

Plot 600 and 601, Dunsbury Park, Portsmouth
Landscape and Visual Evidence and Appraisal
Volume 2 Landscape and Visual Evidence - Plot 6
May 2026



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12.05.26	P01	NT / AG	AG	First issue
14.05.26	P02	AG	AG	Addition of notes regarding the selection of locations for verified views in sections 1.3.2 and 6.3
22.05.26	P03	AG	AG	Various clarifications that proposals are illustrative

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1. Introduction

1.1. Appointment

1.1.1. The terra firma Consultancy was appointed in April 2025 to provide landscape architectural services to accompany the outline planning application for the proposed development of Plot 600 and 601, Dunsbury Park, Havant. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVA) which, in light of the client brief, comprises:

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

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

1.1.3. All commitments within this report are applicable to Plot 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 2 is set out as below:

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

1.3. Project brief

1.3.1. The brief for the design team is to produce an outline planning application for the development comprising two industrial buildings with associated delivery yards and car parking. The brief for landscape architectural input is to advise on landscape mitigation

measures and set out likely landscape and visual effects.

1.3.2. Verified views have been prepared by HCUK for selected viewpoints in this LVA, where it was considered these would further inform the visual appraisal. Verified views have been prepared for viewpoints 5, 6, 11, 13 and 15, and are contained in Appendix 2. Effects on view receptors have been reviewed to reflect the verified views. The inclusion of a limited number of viewpoints rather than all viewpoints is standard practice in the process of landscape and visual appraisal, and reflects guidance set out in GLVIA (Guidelines for Landscape and Visual Impact Assessment). GLVIA states that the scope of LVA and the approach to illustrative material should be proportionate and a matter of professional judgement. The selection of the 5 viewpoints was made by terra firma following fieldwork and reflects key views with higher sensitivity and most likely to have the greatest effect.

