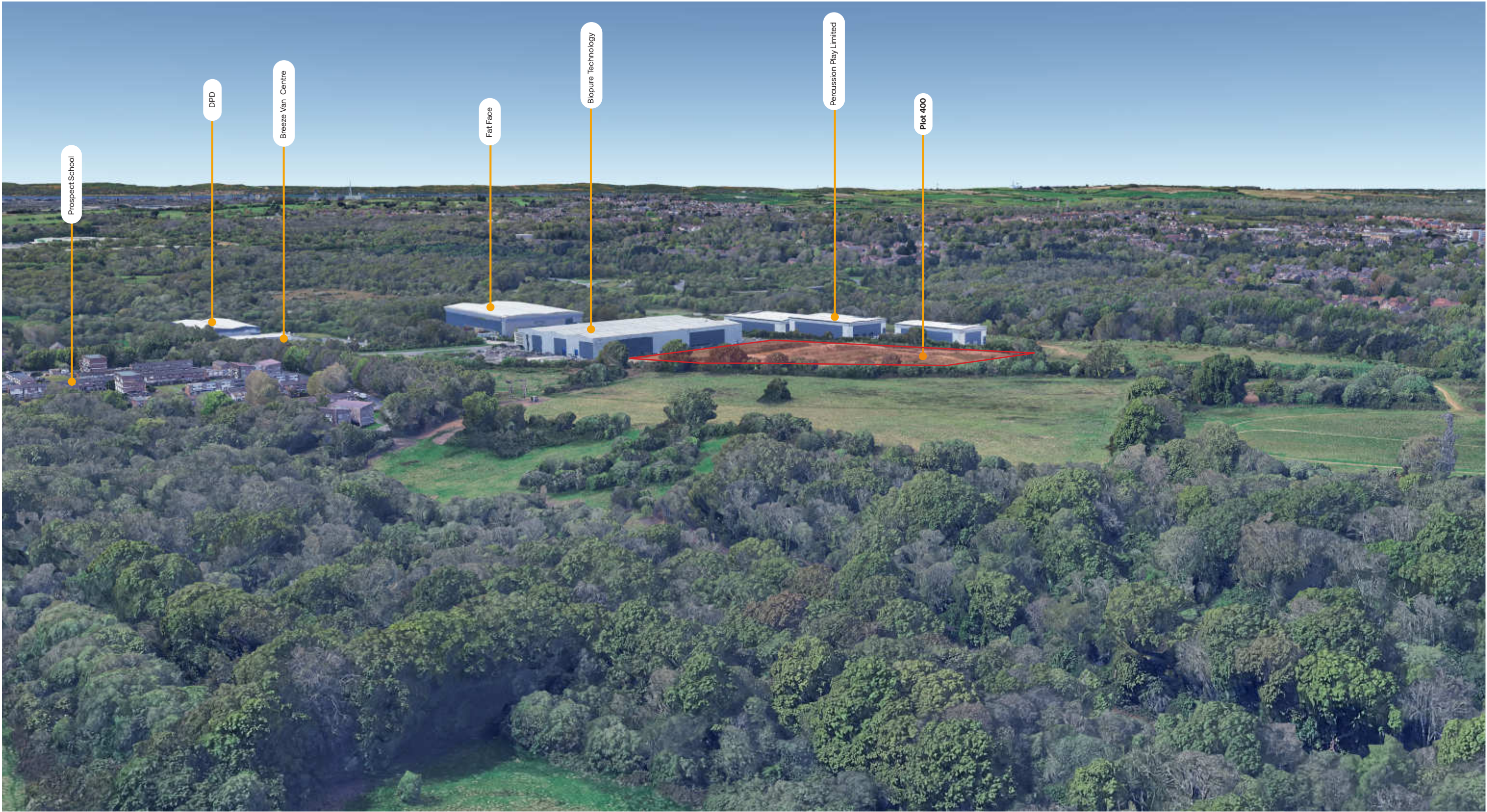


2.3 Illustrative View



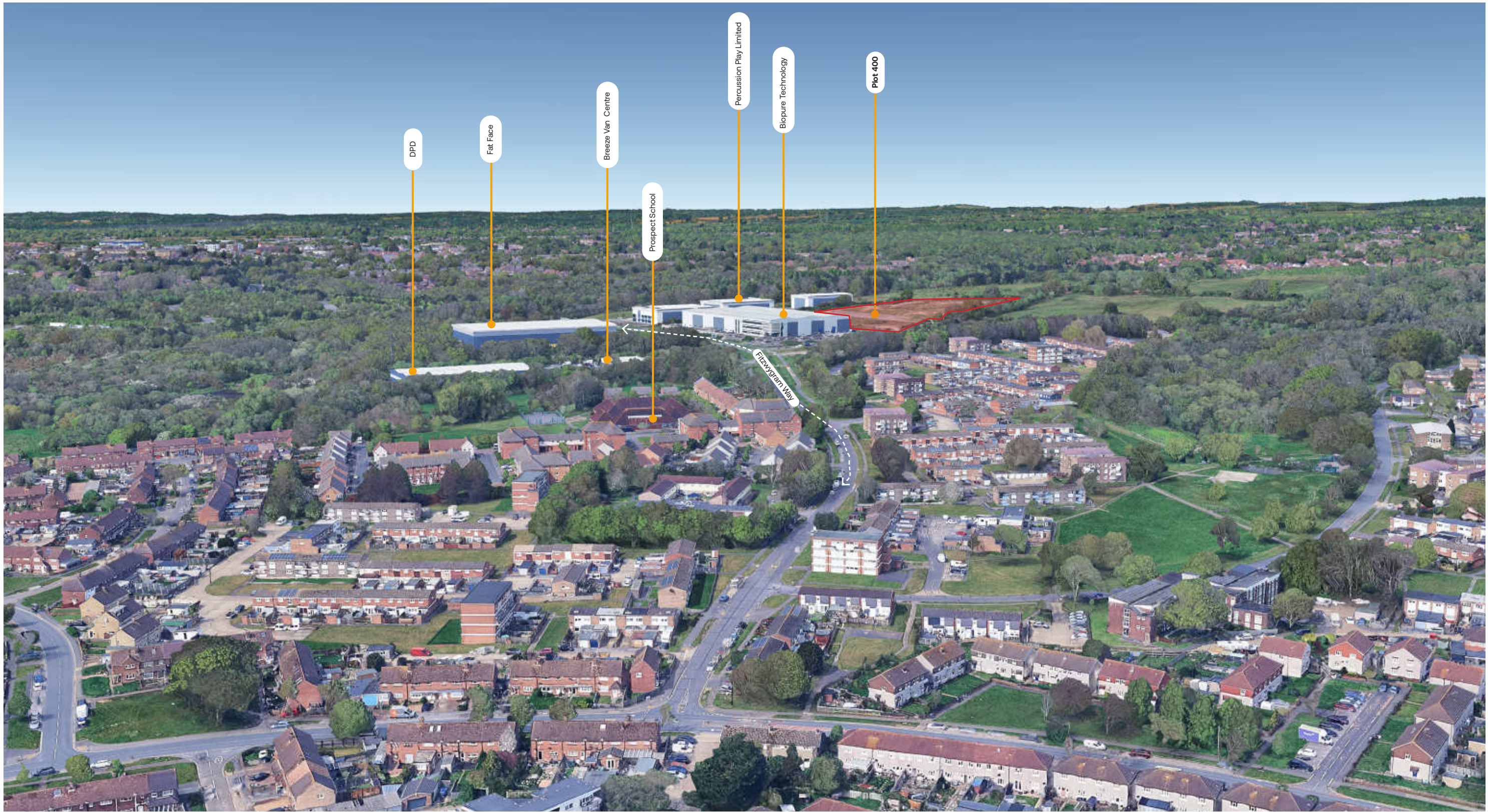
2.3 Illustrative View



2.3 Illustrative View



2.3 Illustrative View



2.4 Site View (Local Context)



Key Plan of Existing Views

Key

 Application Boundary

 View Direction



01 View from Plot 400 entrance route



