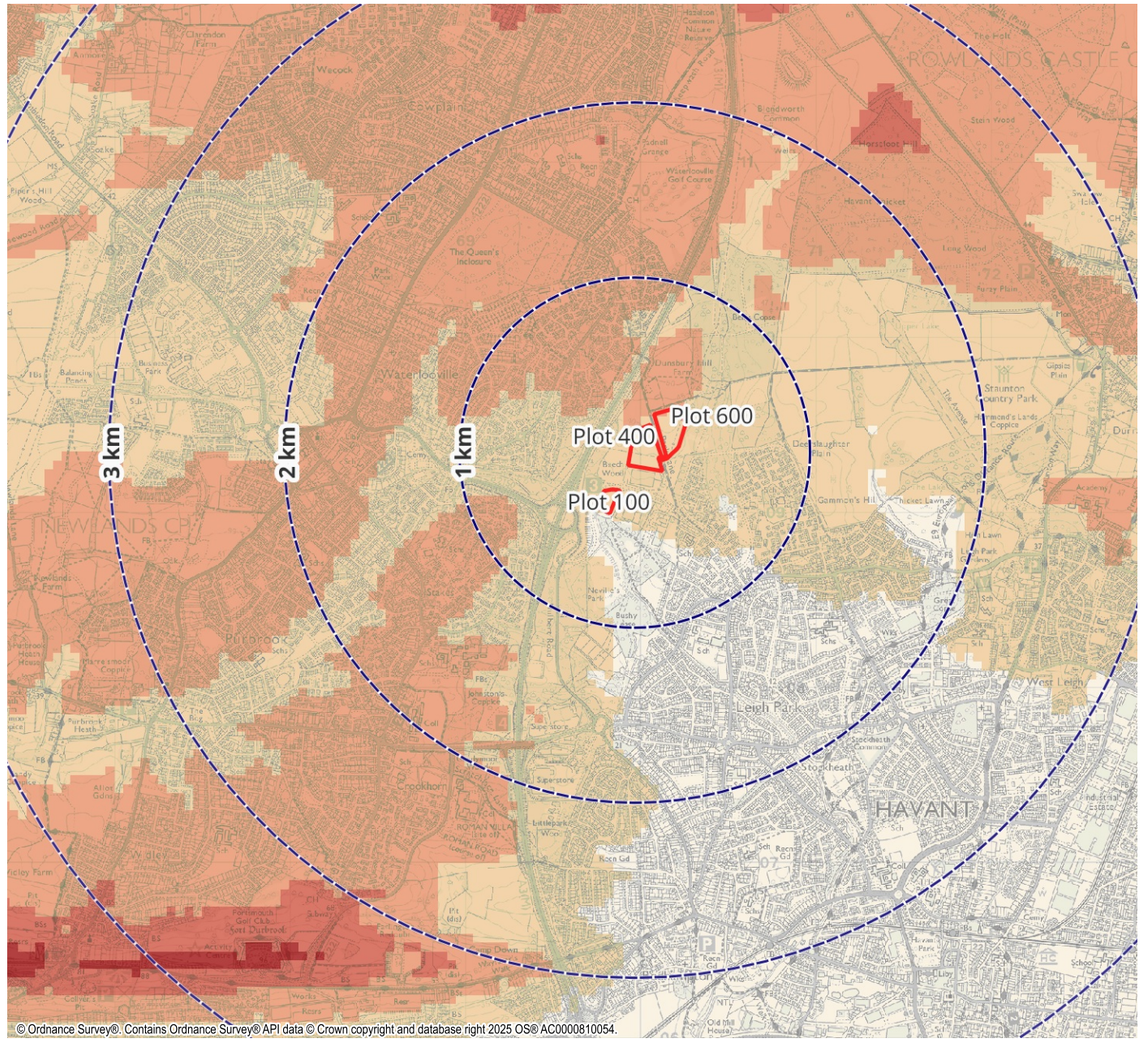
Figure 4 - Topography



3km buffer Site Boundary

y (m AOD) 20m and below 21-42m 42-64m 64-86m > 86r

3.3. Topography

3.3.1. The site lies south of the South Downs ridge within an undulating landscape falling gently southwards.

3.3.2. Plot 400 is made up of undulating spoil deposits and a series of plateaux with steep banks. The levels fall from 41.50m in the north-east corner to 38.00 in the north-west corner, and from the northern boundary to the southern edge the level changes overall by 6-8m. South of the southern boundary there is a further steep bank dropping another 2m.