1.3.3. The proposed development relates to plot 600, as illustrated in Figure 1.

Figure 1 - Site location

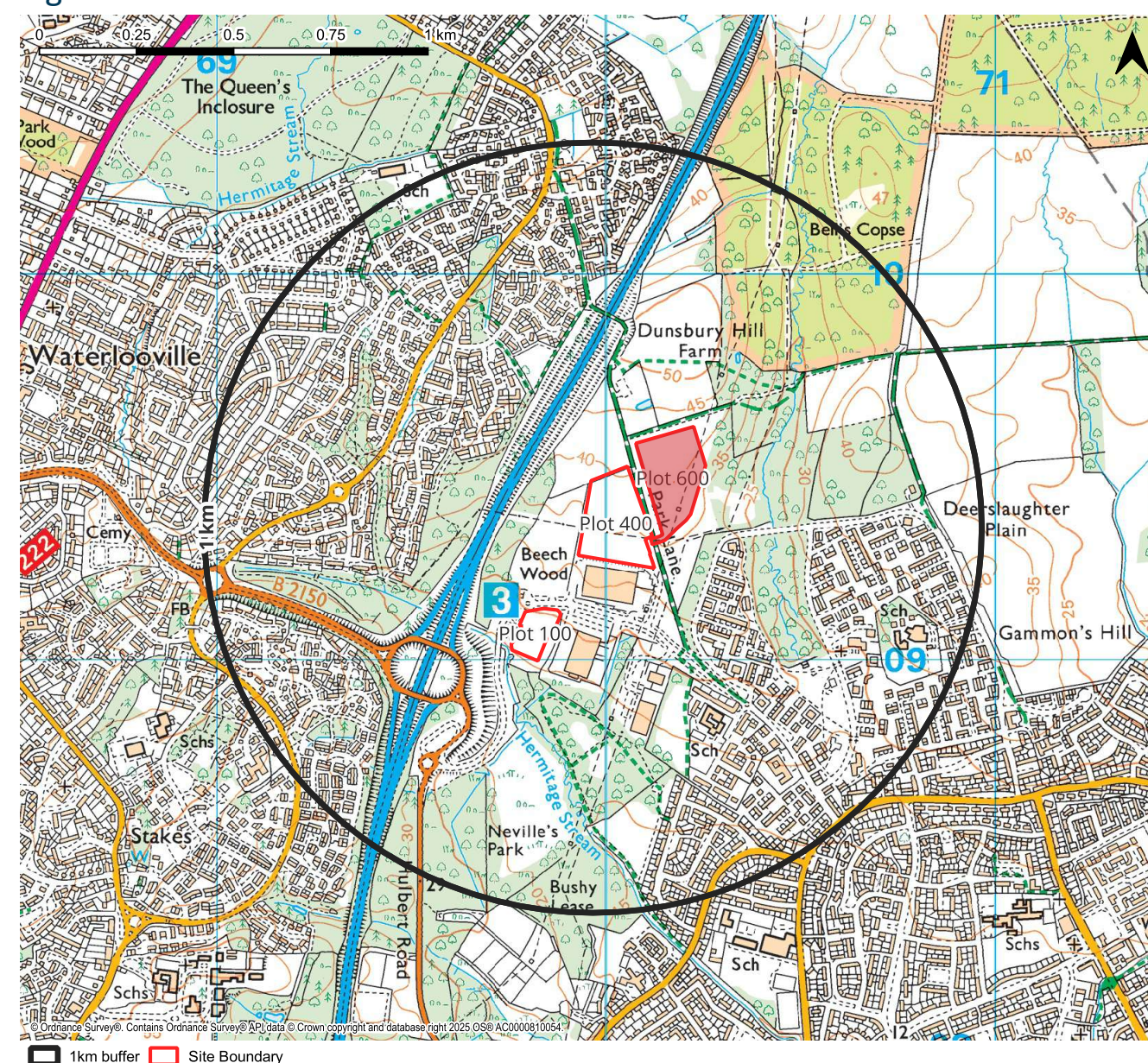
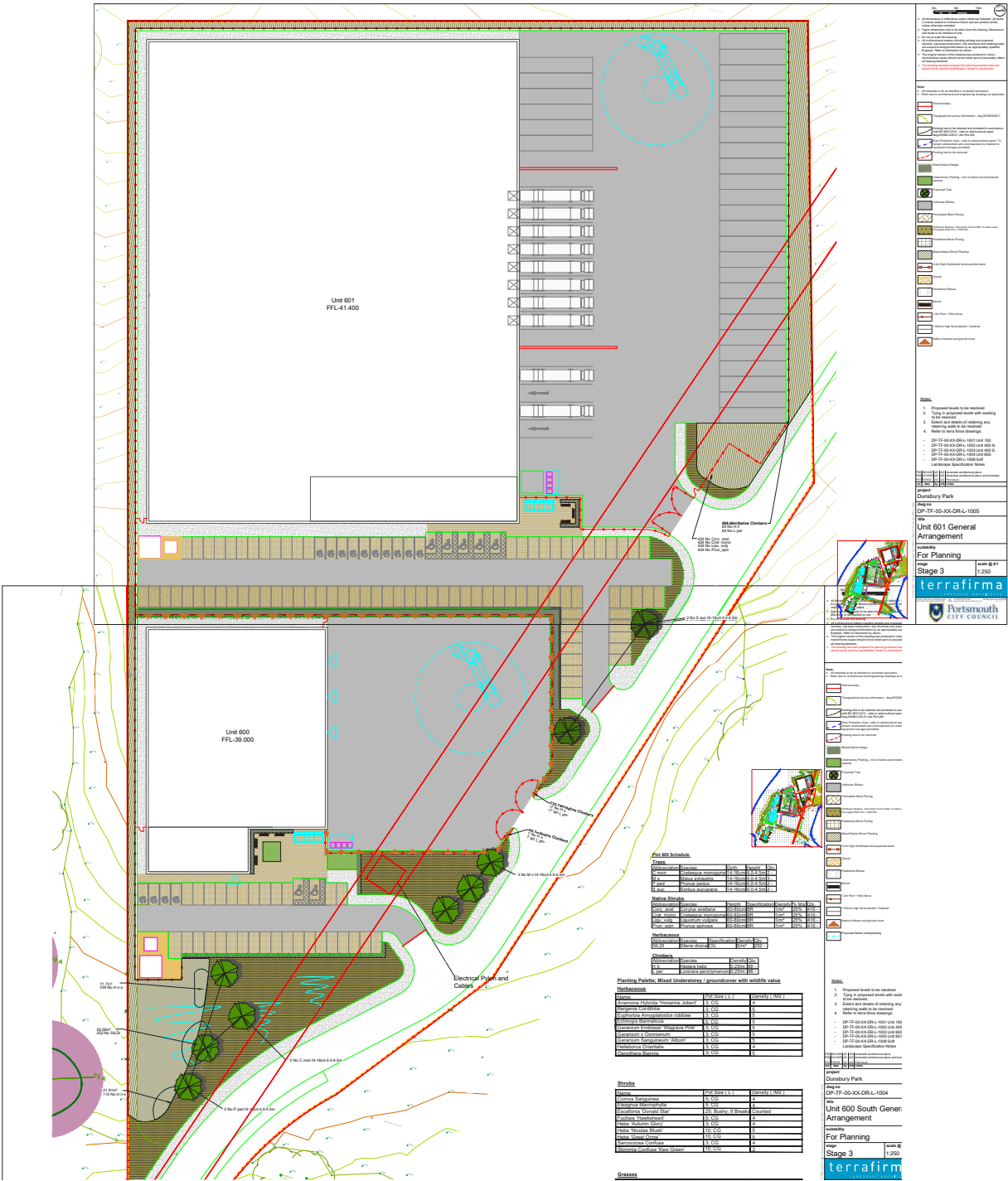


