Dunsbury Park, Portsmouth

Landscape and Visual Evidence and Appraisal

Volume 1 Landscape and Visual Evidence - Plot 6

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terrafirma
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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 land Dunsbury Park, Havant. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVA) which, all 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 6 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 1 is set out as below:

- Introduction; report structure; project brief; site location;
- Policy framework; planning policies; landscape character assessments; planning evidence;
- Landscape elements, qualities, functions and character: description and sensitivities;
- Views: description and sensitivities;
- Summary of emerging key design drivers; constraints and opportunities.
- Appendix 1: Landscape and Visual Evidence methodology
- Appendix 2: Landscape Baseline Table

1.3. Project brief

1.3.1. The brief for the design team is to produce an outline planning application for the development comprising the continued construction of new industrial B2/B8 units with a remaining combined floor area of approximately 42,500 sq. m. (457,500 sq. ft.), including associated site infrastructure works. 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 plots 100, 400, and 600 (including units 600 and 601), as illustrated in Figure 2.

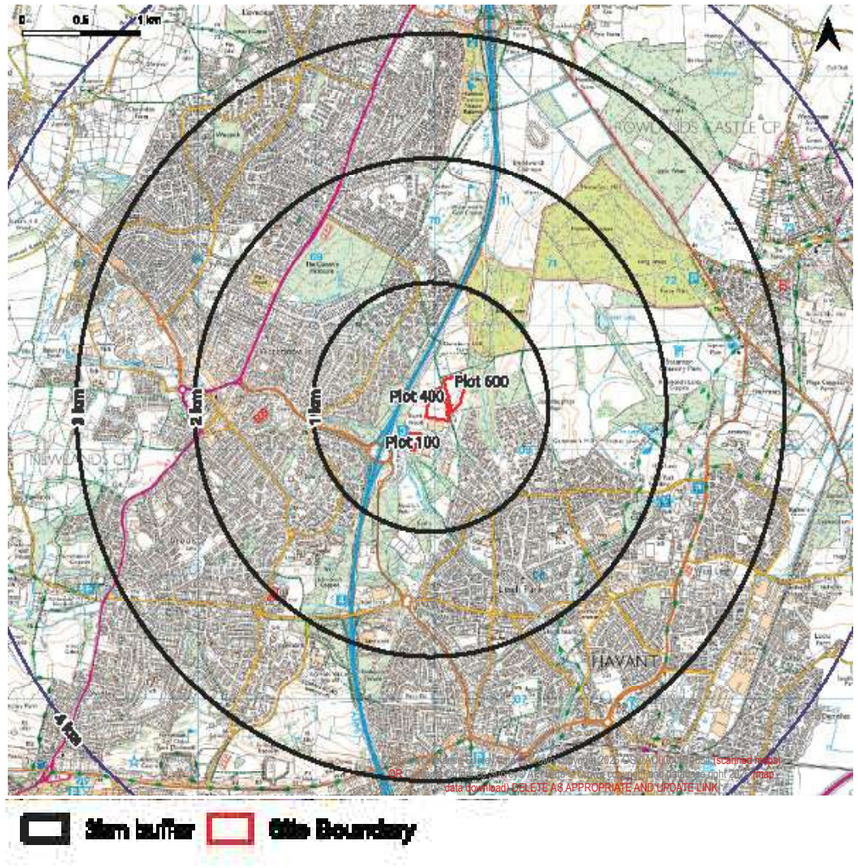
1.4. Site location and scope of study

1.4.1. Dunsbury Park is located between Waterlooville and Leigh Park on the eastern side of the A3 (see Figure 1). Plots 100, 400 and 600 (as shown in Figure 2) are currently undeveloped and it is these plots which are the subject of this outline planning submission.

1.4.2. The geographical scope of the landscape baseline is proposed as an approximate 1 km radius around the site (see Figure 2). Focus is on the area east of the A3 due to the strong physical and visual barrier of the road corridor. The landscape character of the wider area, as described in published landscape character assessments has been reviewed and used as context. A detailed character assessment of the site and its immediate setting forms part of this study.

1.4.3. The geographical scope of the visual study is informed by the previous study and includes a computer-generated zone of theoretical visibility (ZTV) to demonstrate where there are some areas where landform would block views. On site verification of visibility has been undertaken to establish what is visible in the surrounding area from eye level. The ZTV and site assessment of visibility has been checked during fieldwork from publically accessible viewpoints within the study area and

Figure 1 - Site location - wider context



2. Policy and guidance framework

2.4.1. Planning policy of relevance to landscape and visual aspects and the Dunsbury Park area are summarised below, along with commentary as to their implications.

2.4.2. European Landscape Convention (ELC)

- The ELC sets out in the preamble the need for 'Acknowledging that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas'.
- The implication is that it is not just the designated areas, but the whole landscape that has many values and that all of them are formally recognised, but landscape matters to, and is valued by, people and provides a context for people's lives.
- This implication applies to all landscapes everywhere and in any condition – land, inland water, inter-tidal, marine, natural, rural, urban and peri-urban, outstanding, ordinary and degraded.

2.1. National Planning Policy Framework (NPPF)

2.1.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- *'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'*
- *'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'*
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs'*

2.1.2. In paragraph 189 the NPPF states that:

> *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated areas'.*

2.2. South Downs National Park (SDNP)

2.2.1. The site approximately 2km south of the South Downs National Park (SDNP) boundary but with no physical or visual connection to it.

2.3. Havant Borough Core Strategy (2013)

2.3.1. The site is a strategic site allocation, policy CS18. The site is also included in the SHELAA(ED04) and as an allocation in the draft local plan – Building a Better Future Plan - (Allocation 27). The Planning Statement forming part of this application sets out the details of these policies in detail, with landscape-related aspects listed below along with other policies of particular relevance to landscape:

2.3.2. **Policy CS11 Protecting and Enhancing the Special Environment and Heritage** of Havant Borough states planning permission will be granted for development that protects and, where possible, enhances Havant's key landscape, biodiversity, and heritage assets. Proposals near locally designated sites such as SINCs must include appropriate mitigation to safeguard ecological value. Development should prevent habitat fragmentation, support species adaptation to climate change, and integrate land management practices that improve natural features. Partnership working with conservation bodies is encouraged to ensure biodiversity protection and public understanding, particularly near sensitive areas. The applicant's team ecologist will advise on ecology aspects and the interface with landscape.

2.3.3. **Policy CS13 Green Infrastructure** states development will be permitted if it maintains and enhances the green infrastructure network, creates new green spaces where needed, and does not harm its integrity.

2.3.4. **Policy CS18 Strategic Site Delivery** (landscape related):

- The design of the new buildings, particularly their bulk and orientation, will respect and enhance the character of their woodland location outside the built up area
- Park Lane will be enhanced as a leisure route and be provided with a metalled surface for use by cyclists and pedestrians
- Green infrastructure links between Havant Thicket Reservoir and Dunsbury Hill Farm will be enhanced

2.3.5. **Policy DM8 Conservation, Protection and Enhancement of Existing Natural Features** requiring the protection of features such as trees, integrating them into the design and using local landscape materials.

2.3.6. Building a Better Future Plan has a number of policies relating to the protection of existing trees, hedgerows and woodland, BNG of 10 percent minimum, and protection of protected and notable species. Again, the team's ecologist will advise on these aspects. In addition the allocation requirements states there should be landscape buffers to offset development from the public right of way and landscape proposals should be native-led and take into account local distinctiveness and conservation priorities.

