

Lime Interiors

**Redevelopment of The Spinney
High Road, Essendon,
Hertfordshire, AL9 6HP**

Landscape and Visual Impact Assessment

Lime Interiors

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Landscape and Visual Impact Assessment

Approved

Stephen Kirkpatrick



Position

Director

Date

08-03-2016

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1.0 INTRODUCTION

1.1 Study Background

- 1.1.1 The proposal is for demolition of an existing house and outbuildings at The Spinney on the southern side of Essendon in Hertfordshire and for construction of two individual dwelling houses. This residential property is located in the green belt and is hereafter referred to as 'the site'.
- 1.1.2 Scarp Landscape Architecture Ltd was instructed in February 2016 by Lime Interiors Ltd to (1) prepare landscape proposals to support a detailed planning application and (2) undertake a landscape and visual impact assessment of the development proposals.
- 1.1.3 This report presents the findings of the assessment of potential landscape and visual effects that would result from the development proposal.

1.2 Report Structure

- 1.2.1 The report is set out under the following headings:
- (1) Introduction
 - (2) Landscape Context
 - (3) Landscape Planning Policy and Guidance
 - (4) Landscape Appraisal
 - (5) Site Appraisal
 - (6) Site Visibility
 - (7) The Proposed Development
 - (8) Visual impact Assessment
 - (9) Landscape Impact Assessment
 - (10) Summary and Conclusions

2.0 LANDSCAPE CONTEXT

2.1.1 The site lies in the countryside approximately 250m south of the village of Essendon and approximately 4km east of Hatfield, Hertfordshire. The B158 (High Road) abuts the western site boundary, the grounds of the Essendon Golf Course abut the south-eastern site boundary and an area of mature woodland abuts the north-eastern site boundary (**Figure 2: Local Landscape Aerial Photograph**).

Local Topography

2.1.2 The site forms part of a local landscape that is very undulating with minor valleys (**Figure 1: Site Context Plan**).

Local Soils and Geology

2.1.3 The local landscape includes slowly permeable, seasonally waterlogged clay soils over Tertiary Clay.

Local Land Use

2.1.4 Local land use is dominated by wooded farmland and parkland and by golf courses at Essendon Country Club on the eastern side of the site. The farmland consists mainly of pastoral fields, many used for horse grazing, with some arable. It is a settled landscape with scattered villages, individual houses and farmsteads. The village of Essendon lies to the north (in the centre of **Photograph H**) and sections of High Road in the vicinity of the site are lined by other dwellings (**Photographs H and I**).

Local Vegetation

2.1.5 Woodland cover is extensive and often linked, particularly in the case of woodland belts around parkland. Field boundaries are prominent and range from low trimmed hedges to unmanaged hedges with occasional individual trees, typically either oak or ash. The golf courses to north, east and south of Essendon include extensive tree/shrub belts, including both deciduous and ornamental species.

Access and Movement

- 2.1.6 A network of narrow rural lanes, including High Road, cross-crosses the local countryside. A network of public footpaths provides connections between the small rural settlements. It includes the Hertfordshire Way long distance recreational footpath, which passes 1km east of the site and 600m northeast of the site.

3.0 LANDSCAPE PLANNING POLICY AND GUIDANCE

3.1 National Planning Policy Framework

3.1.1 The overarching objective of national planning policy, as set out in the National Planning Policy Framework¹ (NPPF), is to help achieve sustainable development.

3.1.2 Section 11 of the NPPF sets out guidance on the conservation and enhancement of the natural environment. Relevant policies are summarised below.

3.1.3 NPPF Para. 109 states:

“The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes.....”*

3.1.4 NPPF Para. 114 states that *‘Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.....’*

3.2 District Planning Policies

3.2.1 The Welwyn Hatfield District Plan was adopted by Welwyn Hatfield Borough Council in April 2005. The majority of the policies were saved in April 2008. The following policies are of relevance to the proposed development:

- *Policy R17: Trees, Woodland and Hedgerows*
- *Policy D1: Quality of Design*
- *Policy D2: Character and Context*
- *Policy D8: Landscaping*

3.2.2 Details of these policies are provided in **Appendix A**.

¹ National Planning Policy Framework, Department for Communities and Local Government (March 2012)

4.0 LANDSCAPE APPRAISAL

4.1 Introduction

4.1.1 The objective of the landscape baseline is to describe the existing landscape resources in the study area, considering both the character of the local area and the physical features that give the area its 'sense of place' and make it different from neighbouring areas.

4.1.2 The landscape surrounding the site has been appraised below at various levels, from national down to local level with reference to published landscape character assessments, where available.