Figure 2 - Illustrative development proposals; plot 600 and 601



2. Design evolution

- Volume 1 identified a number of landscape and visual sensitivities, constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the illustrative design proposals to form the basis for the LVA.
- The western site boundary of plot 600 / 601 was adjusted to avoid the root protection areas of mature trees along Park Lane. The alignment of the proposed crossing of Park Lane was adjusted to minimise impacts on existing trees and to retain the historic alignment of Park Lane.

3. Proposed illustrative development (ref to figure 2)

- Figure 2 shows the proposed illustrative layout and planting proposals for plots 600 and 601, which are being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.
 - Staff breakout spaces are provided within close proximity to the building entrance at the southeast corner of both buildings 600 and 601. This will provide an easily accessible area for staff amenity with seating and planting, screened from the road and service yards.

3.2. Planting Proposals

- Proposals for planting have been developed in consultation with the team's ecologist to maximise biodiversity value and the following soft landscape recommendations have been incorporated:
 - Wildflower and amenity grassland mixes to boost invertebrate diversity.
 - Native tree planting; underplanted with wildflower and amenity grassland mixes to the southeast of the proposed building 600;
 - Understorey planting, comprising a mix of native and ornamental species with wildlife value, associated with the staff breakout area at the southeast corner of building 600;
 - Native shrub planting along on the western boundary of plot 600 and north, east and western boundaries of plot 601;
 - Native groundcover and climbers along the base of security fencing surrounding the service yard of plot 600. This planting will comprise a mix of pollen producing and native plants.;
 - Native hedgerow planting enclosing staff breakout areas, and surrounding parking areas and service yard of plot 600;
 - Retention and enhancement of boundary woodland/scrub with gapping-up and sensitive long-term management.
 - Inclusion of biodiverse green roofs was recommended however it was not possible to include this.
- The proposed planting is largely of native species, including native trees, shrubs, groundcover, climbers, hedgerow species and wildflower meadow planting, with additional ornamental shrubs and herbaceous species with wildlife value. This planting contributes to biodiversity net gain and the naturalistic character integrates well with the surrounding landscape.

3.3. Hard Landscape Proposals

- Site security to the delivery yards, car parking and proposed buildings is provided by 2.4m high weldmesh fencing and 1.2m high post and wire fencing.

4. Appraisal of landscape effects

- 4.1. Landscape receptors and their sensitivities are set out in Volume 1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals after 5 years.

4.2. Topography

- 4.2.1. Plot 600 falls from north to south over a total of approximately 9 m, following the natural landform which reflects the wider landscape. The value of the natural landform of plot 600 is judged to be of community value, being representative of the local character.
- 4.2.2. 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. Combining the community value and the high susceptibility, the natural landform of plot 600 has a high/medium sensitivity.
- 4.2.3. The proposed illustrative building and delivery yards with parking to the south, on both plots 600 and 601 requires levelling out of the landform and retaining walls / bankng of the landform around the building (see civil engineer's details). Any changes to levels on the periphery of the site would be outside the root protection areas of retained trees. The changes proposed to topography would result in a high adverse magnitude of effect. Combined with a high/medium sensitivity, the overall landscape effect on topography would be major to major / moderate adverse. Such an effect would be inevitable with the development of this allocated site.

