SUMMARY PROOF
on
Landscape and Visual Matters

[redacted]

BSc (Hons) MA DipUD CMLI

For site at:
Haslar Immigration Removal Centre Expansion, Gosport

On behalf of Appellant:
The Home Office

Summary Proof

PINS Reference Number:
CROWN/2026/0000005

LPA Reference number:
26/00216/CROWN

Date: October 2026

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Summary Proof

1.1. The Proof of Evidence on Landscape and Visual Matters to which this Summary relates, summarises the landscape and visual effects as reported in the Landscape and Visual Impact Assessment (LVIA) associated with the Haslar Immigration Removal Centre (IRC) Expansion site. The LVIA was commissioned in September 2025, updating a previous LVIA produced for the same site.

Site Description and Proposals

1.2. The application site is located on the eastern side of Fort Road and extends to 4.54 ha. The site is not within any environmental designation or Green Belt. There are no public rights of way that cross the site. The site has an access that runs through the Haslar Barracks Conservation Area and it also has a permissive path crossing the south-western end of the site.

1.3. The site is bound by Fort Road and residential properties on Fort Road to the north-west, the existing IRC and Dolphin Way to the north, the coastal path and coast to the south-east, and Gosport & Stokes Bay Golf Club to the south-west. The boundaries are contained by high security fencing combined with closeboard fencing, with concrete walling along the coastal boundary.

1.4. The development proposals for the site are outline, with the development plan indicating 4 three storey accommodation blocks and 2 single storey blocks towards the central section of the site, and associated infrastructure including car parking, recreation space, energy centre, substation and community garden.

Development Amendment

1.5. The FFL of the development proposal has been recently revised, as agreed with the Environment Agency (EA), with a revised FFL of 5.24m AOD (representing a 600mm increase). The building would be up to 12m from this level.

1.6. This additional 600mm to the proposed height of the buildings is likely to marginally increase the visibility of the development shown in the Zone of Theoretical Visibility (ZTV) and marginally increase views of the upper levels of the tallest buildings, from

the limited close range views where they are visible. However, this will not materially affect the landscape effects and is not likely to materially affect the visual effects or the LVIA conclusions overall.

Landscape and Visual Effects

1.7. The overall findings of the LVIA report that there would be no significant long term adverse effects apart from a major-moderate adverse visual effect for the limited dwellings on the south-eastern side of Fort Road backing onto the site. Further detail on the findings of the LVIA are set out as follows.

1.8. In landscape terms, the post construction stage would lead to a moderate - minor adverse effect on the site features and the setting and character of the area in the vicinity of the site, and a moderate adverse effect on the England Coast Path where it passes through the site. Following 15 years' growth of introduced mitigatory planting, the residual landscape effects would be minor neutral on the site features and minor adverse on the setting and character of the area in the vicinity of the site and the England Coast Path as it passes through the site, assuming that opportunities to introduce appropriate mitigation measures are taken.

1.9. In visual terms, post construction, there would be a minor adverse significance of effect on short sections of Fort Road and Clayhall Road, and on the north-eastern end of Gosport and Stokes Bay Golf Club; a moderate adverse effect on promoted walking & cycling routes in Gosport along short sections of Fort Road and the coast path, a moderate-minor adverse effect on promoted walking and cycling routes in Southsea along the seafront; and a major-moderate to moderate-minor adverse effect on residential amenity for limited dwellings in proximity to the site on Fort Road and Haslar Terrace.

1.10. Following 15 years' growth of mitigatory planting, there would be diminished residual effects of slight neutral for short sections of Fort Road and Clayhall Road, a minor adverse effect on promoted walking & cycling routes in Gosport along short sections of Fort Road and the coast path, a minor neutral effect on promoted walking and cycling routes in Southsea along the seafront, a moderate-minor neutral effect on residential amenity for limited dwellings in proximity to the site on the north-western side of Fort Road and Haslar Terrace, and a neutral effect on users of Gosport and

Stokes Bay Golf Club. There would be no significant residual effects apart from a major-moderate adverse effect on residential amenity for the limited dwellings on the south-eastern side of Fort Road backing onto the site.

1.11. There are opportunities to introduce appropriate mitigation measures that will reduce and offset identified landscape and visual impacts. Mitigation opportunities include the potential to provide a landscape framework across the development which responds to the historic context, with associated varied native tree, shrub, and wildflower planting to integrate the site into the urban fringe location and create enhanced landscape interest and biodiversity potential. A framework of tree planting within the site will help to embed this development within the local area. Furthermore, consideration of the materials palette to provide darker, subdued tones to the proposed buildings would also help to limit adverse effects for taller buildings in longer views.

Overall Conclusions

1.12. The findings of the Landscape and Visual Impact Assessment conclude that there will be no long term significant adverse effects arising as a result of the proposed development apart from that experienced from upper rear windows of limited private dwellings on the south-eastern side of Fort Road backing onto the site. Furthermore, the proposed development will provide the opportunity for landscape and biodiversity enhancements to the site. The residual effects reported in the LVIA are based on the expectation that details of planting would be conditioned at the Reserved Matters stage. The site therefore has the potential to accommodate the quantum of development proposed in landscape and visual terms at this Outline stage.