2.4. Landscape character assessment

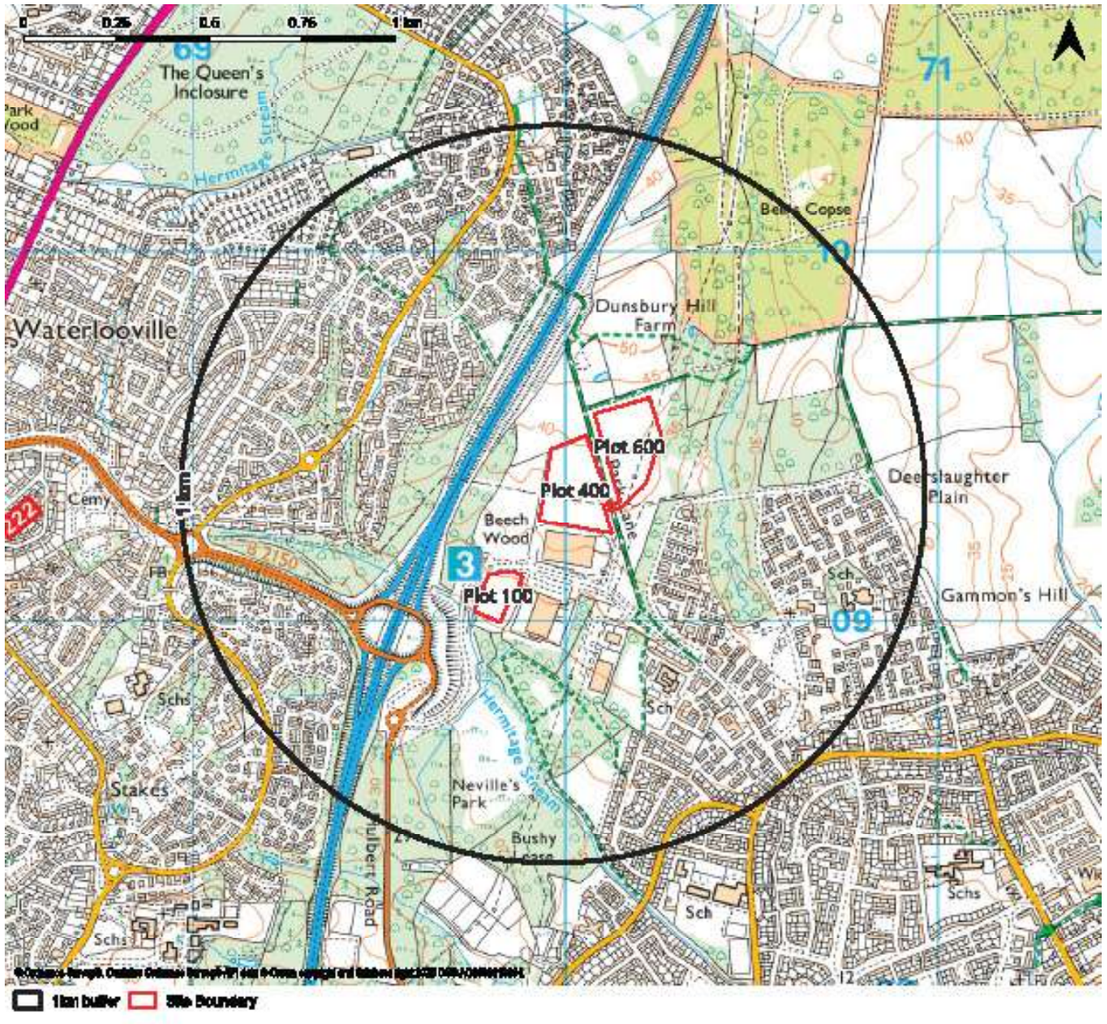
2.4.1. Relevant published landscape character assessments are listed below. These have been reviewed and the relevant key characteristics and guidelines taken into account in section 3 and the table in Appendix 2. The most detailed of these is the Havant Borough study and although it is relatively old it has a good level of detail and identifies valued characteristics as well as detractors and strategies. Therefore we have focussed on this, adding other aspects from the National Character Area (NCA) and Hampshire County, as well as our own observations, where they add to our understanding. The South Downs Landscape Character Assessment is a recent LCA (2020) but has not been considered as the nearest landscape character area is approximately 2km to the north.

- National Character Assessment: NCA 128 South Hampshire Lowlands
- Hampshire County Integrated Character Assessment; LCA Forest of Bere East
- Havant Borough Townscape, Landscape and Seascape Character Assessment (2007); LCA 11 A3 (M) Eastern Corridor

2.5. Summary

2.5.1. The key implications of the above policies, assessments and guidance have been considered further in relation to landscape and visual aspects in the following sections 3-4.

Figure 2 - Site location - detailed context



3. Landscape elements, qualities, functions and character

3.1. Methodology

3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 3 and summarised below. These form the landscape baseline evidence which both informs the development proposals and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established 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.

3.2. General description of existing site and setting (see photos in Figure 3)

3.2.1. Dunsbury Park is a business park with some plots already developed and some vacant plots including plots 100, 400 and 600 (as shown in Figure 2) which are the subject of this outline planning application. The residential area of Waterlooville lies to the west of the site, while the Leigh Park estate lies to the east. Open countryside consisting of blocks of woodland and agricultural fields lie to the north of the site. There is a further area of woodland and agricultural fields to the south of the site, with superstores located further south on Purbrook Way.

3.2.2. The site areas comprises comprises two areas: one to the south of Fitzwygram Way (unit 100) and the other 2 on the east and west sides of Park Lane (unit 400 and units 600 and 601 to the east). The plots are currently vacant and consists of a mix of hardscaped surfaces, greenfield areas, and some existing built structures.

3.2.3. Plot 100 is bounded by woodland to the east and south, with Fitzwygram Way wrapping around the west and north. Plot 400 lies north of an already developed plot with open ground to the north beyond a tree belt. Further built unites line the western edge of plot 400 separated by a line of trees, and the eastern edge is formed by the wooded Park Lane public footpath. Plot 600 lies east of Park Lane and extends north to a public footpath and tree belt which forms its northern boundary. The eastern edge is formed by woodland.

3.2.4. Fitzwygram Way which forms the main access to Dunsbury Park and will serve all the plots under this application, was constructed several years ago to create the framework for the park. It has a strong landscape framework with wide grass verges, avenue trees, pedestrian footpaths and drainage ditches.