4.3. Vegetation

- 4.3.1. In landscape terms the mature oaks and thick hedgerows along Park Lane and the woodland to the east of plots 600 and 601, 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.
- 4.3.2. 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. Combining the local authority value and the high susceptibility, the site's vegetation has a high sensitivity.
- 4.3.3. The majority of the vegetation associated with the site follows or is beyond the boundaries of plots 600 and 601. A small number of trees / vegetation would need to be removed to accommodate the proposed development. As shown in the Tyler Grange Preliminary Arboricultural Impact Assessment, dated September 2025, two early mature oak trees of low value, along with small areas of scrub would be removed to accommodate the proposed building and vehicle / pedestrian access to plot 600. This would result in an initial low adverse magnitude of effect. Combined with a high sensitivity, the overall landscape effect on vegetation would be moderate adverse in the short term. Proposed native tree, shrub and hedgerow planting along with native climbers and wildflower meadow planting would reduce any adverse effects, with a resultant neutral to minor beneficial effect in the long term.

4.4. Pattern of landscape and settlement

- 4.4.1. The straight routes of the Park Lane PRoW and the east offshoot running along the north edge of plot 600 are historic routes in existence since at least the early 19th century but beyond this the historic pattern of the landscape and settlement has been lost due to the A3(M) and the business park. The value of the pattern of PRoWs is judged to be of community value.
- 4.4.2. 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 are able to be accommodated. Combining the community value and the medium susceptibility, the pattern of the PRoWs has a medium sensitivity.

- 4.5. The proposed illustrative layout would not affect the alignment of the PRoW and would result in nil magnitude of effect. Combined with a medium sensitivity, the overall landscape effect on landscape pattern would be neutral.

4.6. Access and recreation

- 4.6.1. The value of the site's public access is related to the 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.
- 4.6.2. The susceptibility of the public footpath routes to the type of development proposed is high/medium; it is possible to accommodate the 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 6. Combining the local authority value and the high/medium susceptibility, on balance the public access routes have a high/medium sensitivity.
- 4.6.3. The proposed development is adjacent to the PRoW but does not alter its alignment or use and would result in nil magnitude of effect. Combined with a high/medium sensitivity, the overall landscape effect on access would be neutral.

4.7. Perceptual qualities

- 4.7.1. Park Lane and plot 600 and 601 have a higher perceptual value with greater rurality and tranquillity, and less urban influence, than land to the west of the PRoW, and are therefore judged to be of community value.
- 4.7.2. The susceptibility to the type of development proposed on the sense of rurality and tranquillity of Park Lane and plots 600 and 601 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. Combining the community value and the high susceptibility, the positive perceptual qualities of Park Lane and plots 600 and 601 have a high/medium sensitivity.
- 4.7.3. The proposed introduction of buildings, parking and intensified use would result in a medium adverse magnitude of effect. Combined with a high/medium sensitivity, the overall landscape effect on Park Lane and plot 600 and 601's sense of rurality would be moderate adverse.

5. Additional mitigation and residual landscape effects

- 5.1. The following table (Figure 3) comprises a summary of the effects on landscape receptors likely to be adversely affected by the proposed development.
- 5.2. The adjoining woodlands to the east, and mature oaks / hedgerows and public access to Park Lane are of the highest sensitivity within the context of this study. The Arboricultural Impact Assessment notes that the proposed development provides appropriate buffers from the retained trees and avoids impacts within Root Protection Areas. Adherence to these buffers and ongoing management of the trees would minimise effects, and the public access to Park Lane would remain unchanged.

