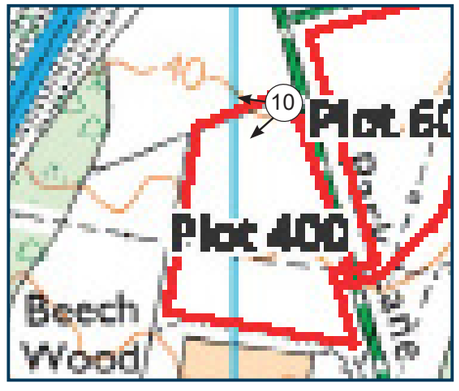
## Figure 18 - Photographic record of baseline conditions: Representative viewpoint 10




**Viewpoint Data:**

- Approximate distance from plot 400: 5m

**Description**
View 10 looking south-west across plot 400 from Park Lane. Plot 100 out of view beyond buildings, plot 600 in different direction.

**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

# Figure 19 - Photographic record of baseline conditions: Representative viewpoint 11

**Viewpoint Data:**

- Approximate distance from plot 400: 5m

**Description**
View 11 looking east across plot 600 from Park Lane. Plots 100 and 400 in different directions.

**Detractors**

Pylons

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

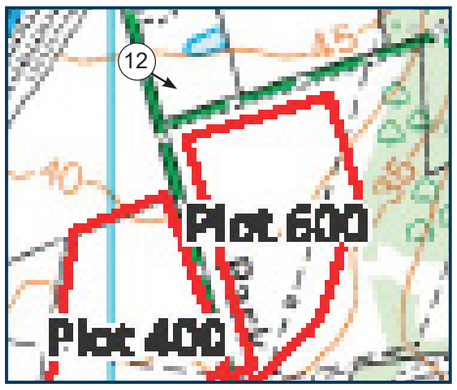
**Seasonal visibility**
No change

**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

# Figure 20 - Photographic record of baseline conditions: Representative viewpoint 12




**Viewpoint Data:**

- Approximate distance from plot 400: 200m

**Description**
View 12 looking south-east towards plot 600 from Park Lane north of the offshoot footpath. Plots 100 and 400 in different direction. New buildings on plot 600 may be visible above vegetation.

**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.

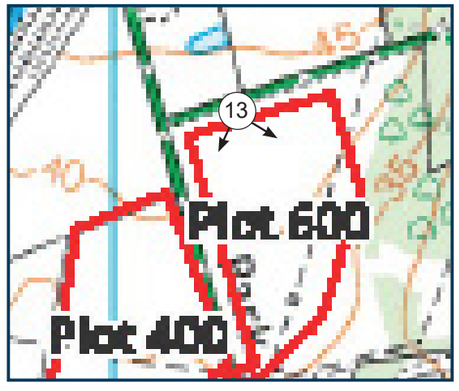
**Seasonal visibility**
Deciduous vegetation may open up views

**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

## Figure 21 - 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. Plot 600 openly visible. New building on plot 400 could be visible above vegetation to right of photo. Plot 100 different direction.

**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

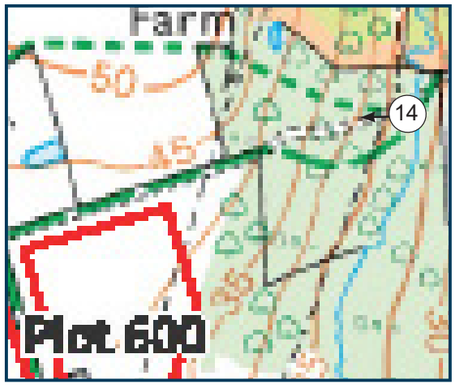
**Susceptibility**
High - view receptors mostly at leisure and have some interest in their surroundings

**View Sensitivity**
Medium to high sensitivity

### 4.6. View from local footpath 108/120/1 branching east from Park Lane (viewpoints 13, 14 and 15)

4.6.1. 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 600 is openly visible through some gaps where directly adjacent to the site boundary. Further to the east the path passes into woodland from where the site is not visible.

