

Plot 100, Dunsbury Park, Portsmouth

Landscape and Visual Evidence and Appraisal

Volume 2 Landscape and Visual Evidence - Plot 1

April 2026



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Appendix 1: LVE Methodology

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1. Introduction

1.1. Appointment

1.1.1. The terra firma Consultancy was appointed in April 2025 to provide landscape architectural services to accompany the outline planning application for the proposed development of Plot 100, Dunsbury Park, Havant. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVA) which, in light of the client brief, comprises:

- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials and minimises and mitigates harm.

1.1.2. terra firma previously worked at Dunsbury, firstly producing landscape plans for the road infrastructure and Hermitage Stream enhancements, and later producing a Visual Framework document for Park Lane, and working with the ecologist to produce a Landscape Open Space and Ecology Strategy.

1.1.3. All commitments within this report are applicable to Plot 1 only. While the subject of this report discusses other plots within the Dunsbury site, any commitments applicable to other plots will be confirmed through future planning applications relevant to each plot. For the purposes of the planning process the above work is presented in two volumes:

- **Volume 1 Landscape and Visual Evidence** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
- **Volume 2 Landscape and Visual Appraisal** will comprise the assessment / appraisal section of the final landscape report which will be completed once the final design is confirmed and will be an impartial assessment of the landscape and visual effects of the final proposals.

1.2. Report structure

1.2.1. Volume 2 is set out as below:

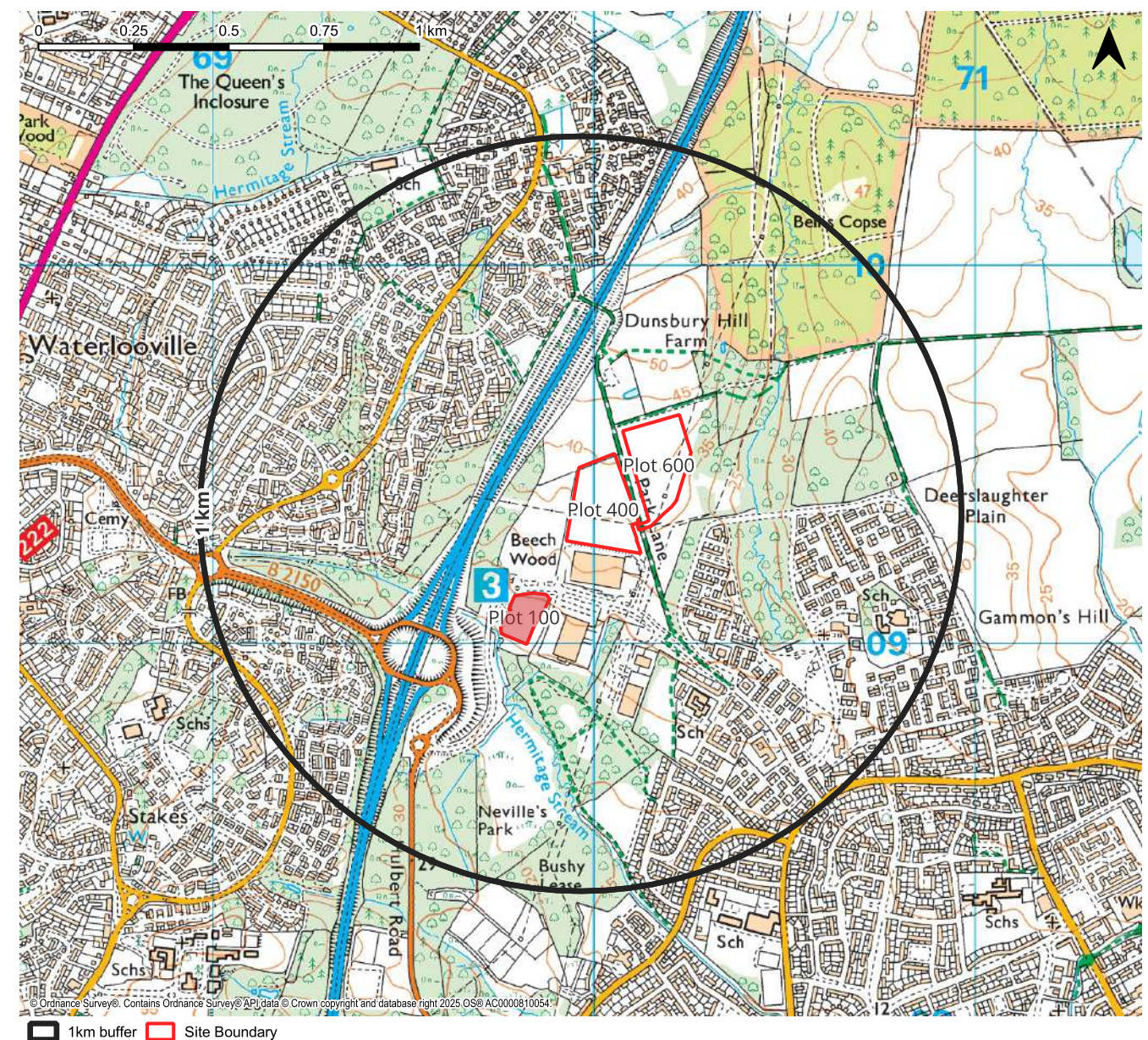
- Introduction; report structure; project brief;
- Design evolution
- Proposed illustrative development
- Appraisal of landscape effects;
- Additional mitigation and residual landscape effects;
- Appraisal of visual effects;
- Additional mitigation and residual visual effects;
- Conclusions
- References
- Appendix 1: LVIA methodology

1.3. Project brief

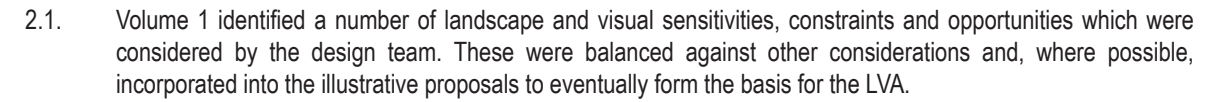
1.3.1. The brief for the design team is to produce an outline planning application for the development comprising an industrial building with associated delivery yard and car parking. The brief for landscape architectural input is to advise on landscape mitigation measures and set out likely landscape and visual effects.

