



KEY

- Red Line Boundary
- Proposed Development (See Plan 2051.16/10A)
- Indicative new planting along northern edge of Northaw Brook (Tree and scrub planting)
- Existing Definitive Rights of Way (Including Hertfordshire Way and Chain Walk)
- Proposed permissive paths

CLIENT:
Land Improvement Holdings

PROJECT:
Land at Northaw Road, Cuffley

TITLE:
Illustrative Landscape Framework

SCALE AT A3:
1:2,500

DATE:
June 2015

2130.19/09G

HDA 6

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- KEY**
- Red Line Boundary
 - Existing trees to be retained
 - Existing scrub to be retained
 - Existing hedgerow to be retained
 - Proposed native woodland trees
 - Proposed street trees and structural planting
 - Proposed native scrub planting within open space
 - Proposed rough grassland and wildflower grassland
 - Proposed amenity grassland
 - Proposed wetland and marginal planting to water features
 - Garden boundaries eg. hedges & tree planting within gardens
 - Ornamental shrub / groundcover / herbaceous & bulb planting (NB Only larger planting beds are illustrated. Additional areas would be located to built frontages and alongside grass verges)

- Existing definitive right of way
- Proposed permissive paths
- School link

CLIENT:
Land Improvement Holdings

PROJECT:
Land at Northaw Road, Cuffley

TITLE:
Illustrative Landscape Plan (Site)

SCALE AT A3: 1:1,250

DATE: June 2015

2130.19/10D

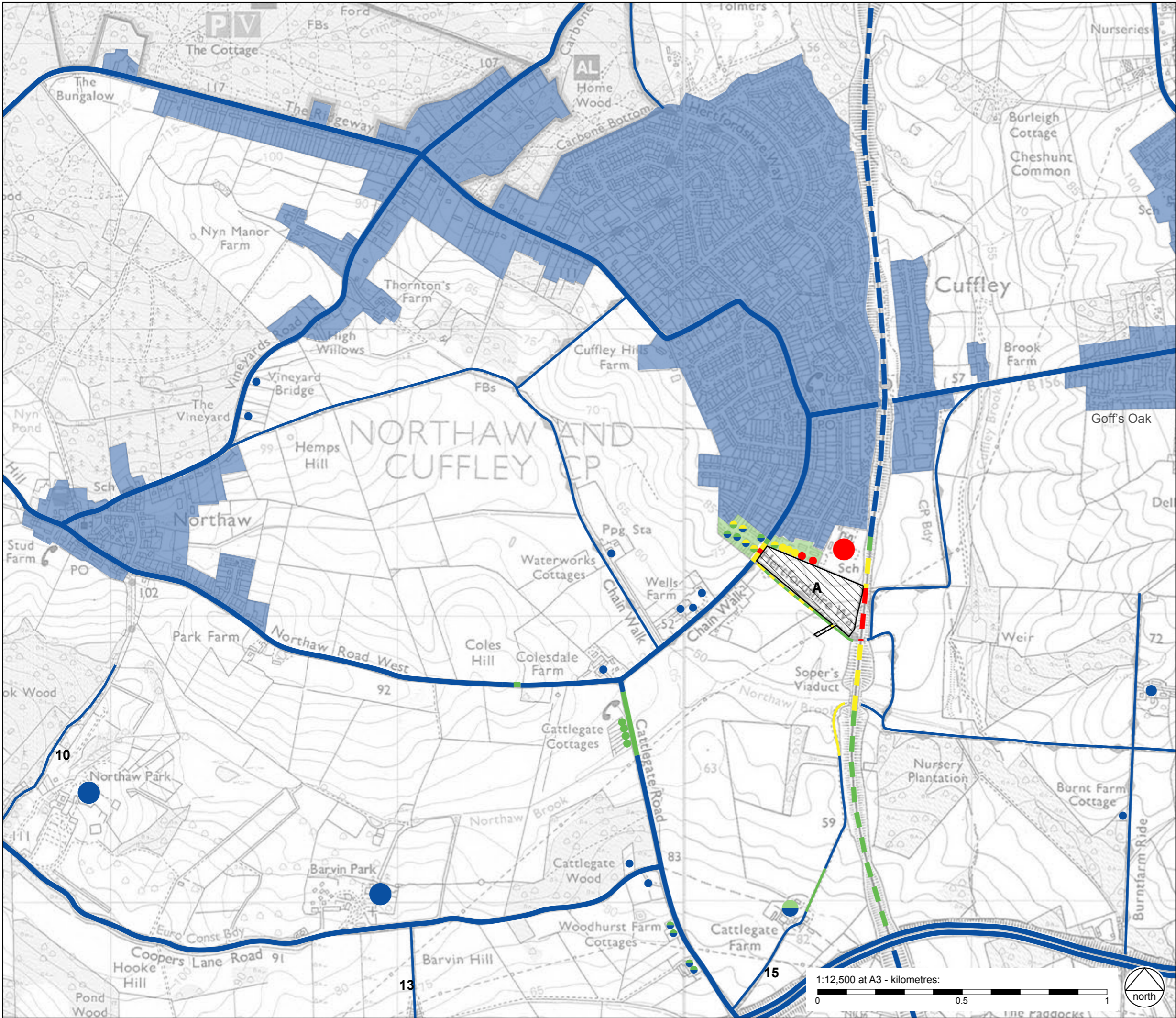
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KEY