## Figure 22 - Photographic record of baseline conditions: Representative viewpoint 14




**Viewpoint Data:**

- Approximate distance from plot 400: 0.5km

**Description**
View 14 looking west towards plot 600 from footpath in woodland south of Bells Copse. New buildings on plot 600 unlikely to be visible even in winter. Plots 100 and 400 in different direction.

**Detractors**

None

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

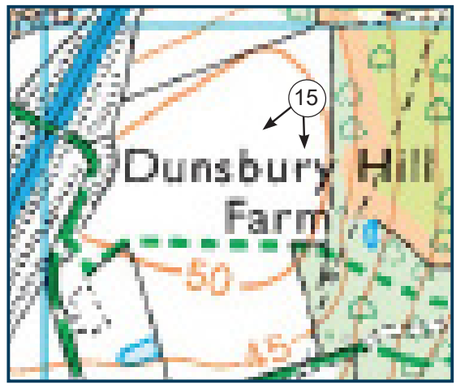
**Seasonal visibility**
Deciduous vegetation but multiple layers with woodland understorey.

**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

## Figure 23 - 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 buildings on plots 600 and 400 may be visible through gaps in mid-ground tree line / hedge. Existing white buildings are visible. Plot 100 likely to be screened by existing and new buildings.

**Detractors**

Pylons; existing buildings

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

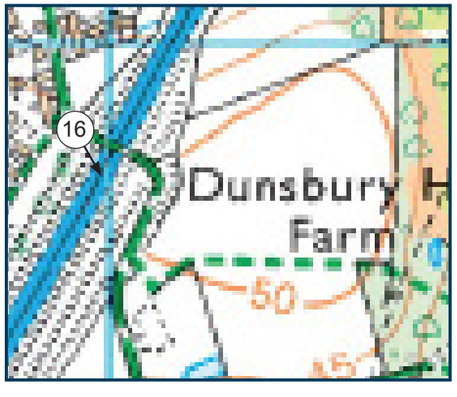
**Seasonal visibility**
Views could open up in winter.

**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

## Figure 24 - Photographic record of baseline conditions: Representative viewpoint 16




**Viewpoint Data:**

- Approximate distance from plot 400: 0.75km

**Description**
View 20 looking south from footbridge over the A3 (M); the route of PRoW linking over the motorway. The site is screened by the heavily wooded edge to the road.

**Detractors**

Road, traffic, bridge structure

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

**Seasonal visibility**
Views unlikely to open up in winter due to multiple layers

**Value**
Value at a community level

**Susceptibility**
Medium - view receptors mostly at leisure and with some interest in their surroundings but already in context of the road and traffic

**View Sensitivity**
Medium sensitivity

## 4.7. Summary of visual receptors

4.7.1. The following table (Figure 25) comprises a summary of the previous sections setting out visual receptors where they are likely to be adversely affected by the proposed development and are of medium sensitivity and greater. These are the particular visual receptors which will be considered further in the appraisal of effects, Volume 2. Bold outlines group together similar views as described above.

## Figure 25 - Summary of Visual Receptor Sensitivity

| Viewpoint Reference Number | Reference Name | Type of Visual Receptor | Distance to centre of site (plot 400) | Value | Susceptibility | Sensitivity |
|---|---|---|---|---|---|---|
| 1 | Layby off of B2150 | drivers resting | 750m | community | medium | low / medium |
| 4 | Edge of Leigh Park | drivers, cyclists, pedestrians | 500m | community | medium | low / medium |
| 7 | Edge of Leigh Park | drivers, cyclists, pedestrians | 250m | community | medium | low / medium |
| 8 | Edge of Leigh Park | drivers, cyclists, pedestrians | 400m | community | medium | low / medium |
| 6 | Park Lane PRoW 108/123/2-4 | cyclists, pedestrians | 10m | community | high | medium / high |
| 9 | Park Lane PRoW 108/123/2-4 | cyclists, pedestrians | 9m | community | high | medium / high |
| 10 | Park Lane PRoW 108/123/2-4 | cyclists, pedestrians | 5m | community | high | medium / high |
| 11 | Park Lane PRoW 108/123/2-4 | cyclists, pedestrians | 5m | community | high | medium / high |
| 12 | Park Lane PRoW 108/123/2-4 | cyclists, pedestrians | 200m | community | high | medium / high |
| 13 | PRoW 108/120/1 | pedestrians | 10m | community | high | medium / high |
| 14 | PRoW 108/120/1 | pedestrians | 500m | community | high | medium / high |
| 15 | PRoW 108/120/1 | pedestrians | 500m | community | high | medium / high |
| 16 | PRoW 108/123/2 road bridge over A3 | cyclists, pedestrians | 750m | community | medium | medium |