4.2 National Level Character Assessment

4.2.1 The site lies in the northern part of the Northern Thames Basin National Character Area (NCA 111), as identified by Natural England's Character Map of England. The key characteristics of this NCA, as identified by this document, include:

- *"The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the northwest and extensive tracts of flat land are found in the south."*
- *"Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland."*
- *"The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present."*
- *"Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams."*
- *"The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex."*

- *“Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.”*

4.3 District Level Landscape Character Assessment

4.3.1 The site lies in the West End to Brickendon Wooded Slopes Landscape Character Area (LCA), as defined by the "Welwyn Hatfield Landscape Character Assessment" (April 2005). Existing landscape character is described as:-

“Steeply undulating wooded slopes, clearly differentiated by topography, woodland and age of settlement from both the arable slope to the north and the small plateau to the south. Very articulated and complex topography, with parkland and ancient settlements strung out along winding undulating lanes. An 'old' landscape pattern, remote and enclosed, with a small, domestic scale. Densely wooded and treed, with a clear pattern of irregular fields with tall treed boundaries and good views across the Lea valley. Here arable conversion does not appear to have had a negative impact on hedges.”

4.3.2 Key characteristics of this LCA are described as:-

- *small ancient settlements*
- *intricate road system*
- *extensive broadleaf woodland*
- *strongly undulating north-facing landform*
- *small woodland blocks and tall dense hedges*
- *very private area, with discreetly concealed parkland*

4.4 Local Level Landscape Character Assessment

4.4.1 Scarp has carried out its own project-specific landscape character assessment of the site and its surrounding areas and concurs with the findings of the district level landscape character assessment. The landscape on the southern side of Essendon is dominated by belts of woodland, parkland and numerous residential properties alongside High Road. It is a settled, well-treed landscape.

5.0 SITE APPRAISAL

Introduction

- 5.1.1 The appraisal of existing site conditions set out below makes reference to various photographs (**Appendix B**), the locations of which are identified on **Figure 3: Site Landscape Aerial Photograph** and **Figure 4: Site Context Photographic Viewpoint Location Plan**.

Site Topography

- 5.1.2 The site comprises flat to gently sloping land, with gradients falling from north to south.

Site Features

- 5.1.3 The site supports an existing house, a garage and two outbuildings, which are set in grounds that include an extensive area of lawn, robust peripheral tree/shrub planting and a scattered array of trees. These trees define various grassy glades in the garden (**Photographs A to D**) and include both tree groups and individual specimen trees, all with varying degrees of maturity. Many existing trees on the site are the subject of a Tree Preservation Order by Welwyn Hatfield Borough Council (Ref: TPO03 W4).
- 5.1.4 The existing house at is located in the northern part of the site and an access drive (**Photographs K and L**) lies on the western side of the house (**Figure 3: Site Landscape Aerial Photograph**). The western site boundary is defined by a timber fence and by peripheral tree/shrub planting.

Site Access

- 5.1.5 The public has no access to the site.

Site Character

- 5.1.6 The existing site comprises a well-vegetated residential property. It abuts High Road and is located on the southern side of Essendon in the context of other residential properties that are more prominent in views from High Road (**Photograph H**). The site has strong residential

characteristics, i.e. dwellinghouse, amenity planting, amenity lawns and peripheral native and ornamental tree/shrub planting.

Permitted Development

- 5.1.7 The site also has significant permitted development rights for several extensions and outbuildings under permitted development rights. This is assessed as existing development (**Appendix C**) for the purposes of this LVIA. It includes a double storey rear extension, new extensions on both sides of the original house and various ancillary buildings within the residential curtilage. These ancillary buildings comprise a new detached garage, a swimming pool building and the original log store and machinery shed. The height of the rear extension would be identical to the existing house. This has been secured through permitted development rights - see Welwyn Hatfield Council planning application (Ref: S6/2015/1203/HH) and Certificate of Lawfulness (Ref: S6/2015/0727/LUP). This permission extends across the site and foundations for one of the outbuildings are currently underway.

6.0 SITE VISIBILITY

Introduction

6.1.1 This section provides descriptions of (a) the extent of visibility of the site, (b) the type and sensitivity of visual receptors, and (c) the components and character of representative views available to them, Reference is made below to sets of photographs that have been taken to illustrate typical views of the site from representative viewpoints in the surrounding landscape. The locations of the photographic viewpoints are illustrated on **Figure 3: Site Landscape Aerial Photograph** and **Figure 4: Site Context Photographic Viewpoint Location Plan**.

6.1.2 Field survey work was carried out in March 2016 and was restricted to publicly accessible places (roads, public rights of way, etc).

6.2 Extent of Site Visibility

6.2.1 The extent of site visibility is highly restricted on account of enclosure provided by woodland to the north and south, trees and buildings along High Road to the west and layers of vegetation in Essendon Golf Course to the east.

6.2.2 The locations of these landscape features are illustrated on **Figure 2: Local Landscape Aerial Photograph** and **Figure 3: Site Landscape Aerial Photograph**.

