

REGIONAL		
<p>London's Natural Signatures</p> <p><i>Barnet Plateau Natural Landscape Area (NLA)</i></p>		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
<p>The Site and eastern part of the Study Area lie to the very western end of the Barnet Plateau NLA. The key characteristics include:</p> <p><i>"The Barnet Plateau retains a field and farmland character to its natural spaces; pockets of traditional countryside retain within the urban fabric of London... the major road (...the A40) and railway lines running across the NLA into the city centre."</i></p> <p>The key influences include: coppice woodland; floodplain meadows alongside narrow streams; lines of willow making meandering alignment of streams; and traditional 'patchwork' of pastures and meadows – farmed countryside.</p>	<p>Value</p> <p>The area is designated as Green Belt land accessible by a number of public footpaths and long distance walk the Hillingdon Trail. There are also Nature Conservation and Nature Reserve sites located within this character area. This part of the Barnet Plateau covers the south eastern edge of Ickenham, north eastern edge of North Hillingdon, and the landscape between them. The associated urban influence including mixed land uses, transport corridors and airport put strong pressure on the local landscape especially upon the scenic quality and tranquility. The character of traditional countryside does not inherit much here, albeit there are some pastures fields. However, landscape is generally well maintained and the condition is fair to good. Overall, in the context of the Study Area and Site, the landscape value is considered to be Low to Medium.</p>	<p>Moderate</p>
	<p>Susceptibility</p> <p>There is strong sense of containment provided by the good vegetation coverage in particular hedgerow trees, riparian vegetation, various small scale woodland blocks, and structural planting along transport corridors. The mixed use North Hillingdon local centre, highway infrastructure, railway station, residential development and some other land uses offer a strong existing reference to the type of the development proposed. In addition, the brownfield Site and its unique location as part of a future local centre provide greater opportunities for mitigation and enhancement. Overall, in the context of the Study Area and Site, the landscape susceptibility is considered to be Low.</p>	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	<p>During Construction</p> <p>During construction, the existing brownfield Site will be transformed to an active construction site with new built form emerging. The land use will be changed to residential led mixed use development. However, the alteration to the landscape resources of the overall Barnet Plateau NLA will be limited as the majority of the mature boundary vegetation (the most valuable landscape resource on the Site) will be retained. Construction would introduce a temporary uncharacteristic level of activity into the local area but the impact would only affect a small part of the overall character area, in the vicinity of the Proposed Development, with the wider NLA remaining unaffected. There will be minimal earthworks associated with preparation of the building platforms. Therefore, the magnitude of impact is considered Small Adverse.</p>	<p>Temporary Minor Adverse</p>
	<p>Operation (Year 0) and Post Mitigation Establishment (Year 15)</p> <p>The Proposed Development will have no effect upon field pattern within the Barnet Plateau NLA, albeit it will introduce new built form into the landscape. There will be permanent change in land use from a brownfield Site to a mixed use landmark development forming a new focus in North Hillingdon. The established vegetation along the Site's boundaries will be retained and incorporated into the green infrastructure of the Site, forming an essential part of landscape mitigation. The high quality public realm and green spaces will also help to enhance the townscape character. The scheme will propose new planting and create various habitats within the development compartments, which will considerably advance the existing landscape resources and enhance the biodiversity. This will improve the landscape character of Barnet Plateau locally. The magnitude of change is considered to be Negligible Adverse.</p>	<p>Short – Long Term Negligible Adverse</p>