# 5. Summary of key design drivers, constraints and opportunities

5.1. The key sensitivities, constraints and opportunities are summarised below:

- Natural undulating landform of plot 600 which reflects the local character
- Existing mature trees and hedgerows, mostly along Park Lane and north of plots 400 and 600
- Historic routes of the 2 public rights of way
- Sense of rurality and relative tranquillity of the 2 public rights of way
- Views from the 2 public rights of way

5.2. The hard and soft landscape proposals will be developed to reflect local character and respond to recommendations for ecological enhancements ensuring that the development's sensitive integration into its setting is maximised and the route of the Park Lane public right of way is protected. This will include working with the arboriculturist and ecologist to protect trees, habitats and wildlife to maximise habitat gains and connections and ecological enhancements, while avoiding any ecological harm. In respect of landscaping the proposals will be indicative as this is a matter proposed to be reserved.

5.3. Levels will be developed with the architects and engineers to ensure compliance with Building Regs Part M, operational requirements and co-ordination with drainage proposals and minimise impacts on natural landform towards the edges of site 600.

# 6. References

- Hampshire County Integrated Character Assessment (2010)
- 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. Scope and methodology of study

### 1.1. Scoping of the study

1.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals. The landscape character of the wider area, as described in published landscape character assessments carried out at local level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. On site verification of visibility was undertaken to establish what is visible in the surrounding area from eye level within the site. The ZTV and site assessment of visibility are checked during fieldwork from publically accessible viewpoints within the study area. The areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

### 1.2. Methodology Guidance

1.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

### 1.3. Desktop research

1.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the submitted proposals.

### 1.4. Method statements

1.4.1. The photographs used in this evidence were taken in summer, meaning that vegetation was with leaf cover, therefore not able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted. The ZTV was created in QGIS software by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. On site assessment of views possible from eye level within the site further informed the potential visibility. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.

1.4.2. It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints. It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested on site and in the field to check the reality of the situation.

## 2. Evaluation criteria for Landscape Sensitivity

### 2.1. Reporting on the landscape baseline

2.1.1. The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

### 2.2. Landscape receptors

2.2.1. The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

### 2.3. Sensitivity of landscape receptor

2.3.1. In assessing landscape sensitivity, landscape value is the 'inherent' component relating to the existing situation, whereas the susceptibility is 'development specific'. The sensitivity of the landscape or feature of the landscape as a receptor is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

#### 2.3.2. Determining value of landscape receptor

**2.3.2.1. Context**

When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features, elements, characteristics, qualities, but also their relationship with, and the role they play within, the site's context. The basis for judgements should be linked back to evidence from the baseline study.

NPPF para. 174 refers to valued landscapes but does not define the meaning of such. It states that policies and decisions should protect and enhance such 'in a manner commensurate with their statutory status or identified quality in the development plan' or by 'recognising the intrinsic character and beauty of the countryside', that latter being a reference to non-designated landscapes.

**2.3.2.2. Designated and non-designated landscapes**

Designations can be used to assist the interpretation of the value to be attributed to different receptors, but it is acknowledged in GLVIA3 (5.4) that in-depth study may find the landscape value of a specific area is different to that suggested by a wider formal designation.

