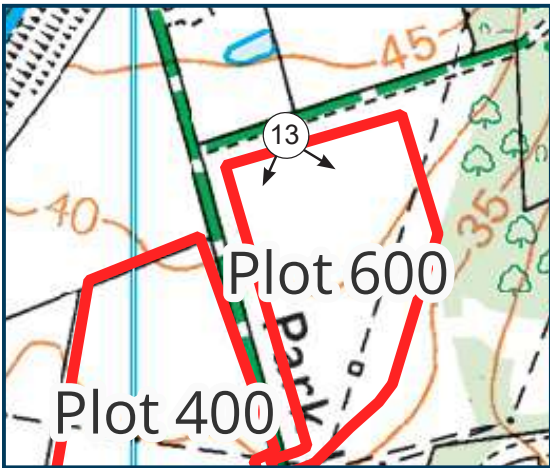


Figure 11 - Photographic record of baseline conditions: Representative viewpoint 13



Viewpoint Data:

- Approximate distance from plot 600 and 601: 10m

Description

View 13 looking south across plot 600 and 601 from the offshoot footpath west of Park Lane. Plot 600 and 601 openly visible.

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

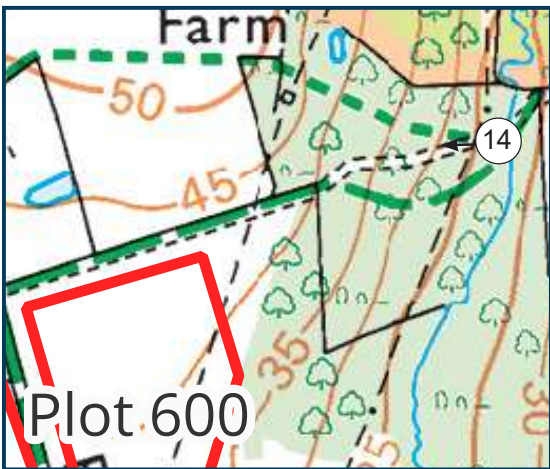
Magnitude of effect:

The proposed unit 601 in the foreground would block views across plot 601 to existing wooded horizon. Whilst this exact view will be significantly affected, the effects would be very localised and the magnitude reduced from high to medium due to brief exposure to view and existing view to pylons (open views through occasional gaps / views largely screened by vegetation along Park Lane).

6.7. View from local footpath 108/120/1 branching east from Park Lane and the open ground to the north (viewpoints 13, 14 and 15)

- 6.7.1. These views represent a progression along the footpath branching east from Park Lane passing along the northern boundary of plot 600 and 601. The ground plane of plot 600 and 601 is openly visible through some gaps where the footpath is directly adjacent to the site boundary. Further to the east the path passes into woodland from where the site is not visible.
- 6.7.2. Generally the path is well enclosed and viewers' attention is likely to be focussed on the path in front of them, with views to the proposed illustrative development only possible through occasional gaps in the vegetation.
- 6.7.3. **Verified views (see appendix 2):** The verified view for viewpoint 13 on footpath 108/120/1 was taken a few metres further east on the same footpath as the vegetation had grown and blocked the views above. The verified views shows that the proposed building would be openly visible in the foreground where there are occasional gaps. There would be medium adverse magnitude of effect for viewpoint 13; views are generally well screened. The verified view for viewpoint 15 on open ground north of footpath 108/120/1 shows the proposed building would be more visible than the existing buildings as it sits closer to the viewer and on higher ground. For this view there would be a medium adverse magnitude of effect.
- 6.7.4. Combined with medium to high sensitivity, visual effects range from major/moderate adverse, at worst (viewpoints 13 and 15), to neutral (viewpoint 14 and other parts of the footpath which are enclosed or within the woodland).

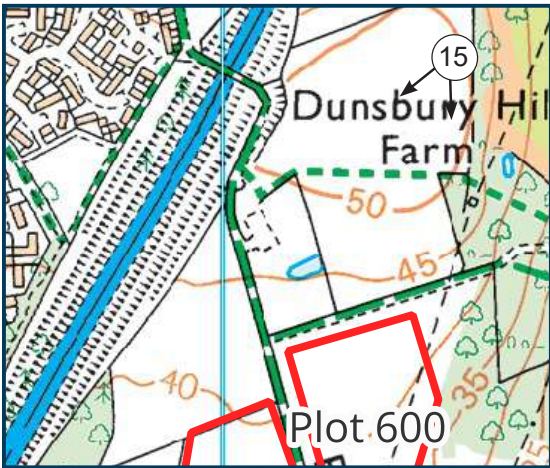
Figure 12 - Photographic record of baseline conditions: Representative viewpoint 14



Description
View 14 looking west towards plot 600 and 601 from footpath in woodland south of Bells Copse. New buildings on plot 600 and 601 unlikely to be visible even in winter.
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
Magnitude of effect:
Nil - as view to proposed buildings would be screened by intervening dense woodland.