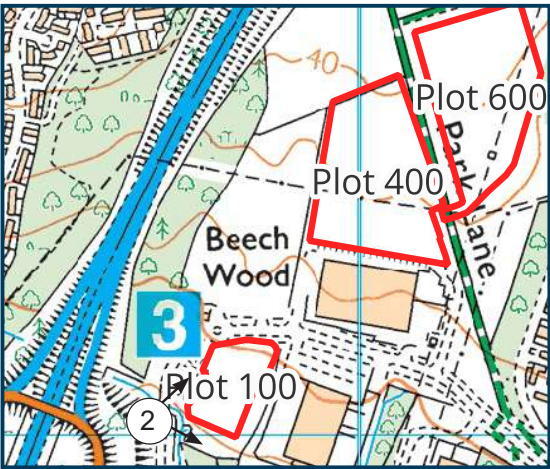
Figure 3 - Summary of Landscape Effects

Landscape Receptor	Sensitivity	Magnitude of effect	Landscape effect	Mitigation	Residual effects
Topography	high / medium	high adverse	major to major / moderate adverse	N/A	N/A
Vegetation (mature oaks and hedges to Park Lane and woodlands to east)	high	short term: low adverse long term: nil to low beneficial	short term: moderate adverse long term: neutral to minor beneficial	maintaining buffers with adjoining trees and vegetation; ongoing management of trees and hedges	minor beneficial
Pattern of landscape and settlement (PRoW route)	medium	nil	neutral	N/A	N/A
Access - PRoW Park Lane	high / medium	nil	neutral	N/A	N/A
Perceptual qualities (sense of rurality of Park Lane and plots 600 and 601)	high / medium	medium adverse	moderate adverse	N/A	N/A

6. Appraisal of visual effects

- 6.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals – after 5 years (with appropriate management). Where Volume 1 shows there is no view of the site these views are not included in this appraisal section.
- 6.2. Successional views, general along route, are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.
- 6.3. Verified views have been prepared in April 2026 by HCUK for viewpoints 5, 6, 11, 13 and 15, and are contained in Appendix 2. The selection of the 5 viewpoints was made by terra firma following fieldwork and reflects key views with higher sensitivity and most likely to have the greatest effect. A discussion of these verified views is included in the following visual appraisal including notes where HCUK’s view location differed from terra firma’s location due to the growth of vegetation between terra firma’s photos being taken in July 2025 and HCUK’s in April 2026.

Figure 4 - Photographic record of baseline conditions: Representative viewpoint 2



Viewpoint Data:

- Approximate distance from plot 600 and 601: 0.5km

Description

Looking north-east from Fitzwygram Way just south of where the Hermitage Stream crosses. Plot 600 and 601 lies beyond the foreground buildings.

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

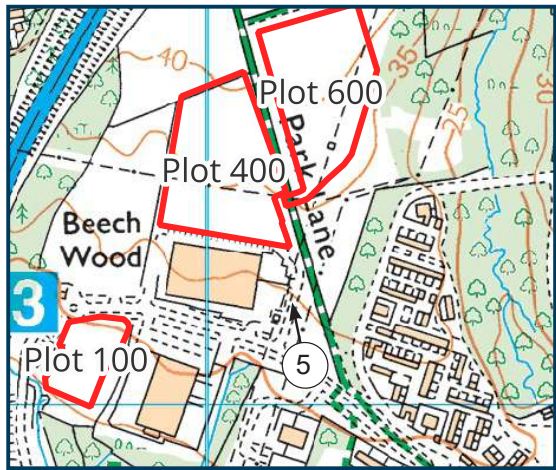
Magnitude of effect:

Nil effect - the proposed buildings on plot 600 and 601 would not be visible from viewpoints on Fitzwygram Way (views 2 and 5).

6.4. View from Fitzwygram Way (viewpoints 2 and 5)

- 6.4.1. 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 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.
- 6.4.2. Where viewed from the south and west (represented by view 2) the proposed illustrative building would be barely visible if at all, largely filtered / seen in the context of existing foreground buildings in Dunsbury Park. For a short stretch of the road where Fitzwygram Way passes south of the site, at the southern end of Park Lane, the proposed development would be screened by the existing mature vegetation lining Park Lane.
- 6.4.3. **Verified view (see appendix 2):** The verified view for viewpoint 5 on Fitzwygram Way at the southern end of Park Lane (see Figure 5), shows that the existing vegetation along Park Lane blocks views of plot 600.
- 6.4.4. Nil magnitude of effect would result in a neutral visual effect for viewpoints 2 and 5.