A lack of designation or LPA guidance on value does not, however, indicate a lack of value as noted in GLVIA3 (5.26). In these cases, reference should be made to the GLVIA Table 5.1, LI Technical Guidance Note (TGN 2/21), NPPF and other guidance sources. The TGN suggests factors to be considered in the identification of value; these are not exhaustive and may not all be relevant to the study. Community consultation, where practical, may also add depth in determining what people value about their local landscapes.

A range of factors is identified in the TGN; the following table setting out the factors to be considered is based on this (where text is in bold this indicates that the phrase is taken directly from the TGN).

| Factor | Definition *(and examples where more clarity is useful)* |
|---|---|
| **Natural heritage** | **Landscape with clear evidence of ecological, geological, geomorphological, or physiographic interest which contributes positively to the landscape** |
| **Cultural heritage** | **Landscape with clear evidence of archaeological, historical, or cultural interest which contributes positively to the landscape;** landscape that contributes to setting of heritage assets or shows demonstrable or perceptible time depth. |
| **Landscape condition** | **Landscape which is in a good physical state both with regard to individual elements and overall landscape structure** (previously referred to as quality); this may include the extent to which the wider landscape character is represented, the intactness of the landscape and the condition of individual elements (N.B. management inappropriate to the landscape (over management or lack of management) should not be a reason to influence a judgement as this is a retrievable issue or may be appropriate in its wider landscape setting). |
| **Associations** | **Landscape which is connected with notable people, events and the arts** |
| **Distinctiveness** | **Landscape that has a strong sense of identity:** distinctive features characteristic of a particular place, rare or unusual features, especially those that help to confer a strong sense of place or identity; landscape which makes an important contribution to the character or identity of a settlement, including gateways and approaches that provide sense of arrival and contribute to settlement character. |
| **Recreational** | **Landscape offering recreational opportunities where experience of landscape is important:** including open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature; areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration; presence of town and village greens; other physical evidence of recreational use where experience of landscape is important; landscape that forms part of a view that is important to the enjoyment of a recreational activity. |
| **Perceptual (scenic)** | **Landscape that appeals to the senses, primarily the visual sense:** Distinctive features such as dramatic or striking landform or harmonious combinations of land cover; strong aesthetic qualities such as scale, form, colour, and texture; presence of natural lines in the landscape; visual diversity or contrasts which contribute to appreciation; memorable/ distinctive views and landmarks, or landscape which contributes to such. |
| **Perceptual (wildness and tranquillity)** | **Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies:** High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, presence of wildlife / birdsong and relative peace and quiet; presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts); sense of particular remoteness, seclusion or openness; dark skies |
| **Functional** | **Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape:** such as natural hydrological systems, pollinator rich meadows, features forming parts of multifunctional green infrastructure networks, providing ecosystem services, and landscape with strong links or acting as settings to adjacent designated landscapes or are important to the appreciation of such. |

#### 2.3.2.3. Overall judgement of value

Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the landscape receptor using the range of values below, in terms of relative importance with examples:

| Value | Description | Examples |
|---|---|---|
| **International** | Landscape designated as of international importance; setting of these should also be considered where contributes to special qualities | World Heritage Sites<br>Special Areas of Conservation (SAC)<br>Special Protection Areas (SPA) |
| **National (incl. regional)** | Landscape designated as of national importance for beauty or for recreational opportunities; setting of these should also be considered where contributes to special qualities | National Park / National Landscape<br>SSSI<br>Suitable Alternative Natural Green Space (SANG; forming SPA and SAC buffers)<br>HE Register of Parks and Gardens<br>Scheduled monuments<br>Grade I and Grade II* listed buildings<br>National recreational routes or area |
| **Local Authority** | | Local landscape designation<br>Open Access or Common Land<br>Land value identified in Local or Neighbourhood Plan or other supplementary evidence bases<br>SINC / Conservation Areas<br>Grade II listed buildings<br>Local Wildlife sites<br>Local recreational route or area |
| **Community** | Landscape with no formal designation but having perceived value to local communities, on basis of factors that elevate it above an 'ordinary' landscape | |
| **Low** | Ordinary landscape with no designations or identified value. Areas in poor condition or altered by intrusive man-made structures. | |