02 West view into Plot 400 from entrance



03 View from Plot 400 towards Fitzwygram Way



04 View showing South Western edge of the site



05 View from Plot 400 looking towards Southern boundary



06 View from site towards Northern boundary



07 Close up view of existing Biopure Technology building



08 View from Fitzwygram Way showing Plot 400

2.5 Transport Links



Key

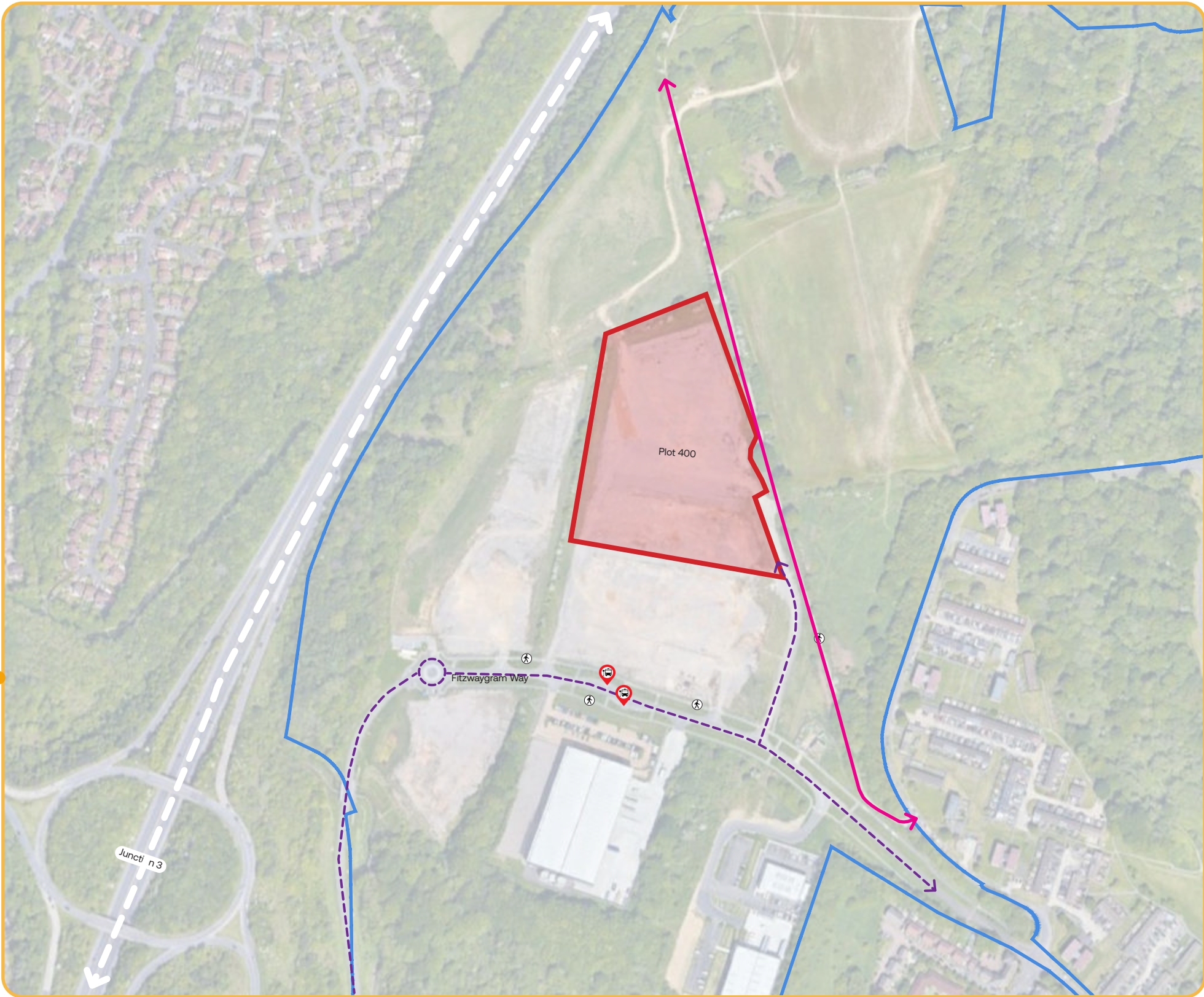
Site Area

- 117.86 Hectares
291.25 Acres
- 3.36 Hectares
8.30 Acres

Site Address

Fitzwygram Way, Havant PO9 4EE

- Main Road
- Secondary Road
- Airport
- Railways Station
- Bus Stop
- Bridalway
- Footh Path



