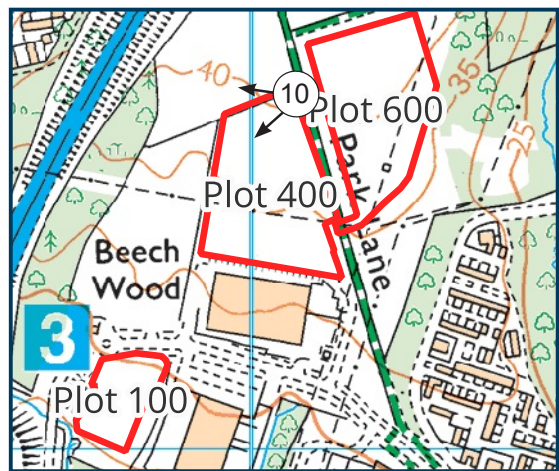


Figure 9 - Photographic record of baseline conditions: Representative viewpoint 10



Viewpoint Data:

- Approximate distance from plot 100: 0.4km

Description

View 10 looking south-west from Park Lane. Plot 100 out of view beyond buildings.

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

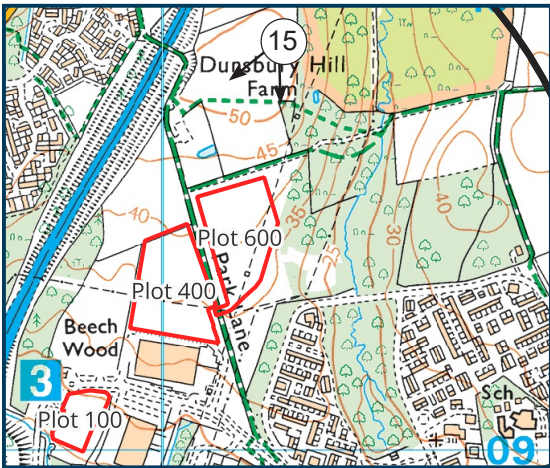
Magnitude of effect:

Low adverse to nil - the proposed building would be screened by intervening existing buildings on Dunsbury Park.

6.6. Views from Park Lane PRoW 108/123/2-2 (viewpoint 10)

- 6.6.1. This view represents those available from Park Lane PRoW. 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 plot are limited to glimpses through gaps, filtered views through vegetation, and potential views over the vegetation.
- 6.6.2. From this vantagepoint on Park Lane to the north of plot 100, existing buildings on Dunsbury Park would restrict views to the proposed illustrative development on plot 100. Although there may be glimpses to the proposed building, these would be limited, and seen in the context of the surrounding buildings and infrastructure already visible from this location.
- 6.6.3. A low adverse to nil magnitude of effect, combined with a medium to high sensitivity would result in a moderate/minor adverse to neutral visual effect.

Figure 10 - Photographic record of baseline conditions: Representative viewpoint 15



Viewpoint Data:

- Approximate distance from plot 100: 0.9km

Description

View 15 looking south / south-west from open field north of Dunsbury Park which is used informally by walkers. Existing white buildings at Dunsbury Park are visible. Plot 100 likely to be screened by existing buildings.

Detractors

Pylons

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

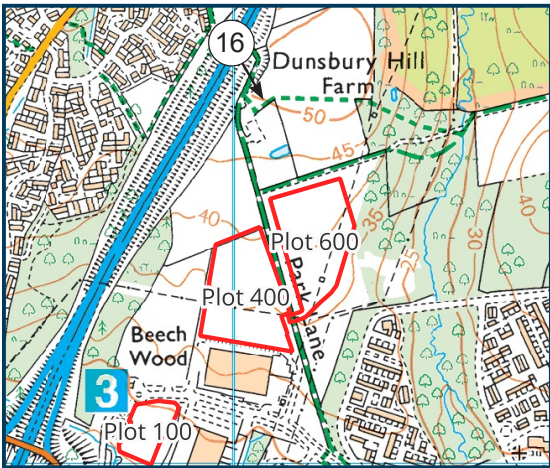
Magnitude of effect:

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

6.7. View from informal paths, north of local footpath 108/120/1 (viewpoint 15)

- 6.7.1. This view represents those available from informal paths crossing a field to the north of public footpath 108/120/1, to the north of Dunsbury Park. Possible views to plot 100, gained between existing buildings at Dunsbury Park, are screened by mature trees and vegetation in this view.
- 6.7.2. The proposed illustrative building on plot 100 would be located to the south (rear) of existing industrial buildings in the view, and likely screened by intervening vegetation during summer months. There may be possible views to a small part of the proposed building during winter months. Any possible views to the new building would be seen in the context of existing buildings at Dunsbury Park, and set amongst a strong framework of mature vegetation. A nil to low adverse magnitude of effect would vary between seasons.
- 6.7.3. Combined with medium / high sensitivity for this view the visual effect would be moderate/minor adverse at worst, with a neutral effect during summer months.