Figure 3 - Site photos

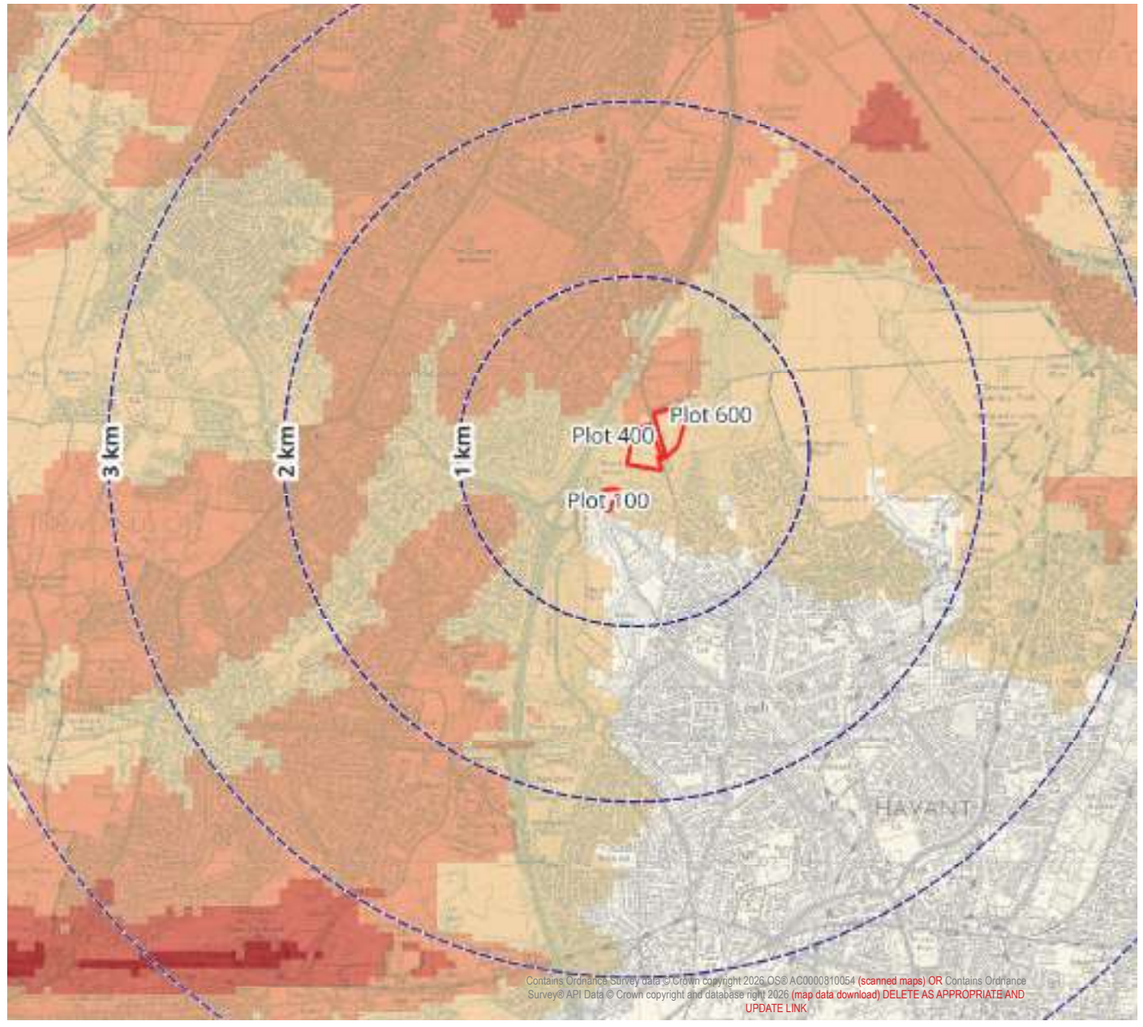
Plot 100, looking south. The site comprises areas of hard-standing, fenced with security fencing.

Looking east along Fitzwygram Way. Plots 400 and 600 lie beyond the building.

Looking north to plot 400 which lies between the white and grey building and the trees to the right. The trees mark the route of Park Lane public right of way. Plot 400 comprises areas of partly vegetated spoil.

View south across plot 600 which is surrounded by tree belts and woodland with the wooded corridor of Park Lane to the right. Housing at the northern edge of Leigh Park is not visible beyond the trees. The site itself is grassland.

Figure 4 - Topography



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 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.

3.3.3. 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.

3.3.4. Plot 600 falls from north to south over a total of approximately 9 m and gently undulating from the centre to the west and more steeply to the eastern edge following the natural landform which reflects the wider landscape.

3.3.5. The value of the natural landform of plot 600 is judged to be of community value, being representative of the local character. The man-made landform of plots 100 and 400 are of low value.

3.3.6. The susceptibility of plot 600's natural landform to the type of development proposed is high, due to the likely need for creating level platforms for the large footprint buildings and service areas, with possible need for extensive retaining walls.

3.3.7. Combining the community value and the high susceptibility, the natural landform of plot 600 has a high/medium sensitivity.

3.4. Hydrology

3.4.1. 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.

3.4.2. A small stream runs north south within woodland a few hundred metres from the eastern edge of plot 600 and is unlikely to be affected. There are no hydrological features within any of the plots which would be affected by the proposed development and 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. Plot 600 is currently unmodified and unmanaged grassland with a single oak tree in the centre, surrounded by bramble scrub. Broadleaf woodland is adjacent to the east and a tree belt / hedgerow along the northern boundary and western edge (route of Park Lane). A Preliminary Ecological Appraisal for plot 600 by Greengage accompanies this report. Several ecological enhancements recommended:

- New hedgerows to favour native species and be species-rich (more than five species) where possible. Where a single species is more appropriate, a single native species such as hazel Corylus avellana beech Fagus sylvatica or hornbeam Carpinus betulus should ideally be favoured.
- Biodiverse green roof and green walls (ground based or facade bound)
- Shrub and tree planting including native berry producing and pollinating species as well as night-scented planting
- Scrub planting to create a buffer / transition from grassland to woodland
- Bat boxes, bird boxes, bee bricks, insect hotels, bee posts
- Wildflower friendly planting

3.5.2. A Preliminary Ecological Appraisal for plots 100 and 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.

3.5.3. Plot 100 is bare earth with the naturalised attenuation pond to the west and ancient woodland to the south.

3.5.4. 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. Tyler Grange have produced tree surveys for plot 100 and plot 600. Plot 100 has seven individual trees all of either high or moderate value, one large high value group, one moderate value group and two low value groups. All these trees were located offsite behind palisade fencing and none will be removed to facilitate the development. The survey for plot 600 identified a mix of trees, groups and hedgerows which range from large individuals providing high arboricultural value to areas of low value young self-seeded trees and scrub. The majority of the trees are located on the peripheries of the site or offsite. Only one low value category C group is located internally at the centre of the site.

3.5.5. 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 plots 400 and 600 which are key characteristics of the wider landscape and important in the setting of the Park Lane PRoW are judged to be of local authority value as are the woodlands south of plot 100 and west of plot 600.

3.5.6. 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.

3.5.7. Combining the local authority value and the high susceptibility, the site's vegetation comprising the mature trees and hedgerows around plots 400 and 600 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 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.

