

The images have been prepared using a refined version of the parameters model used in the Landscape and Visual Impact Assessment (LVIA) of the proposed development. The refinements are listed below and reflect core elements of the landscape strategy:

1. Built development represented by less brightly coloured blocks approximating to brick.
2. Varying the heights of buildings between 8.0 and 12.0m.
3. Installation of a 5.0m high grassed and planted screen bund to the A414 at the southern margins of development.
4. New woodland on the central open space.

Plan 2284/LV/34 shows an annotated aerial view of the model used and the location of the viewpoints used in the LVIA, as visited earlier this year. For each viewpoint we have prepared a sequence of images showing:

- Existing condition- field survey photograph;
- A computer generated image of the same viewpoint in the model;
- As above but with the development model inserted;
- The field survey photograph with the development model inserted showing the position at completion of development; and
- The scene 25 years after completion of development, allowing for the growth of proposed vegetation.

For the final image, proposed vegetation growth is presented as photo-real to better qualify the effect it provides.

Taking each viewpoint in turn:

Viewpoint 38 - Essendon. Plan 2284/LV/12/C (Sheets 1 of 2 and 2 of 2).

The upper levels of part of proposed development south of Birchall Lane would be visible though set well below the skyline. Views would be partly screened or filtered by existing vegetation according to season. As with all of the images, the actual development would almost certainly be less significant than shown assuming, for example, roofs were a typical dark grey in colour and would be the main component in views from this elevation.

Development north of Birchall Lane would be screened by intervening vegetation. The scene 25 years following completion allows for proposed vegetation to have grown to reach 6.25m height.

Viewpoint 100 - Panshanger Lane. Plan 2284/LV/30/C.

Proposed school buildings north of Birchall Lane would be visible with roof lines approximately co-incident with adjoining trees and the distant wooded skyline. The area set aside for open space and playing fields acts to create distance between the school and the remainder of development as well as a visual connection to Birchall Farm. The existing hedge

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at the eastern boundary of the site would be replanted/reinforced under the landscape strategy. If allowed to grow to 6.25m height, the effect would be to screen all but the uppermost levels of development. It may be appropriate for the hedge to be maintained at a lower level in part to retain a visual connection to Birchall Farm.

Viewpoint 106- Footpath H23. Plan 2284/LV/31/C (Sheets 1 of 2 and 2 of 2).

The view south from this location towards Essendon would remain unchanged. The proposed school buildings would be visible in part above the existing boundary hedgerow but below the distant skyline. In this location, gaps in the hedge have been partly replanted and it is likely that by completion of development in this locality the school buildings would be largely screened. The playing fields/open space would be visible in part as would the proposed local centre and housing beyond. Near housing immediately south of Birchall Wood would be visible.

Replanting/reinforcement of the remaining sections of boundary hedge would have the potential effect of screening development as shown above. The version shown for this viewpoint 25 years following completion indicates the effect if the hedge was maintained at a height of approximately 2.0m.

Viewpoint 113- Footpath Essendon 12. Plan 2284/LV/33/C (Sheets 1 of 2 and 2 of 2).

Proposed buildings south of Birchall Lane would be visible as a thin ribbon of development set well below the skyline. Development north of Birchall Lane would be screened by intervening landform and vegetation. As noted above, it is likely that the use of grey coloured roofs would significantly reduce the significance of development compared to that shown.

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