#### 2.3.2.4. Determining the landscape receptor's susceptibility to type of change

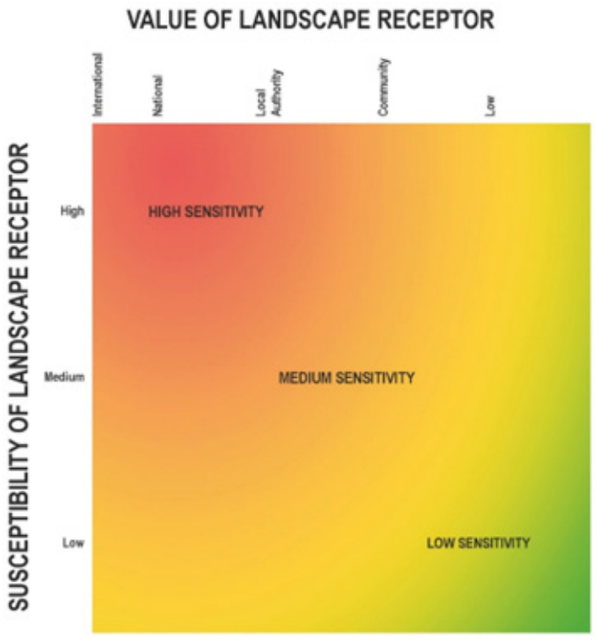
Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or incompatibility with landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

| Judgement | Guidance |
|---|---|
| **HIGH susceptibility to change** | High susceptibility where key characteristics having no or limited ability to accommodate type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies. |
| **MEDIUM susceptibility to change** | Medium susceptibility where the characteristics of the site have some ability to accommodate the proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible to landscape planning policies and strategies. |
| **LOW susceptibility to change** | Low susceptibility where generally characteristics are able to accommodate proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies. |

#### 2.3.2.5. Determining the resultant level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.




Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity and the terminology high / medium and medium / low may be used or the judgement may be decided on balance.

# 3. Evaluation criteria for Visual Sensitivity

## 3.1. Sensitivity of the visual receptor

3.1.1. The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value attached to a particular view with judgements on the susceptibility of the visual receptor to type of change or type of development proposed.

### 3.1.2. Determining value of the view

3.1.3. This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the visual receptor using the range of values below, in terms of relative importance with examples:

| Value | Description |
|---|---|
| **International** | View from internationally known viewpoint.<br>View associated with landscape designated to be of international importance<br>View promoted in maps and tourist literature with international importance or linked with internationally important visitor attraction<br>View having internationally important cultural associations |
| **National (incl. regional)** | View from nationally known viewpoint.<br>View within landscape designated to be of national importance for beauty or for recreational opportunities.<br>View promoted in maps and tourist literature with national importance or linked with nationally important visitor attraction.<br>View having nationally important cultural associations |
| **Local Authority** | View from locally known viewpoint or within locally designated landscape.<br>View identified in planning policy or supplementary evidence base (NDP, VDS, CAA etc).<br>View linked with locally important visitor attraction experience.<br>View having locally important cultural associations. |
| **Community** | View within landscape without formal designation but having acknowledged value to local communities (eg. mentioned in VDS or NP). |
| **Low** | View within landscape without formal designation, not linked to visitor attractions and with no cultural associations. |

### 3.1.4. Determining the visual receptor's susceptibility to type of change

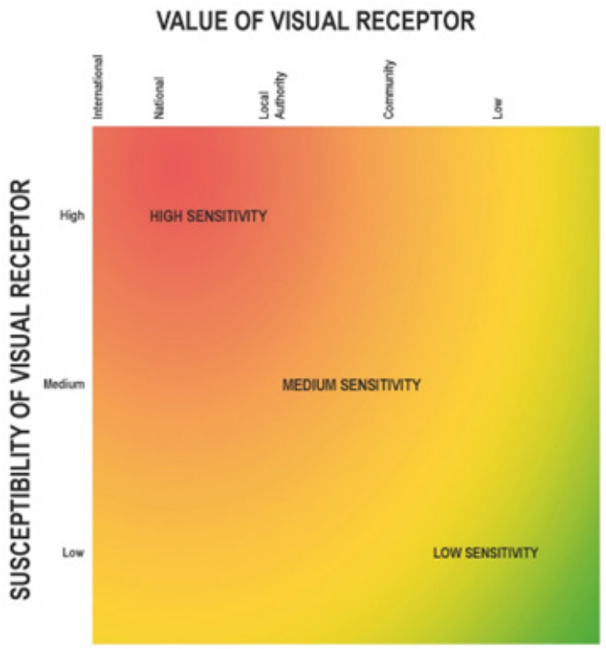
Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