View from footpath/bridleway

View from road

View from railway

View from property/settlement

Open view

Partial view

Glimpse

No view

Wider area with no view of site

Upper Floor

Lower Floor

Methodology:

The visual assessment is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding areas. There is, in any visual assessment, a continuity of degrees of visibility, from not visible, to fully open in views. To indicate the degree of visibility of the site from any location, that continuum has been divided into four categories:

- 1. Open view:** a clear view of a significant proportion of the site within the wider landscape;
- 2. Partial view:** a clear view of part of the site, a partial view of it; or a distant view in which the site forms a relatively small proportion of the wider view;
- 3. Glimpse:** a transient view; or a distant view of part of the site in the context of the wider landscape;
- 4. No view:** no view, or difficult to perceive.

NOTE:

This plan assesses views of the proposed development within Area A at construction.

Area B involves a change of use from agricultural land to recreational land. As this change does not involve development, the visual assessment of Area B is not included in this plan. Refer to report text for commentary.

CLIENT:
Lands Improvement Holdings

PROJECT:
Land to the north east of King George V Playing Fields

TITLE:
Visibility of the proposals at construction - Site A

SCALE AT A3:
1:12,500

DATE:
June 2015

2130.19/15

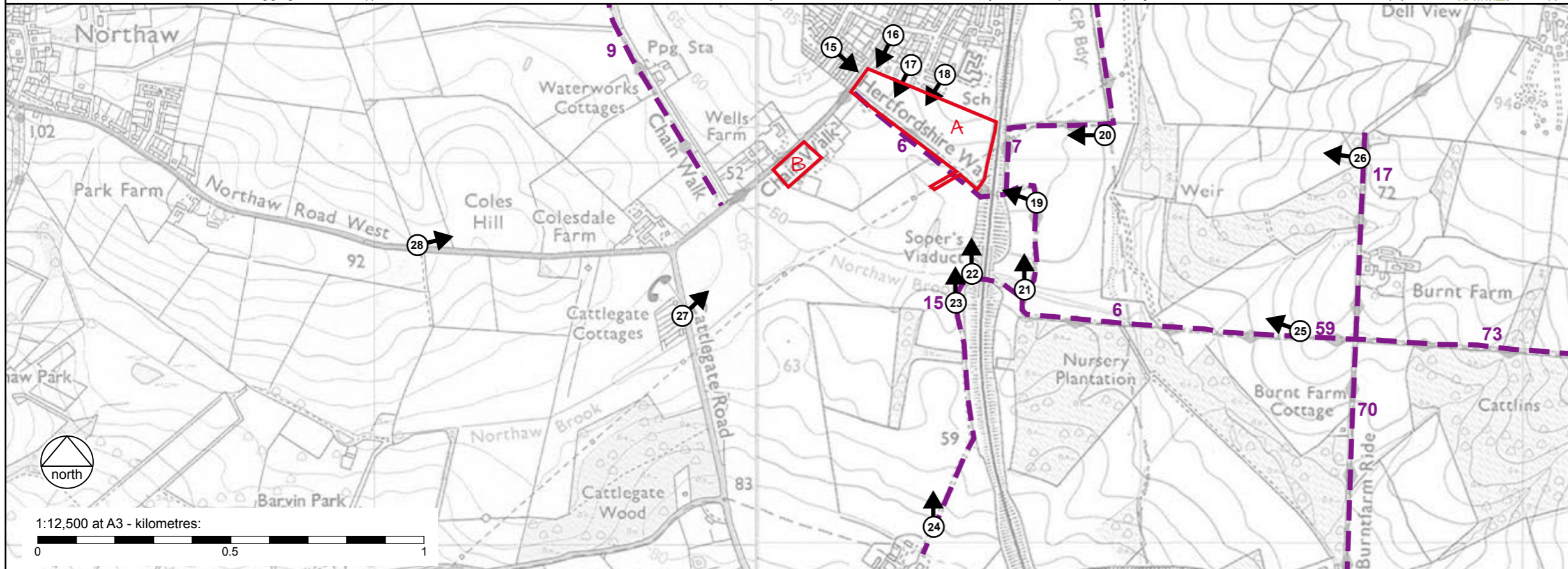
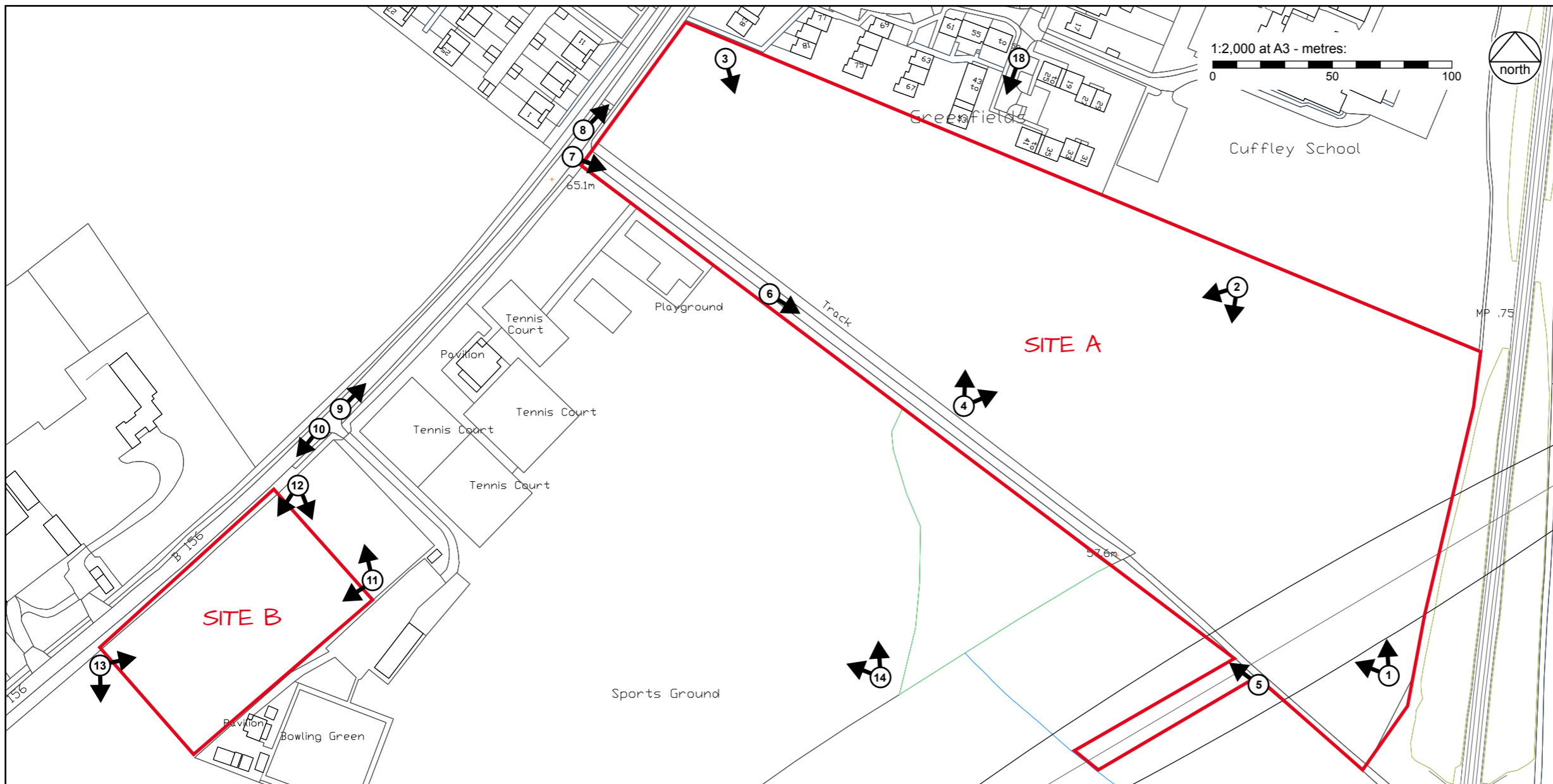
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KEY

- Site boundary
- Photolocations
- Public Right Of Way

CLIENT:
Lands Improvement Holdings

PROJECT:
Land to the north east of King George V Playing Fields

TITLE:
Photolocation Plan

SCALE AT A3:
See Drawing

DATE:
June 2015

2130.19/07D **HDA 10**

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