6.3 Visually Sensitive Receptors

6.3.1 The sensitivity of receptors varies according to the degree of interest and attention they would be paying to the views around them and the length of time or frequency with which they would have to view it. The sensitivity of visual receptors is identified as follows:-

- **High sensitivity:** occupants of residential properties. People at tourist destinations, beauty spots, picnic areas or locations for viewing important landscape features. People engaged in outdoor recreation, including users of Public Rights of Way or access land that does involve appreciation of views of the landscape.
- **Moderate sensitivity:** Users of local roads, country lanes and adjacent footpaths/cycleways.

- **Low sensitivity:** Users of motorways, main roads and commuter trains. People engaged in outdoor sport or recreation, which does not involve or depend upon appreciation of views of the landscape (e.g. football or rugby). People at their place of work where views of the surrounding landscape may have some importance (e.g. occupants of offices).
- **Very Low sensitivity:** People at their place of work or other locations where views of the wider landscape have little or no importance (e.g. occupants of some industrial sites or commercial developments). View affected by many landscape detractors and unlikely to be valued.

6.4 Existing Views

Views from the West and Northwest

- 6.4.1 With the exception of glimpsed views through or near the site entrance (**Photographs K and L**), views of the site from High Road are well enclosed by a belt of mature trees and understorey shrubs along the western site boundary (**Photographs J and M**). This vegetation includes both deciduous and evergreen trees and shrubs (Yew, Holly, Laurel and Holm Oak) and visual enclosure is reinforced by close-board timber fencing along most of the boundary.

Views from the North and Northeast

- 6.4.2 Views from the north and northeast are substantially enclosed by mature woodland (**Figure 2: Local Landscape Aerial Photograph**) with views of the site limited to the tree/shrub vegetation along the western site boundary (**Photograph J**).

Views from the East, Southeast and South

- 6.4.3 In terms of views from Essendon Golf Course, some glimpsed views of the site may be obtained from an adjacent green and sections of footpath adjacent to the site. These views include a filtered winter view of The Spinney, seen in the centre of **Photograph F**, on the left hand side of the belt of conifer trees. Most views towards the site are enclosed by on-site and off-site vegetation alongside the southern site boundary, including a line of evergreen trees (**Photographs B and C**). The site is difficult to discern in views from other parts of the golf course on account of enclosure provided by site boundary vegetation, the earth mounds

associated with the fairways and by layers of mature tree/shrub planting within the golf course (**Photograph G**), including tree/shrub groups adjacent to the site (**Photograph F**).

- 6.4.4 Elevated views towards the site may also be obtained from the Hertfordshire Way long distance footpath near Danes Farm to the northwest of Little Berkhamsted. However, the site is difficult to discern in these views on account of the visual mass of trees in the golf course (**Photograph N**).

Views from the Southwest

- 6.4.5 Views are substantially enclosed by mature tree/shrub vegetation along the western site boundary (**Photograph M**) along the eastern side of High Road.

7.0 THE PROPOSED DEVELOPMENT

7.1.1 The development master plan has been led by landscape considerations. Careful attention has been given to the location and design of the proposed buildings and to the landscape proposals with regard to countryside protection, landscape character, visual amenity and arboriculture. The architectural design for the proposed building is illustrated by the architectural elevations in **Appendix D**.

7.2 The Proposed Buildings

7.2.1 The proposal is for the demolition of the existing detached dwellinghouse (Use Class C3) and construction of two new architect-designed dwellinghouses (Use Class C3). A new vehicular access is proposed from High Road to serve the southernmost plot (i.e. Plot 2). Each dwellinghouse would have a low-key timber car port and an enclosure for wheelie bins and bicycles.

7.2.2 The ridge height of the proposed dwellinghouses (7.60m above adjacent ground level) would be lower than the existing dwellinghouse (7.65m above the adjacent ground level). The volume of the proposed dwellinghouses would also be 10% lower than the built volume of the scheme secured through permitted development rights (**Appendix C**). There would also be a 31% reduction in footprint compared to the permitted development rights scheme.

7.3 The Landscape Proposals

7.3.1 The Landscape Masterplan for the proposed development is provided in **Appendix E**.

7.3.2 The primary objective of the landscape strategy for the proposed development is to conserve local landscape character. This has been achieved by substantial conservation of existing on-site trees, sensitive location of the proposed dwelling houses within the site and strengthening the well-vegetated character of the site by the enhancement of the peripheral tree/shrub framework.

7.3.3 The following design principles for both the hard and soft landscape have been identified:-

Soft Landscape Design Principles

- The selection of plants has considered the local context the form and eventual scale of the species in relation to the spacing and elevations of buildings.
- The selection of tree and shrub planting has enhanced the design of the buildings to articulate spaces by framing views and by defining pedestrian routes and connections and vehicle movements.
- The selection of species is appropriate in terms of setting and should not pose a threat or nuisance (for example through the specification of clear-stem trees adjacent to pedestrian routes) nor include invasive species.
- The selection of plant species is appropriate to soil type, microclimate and future maintenance and management requirements.
- Plant species selected will increase the biodiversity potential of the site through the use of both ornamental (emphasis on flowering shrubs) and locally indigenous species.