| Judgement | Guidance |
|---|---|
| **HIGH susceptibility to change** | Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area |
| **MEDIUM susceptibility to change** | Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened. |
| **LOW susceptibility to change** | Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings |

### 3.1.5. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



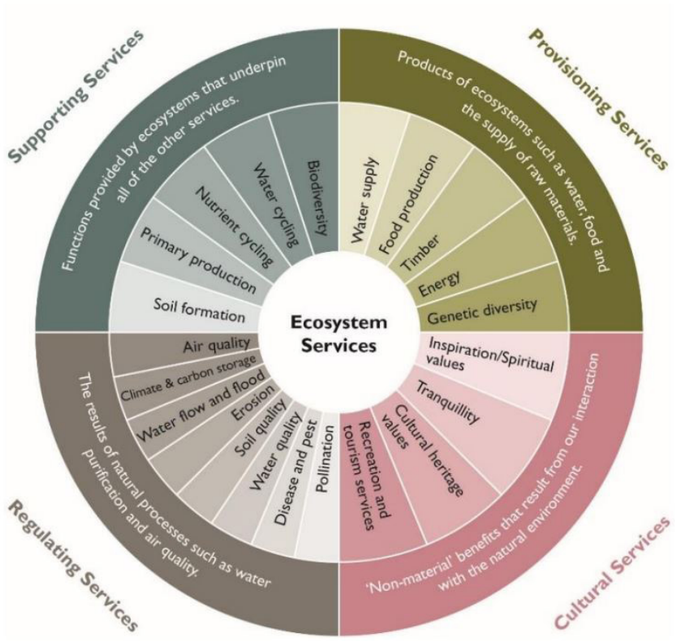

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

## 3.2. Photographs

3.2.1. Photographs were taken using a Nikon D5300 digital SLR camera at a 35mm focal length using a 18-55mm variable zoom lens set at a focal length of 35mm which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

# 4. Glossary of key terms

- Ecosystem services: Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: 'The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.' Ecosystem services are the result of the interaction of human and natural systems, including the way that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).




Ecosystem Services wheel, courtesy of South Downs National Park Authority

- Landscape character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- Landscape character area: Geographically identifiable areas of landscape that have their own individual sense of place.

- Landscape character type: Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- National Landscape: Areas designated as a National Landscape (formally Area of Outstanding Natural Beauty (AONB))
- Time depth:  The visible evidence in the landscape for change and continuity over periods.
- Tranquillity:  A sense of a lack of disturbance from either visual or noise intrusion.

# Appendix 2: Landscape Baseline Table

(Most relevant shaded green, most detailed shaded orange; other columns include only comments not included in the green – most relevant - column)