Figure 5 - Photographic record of baseline conditions: Representative viewpoint 5



Viewpoint Data:

- Approximate distance from plot 600 and 601: 0.3km

Description

View 5b (above right) looking north-west from Fitzwygram Way at southern end of Park Lane. 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

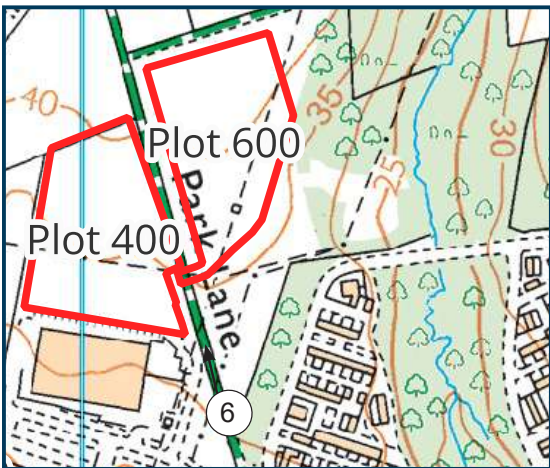
View Sensitivity

Low sensitivity

Magnitude of effect:

Nil The buildings on plots 600 and 601 would be screened by mature and vegetation lining Park Lane.

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



Viewpoint Data:

- Approximate distance from plot 600 and 601: 200m

Description

View 6 looking north along Park Lane. Plots 600 and 601 not visible due to 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

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

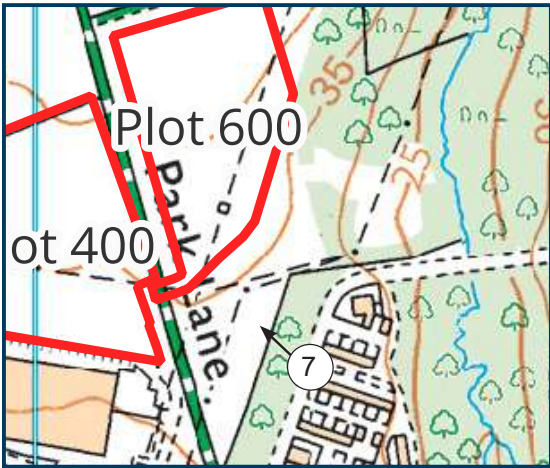
Magnitude of effect:

Existing buildings would already be seen in places, depending on direction of viewer. The proposed buildings would be set back from the footpath with existing trees and hedges lining the path. Viewers' attention is likely to be focussed on the path in front of them but the new buildings may be visible at an angle / at a distance and result in a nil to low adverse effect on this view.

6.5. Views from Park Lane PRow 108/123/2-2 (viewpoints 6, 11 and 12)

- 6.5.1. These views represent a progression along Park Lane, which in part runs along the boundary of plots 600 and 601. 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.
- 6.5.2. Plots 600 and 601 are set back (to the east) from Park Lane, and each proposed illustrative building would be set at a lowered ground level on moving north. Native shrubs and climbers would be planted on the plot boundaries between viewers and proposed buildings, adding to screening provided by existing trees and hedges lining Park Lane. Generally the path is well enclosed and viewers' attention is likely to be focussed on the path in front of them, particularly the significant oak trees lining the path. However the new buildings would be visible, most prominently from viewpoint 11 on the plot boundary, replacing existing open views to a wooded horizon, and resulting in a medium to high adverse effect on this viewpoint.
- 6.5.3. **Verified views (see appendix 2):** The verified view for viewpoint 6 on Park Lane shows that the existing vegetation along Park Lane blocks views of plot 600, although it is possible there could be glimpses where vegetation is thinner. There would be a nil to low adverse magnitude of effect for viewpoint 6. The verified view for viewpoint 11 where there is a gap in the vegetation shows the building would be visible close to the site boundary. For this short section of the path there would be a medium / high adverse magnitude of effect.
- 6.5.4. Combined with medium / high sensitivity for all these views the visual effect would be major / moderate adverse at worst for viewpoint 11 (through a gap in the vegetation on the plot boundary), and less than this for much of the footpath route which is generally well contained by trees and hedges.

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



Description
View 7 looking west and north-west along Calshot Road at northern edge of Leigh Park, within residential area. Plots 600 and 601 not visible due to vegetation.

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 600 and 601 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

Magnitude of effect:
Nil during summer months / nil to low adverse during winter months. (Possible filtered views from locations on Calshot Road during winter).