7.3.4 All new services would be located underground and would be restricted to specific margins, either under the footway, or in shared surfaces in a defined linear strip. The technical principles provided by NHBC (National House Building Council) requirements will be adopted when planting trees in the vicinity of services and buildings.

7.3.5 The proposed tree and shrub planting is likely to be established in the first planting season after commencement of the construction works.

Hard Landscape Design Principles

- The design and placement of all the elements has responded to the architecture of the development through sympathetic, appropriate and consistent selection of materials, textures and scales.
- The combined suite of hard landscape materials will assist in creating an attractive, high quality residential environment.
- All hard landscape elements will provide a sufficient level of comfort and amenity while minimising clutter and visual confusion.
- High quality paving materials have been used to help define spaces and functions.
- A limited variety of surface materials has been selected to help define functions and spaces.
- The materials have been selected from a structured palette and coordinated to create visual unity and integrity.

8.0 VISUAL IMPACT ASSESSMENT

8.1 Introduction

8.1.1 This section provides an assessment of the effects of the proposed development on existing views and visual amenity, as identified as part of the baseline study. The assessment of effects has been based on the Architectural Design Proposals at **Appendix D** and the Landscape Master Plan at **Appendix E**. Reference is made in this assessment of visual effects to the site context photographs in **Appendix B**, which are winter views taken in March 2016. The assessment is carried out on the basis of winter views as the 'worst case scenario', although summer views are described in some cases. The methodology adopted for assessing potential visual effects is set out in **Appendix F**.

8.2 Views from the West and Northwest

8.2.1 With the exception of glimpsed views through the site entrance (**Photograph L**), views of the proposed housing from High Road would be substantially enclosed by a belt of mature trees and understorey shrubs along the western site boundary (**Photographs J and M**) even in winter views. This vegetation includes both deciduous and evergreen trees and shrubs, including Yew, Holly, Laurel and Holm Oak. Visual enclosure is reinforced by close-board timber fencing along most of the boundary.

8.2.2 Views of the proposed Plot 1 house would be obtained through the site entrance and would replace views of the existing development, which would, under the approved permitted development rights and Certificate of Lawfulness, have a greater height, greater, volume, greater footprint and greater visual mass in views through the site entrance. The Plot 2 house would be located to the rear of the Plot 1 house in this view. Views of the Plot 1 house would be filtered and enclosed by new tree and shrub planting near the site entrance with a net enhancement in the vegetated character of views from High Road. The proposed brick entrance wall and gate would replace a low quality gate and adjacent section of timber fencing and would be similar in appearance to other houses in the local area (**Photograph H**). The well vegetated, residential character of existing views would be conserved. The existing gap through the vegetation on the northern side of the site entrance (**Photograph K**) would be enclosed by proposed tree/shrub planting with a net enhancement in the vegetated character of views from High Road. There would be no discernible change to night-time views.

- 8.2.3 Overall, there would be very low level adverse changes to existing day-time views at Year 1 and very low level positive changes to existing day-time views at Year 5 for these transient, medium sensitivity road and pedestrian users of High Road. There would be negligible changes to existing night-time views. These day and night-time changes would be of negligible significance.

Views from the North and Northeast

- 8.2.4 Views of the proposed housing from the north are substantially enclosed by mature woodland with views limited to the tree/shrub vegetation along the western site boundary (**Photograph J**). There would be no change to existing views.

Views from the East, Southeast and South

- 8.2.5 A glimpsed view of the Plot 2 house would initially be available from one of the greens that lies close to the site boundary in the far western part of Essendon Golf Course. This glimpsed view would replace a glimpsed existing view of the existing house (**Photograph F**) but the proposed tree/shrub planting along the southern site boundary would, with partial maturity, enclose views of on-site built form with a resultant net enhancement in the vegetated character of views from the golf course. The proposed housing would be difficult to discern in views from other parts of the golf course on account of the visual mass of vegetation, both within the site and within the golf course (**Photographs F and G**).
- 8.2.6 Overall, there would be very low level adverse changes to existing day-time views at Year 1 and very low level positive changes to existing day-time views at Year 5 for these high sensitivity users of the golf course. There would be negligible changes to existing night-time views. These day-time changes would be of slight significance. These night-time changes would be of negligible significance.
- 8.2.7 In terms of elevated views from the Hertfordshire Way long distance footpath near Danes Farm (**Photograph N**), the proposed housing would not be visible on account of the visual mass of trees both on the site and in the golf course.