Figure 11 - Photographic record of baseline conditions: Representative viewpoint 16



Viewpoint Data:

- Approximate distance from plot 400: 775m

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

Magnitude of effect:

Nil - as view to proposed building would be screened by multiple layers of mature vegetation.

6.8. View from footbridge over A3(M) (viewpoint 16)

- 6.8.1. This view represents those available from Park Lane (PRow), on the footbridge crossing the A3(M).
- 6.8.2. View receptors would be pedestrians using the footpath for dog walking and running. Views are considered to have a community level and a medium susceptibility, where receptors have some interest in their surroundings but within the context of the road and traffic. This view is assigned a medium sensitivity.
- 6.8.3. Mature vegetation on road embankments provide dense screening and there would be no views to the proposed building on plot 100, when viewed from the footbridge. A nil magnitude combined with a medium sensitivity would result in a neutral visual effect from viewpoint 16.

Figure 12 - Summary of Visual Receptor Effects

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Sensitivity (shaded if considered significant as per methodology)	Factors influencing 'magnitude and 'significance' of visual effect	Magnitude of effect (shaded if considered significant as per methodology)	Visual effects (shaded if considered significant as per methodology)	Mitigation	Residual effects (shaded if considered significant as per methodology)
1	Layby off of B2150	drivers resting	250m	low / medium	The proposed building would be largely screened, set at a lower level than the viewpoint with intervening dense vegetation.	Nil to low adverse	Minor adverse to neutral	New trees to left	Same
2	Fitzwygram Way	drivers cyclists pedestrians	50m	low	Views to the proposed building would be seen in the context of the surrounding business park, including adjoining large scale buildings and associated highways signage, lighting, parking barriers, pylons, security fencing, and traffic.	Medium adverse	Moderate/minor adverse	New trees and hedgerow on western boundary, climbers on fencing and shrub mix to southwest	Same
3	Fitzwygram Way	drivers cyclists pedestrians	adjacent	low		Medium adverse	Moderate/minor adverse		
5	Fitzwygram Way	drivers cyclists pedestrians	0.5km	low		Nil	Neutral	N/a	Same
4	Edge of Leigh Park	drivers, cyclists, pedestrians	0.5km	low / medium	Proposed building on plot 100 would be screened by intervening mature vegetation and an existing building on Dunsbury Park.	Nil	Neutral	N/a	Same
10	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	0.4km	medium / high	Existing buildings on Dunsbury Park would restrict views to the proposed development on plot 100. Any glimpses to the proposed building would be limited, and seen in the context of the surrounding buildings and infrastructure already visible from this location.	Nil to low adverse	Moderate/minor adverse to neutral	N/a	Same
15	Informal paths in field north of PRoW 108/120/1	pedestrians	0.9km	medium / high	Any possible views to the new building would be seen in the context of existing buildings at Dunsbury Park, set amongst a strong framework of mature vegetation.	Nil to low adverse	Moderate/minor adverse to neutral	N/a	Same
16	PRoW 108/123/2 road bridge over A3	cyclists, pedestrians	775m	medium	Mature vegetation on road embankments provide multiple layers of dense screening.	Nil	Neutral	N/a	Same

7. Summary of visual effects

- 7.1. The above table (Figure 8) 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 include viewpoint reference numbers 4 - 14 and 16.
- 7.2. The proposed development would result in localised moderate adverse to neutral effects on views from informal footpaths to the north, both due to their relatively greater sensitivity and seasonal variation. 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. The proposed development would result in moderate / minor adverse visual effects from a small number of surrounding roads, including those with Dunsbury Park, where the sensitivity of visual receptors is reduced by the existing character of the surrounding business park.

8. Additional mitigation and residual 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

9. Conclusions

- 9.1. This study concludes that the proposed development of plot 100 is likely to result in limited adverse effects on landscape and visual amenity.
- 9.1.1. The woodlands south of plot 100, and mature trees and vegetation to the east 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.
- 9.2. Views from the informal footpaths are of the highest sensitivity within the context of this study. Views towards the proposed building from informal footpaths to the north would be distant and restricted by intervening existing buildings in Dunsbury Park and mature vegetation. There would be similar low adverse effects from a small number of localised roads in the immediate vicinity of the business park, which have a lower sensitivity due to the existing surrounding buildings.
- 9.3. 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 of which we have concluded there are none.

10. 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.