3.3.3. The man-made landform of the site is of low value.

3.3.4. The susceptibility of the site's landform to the type of development proposed is low, being already artificial and not representative of the natural landform locally. The sensitivity of the landform is therefore low.

3.4. Hydrology

3.4.1. There are no hydrological features within the site which are of landscape concern. The hydrological function and quality of the site and the nearby water courses are covered elsewhere in the application.

3.5. Vegetation

3.5.1. A Preliminary Ecological Appraisal for plot 400 by Eight Versa accompanies this report. Plot 400 comprises made up ground and spoil heaps with regenerating open mosaic habitat which is of principal, county level importance. The western edge is formed of trees and hedgerow and the eastern side by the wooded corridor of Park Lane. Further surveys are recommended for bats, dormouse and reptiles. A number of soft landscape recommendations have been made:

- Incorporation of wildflower and amenity grassland mixes to boost invertebrate diversity.
- Native tree and shrub planting underplanted with species such as primrose and bluebell to provide structure and seasonal resources.
- Inclusion of biodiverse green roofs where possible, using seed mixes with high pollinator value.
- Retention and enhancement of boundary woodland/scrub with gapping-up and sensitive long-term management.

3.5.2. A tree survey has been carried out by Barrell Trees on plot 400. This identifies a number of category A and B oak trees around the site boundaries, mostly to the eastern side along Park Lane and some to the northern edge.

3.5.3. The value of the site's vegetation in ecological terms is covered by the ecologists. In landscape terms the mature oaks and thick hedgerows along Park Lane and around the boundaries of the site are key characteristics of the wider landscape and important in the setting of the Park Lane PRoW and are judged to be of local authority value.

3.5.4. The susceptibility of the site's vegetation to the type of development proposed is high due to the likely need for creating level platforms for the large buildings and service areas.

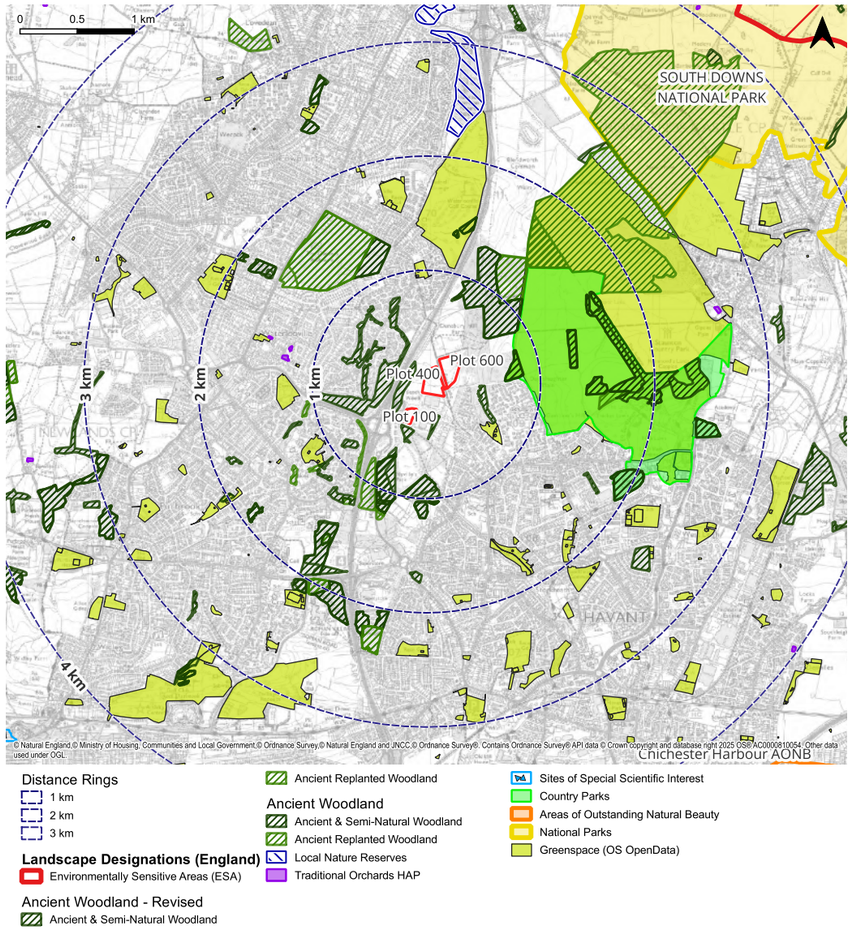
3.5.5. Combining the local authority value and the high susceptibility, the site's vegetation comprising the mature trees and hedgerows around the site and along Park Lane has a high sensitivity.