1.3.2. The proposed development relates to plot 100, as illustrated in Figure 1.

Figure 1 - Site location



2. Design evolution



3.1. Figure 2 shows the proposed illustrative layout and planting proposals for plot 100 which is being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

3.2.1. Proposals for planting have been developed in consultation with the team's ecologist to maximise biodiversity value and the following soft landscape recommendations have been incorporated:

- 3.2.2. The proposed planting is largely of native species, including native trees, shrubs, groundcover, climbers, hedgerow species and wildflower meadow planting, with additional ornamental shrubs and herbaceous species with wildlife value. This planting contributes to biodiversity net gain and the naturalistic character integrates well with the surrounding landscape.

3.3.1. Site security is provided by 2.4m high weldmesh fencing to the delivery yard and rear of the proposed building. A 1.2m high post and wire fence follows the remainder of the outer perimeter.

4. Appraisal of landscape effects

- 4.1. Landscape receptors and their sensitivities are set out in Volume 1. Landscape 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 landscape effect (size or scale, 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.

4.2. Topography

- 4.2.1. Plot 100 is a man-made plateau which appears largely flat, but falling gradually 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.
- 4.2.2. The man-made landform of the site is of low value. 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.
- 4.2.3. Although the proposed illustrative building, delivery yard and parking within the site will require a degree of levelling out to create building platforms and paved areas, the changes proposed to topography would result in a nil magnitude of effect. Combined with a low sensitivity, the overall landscape effect on topography would be neutral.

4.3. Vegetation

- 4.3.1. In landscape terms the woodlands south of plot 100 which are key characteristics of the wider landscape are judged to be of local authority value.
- 4.3.2. The susceptibility of the vegetation adjoining the site to the south and east, to the type of development proposed is high due to the likely need for creating level platforms for the large buildings and service areas. Combining the local authority value and the high susceptibility, the vegetation to the south of the site has a high sensitivity.
- 4.3.3. Vegetation associated with plot 100 is located on or beyond the eastern and southern boundaries of the site. A number of high value oak trees and associated root protection areas lie beyond the eastern and southern site boundaries and will therefore be unaffected by the proposed development. As stated in the Tyler Grange Preliminary Arboricultural Impact Assessment, dated September 2025, *'No tree removals are required to facilitate the proposed development. Suitable buffers are provided between the development and the boundary trees to safeguard their long-term retention.'* This would result in an initial nil magnitude of effect. Combined with a high sensitivity, the overall landscape effect on vegetation would be neutral in the short term. Proposed native tree, shrub and hedgerow planting along with native climbers and wildflower meadow planting would provide beneficial effects, with a resultant minor beneficial effect in the long term.

4.4. Pattern of landscape and settlement

- 4.4.1. The straight routes of the Park Lane PRoW and the east offshoot running along the north edge of plot 600 are historic routes in existed 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. The value of the pattern of PRoWs is judged to be of community value.
- 4.4.2. However, Park Lane PRoW does not adjoin Plot 100, and the susceptibility of the landscape pattern of PRoWs to the type of development proposed is low. Combining the community value and the low susceptibility, the pattern of the PRoWs has a medium/low sensitivity.
- 4.5. The proposed illustrative layout would not affect the alignment of the PRoW and would result in nil magnitude of effect. Combined with a medium/low sensitivity, the overall landscape effect on landscape pattern would be neutral.

4.6. Access and recreation

- 4.6.1. The value of the site's public access is related to the public footpath - Park Lane (PRoW 108/123/2-4), which lies over 250m to the east, with intervening industrial buildings. For this reason it is not considered that the route or amenity of the PRoW will be affected by the proposed development, and it is not considered further in this assessment.

4.7. Perceptual qualities

- 4.7.1. The site has an urban / industrial character with surrounding large buildings, road, car parks, security fencing, lighting, noise from the A3 and power lines / pylons and little sense of tranquillity. Although the woodland to the south of the site has a higher perceptual value with greater rurality and tranquillity, and less urban influence, the site is considered to be of low value.
- 4.7.2. The susceptibility to the type of development proposed on the site is low; however the susceptibility of the sense of rurality and tranquillity of the woodland to the south is greater; the proposed change will bring buildings and activities closer. Combining the low value and the medium/low susceptibility, the positive perceptual qualities of the site and immediate surroundings have a medium/low sensitivity.
- 4.7.3. The proposed introduction of buildings, parking and intensified use would result in a medium/low adverse magnitude of effect. Combined with a medium/low sensitivity, the overall landscape effect on the sense of rurality of the site and its surroundings would be moderate / minor adverse.

5. Summary of landscape effects

- 5.1. The following table (Figure 3) comprises a summary of the effects on landscape receptors likely to be adversely affected by the proposed development.
- 5.2. The vegetation and mature trees to the east of the site and woodland to the south 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 effects.