- Viewpoint Data:**
- Approximate distance from plot 600 and 601: 250m

Figure 13 - Photographic record of baseline conditions: Representative viewpoint 15



Viewpoint Data:

- Approximate distance from plot 600 and 601: 275m

Description

View 15 looking south / south-west from open field north of plot 600 and 601 which is used informally by walkers. New buildings on plots 600 and 601 may be visible through gaps in mid-ground tree line / hedge. Existing white buildings are visible.

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

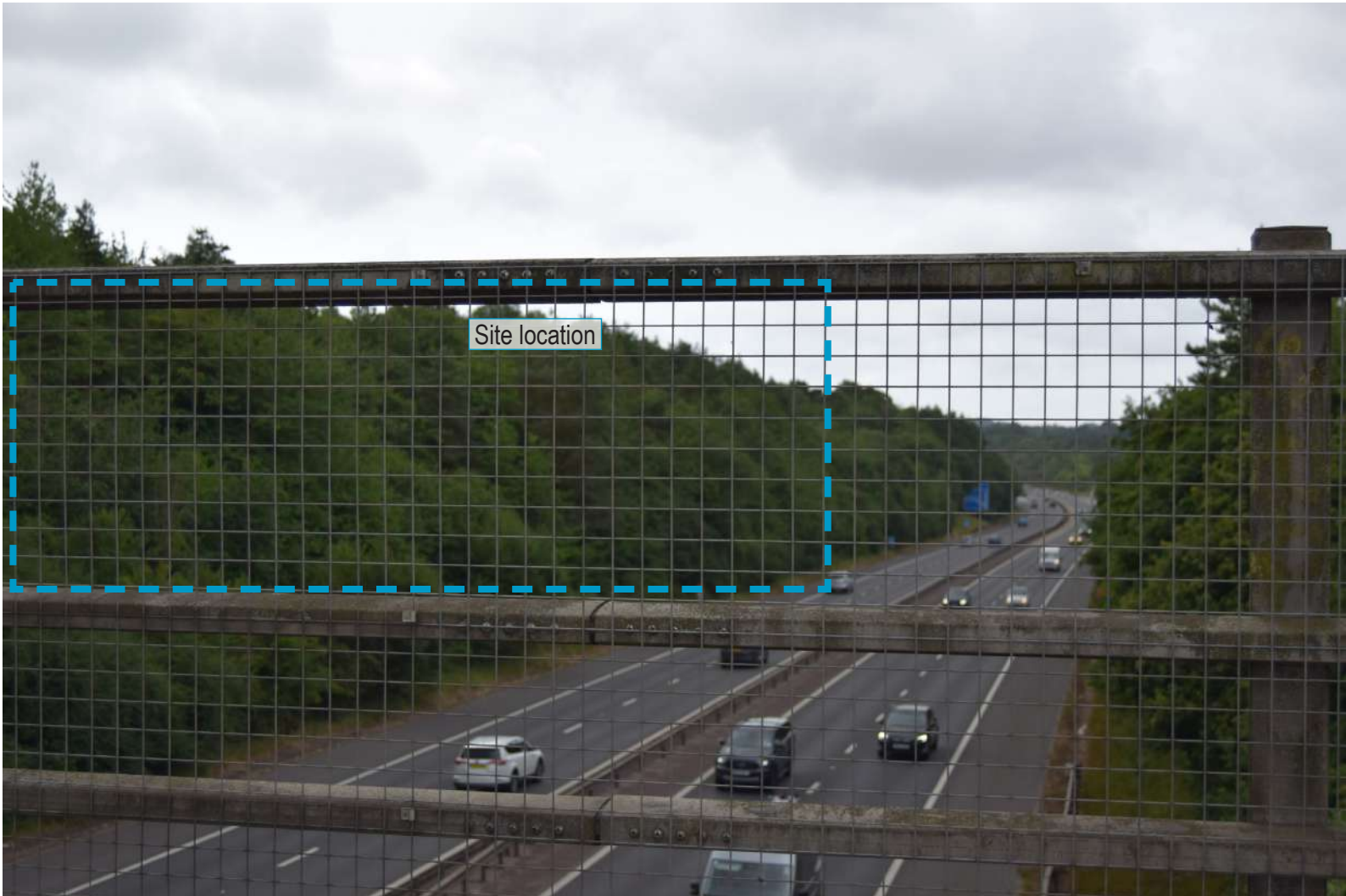
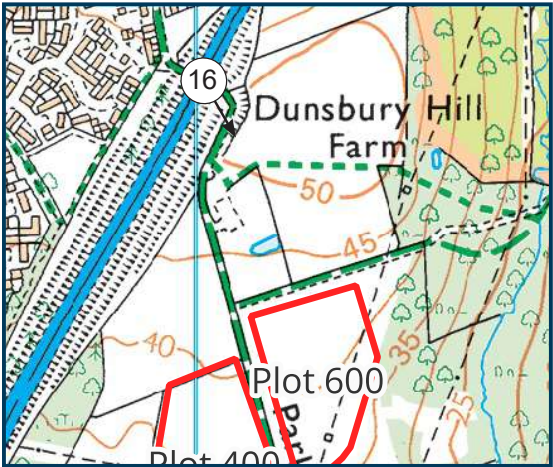
View Sensitivity