3.6. Pattern of landscape and settlement

3.6.1. Dunsbury Park sits within a gap between the urban areas of Havant to the east and south and Waterlooville to the west, beyond the A3 (M). The park's development area sits within the framework of woodland which is retained to the south and north-east, as well as along the east side of the A3 (M).

3.6.2. The straight route of the Park Lane PRoW is historic, having been in existence since at least the early 19th century but beyond this the historic pattern of the landscape and settlement has been lost due to the A3(M) and the business park.

Figure 5 - Vegetation and biodiversity



3.6.3. The value of the pattern of the PRoW is judged to be of community value.

3.6.4. The susceptibility of the landscape pattern of the PRoW to the type of development proposed is medium; the route is aligned with the site's boundary is therefore able to be accommodated.

3.6.5. Combining the community value and the medium susceptibility, the pattern of the PRoWs has a medium sensitivity.

3.7. Access and recreation

3.7.1. Park Lane PRoW forms the eastern boundary of plot 400.

3.7.2. The value of the site's public access is therefore related to the adjacent public footpath along - Park Lane (PRoW 108/123/2-4) which is judged to be of local authority value as a local footpath.

3.7.3. The susceptibility of the public footpath route to the type of development proposed is high/medium; the route of Park Lane could be affected. Note that views from the PRoW will be covered in section 4.

3.7.4. Combining the local authority value and the high/medium susceptibility, on balance the public access route have a high/medium sensitivity.

3.8. Perceptual qualities

3.8.1. West of Park Lane the character is urban / industrial with the large buildings, road, car parks, security fencing, lighting, noise from the A3 and power lines / pylons with no sense of tranquillity. The setting of the Park Lane PRoW is largely contained by trees and hedges with few gaps and has a sense of rurality, albeit with some views and sounds of the existing business park perceptible.

3.8.2. The value of the perceptual qualities of the site west of Park Lane is low. Park Lane has a higher perceptual value with greater rurality and tranquillity, less urban influence, and therefore judged to be of community value.

3.8.3. The susceptibility to the type of development proposed on the sense of rurality and tranquillity of Park Lane is medium; the proposed change will bring buildings and activities closer.

3.8.4. Combining the community value and the medium susceptibility, the positive perceptual qualities of Park Lane have a medium sensitivity.