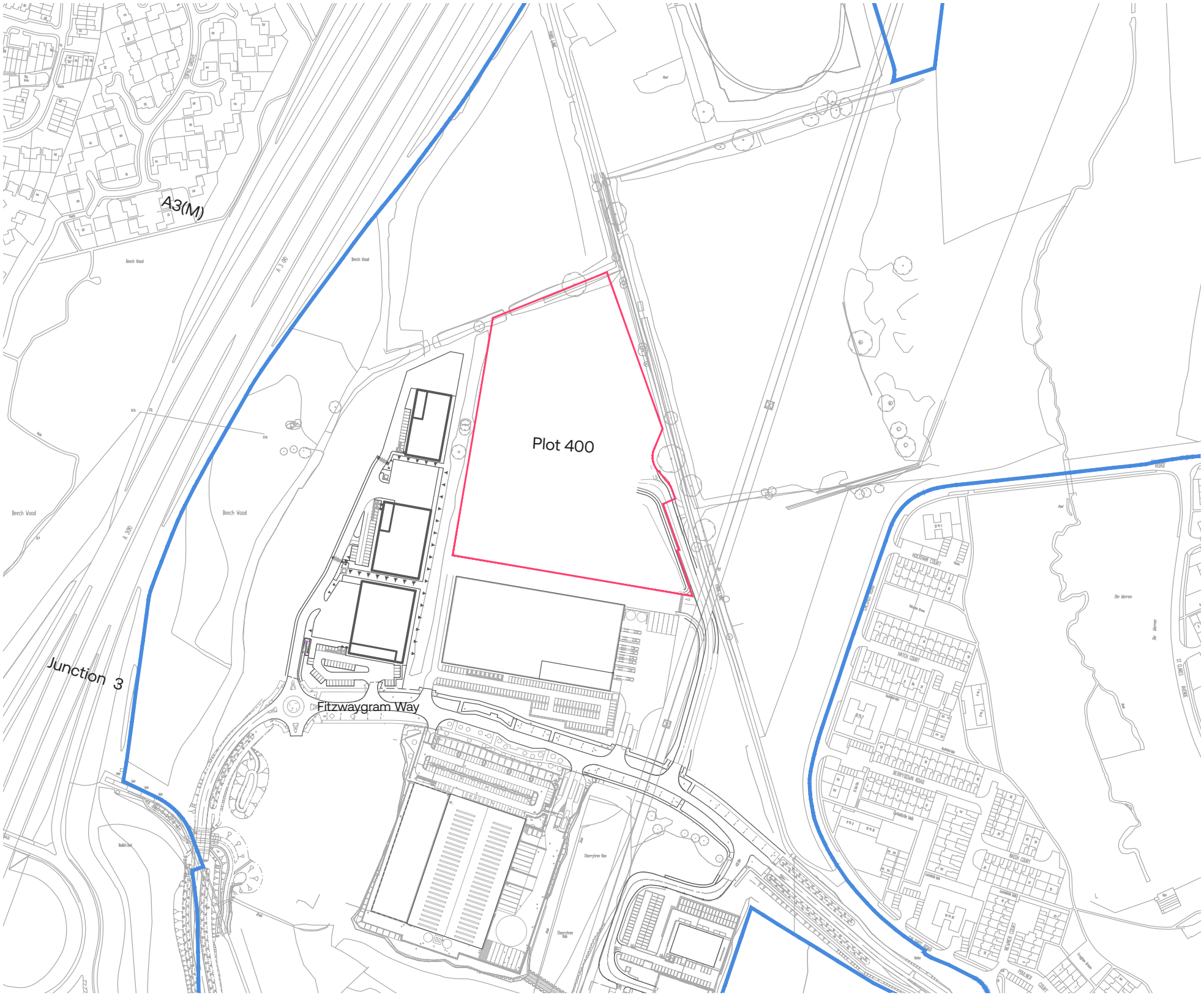
2.6 Site Location Plan

The site is located at Plot 400, Dunsbury Park, Portsmouth, within a well-established employment area to the north of the city. As shown on the Site Context Plan, the site sits within a wider commercial and industrial setting, with surrounding warehouse and distribution units. It benefits from strong connectivity to the strategic road network, including proximity to the A3(M), and is accessible via the internal road network within Dunsbury Park.

Residential areas are located to the west, separated by infrastructure and landscape buffers. The site's location within this established business park supports its suitability for industrial and distribution uses.