Medium to high sensitivity

Magnitude of effect:

The verified view for viewpoint 15 shows the proposed building would be more visible than the existing buildings as it sits closer to the viewer and on higher ground. For this view there would be a medium adverse magnitude of effect.

Figure 14 - Photographic record of baseline conditions: Representative viewpoint 16



Viewpoint Data:

- Approximate distance from plot 600 and 601: 340m

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 buildings 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 thoses 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 buildings on plots 600 and 601, when viewed from the footbridge. A nil magnitude combined with a medium sensitivity would result in a neutral visual effect from viewpoint 16.

Figure 15 - 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	Visual effects (shaded if considered significant as per methodology)	Mitigation	Residual effects
2	Fitzwygram Way	drivers cyclists pedestrians	500m	low	Viewpoint 2 - the proposed building would be barely visible if at all, filtered / seen in the context of existing foreground buildings in Dunsbury Park. Viewpoint 5 - the proposed development would be screened by the existing mature vegetation lining Park Lane.	Nil	Nneutral	N/a	Same
5	Fitzwygram Way	drivers cyclists pedestrians	300m	low		Nil	Neutral		
7	Edge of Leigh Park	drivers, cyclists, pedestrians	100m	low / medium	The proposed buildings on plot 600 and 601 would not be visible during summer months, screened by mature trees and vegetation both lining the road, and on land to the east of the site. Possible filtered views during winter.	Summer: Nil	Summer: Neutral	N/a	Same
8	Edge of Leigh Park	drivers, cyclists, pedestrians	50m	low / medium		Winter: Nil to low adverse	Winter: Minor adverse to neutral		
6	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	200m	medium / high	Plots 600 and 601 are set back (to the east) from Park Lane; Proposed buildings would be set at a lowered ground level at their northern extent; Native shrubs and climbers planted on the plot boundaries between viewers and proposed buildings, as well as screening provided by existing trees and hedges lining Park Lane; Generally path is well enclosed and viewers' attention likely to be focussed on path ahead, particularly the significant oak trees lining the path; Proposed buildings would replace existing open views to a wooded horizon.	Nil to low adverse	Moderate adverse to neutral	New native shrub planting on northern and western boundary.	Same
11	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	5m	medium / high		Medium to high adverse	Major / moderate adverse		
12	Park Lane PRoW 108/123/2-4	cyclists, pedestrians	100m	medium / high		Medium adverse	Major / moderate to moderate adverse		
13	PRoW 108/120/1	pedestrians	10m	medium / high	Viewpoint 13: Proposed building on plot 600 would be visible in the foreground to the right of the view, blocking existing views to vegetation lining Park Lane on the horizon; Proposed native shrub planting and climbers on perimeter security fencing would follow site boundary, and be visible in the foreground; Path is generally well enclosed and viewers' attention is likely to be focussed on path ahead, views to the proposed development only possible through occasional gaps in the vegetation. Viewpoint 14: Proposed buildings screened by intervening dense woodland Viewpoint 15: Proposed building would be more visible than the existing buildings in this view as it is closer and on higher ground Proposed development seen in the context of existing views to buildings in Dunsbury Park and pylons.	Medium adverse	Major moderate adverse	New native shrub planting on northern boundary.	Same
14	PRoW 108/120/1	pedestrians	250m	medium / high		Nil	Neutral		
15	PRoW 108/120/1	pedestrians	275m	medium / high		Medium adverse	Major moderate adverse		