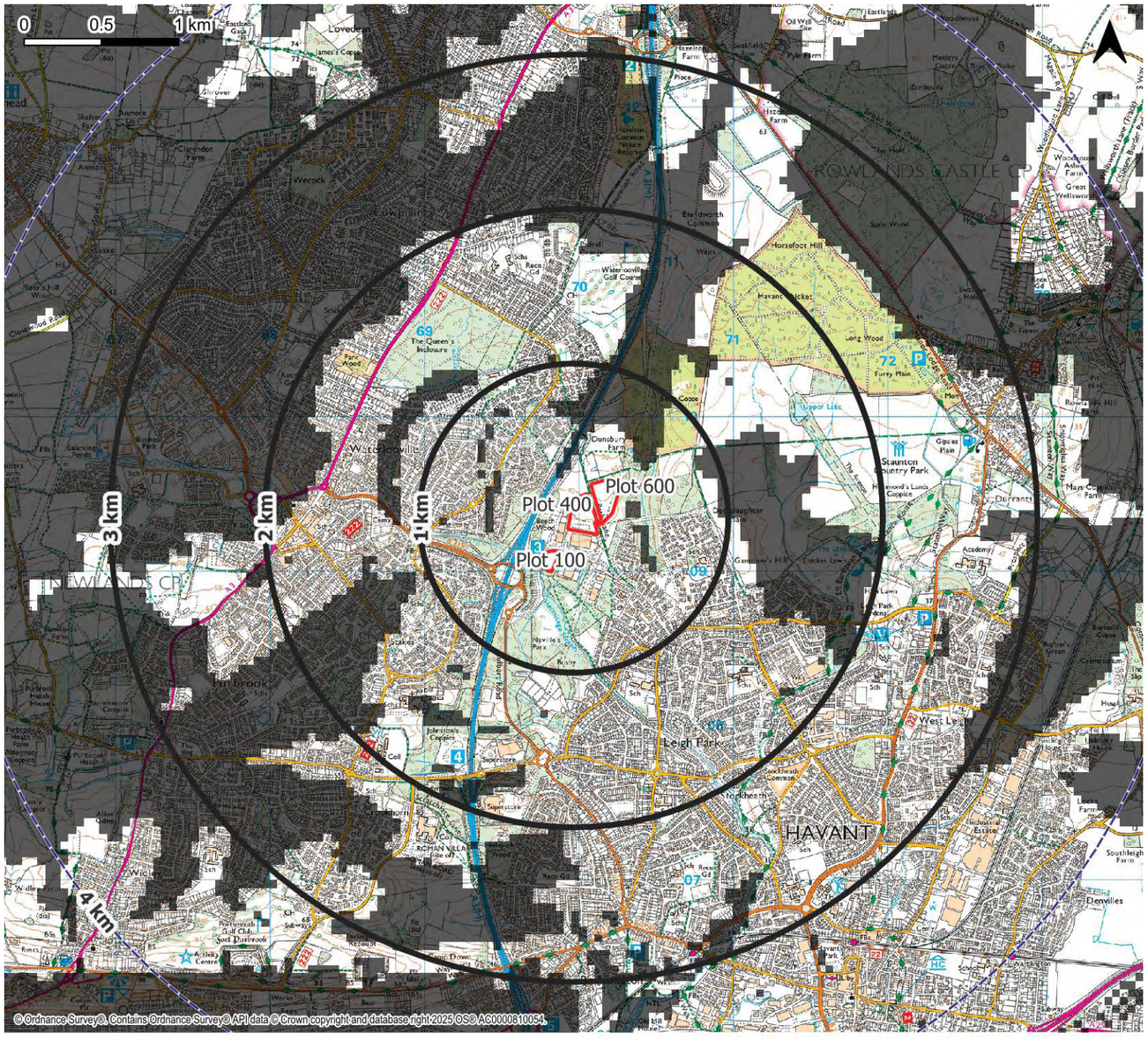
3.9. Summary of landscape receptors

3.9.1. The following table (Figure 6) comprises a summary of the previous sections setting out landscape receptors where they are likely to be adversely affected by the proposed development and are of medium sensitivity and greater. These are the particular landscape receptors which will be considered further in the appraisal of effects, Volume 2.

Figure 6 - Summary of Landscape Receptor Sensitivity

Landscape Receptor	Value	Susceptibility	Sensitivity
Vegetation (mature oaks and hedges to boundaries)	local authority	high	high
Pattern of landscape and settlement (PRoW route)	community	medium	medium
Access and recreation (PRoW)	local authority	high / medium	high / medium
Perceptual qualities (rurality and tranquility of Park Lane)	community	high / medium	high / medium

Figure 7 - Zone of theoretical visibility (ZTV)



Site boundary
Plot Boundaries

ZTV bare earth
Band 1 (Gray)
Development unlikely to be visible
Development potentially visible

IMPORTANT:

This computer generated model is based on a 'bare earth' scenario, discounting the vegetation in the area.

The ZTV diagram is theoretical, for use only as a starting point to inform potential areas to be tested in the field. As such, the ZTV is potentially misleading and actual visibility may be proven to be considerably less through fieldwork.