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

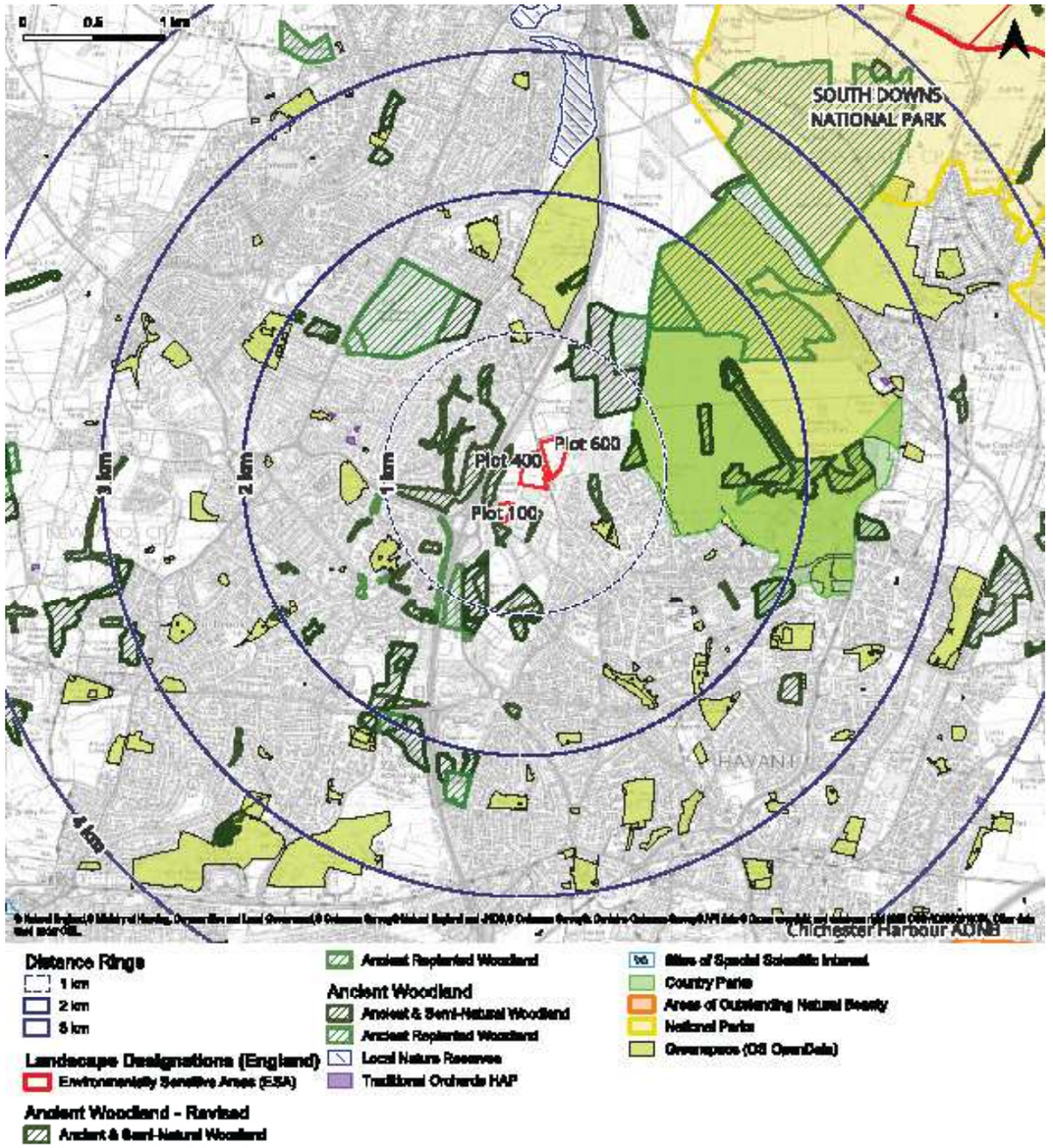
3.6.4. The susceptibility of the landscape pattern of PRoWs to the type of development proposed is medium; routes form the framework and boundaries to the development plots and therefore able to be accommodated.

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 bisects the wider site area running between plot 400 and plot 600. A branch eastwards off of Park Lane forms

Figure 5 - Vegetation and biodiversity



the northern edge of plot 600 linking to Bells Copse and Havant Thicket Reservoir area the future public access area due to open 2031. Bells Copse to north-east is open access woodland which will not be impacted by the proposed development. To the south of plot 100 there are footpaths within woodland, not accessible from the site and which will not be affected by the proposed development.

3.7.2. The value of the site's public access is therefore related to the 2 public footpaths - Park Lane (PRoW 108/123/2-4) and the eastern offshoot (PRoW 108/120/1). They are judged to be of local authority value as local footpaths.

3.7.3. The susceptibility of the public footpath routes to the type of development proposed is high/medium; it is possible to accommodate proposed type of change without affecting the route of the eastern offshoot but the route of Park Lane could be affected. Note that views from the PRoWs will be covered in section 4.

3.7.4. Combining the local authority value and the high/medium susceptibility, on balance the public access routes 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.

3.8.2. 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.

3.8.3. Plot 600 to the east of Park Lane has a more rural feel and greater sense of tranquillity created by the natural grassland and being surrounded by trees.

3.8.4. From the higher ground in plot 600 and plot 400 there are glimpsed views towards the Solent through occasional gaps in middle ground trees.

3.8.5. The value of the perceptual qualities of the site west of Park Lane is low. Park Lane and plot 600 have a higher perceptual value with greater rurality and tranquillity, less urban influence, and therefore judged to be of community value.

3.8.6. The susceptibility to the type of development proposed of the sense of rurality and tranquillity of Park Lane and plot 600 is high; the proposed change of use and introduction of a road link across Park Lane will be difficult to accommodate without undue consequences to the baseline situation.

3.8.7. Combining the community value and the high susceptibility, the positive perceptual qualities of Park Lane and plot 600 have a high/medium sensitivity.