Views from the Southwest

- 8.2.8 Views of the proposed housing would be substantially enclosed by mature tree/shrub vegetation along the western site boundary (**Photograph M**) and within the golf course. The proposed tree/shrub planting along the western site boundary would, with partial maturity, enclose views of on-site built form with a resultant net enhancement in the vegetated character of views from High Road. Overall, there would be very low level changes to existing day-time views at both Year 1 and Year 5 for the transient, medium sensitivity road and pedestrian users of High Road. There would be negligible changes to existing night-time views. These day and night-time changes would be of negligible significance.

9.0 LANDSCAPE IMPACT ASSESSMENT

9.1 Introduction

9.1.1 This section provides an assessment of the effects of the proposed development on the physical landscape and landscape character, as identified as part of the baseline study. The assessment of effects has been based on the Architectural Design Proposals at **Appendix D** and the Landscape Master Plan at **Appendix E**. Reference is made in this assessment to the photographs in **Appendix B**. The methodology adopted for assessing potential landscape effects is set out in **Appendix F**.

9.2 Effects On The Physical Landscape

9.2.1 The proposed development takes into account the Tree Protection Plan that has been prepared on the basis of the BS5837 Pre-Development Tree Condition Survey. The two proposed dwellings have been carefully located within existing glades such that existing tree/shrub vegetation would be substantially retained.

9.2.2 As identified in the Arboricultural Impact Assessment, the proposed development would result in a small amount of tree losses, including the removal of one beech tree. A replacement beech tree would be provided as identified on the Detailed Landscape Masterplan. Other trees would be removed to facilitate development of the internal access road, but the greater amount of proposed new tree and shrub planting, which would result in a greater degree of visual enclosure of the site, would more than compensate for this loss.

9.2.3 Peripheral site vegetation would be supplemented with new tree and shrub planting, as identified on the proposed site plan. This vegetation would include evergreen species such as holly and laurel, specimens of which are already present on the site.

9.2.4 All retained and proposed vegetation would be managed to maximise its biodiversity value and to help ensure its healthy growth and contribution to the character of the site and surrounding landscape.

9.3 Effects on Landscape Character

National Level Landscape Character

- 9.3.1 The proposed development would be in accordance with the key characteristics of the Northern Thames Basin National Character Area as there would be no effect on the pattern of woodlands, arable land or grasslands in the local landscape. There would also be negligible effect on the pattern of small villages in the local landscape in the context of the scheme that has been secured through permitted development rights (**Appendix C**).

District Level Landscape Character Assessment

- 9.3.2 The proposed development would be in accordance with the character of the West End to Brickendon Wooded Slopes Landscape Character Area (LCA) as there would be no effect on any steeply undulating wooded slopes, parkland and ancient settlements strung out along winding undulating lanes or the small, domestic scale of the 'old' landscape pattern. The landscape would remain well-treed, with a clear pattern of irregular fields with tall treed boundaries.

Local Level Landscape Character Assessment

- 9.3.3 The existing site comprises a well-vegetated residential property. It abuts High Road and is located on the southern side of Essendon in the context of other residential properties that are more prominent in views from High Road (**Photograph H**). There would be an increase in the amount of on-site tree/shrub vegetation with a resultant net enhancement in the well-vegetated character of both the site and New Road. The residential characteristics of the site, i.e. dwellinghouse, amenity planting, amenity lawns and peripheral native and ornamental tree/shrub planting would remain unchanged.
- 9.3.4 There would be no change or negligible change to landscape character at national, district or local level.

10.0 SUMMARY AND CONCLUSIONS

Landscape Considerations

- 10.1.1 The development master plan has been led by landscape considerations. Careful attention has been given to the location and design of the proposed buildings and to the landscape proposals with regard to countryside protection, landscape character, visual amenity and arboriculture.
- 10.1.2 The primary objective of the landscape strategy for the proposed development is to conserve local landscape character. This has been achieved by substantial conservation of existing on-site trees, sensitive location of the proposed dwelling houses within the site and strengthening the well-vegetated character of the site by the enhancement of the peripheral tree/shrub framework.
- 10.1.3 The proposed development takes into account the Tree Protection Plan that has been prepared on the basis of the BS5837 Pre-Development Tree Condition Survey. The two proposed dwellings have been carefully located within existing glades such that existing tree/shrub vegetation would be substantially retained.