This diagram was created with a building ridge height of 16.2m, and a viewer height of 1.65m.

4. Views

4.1. Methodology

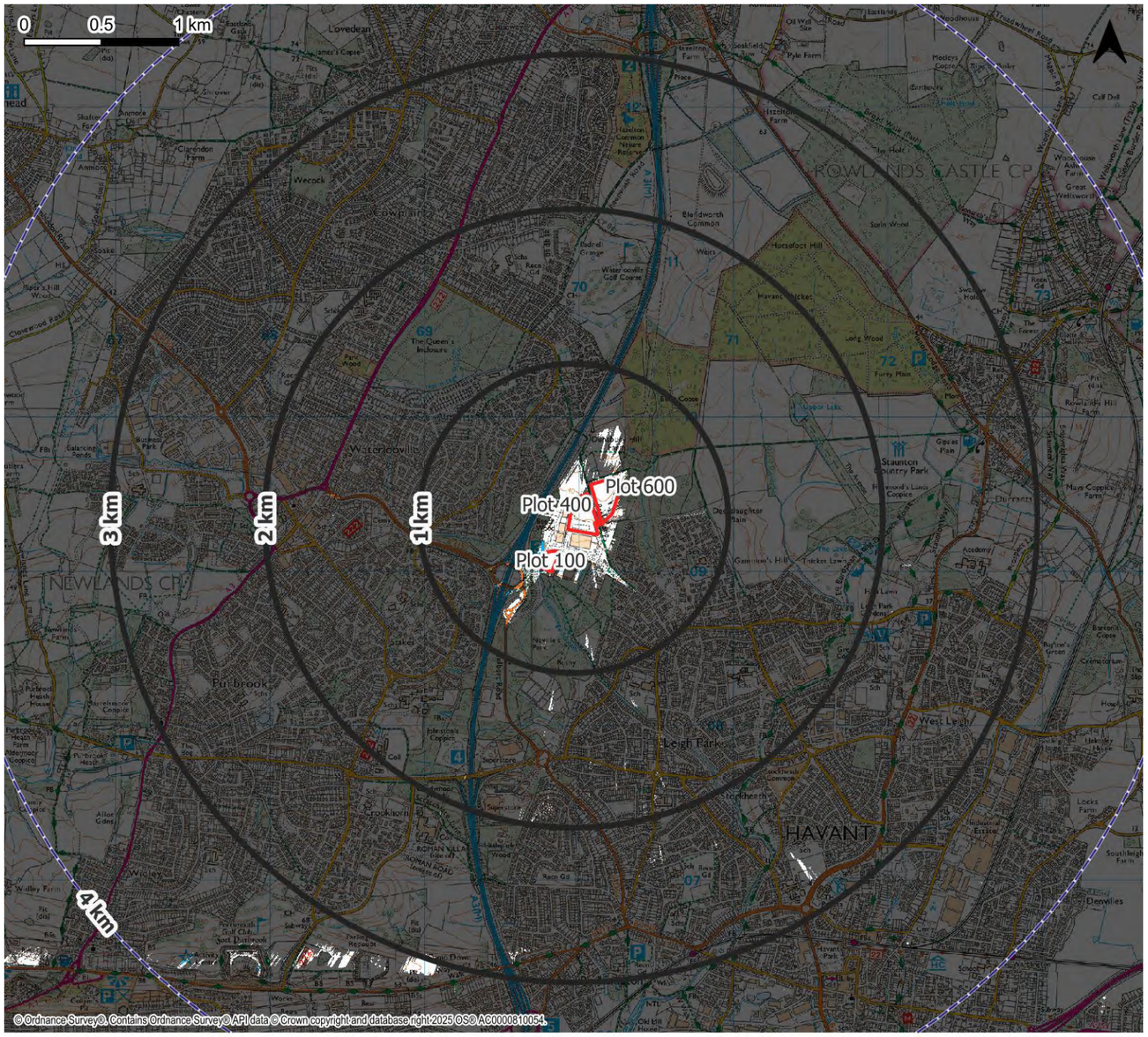
4.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 4 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 8. Building on the scope of the previous Park Lane Visual Framework document the ZTV is used to further guide fieldwork, confirming areas where the likely proposed development would be screened by landform. The visual study zone has been limited to 1 km, beyond which views are unlikely to be affected. Informed by the ZTV and prior to undertaking viewpoint photography in the wider landscape, the site was visited in order to assess what is visible from eye level including likely views from private houses.