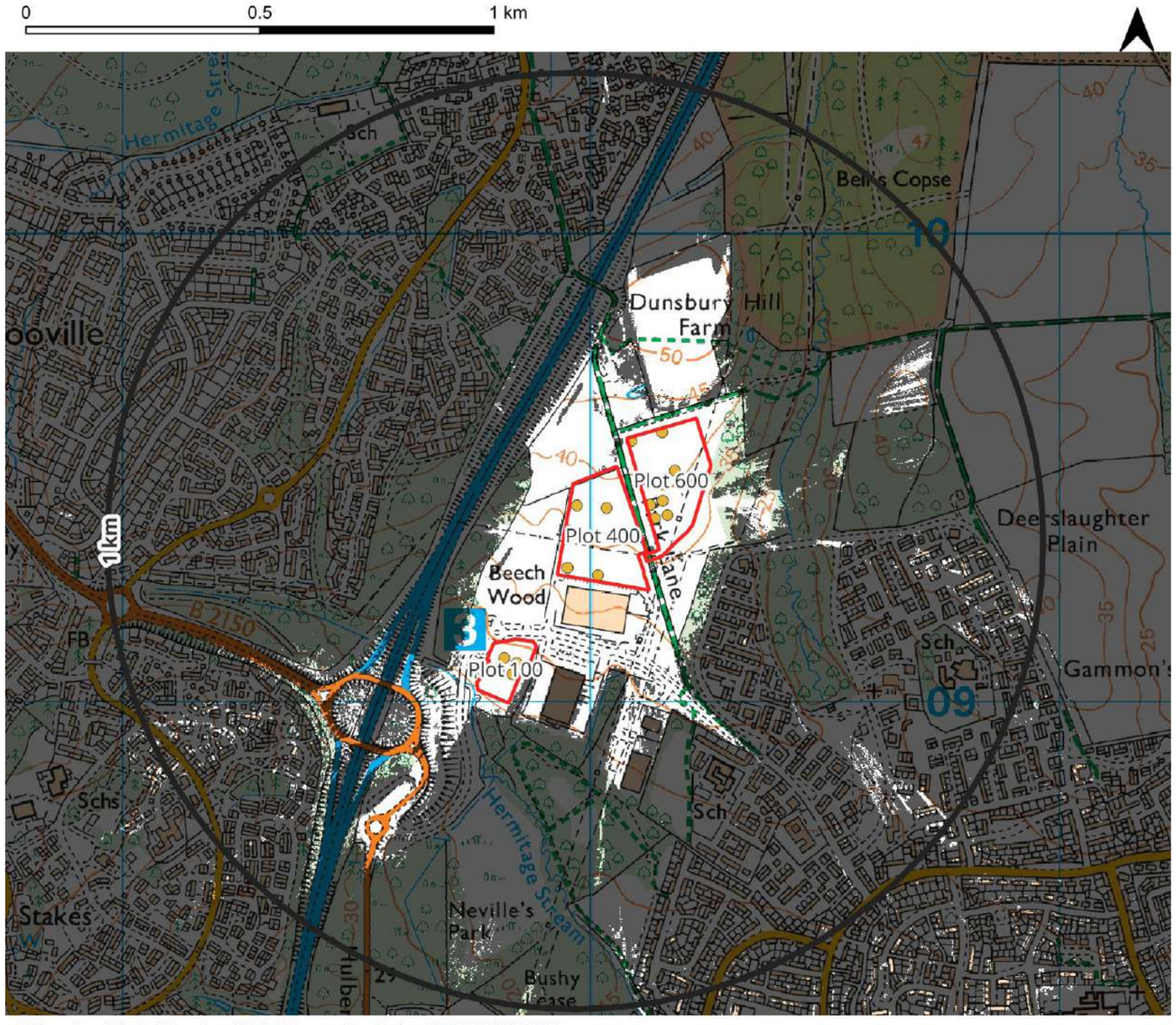
3.9. Summary of landscape receptors

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
Topography (Plot 600's natural landform)	community	high	high / medium
Vegetation (mature oaks and hedges plots 400 and 600)	local authority	high	high
Pattern of landscape and settlement (PRoW routes)	community	medium	medium
Access and recreation (PRoWs)	local authority	high / medium	high / medium
Perceptual qualities (rurality and tranquility of plot 600 and Park Lane)	community	high / medium	high / medium

Figure 7 - Zone of theoretical visibility (ZTV) based on LIDAR data (1km radius from site)



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 map showing the zone of theoretical visibility (ZTV) in Figure 7 is based on LIDAR data which is a 3D representation of land that includes trees, woodland cover and built form. 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.

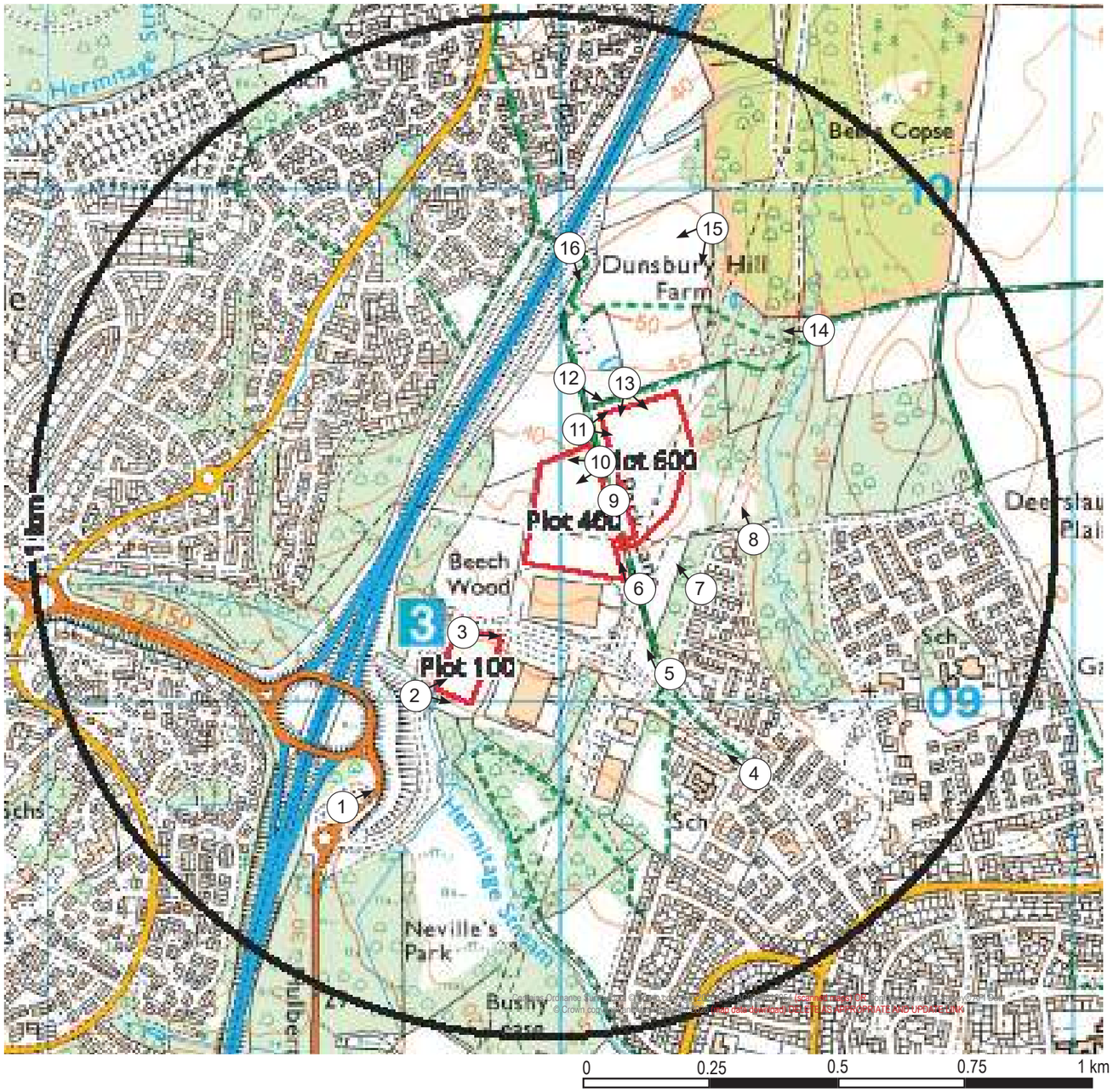
4.1.2. Figure 8 indicates the location of photographic viewpoints. Figures 9 to 24 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing 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.

4.1.3. Verified views have been prepared by HCUK and these are included as Appendix 2 to LVA volume 2 and used to inform the appraisal of visual effects.

4.2. General description of visibility

4.2.1. Plot 100 is openly visible from the internal road (Fitzwygram Way) which is publically accessible. 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. Plot 600 is visually enclosed by vegetation but is visible intermittently from the Park Lane footpath passing along its western edge and the offshoot footpath on the northern boundary where there are gaps in vegetation. Views from houses and residential roads to the east are screened by woodland and tree belts.