| | National<br><br>**NCA** 128 South Hampshire Lowlands | County<br><br>Hampshire County Integrated Character Assessment LCA 2F Forest of Bere East; LCT Lowland mosaic medium scale | District / Borough<br><br>Havant Borough Townscape, Landscape and Seascape Character Assessment (2007);<br>LCA 11 A3 (M) Eastern Corridor | terra firma observations (most detailed characteristics) |
|---|---|---|---|---|
| **Geology / topography / soils** | Low-lying, undulating plain abutting the chalk downs to the north and the coastal plain and Southampton Water to the south. Soils over much of the area are heavy and clayey with localised pockets of more freely draining soils on higher land | Low lying with shallow undulations, predominantly south sloping | Overall undulating landscape with areas of contrasting landform including smooth shallow slopes | The site lies south of the South Downs ridge in an undulating landscape falling gently southwards.<br><br>Plot 100 appears largely flat but falling gently in one plane from north to south over a total of approximately 1.5 m. The channel of the restored Hermitage Stream lies to the south-west and the attenuation basin to the west.<br><br>Plot 400 is made up of undulating spoil deposits with steep banks falling from 41.5m 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.<br><br>Plot 600 falls gently from north to south over a total of approximately 9 m and gently undulating from the centre to the west an more steeply to the east following the natural landform which reflects the wider landscape. |
| **Hydrology** | | | Water courses include small streams and ditches with main tributaries aligning NW to SE with the Hermitage Stream the most dominant | Hermitage Stream runs south of plot 100 with a naturalised section running beneath the road bridge and turning south which was constructed as part of the installation of road infrastructure for the park. An attenuation basin lies west of plot 100 fed by open swales running parallel with Fitzwygram Way.<br><br>A small stream runs north south within woodland a few hundred metres from the eastern edge of plot 600. |
| **Vegetation and biodiversity** | Well-wooded farmed landscape | High proportion of woodland, some remnant heath | Woodlands and thick hedgerows; grassland, some arable farming.<br><br>Maintain, manage and increase areas of tree and shrub planting adjacent to the A3 (M) to enhance existing adjacent wooded character of this LCA<br><br>New woodland planting should not erode the pockets of small fields which contribute to the semi enclosed character of this area | Plot 600 is currently grassland with broadleaf woodland to the east and a tree belt / hedgerow along the northern boundary and western edge (route of Park Lane).<br><br>Plot 400 comprises made up ground and spoil heaps with regenerating vegetation. The western edge is formed of trees and hedgerow and the eastern side by the wooded corridor of Park Lane.<br><br>Plot 100 is bare earth with the naturalised attenuation pond to the west and ancient woodland to the south.<br><br>A tree survey has been carried out - SUMMARY |
| **Pattern of landscape and settlement** | | | Matrix of small and medium fields and woodlands; | 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).<br><br>The straight routes of the Park Lane PRoW and the east offshoot running along the north edge of plot 600 are historic routes in existence since at least the early 19th century. |

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| **Access and recreation** | | | A bridleway to the north provides a link for the north of Havant with Waterlooville to the west. Both links have been provided with bridges to cross the A3 (M). Severance of the footpath adjacent to the Hermitage Stream across to Waterlooville probably occurred when the A3 (M) was built | Bells Copse to north-east is open access woodland. Park Lane PRoW bisects the wider site area running between plot 400 and plot 600. A branch eastwards off of Park Lane forms the northern edge of plot 600 linking to Bells Copse and Havant Thicket Reservoir area the future public access area due to open 2031. To the south of plot 100 there are footpaths within woodland, not accessible from the site. |
| **Perceptual qualities** | Fragmented by major transport links, including the M3 to London and the M27 to Portsmouth which cross the NCA | | Neville Park and Bushy Lease (south of Dunsbury Park) pre-1810 assarted woodland;<br><br>Levels of tranquility are degraded by the noise from the adjacent A3 (M), although to the north the A3 (M) is mainly in cutting and therefore is not visible from adjacent areas. The overhead power lines are a visible intrusion throughout this LCA<br><br>Pockets of enclosure set within the wooded valleys contrasting with the open elevated areas where long views can be appreciated. Short enclosed views contained by woodland and hedgerows. Some long views from elevated areas across the built environment of Havant to the South Downs beyond.<br><br>Dominant large scale buildings sited on elevated ridges, with large car parks creating open spaces with non-wooded character | 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 tranquility.<br><br>The setting of the Park Lane PRoW and the footpath heading east is contained by trees and hedges with few gaps and has a sense of rurality.<br><br>Plot 600 to the east of Park Lane has a more rural feel and greater sense of tranquility created by the natural grassland and being surrounded by trees.<br><br>From the higher ground in plot 600 and plot 400 there are glimpsed views towards the Solent through occasional gaps in middle ground trees. |