4.1.2. Figure 9 indicates the location of photographic viewpoints. Figures 10 to 21 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site. Views of a similar nature which are likely to be affected by the development, are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual receptors against which the proposals are assessed. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the emerging development proposals. Viewpoints with no existing or potential view of the site are not considered further. Viewpoints represent as wide a range of situations as possible within the area of possible visibility as defined by the ZTV and field-verified, and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances and including key published viewpoints.

4.2. General description of visibility

4.2.1. Plot 400 is largely screened from Fitzwygram Way by the building in front of it, but is visible intermittently from the Park Lane footpath where there are gaps in vegetation. Views from houses and residential roads to the east are screened by woodland and tree belts.

Figure 8 - Zone of theoretical visibility based on LIDAR data (ZTV)



Site boundary
Plot Boundaries

ZTV LIDAR
Band 1 (Gray)
Development unlikely to be visible
Development potentially visible

IMPORTANT:

This computer generated model is based on a LIDAR DSM dataset which takes into account the buildings and vegetation in the area.

The ZTV diagram is theoretical, for use only as a starting point to inform potential areas to be tested in the field. As such, the ZTV is potentially misleading and actual visibility may be proven to be considerably different through fieldwork.

This diagram was created with a building ridge height of 16.2m, and a viewer height of 1.65m.

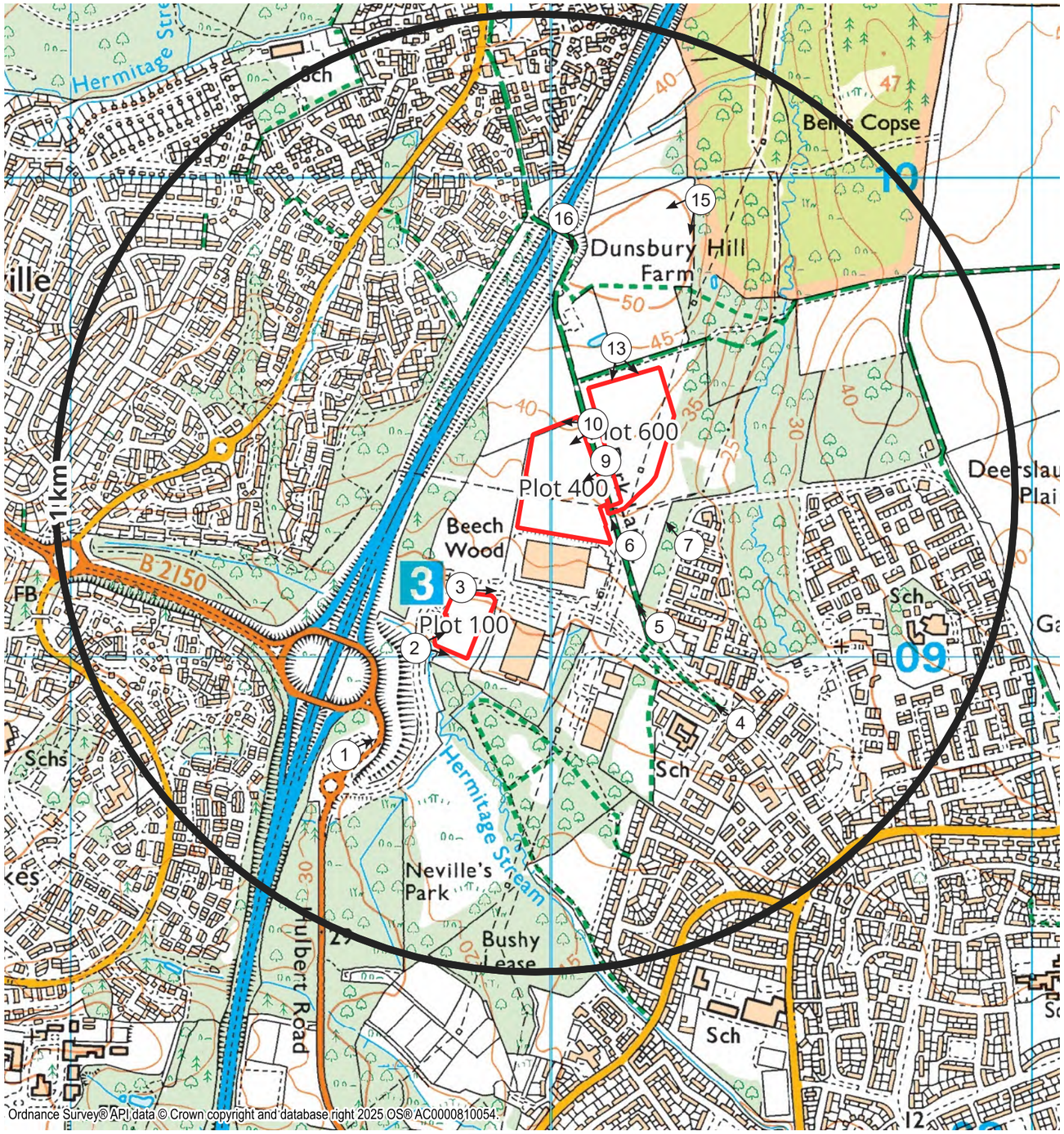
4.3. Methodology for ZTV based on LIDAR data