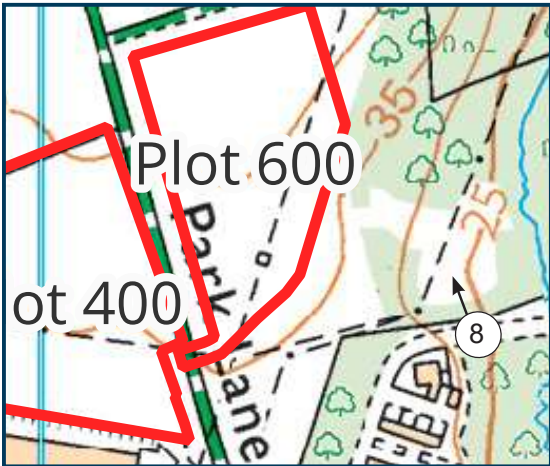
Viewpoint Data:

- Approximate distance from plot 600 and 601: 100m

6.6. Views from edge of Leigh Park (viewpoints 7 and 8)

- 6.6.1. 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.
- 6.6.2. Where viewed from the south and southeast on Calshot Road (represented by viewpoints 7 and 8), the proposed illustrative buildings on plot 600 and 601 would not be visible during summer months, with mature trees and vegetation both lining the road, and on land to the east of the site providing dense screening. Although views will be more open during winter months, any possible views to proposed illustrative buildings would be limited / heavily filtered.
- 6.6.3. A nil to low adverse magnitude of effect from these locations on the western edge of Leigh Park, combined with a low to medium sensitivity would result in a minor adverse to neutral visual effect at worst (during winter months). Visual effects would reduce to neutral during summer months when mature intervening vegetation would screen the proposed development.

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



Viewpoint Data:

- Approximate distance from plot 600 and 601: 50m

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.

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

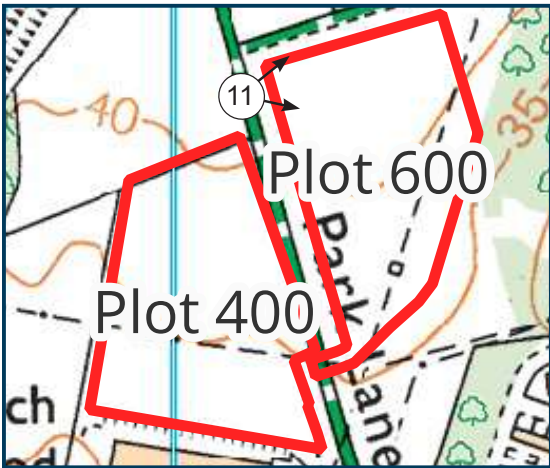
View Sensitivity

Low to medium sensitivity

Magnitude of effect:

Nil during summer months / nil to low adverse during winter months. (Possible filtered views from locations on Calshot Road during winter).

Figure 9 - Photographic record of baseline conditions: Representative viewpoint 11



Viewpoint Data:

- Approximate distance from plot 600 and 601: 5m

Description

View 11 looking east across plot 600 and 601 from Park Lane.

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

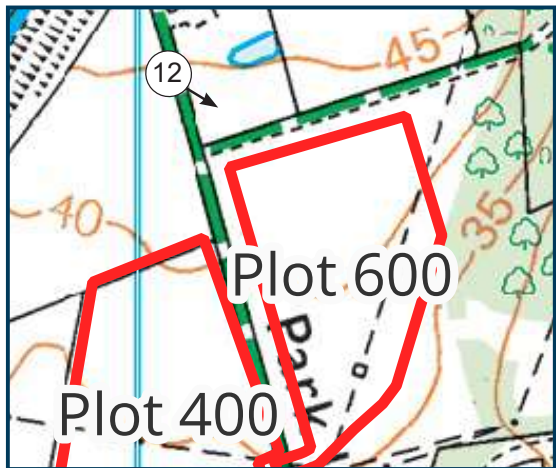
View Sensitivity

Medium to high sensitivity

Magnitude of effect:

Medium to high adverse - proposed unit 601 in the foreground would block views across plot 601 to existing wooded horizon. Magnitude reduced due to brief exposure to view (open views through occasional gaps / views largely screened by vegetation along Park Lane).

Figure 10 - Photographic record of baseline conditions: Representative viewpoint 12



Viewpoint Data:

- Approximate distance from plot 600 and 601: 100m

Description

View 12 looking south-east towards plot 600 from Park Lane north of the offshoot footpath. 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

Magnitude of effect:

Medium adverse - the proposed building will be seen above vegetation lining the footpaths, (partially screened by the intervening vegetation, the focus of receptors is along the line of the footpath ahead). Magnitude may increase during winter months.