Figure 8 - Viewpoint location diagram

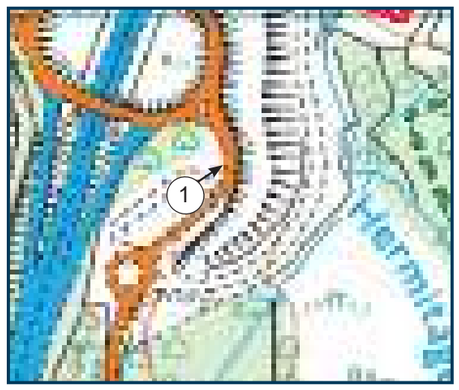


Key

Site boundary

1 Representative viewpoint with potential view of site or proposed development

Figure 9 - 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 in between screening views.

Detractors

Highways signage and traffic

Receptors
The view would be visible by drivers stopped in the layby and on the road

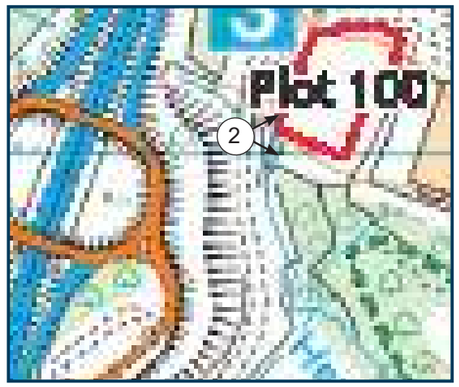
Seasonal visibility
In winter the vegetation would open up but views still unlikely due to multiple layers and difference in levels.

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

Figure 10 - 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 100 is at the top of the bank in front of the buildings. Plot 400 lies behind the buildings with plot 600 further beyond that. 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

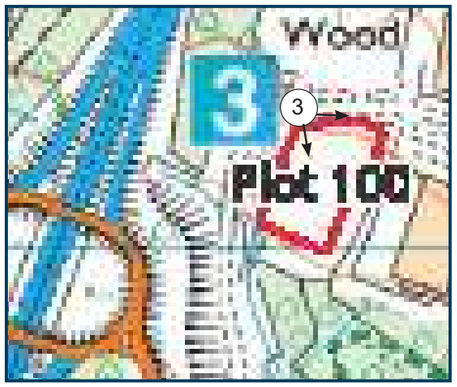
Seasonal visibility
No seasonal change

Value
Low value

Susceptibility
Low - view receptors have little interest in their surroundings

View Sensitivity
Low sensitivity

Figure 11 - Photographic record of baseline conditions: Representative viewpoints 3a and 3b



Viewpoint Data:

- Approximate distance from plot 400: 0.4km

Description
View 3a (above left) looking north-east along Fitzwygram Way just north of plot 100. Plot 400 lies behind the buildings with plot 600 further beyond that. View 3b (above right) same location, looking south across plot 100 which is openly visible with wooded backdrop.

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

Seasonal visibility
No seasonal change

Value
Low value

Susceptibility
Low - view receptors have little interest in their surroundings

View Sensitivity
Low sensitivity

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

4.3.1. 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.

Figure 12 - Photographic record of baseline conditions: Representative viewpoint 4

Viewpoint Data:
- Approximate distance from plot 400: 0.5km

Description
View 4 looking north-west along Fitzwygram Way at western edge of Dunsbury Park (future link with Woolston Road). Plot 100 not visible due to intervening buildings and woodland. Plot 400 also screened by trees and buildings. Plot 600 further to the right out of view.

Detractors

Highways signage, lighting, access barriers, existing large scale buildings, security fencing, and traffic

Receptors
The view would be visible by drivers and cyclists / pedestrians on the residential roads.

Seasonal visibility
No seasonal change

Value
Some value at a community level

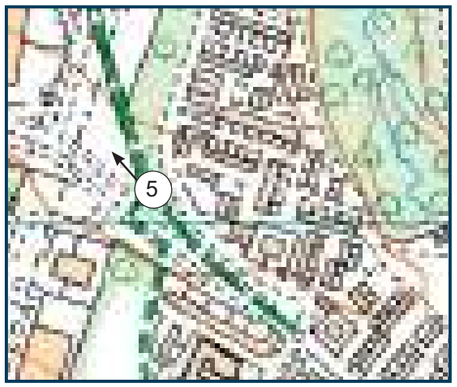
Susceptibility
Medium - view receptors have some interest in their surroundings

View Sensitivity
Low to medium sensitivity

4.4. Views from edge of Leigh Park (viewpoints 4, 7 and 8)

4.4.1. These views represent views on roads and paths within the residential area at the western edge of Leigh Park. View receptors are drivers, cyclists and pedestrians on the residential roads. Views are largely screened by thick vegetation along the east side of Dunsbury Park.

Figure 13 - Photographic record of baseline conditions: Representative viewpoints 5a and 5b



Viewpoint Data:

- Approximate distance from plot 400: 0.3km

Description
View 5a (above left) looking west along Fitzwygram Way. Plot 100 not visible beyond the woodland on the left. View 5b (above right) looking north-west from Fitzwygram Way at southern end of Park Lane. Plot 400 visible to right of the white building. Plot 600 further to the right out of view., beyond wooded Park Lane.

Detractors

Highways signage, lighting, existing large scale buildings, security fencing, and traffic

Receptors
The view would be visible by drivers and cyclists / pedestrians within Dunsbury Park.

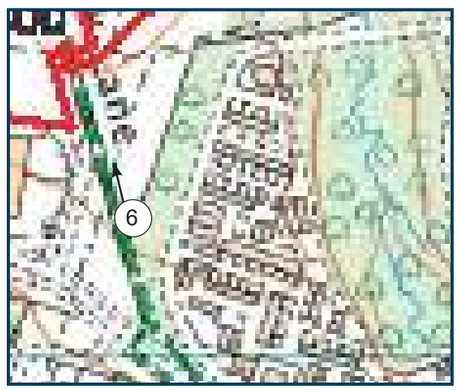
Seasonal visibility
No seasonal change

Value
Low value

Susceptibility
Low - view receptors have little interest in their surroundings

View Sensitivity
Low sensitivity

Figure 14 - Photographic record of baseline conditions: Representative viewpoint 6



Viewpoint Data:

- Approximate distance from plot 400: 10m

Description
View 6 looking north along Park Lane. Plots 400 and 600 not visible due to vegetation. Plot 100 out of view to the south-west.

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
Possible filtered views to both plots in winter

Value
Value at a community level

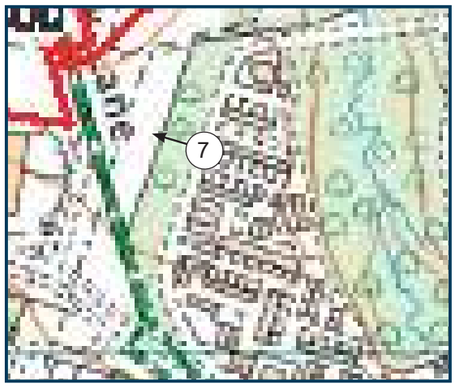
Susceptibility
High - view receptors mostly at leisure and have some interest in their surroundings

View Sensitivity
Medium to high sensitivity

4.5. Views from Park Lane PRoW 108/123/2-2 (viewpoints 6, 9, 10, 11 and 12)

4.5.1. These views represent a progression along the lane along Park Lane running between plots 400 and 600.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 plots are limited to glimpses through gaps, filtered views through vegetation, and potential views over the vegetation.

Figure 15 - Photographic record of baseline conditions: Representative viewpoint 7



Viewpoint Data:

- Approximate distance from plot 400: 0.25km

Description
View 7 looking west and north-west along Calshot Road at northern edge of Leigh Park, within residential area. Plots 400 and 600 not visible due to vegetation. Plot 100 out of view to the south-west.