Visual Effects

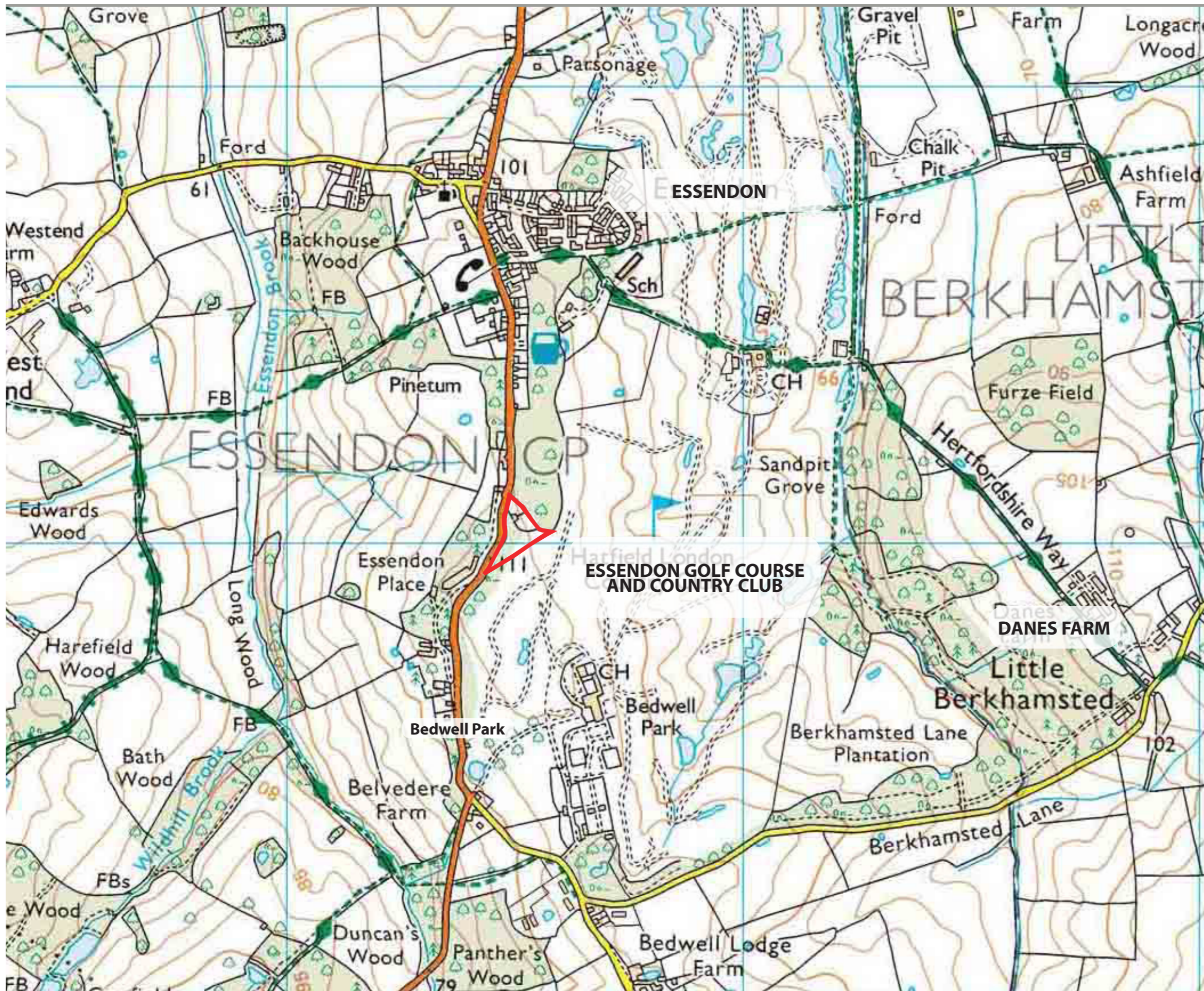
- 10.1.4 Potential views of the proposed development are restricted to adjacent sections of High Road and to adjacent parts of Essendon Golf Course. With the exception of glimpsed views through the site entrance, views of the proposed housing from High Road would be substantially enclosed by a belt of mature trees and understorey shrubs along the western site boundary, even in winter views.
- 10.1.5 There would be a net enhancement in the vegetated character of views from High Road as views of the Plot 1 house would be filtered and enclosed by new tree and shrub planting at the site entrance and the existing gap through the vegetation on the northern side of the site entrance (**Photograph K**) would be enclosed by proposed tree/shrub planting. There would be no discernible change to night-time views. The well vegetated, residential character of existing views would be conserved.

- 10.1.6 A glimpsed view of the Plot 2 house would initially be available from one of the greens that lies close to the site boundary in the far western part of Essendon Golf Course. This glimpsed view of the proposed dwellinghouse would replace a glimpsed existing view of the existing house but the proposed tree/shrub planting along the southern site boundary would, with partial maturity, enclose views of all on-site built form with a resultant net enhancement in the vegetated character of views from the golf course.

Landscape Effects

- 10.1.7 There would be no change or negligible change to landscape character at national, district or local level. The existing site comprises a well-vegetated residential property. It abuts High Road and is located on the southern side of Essendon in the context of other residential properties that are more prominent in views from High Road (**Photograph H**). There would be an increase in the amount of on-site tree/shrub vegetation with a resultant net enhancement in the well-vegetated character of both the site and New Road. The residential characteristics of the site, i.e. dwellinghouse, amenity planting, amenity lawns and peripheral native and ornamental tree/shrub planting would remain unchanged.