Key

Site Area	
<div></div>	117.86 Hectares 291.25 Acres
<div></div>	3.36 Hectares 8.30 Acres



2.7 Site Constraints

The Site Constraints Plan for Plot 400, Dunsbury Park, Portsmouth, has informed the design development by identifying key physical, environmental and infrastructural considerations affecting the site. These include existing utilities such as surface and foul water drainage, access arrangements for vehicles, pedestrians and cyclists, and surrounding environmental features including vegetation and nearby watercourses. Planning constraints, such as flood risk and height limitations, have also been taken into account.

The proposed development has been designed in response to these factors to ensure a suitable, well-integrated and policy-compliant scheme.

Key

Site Area

117.86 Hectares

291.25 Acres

3.36 Hectares

8.30 Acres

	Spot Heights: Google Earth/Topo	Indicated
	Sensitive Viewpoints	Unknown
	Noise Sensitive Boundary	Not Present
	Speed Limits and Road Names	Indicated
	Vehicle Access	Indicated
	Pedestrian / Cycle Access	Indicated
	Rail	Not Present
	Bus Stop	Indicated
	Height Restrictions	Unknown
	Listed Buildings	Not Present
	Flood Zone 2	Not Present
	Flood Zone 3	Not Present
	Flood Defences	Not Present
	River / Watercourse / Ponds	Not Present
	Archaeological Features	Unknown
	Protected Species	Unknown
	Badger Sett	Unknown
	Existing Vegetation	Indicated
	Priority Habitat	Indicated
	Tree Protection Order	Not Present
	Ancient Woodland	Not Present
	SSSI, SPA, LNR, AONB etc	Not Present
	Scheduled Monuments	Not Present
	Cat A Root Protection Area	Unknown
	Cat B Root Protection Area	Unknown
	Cat C Root Protection Area	Unknown
	Cat U Root Protection Area	Unknown
	Public Right of Way: Footpath	Not Present
	Public Right of Way: Bridleway	Indicated

	Private Means of Access	Unknown
	COMAH DPZ	Not Present
	COMAH Inner Zone	Not Present
	COMAH Middle Zone	Not Present
	COMAH Outer Zone	Indicated
	Overhead Cables	Indicated
	High Voltage	Unknown
	Low Voltage	Unknown
	Virgin Media	Unknown
	BT / Comms	Unknown
	Oil Pipeline	Unknown
	Gas Main	Indicated
	High Pressure Gas Main	Unknown
	Intermediate Pressure Gas Main	Unknown
	Medium Pressure Gas Main	Unknown
	Low Pressure Gas Main	Unknown
	Water Main	Unknown
	Surface Water Sewer	Not Present
	Foul Water Sewer	Not Present
	Combined Sewer	Unknown
	Substation	Unknown
	Mast	Not Present
	Wind Turbine	Not Present
	Contaminated Ground	Unknown
	SSE Diversion	Indicated
	33kv Electric (Safe Zone)	Indicated
	Light-sensitive species such as bats and hazel dormice	Indicated
	Uia - Open mosaic habitats on previous developed land	Indicated
	Utc - Artificial unvegetated unsealed surface	Indicated
	Gtc - Bracken	Indicated

2.8 Existing Site Description

The adjacent site constraints drawing identifies the main constraining features inherent with the site.

Topography / Environmental Levels

The plot has previously been plateaued at various levels and there is a significant level differential between the Southern and Northern boundaries.

Existing Built Form Adjacent to the Application Boundary

The plot is sited within the Dunsbury Park Development. As such the immediate built form in the vicinity of the proposed development is industrial in nature. The existing forms around the plot range in scale from the existing Fat Face distribution hub to the South to the smaller DPD Depot to the South East and units of Plot 500 to the immediate West of Plot 400.