4.3.1. This second diagram showing the zone of theoretical visibility (ZTV) Figure 8, is based on LIDAR data which is a 3D representation of land that includes trees, woodland cover and built form. The visual study zone has been limited to 2km, beyond which views are unlikely to be affected.

4.4. ZTV and fieldwork methodology

4.4.1. The ZTVs are then used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform.

Figure 9 - Viewpoint location diagram



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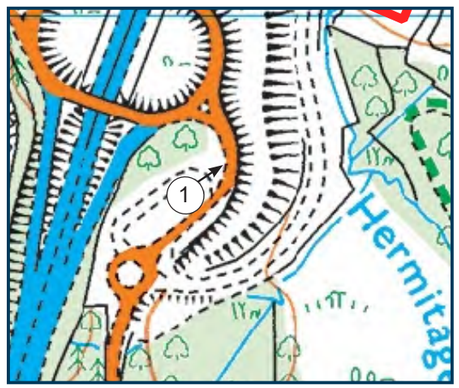
Site boundary

1 Representative viewpoint with potential view of site or proposed development (viewpoint numbers 8, 11, 12 and 14 not used)

Figure 10 - Photographic record of baseline conditions: Representative viewpoint 1



Viewpoint Data:

- Approximate distance from plot 400: 0.75km

Description
Looking north-east from layby off of B2150 near entrance to Dunsbury Park. The site sits at a lower level with layers of vegetation and buildings in between screening views.

Detractors

Highways signage and traffic

Receptors
Drivers stopped in the layby and on the road

Seasonal visibility
In winter the vegetation would open up but views still unlikely due to vegetation and buildings and the difference in levels.

Value
Some value as a rest stop - at a community level

Susceptibility
Medium - view receptors have some interest in their surroundings

View Sensitivity
Low to medium sensitivity

Note

View unlikely due to localised vegetation and landform and intervening buildings

Figure 11 - 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

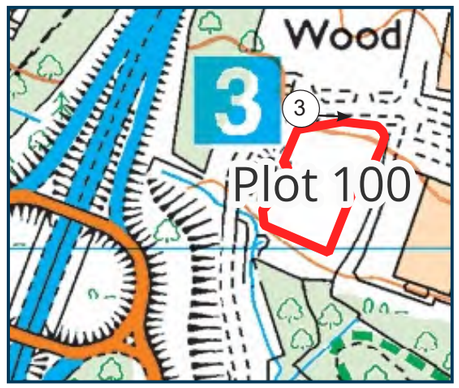
Seasonal visibility
No seasonal change

Value
Low value

Susceptibility
Low - view receptors have little interest in their surroundings

View Sensitivity
Low sensitivity

Figure 12 - 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

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

4.5.1. 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.