Figures



Key

- Site Boundary
- Public Footpaths
- Long Distance Recreational Footpath

NOTES
 Common Copyright and database rights (2015)
 Ordnance Survey 0100031673

Scarp landscape architecture
 environmental planning

Scarp Landscape Architecture, Chiltern House Business Centre,
 45 Station Road, Henley-on-Thames, Oxon. RG9 1AT

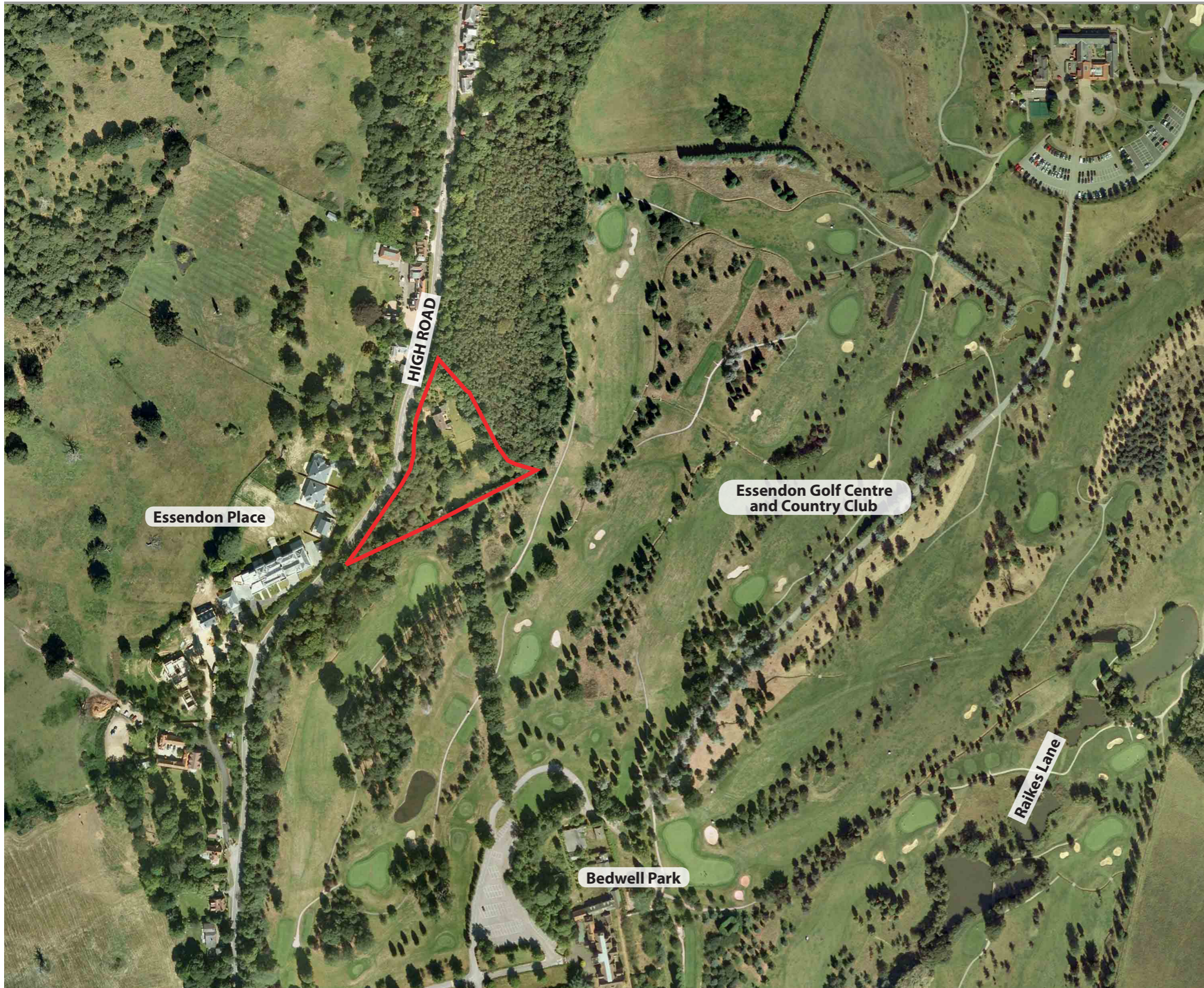
Client
 Lime Interiors Ltd

Project
 The Spinney, Essendon

Dwg Title
 Figure 1: Site Context Plan

Dwg No. Scale Date
 NTS Mar. 2016

THE SPINNEY, ESSENDON



Key

 Site Boundary

NOTES
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Client
 Lime Interiors Ltd