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	Visual effects (shaded if considered significant as per methodology)	Mitigation	Residual effects
16	PRoW 108/123/2 road bridge over A3	cyclists, pedestrians	340m	medium	Mature vegetation on road embankments provide dense screening.	Nil	Neutral	N/a	Same

7. Summary of visual effects

- 7.1. The above table (Figure 15) 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 1, 3, 4, 9, and 10.
- 7.2. The proposed development would result in localised major / moderate to moderate adverse effects on views from selected locations on adjoining footpaths, including Park Lane and informal footpaths to the north. (View receptors on these 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 major / moderate to moderate adverse effects identified are elevated by both the relatively greater sensitivity of the vantage points (being on footpaths) and their close proximity to the site. However, the PRoW adjoining the site which have been assessed are generally well enclosed by mature vegetation, from where only occasional and / or glimpsed views to proposed development would be available.
- 7.3. The proposed development would result in minor adverse to neutral visual effects from a small number of surrounding roads, including those within 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 600 and 601 is likely to result in limited adverse effects on landscape and visual amenity.
- 9.2. The mature oaks and hedgerows and the public access to Park Lane, along with woodlands to the east of the site, 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 and the public access to Park Lane would remain unchanged. The natural topography of the site, which is typical of the local character, would inevitably be affected through the site's development for which it is allocated.
- 9.3. Views from the PRoWs adjacent to the site boundaries are of the highest sensitivity within the context of this study. The visual effects on views towards the proposed buildings from these footpaths are restricted to occasional views gained through gaps in the generally dense vegetation enclosing these PRoWs. Possible views to the proposed buildings from a small number of localised roads in the immediate vicinity of the business park, have a lower sensitivity due to existing surrounding buildings, and substantial mature vegetation surrounding the site.
- 9.4. 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. Major / moderate adverse landscape effects are identified on the natural landform of the site due to the terracing and ground works needed to accommodate the buildings. Major / moderate adverse visual effects have been identified for a small number of locations, however these are occasional views to the proposals through gaps in existing mature vegetation lining PRoW adjoining the site. Such landscape and visual effects would be inevitable with the development of this allocated site.

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.

Appendix 2: Verified Views, prepared by HCUK Group

Viewpoint 5 - Existing



HCUK Group
W: www.hcukgroup.co.uk
ARBORICULTURE | ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | VISUALISATIONS

Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:12
Camera: Canon 5D MkIII
Lens: 50mm
HfOV: 90°
VfOV: 27°
Direction: NW
Grid ref: 470191,109021
Distance to site: 216m
Elevation: 30m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 5: As Existing**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 101	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 5 - Proposed



HCUK Group
W: www.hcukgroup.co.uk
ARBORICULTURE | ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | VISUALISATIONS

Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:12
Camera: Canon 5D MkIII
Lens: 50mm
HfOV: 90°
VfOV: 27°
Direction: NW
Grid ref: 470191,109021
Distance to site: 216m
Elevation: 30m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 5: Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number:	Drawing number:	Revision
11969	102	
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 6 - Existing



HCUK Group
W: www.hcukgroup.co.uk
ARBORICULTURE | ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | VISUALISATIONS

Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:28
Camera: Canon 5D MkIII
Lens: 50mm
HfOV: 90°
VfOV: 27°
Direction: NW
Grid ref: 470177,109132
Distance to site: 5m
Elevation: 32m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 6: As Existing**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 103	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 6 - Proposed



HCUK Group
W: www.hcukgroup.co.uk
ARBORICULTURE | ARCHAEOLOGY | ECOLOGY | HERITAGE | LANDSCAPE | VISUALISATIONS

Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:28
Camera: Canon 5D MkIII
Lens: 50mm

HfOV: 90°
VfOV: 27°
Direction: NW
Grid ref: 470177,109132
Distance to site: 5m
Elevation: 32m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 6: Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number:
11969

Drawing number:
104

Revision

Drawing checked:
AG

Date:
28/04/2026

Viewpoint 11 - Existing



HCUK Group
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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:28
Camera: Canon 5D MkIII
Lens: 50mm

HfOV: 90°
VfOV: 27°
Direction: E
Grid ref: 470063,109531
Distance to site: 5m
Elevation: 41m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 11:** As Existing
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 105
Date: 28/04/2026

Revision

The logo for HCUK GROUP, featuring three vertical bars in green, orange, and purple to the left of the text "HCUK GROUP".