Detractors

Highways lighting and traffic

Receptors
The view would be visible by drivers and cyclists / pedestrians on the residential roads.

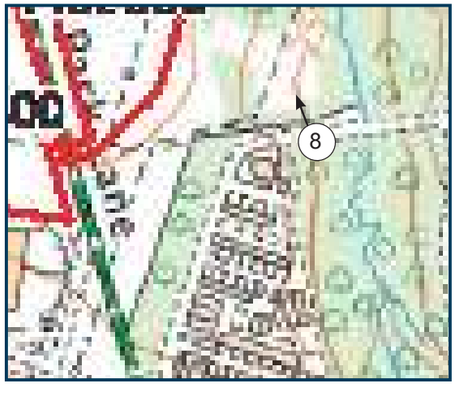
Seasonal visibility
Deciduous vegetation could open up filtered views, existing building south of plot 400 would be the closest structure.

Value
Some value at a community level

Susceptibility
Medium - view receptors have some interest in their surroundings

View Sensitivity
Low to medium sensitivity

Figure 16 - Photographic record of baseline conditions: Representative viewpoint 8



Viewpoint Data:

- Approximate distance from plot 400: 0.4km

Description
View 8 looking north-west from Calshot Road at northern edge of Leigh Park, within residential area. Plot 600 not visible due to vegetation. Plots 100 and 400 out of view to the south-west.

Detractors

Pylons

Receptors
The view would be visible by drivers and cyclists / pedestrians on the residential roads.

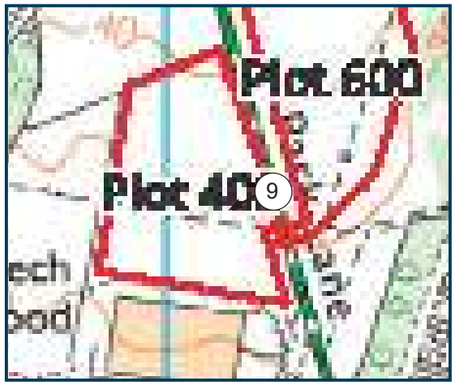
Seasonal visibility
Deciduous vegetation could open up filtered views of a new building on plot 600.

Value
Some value at a community level

Susceptibility
Medium - view receptors have some interest in their surroundings

View Sensitivity
Low to medium sensitivity

Figure 17 - Photographic record of baseline conditions: Representative viewpoint 9



Viewpoint Data:

- Approximate distance from plot 400: 5m

Description
View 9 looking west towards plot 400 from Park Lane. Plots 600 and 100 out of view in different directions.

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.

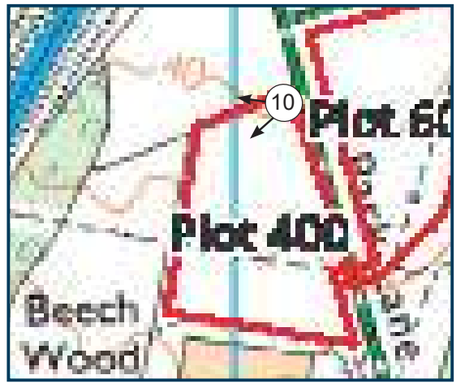
Seasonal visibility
Deciduous vegetation means views would open up in winter

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 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

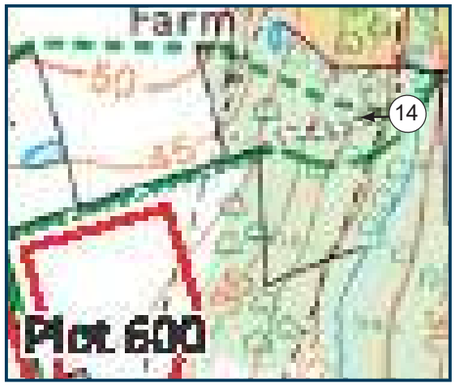
Susceptibility
High - view receptors mostly at leisure and have some interest in their surroundings

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.

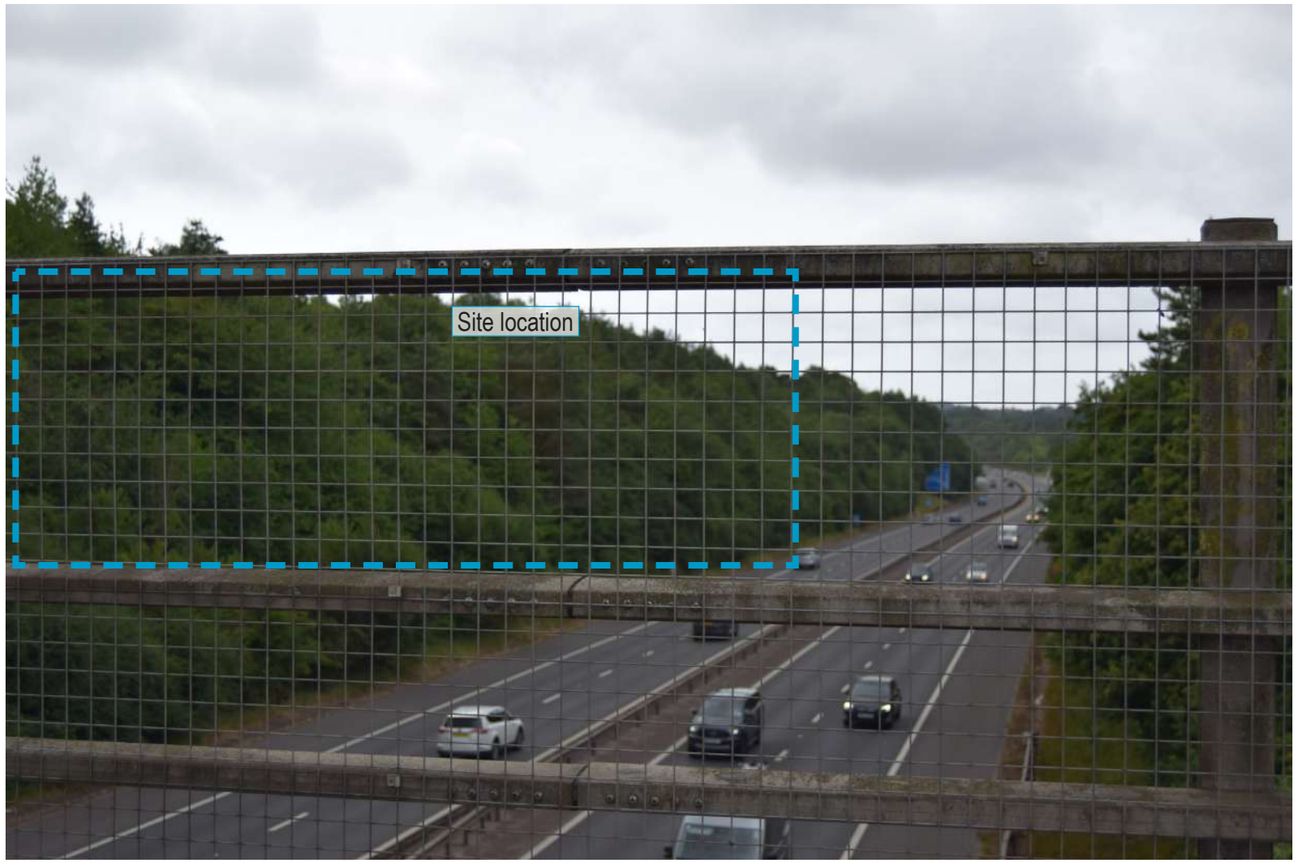
Seasonal visibility
Views could open up in winter.