Project
 The Spinney, Essendon

Dwg Title
 Figure 2: Local Landscape Aerial Photograph

Dwg No	Scale	Date
	NTS	Mar. 2016

THE SPINNEY, ESSENDON



Key

 Site Boundary

 Site Appraisal Photographic Viewpoint Locations
 A

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Scarp Landscape Architecture, Chiltern House Business Centre,
 45 Station Road, Henley-on-Thames, Oxon. RG9 1AT

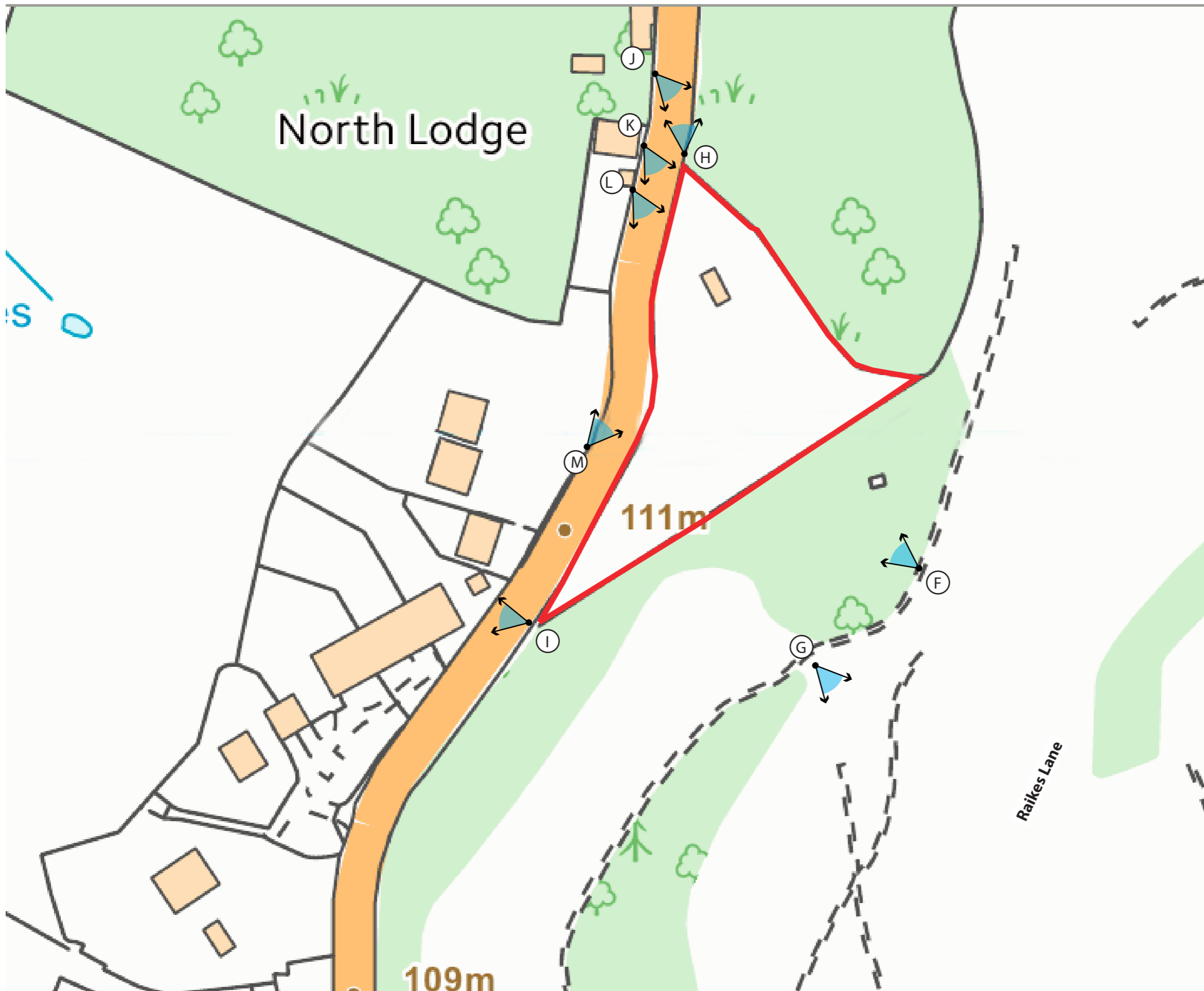
Client
 Lime Interiors Ltd

Project
 The Spinney, Essendon

Dwg Title
 Figure 3: Site Landscape Aerial Photograph

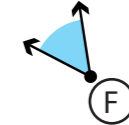
Dwg No. Scale Date
 NTS Mar. 2016

THE SPINNEY, ESSENDON



Key

 Site Boundary

 Site Context Photographic Viewpoint Location (Photographs F-M)

NOTES
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Scarp landscape architecture
environmental planning

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Dwg No	Scale	Date
	NTS	Mar. 2016

THE SPINNEY, ESSENDON