Nearby Noise Receptors

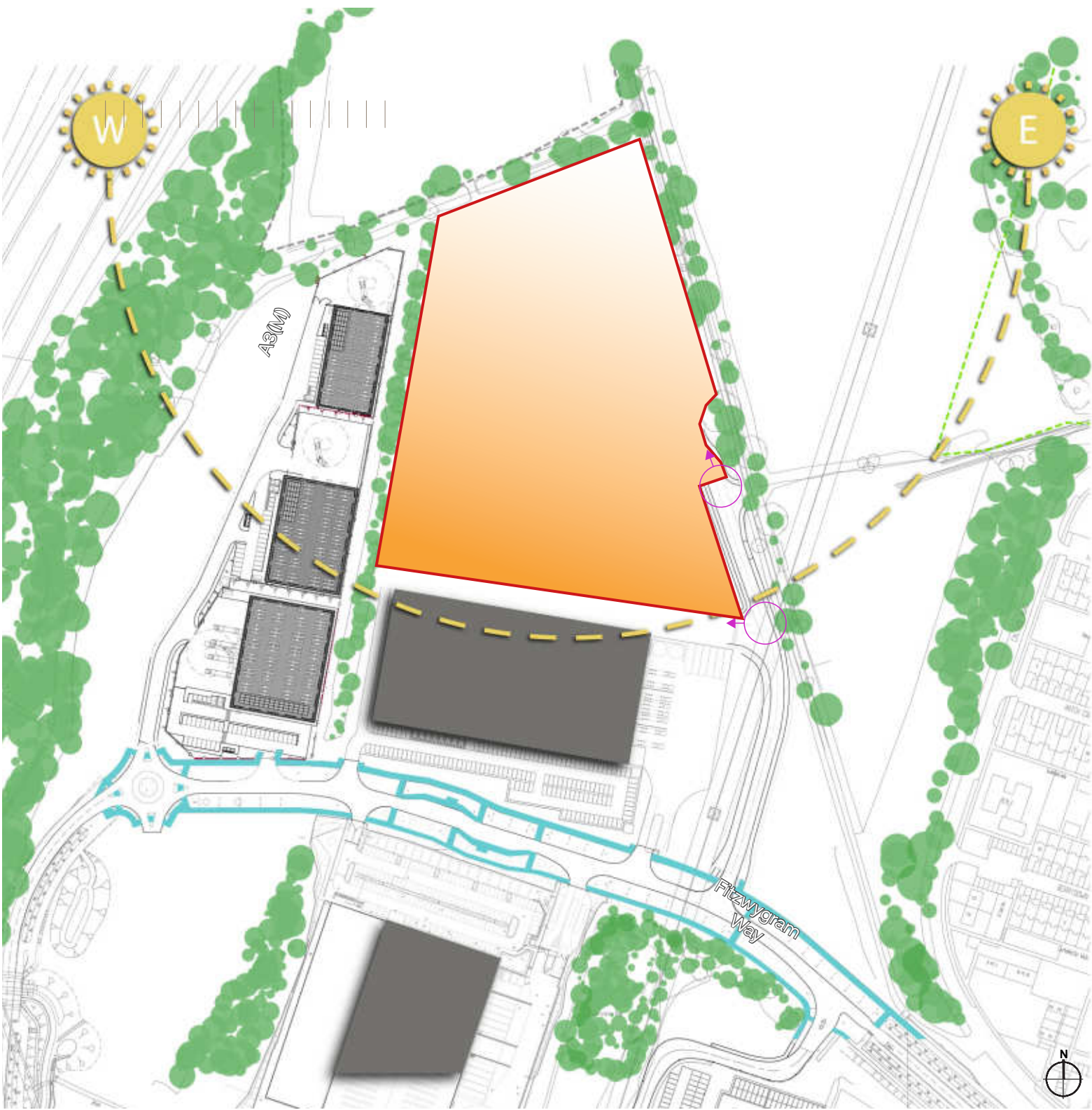
The nearest residential receptors are the suburban district of Leigh Park in the South Eastern vicinity and Waterloo to the west. A supporting acoustic report will be submitted alongside the planning proposal for review by the local authority.

Existing Trees / Hedgerows

The site is currently surrounded by existing trees along the North, East and Western portions of the site. The Eastern side forms part of an ecology strip that acts as a dormouse corridor. This has been evaluated and respected within the design of the plot to reduce any impact on the local habitat. As well as this, there are existing Tree Preservation Order's to the perimeter of the Boundary. Again, these elements have been a point of consideration within the design proposal with measures taken to minimise the impact of the development on the surrounding wildlife and vegetation.

Flood Risk Zones

The site is located within Flood Zone 1 as detailed on the Environment Agency's Flood Map. This confirms that the site is at a very low risk of flooding (<0.1%), although due to the size of the application area (over the 1 hectare threshold) the submitted planning application will be supported by a Flood Risk Assessment. It is also intended that a section of the submitted Environmental Statement ('ES') will include an assessment of drainage and flood risk.



2.9 Opportunity Plan