Viewpoint 11 - Proposed



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:28
Camera: Canon 5D MkIII
Lens: 50mm

HfOV: 90°
VfOV: 27°
Direction: E
Grid ref: 470063,109531
Distance to site: 5m
Elevation: 41m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 11: Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 106
Date: 28/04/2026

Revision

The logo for HCUK GROUP, featuring three vertical bars in green, orange, and purple to the left of the text "HCUK GROUP".

Viewpoint 13 - Existing



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:44
Camera: Canon 5D MkIII
Lens: 50mm
HfOV: 90°
VfOV: 27°
Direction: SW
Grid ref: 470254,109616
Distance to site: 170m
Elevation: 46m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 13:** As Existing
Client: Avison Young
Project: Dunsbury Park

Job number: 11969	Drawing number: 107	Revision
Drawing checked: AG	Date: 28/04/2026	



Viewpoint 13 - Proposed



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 08:44
Camera: Canon 5D MkIII
Lens: 50mm

HfOV: 90°
VfOV: 27°
Direction: SW
Grid ref: 470254,109616
Distance to site: 170m
Elevation: 46m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 13: Proposed**
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 108
Date: 28/04/2026

Revision

The logo for HCUK GROUP, featuring three vertical bars in green, orange, and purple to the left of the text "HCUK GROUP".

Viewpoint 15 - Existing



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:16
Camera: Canon 5D MkIII
Lens: 50mm

HfOV: 90°
VfOV: 27°
Direction: SW
Grid ref: 470251,109894
Distance to site: 450m
Elevation: 56m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 15:** As Existing
Client: Avison Young
Project: Dunsbury Park

Job number: 11969
Drawing checked: AG

Drawing number: 109
Date: 28/04/2026

Revision

Viewpoint 15 - Proposed



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Viewpoint Information:
Type: TYPE 3
Projection: Cylindrical
Date: 16/04/2026
Time: 09:16
Camera: Canon 5D MkIII
Lens: 50mm

HfOV: 90°
VfOV: 27°
Direction: SW
Grid ref: 470251,109894
Distance to site: 450m
Elevation: 56m

Camera height: 1.5m
Paper Size: 841 x 297mm
Image Size: 820 x 250mm
Enlargement Factor 96%

Drawing Title: **Photoviewpoint 15:** Proposed
Client: Avison Young
Project: Dunsbury Park

Job number:
11969
Drawing checked:
AG

Drawing number:
110
Date:
28/04/2026

Revision

Methodology

Overview

The process of generating verified views (also referred to as accurate visual representations (AVR)) at Dunsbury Park was carried out by HCUK Group Ltd.
High quality/resolution photographs were taken from the agreed locations by HCUK. An adequate number of visible features were subsequently surveyed, including the precise location and bearing of the camera. A geo-referenced development model was constructed to OSG836 coordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.
The AVRs produced have an estimated accuracy tolerance of +/-50cm.
The pages in this document should be printed at their intended size and not be scaled to fit smaller page sizes.
The panoramic visualisations presented are cylindrically projected and for correct perspective viewing should be viewed at comfortable arm's length.
Site visit
HCUK visited the site on the 16th April 2026 to obtain viewpoint photography. The view positions were agreed with the LPA beforehand.

Technical Methodology

This section explains the processes involved in the preparation of Type 3 Accurate Visual Representations (AVR).
Standards
The visualisations produced comply with relevant sections of the following guidance:
The Landscape Institute TGN 06/19 Visual representation of development

Preparation

Following a formal instruction from the client, the scope of the project was agreed. The client identified a number of viewpoints and supplied a map of required view locations.
Focal length, image format, required content and context and AVR level was agreed prior to the site visit. The photographer was familiar with the scope of the project and read any relevant information that was made available by the client.