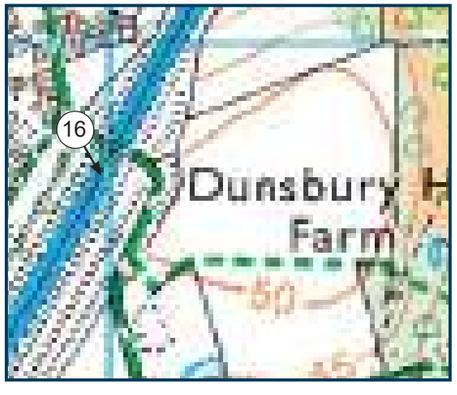
Value
Value at a community level

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 Special Areas of Conservation (SAC) 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 SSSI Suitable Alternative Natural Green Space (SANG; forming SPA and SAC buffers) HE Register of Parks and Gardens Scheduled monuments Grade I and Grade II* listed buildings National recreational routes or area
Local Authority		Local landscape designation Open Access or Common Land Land value identified in Local or Neighbourhood Plan or other supplementary evidence bases SINC / Conservation Areas Grade II listed buildings Local Wildlife sites 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

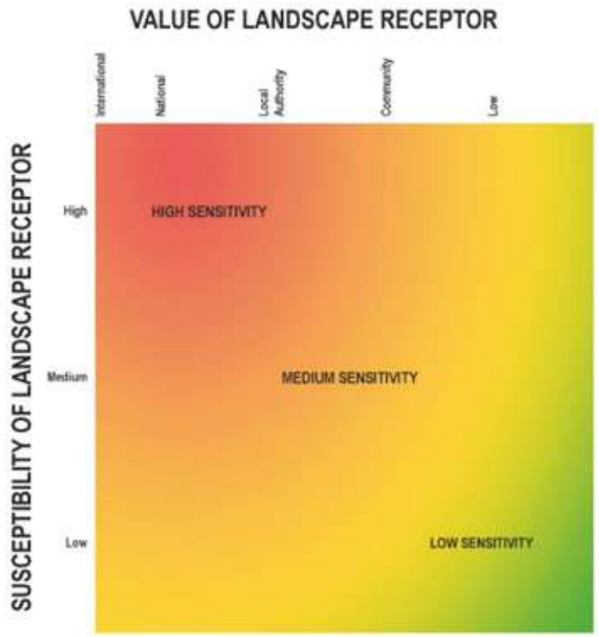
Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or incompatibility with landscape planning policy or strategies. The basis for judgements should 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. View associated with landscape designated to be of international importance View promoted in maps and tourist literature with international importance or linked with internationally important visitor attraction View having internationally important cultural associations
National (incl. regional)	View from nationally known viewpoint. View within landscape designated to be of national importance for beauty or for recreational opportunities. View promoted in maps and tourist literature with national importance or linked with nationally important visitor attraction. View having nationally important cultural associations
Local Authority	View from locally known viewpoint or within locally designated landscape. View identified in planning policy or supplementary evidence base (NDP, VDS, CAA etc). View linked with locally important visitor attraction experience. 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

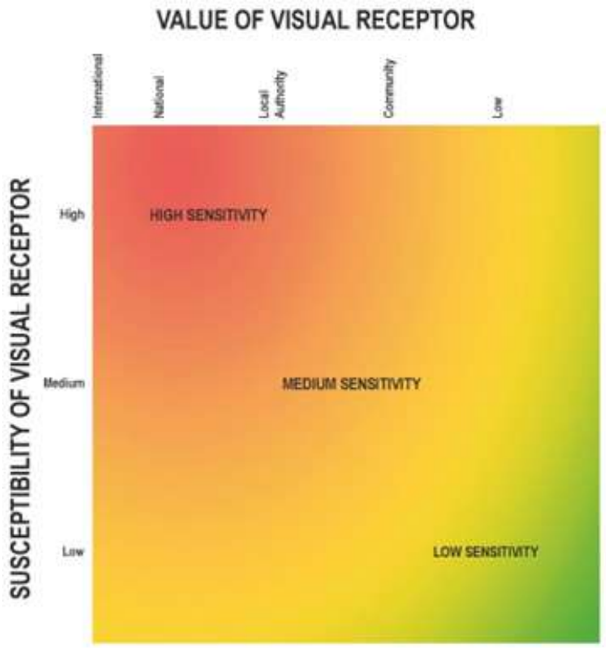
Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

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.



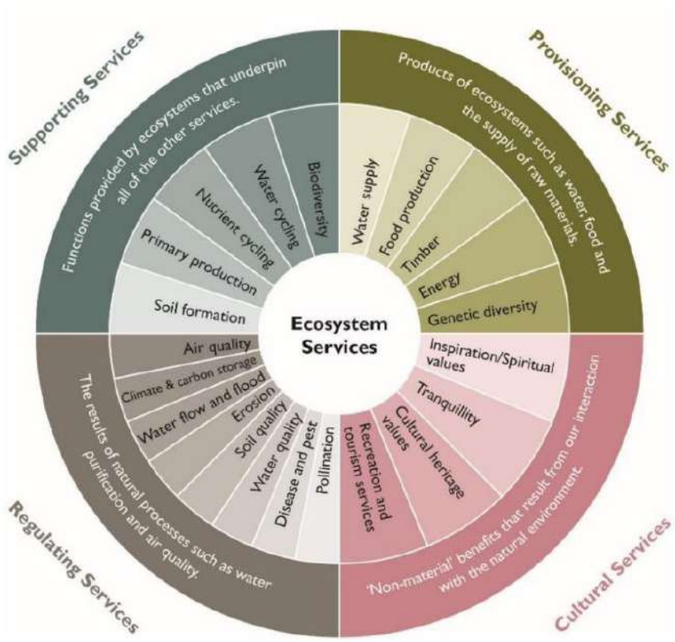
Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

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 **NCA** 128 South Hampshire Lowlands	**County** Hampshire County Integrated Character Assessment LCA 2F Forest of Bere East; LCT Lowland mosaic medium scale	**District / Borough** Havant Borough Townscape, Landscape and Seascape Character Assessment (2007); 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. 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. 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. 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. 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. Maintain, manage and increase areas of tree and shrub planting adjacent to the A3 (M) to enhance existing adjacent wooded character of this LCA 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). 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. Plot 100 is bare earth with the naturalised attenuation pond to the west and ancient woodland to the south. 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). 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.

	National **NCA** 128 South Hampshire Lowlands	County Hampshire County Integrated Character Assessment LCA 2F Forest of Bere East; LCT Lowland mosaic medium scale	District / Borough Havant Borough Townscape, Landscape and Seascape Character Assessment (2007); LCA 11 A3 (M) Eastern Corridor	terra firma observations (most detailed characteristics)
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; 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 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. 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. 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. 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. From the higher ground in plot 600 and plot 400 there are glimpsed views towards the Solent through occasional gaps in middle ground trees.