Photography

The site visit was done on 5th March 2025 and consideration was made to:
1. Forecast weather conditions
2. Shot itinerary based on sun position/time of day
3. Access / distance to site / duration of journey to site and required time on site
4. Suitable parking

Equipment used

1. Camera, in working order with charged batteries (Canon EOS 5D MkIII)
2. 50mm lens (Canon EF 50mm f/1.4 USM)
3. Remote cabled shutter release
4. Tripod with indexed/panoramic head (Manfrotto tripod with a Nodal Ninja III panoramic head)

Lens Selection Criteria

In order to capture the whole site and appropriate and relevant context, it was agreed that a 50mm lens should be used in combination with a panoramic tripod head. A series of shots were taken (with the camera in portrait orientation) to form panoramic photographs for each view location.
With reference to the Landscape Institute TGN 06/19, the views have been prepared to conform to Type 3, Option 1, Panoramic Images (intended to be presented at A1 width)

On site procedure

1. Based on the order of viewpoints on the itinerary, each view location was visited. The tripod was erected and camera attached, along with the 50mm lens and shutter release.
2. The height of the lens' central axis above ground level was measured and set to 1.65m using the tape measure.
3. The following camera settings were used:
 - Manual 'M' mode
 - Bracket set to +/- 0.75 stops
 - Aperture at f8 to ensure wide depth of field and minimal diffraction.
 - ISO <100
 - Auto White Balance (AWB)
 - Evaluative metering
 - RAW capture only to avoid loss of dynamic range and image quality degradation associated with 8bit jpeg format

Panoramic Shots

1. A sufficient horizontal field of view was determined to include the site and sufficient relevant context, vertical field of view was also considered based on height of the proposals and proximity to the site.
2. The tripod was levelled using the tripod mounted level. Following this the panoramic tripod head was levelled using the levelling base. Using the digital level built in to the camera, pitch and yaw angles were adjusted to achieve level. Levels were checked at the mid point and each end of the panorama. A trial sweep of the panorama was performed while checking the digital level to ensure a perfectly level set of shots.
3. The panoramic head is set to take shots at 15 degree intervals, meaning each shot as at least a 50% overlap.
4. The panoramic tripod head was adjusted to centre the lens nodal point to the rotational axis of the tripod. It was important to ensure this is set to the correct measurement in order to avoid parallax.
5. Once focused, and accounting for conditions, the correct exposure was achieved by adjusting the shutter speed.
6. A suite of shots was then taken, covering at least 180 degrees of view, but covering a full 360 degrees in many viewpoints.

Photography Post Processing

RAW files were processed in Adobe Camera Raw after shot approval in Adobe Bridge. The processed RAW files were then taken into Adobe Photoshop to be stitched and saved as full resolution TIF files. The panoramas were stitched using cylindrical projection.

AVR Production

Modelling of the Proposals

The proposed development model was generated using Autodesk 3dsMax software with Ittoo Software plugins RailClone and ForestPack.
A CAD file of the proposal was supplied by the developer which included 3d Topo survey data, the layout of the solar panels, position of ancillary equipment and ground features such as pylons, trees and hedgerows.
Autodesk 3DS Max has poor floating point performance and requires that OSG836 coordinate based drawings and models need to be reprojected nearer to scene origin (0,0).
A project global shift value (x and y axis) was designated when modelling was started. This value was a coordinate for the centre of the site. All drawings were corrected by the global shift value.

Aligning the 3D Scene to the Baseline Photography

3DS MAX was used to generate high resolution *renders from the virtual cameras set up in the 3D environment
*Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray Next for Autodesk 3Ds Max 2024.
The virtual camera was configured to match a similar field of view to that of the panoramic baseline photograph.
Topographical features such as terrain, pylons and trees are aligned with the baseline photography.
The baseline photography was then effectively aligned to the 3D environment, and when the proposed model was rendered (in cylindrical projection) from this environment and placed in to the smart object it was therefore automatically correctly positioned in the photograph.

Output of the finished AVR

The style of AVR was discussed with the client and it was agreed to show the outline development as a basic massing model with realistic textures applied. Tree planting has also been shown as a realistic render to simulate the effects of mitigation. (TGN06/19 Type 3, Level 2 +materiality +mitigation).
For each view, a render was created from the virtual camera which was placed into the aligned smart object. Coloured lines, fills and hatch patterns were overlayed to describe potential visibility of the proposals.
Using the smart object, the field of view of the baseline photography was calculated, measured and subsequently cropped (non destructively) to a fixed field of view of 90 degrees in the horizontal axis for all views.
Using Adobe InDesign, each completed AVR was presented in a document that conforms with the relevant guidance.

Reference Files

DP-UMC-0400-SI-DR-A-0603 Site Layout Plan_OPA.dwg
18480_P01c - Illustrative Landscape Mitigation and Engancement
Plot 4 OPA - Proposed Levels.pdf
DP-TF-00-XX-DR L 1003 - Unit 400 North / South.pdf