REGIONAL		
<div>Hillingdon's Landscape Character Assessment</div> <div>G3 Yeading Brook River Corridor Landscape Character Area</div>		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
<p>This character area lies to the east and centrally within Hillingdon Borough, the key characteristics are described as:</p> <p><i>“The lowlying floodplain of the Yeading Brook, composed of fields of grassland and meadow, contained by mature hedgerows and mature trees. Woodland Blocks are interspersed between fields and dense tree cover lines the course of the brook. A mosaic of habitats such as meadow, scrub, woodland, streams, ponds and areas of marshland, with a number of local nature reserves, such as Gutteridge Wood, Ten Acre Wood and Ickenham Marsh. The Yeading Brook meanders through the landscape, flowing through areas of meadow and woodland, with the Hillingdon Trail following the course of the river. Areas of amenity grassland are dispersed throughout the area, particularly in the north, consisting of a golf course, country club, shooting ground playing fields. A strong sense of containment due to the dense and mature tree cover, although open views are afforded across grassland and meadow, with long views north towards the built edges of Ruislip and Ickenham. A variety of texture is experienced with swathes of meadow, punctuated by tall vertical trees. An intimate and tranquil character prevails along the watercourse.”</i></p> <p>A sense of enclosure is often perceived due to dense and mature tree cover, allowing only short distance open views across the fields.</p>	<p>Value</p> <p>The area is designated as Green Belt land accessible by a number of public footpaths and long distance walk Hillingdon Trail. There are also Nature Conservation and Nature Reserve sites located within this character area. The landscape condition is generally good, but not well maintained in some places. The Study Area does inherit some of the key characteristic features including part of the low lying floodplain of Yeading Brook, small scale woodland blocks, a mosaic of habitats, etc. But it is also influenced by the urban edge of Ickenham and North Hillingdon, the busy A40, and nearby RAF Northolt. This urban influence puts strong pressure on the local landscape, especially upon the scenic quality and tranquility. Overall, in the context of the Study Area and Site, the landscape value is considered to be Medium to High.</p>	Moderate
	<p>Susceptibility</p> <p>Within the Study Area, there is strong sense of containment provided by the dense and mature hedgerows, hedgerow trees, riparian vegetation and various small scale woodland blocks. Enclosed by the urban edges of Ickenham and North Hillingdon, the landscape here is heavily influenced by the urban elements including the mixed use local centre, highway & railway infrastructure, residential properties and some other land uses. This offers a strong existing reference to the type of the development proposed. The brownfield Site provides good opportunities for mitigation. Overall, in the context of the Study Area and Site, the landscape susceptibility is considered to be Low.</p>	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	<p>During Construction</p> <p>During construction, there will be temporary and limited alteration to the landscape resources of the overall G3 Yeading Brook River Corridor LCA, with the majority of the mature boundary vegetation retained around the Site. Construction would introduce a temporary uncharacteristic level of activity into the local area but the impact would only affect a small part of the overall character area, in the vicinity of the Proposed Development, with the wider area remaining unaffected. There will be minimal earthworks associated with preparation of the building platforms. Therefore, the magnitude of impact is considered Small Adverse.</p>	Temporary Minor Adverse
	<p>Operation (Year 0) and Post Mitigation Establishment (Year 15)</p> <p>The Proposed Development will have no effect upon field pattern within the G3 Yeading Brook River LCA, albeit it will introduce additional built form into the landscape. The existing brownfield Site will be transformed into a mixed use landmark development forming a new focus in North Hillingdon. The high quality public realm and green spaces will also help to enhance the townscape character. The scheme will propose new planting and create various habitats along the boundaries and also within the development compartments, which will considerably advance the existing landscape resources and enhance the biodiversity. The key characteristics of the LCA, would remain unchanged. The magnitude of change is considered to remain Small Adverse.</p>	Short – Long Term Minor Adverse

SITE LEVEL		
Hillingdon Townscape Character Study <i>Metroland Specific Townscape Types</i>		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
<p>The Site is located adjacent to the Metroland STT, which mostly comprises privately built inter-war suburban housing.</p> <p>Key characteristics include:</p> <ul style="list-style-type: none"> Perimeter block development, often with an informal rather than a regular structure. Some layouts feature “Islands of planting” and extensive grass verges while others include a small cul-de-sac in the centre of the block; Architectural form which evoke a rural character, although with repetition of designs and features which provide a cohesive character; Street trees and garden planting play a significant role in the character of the street scene; and Typical density range for this typology is 15-20 dph. <p>The influence of current Site features on Metroland STT are largely limited to areas in close proximity, in particular along Freezeland Way. The current vegetation along the southern boundary of the Site does provide a green curtain to the Metroland STT and a visual barrier screening views of the A40 and railway corridor. However, the tranquillity here is heavily interrupted by the surrounding transport routes, with a very limited perception of the countryside beyond.</p>	<p>Value For Metroland areas in the vicinity of the Site. These areas are not covered by any landscape or townscape related designation. The majority of streets do present some key distinctive characteristics that are typical of this area including patterns of perimeter block development, cohesive character provided by the repetition of similar architectural elements and consistent use of materials. Street trees are not often seen in these areas but a sense of wooded cover is provided by trees planted in rear gardens. A large number of the front gardens have been converted to private parking areas which, when combined with a limited number of street trees, reduces the perception of any rural character. Overall, the townscape value of Metroland STT in the context of the Study Area and Site is considered to be Medium.</p>	Moderate
	<p>Susceptibility The Proposed Development is in line with local planning policies and will introduce similar land use to that of the Metroland STT but in a higher density. The closest area of Metroland STT lies to the south of the Site, separated by the wide corridor of Freezeland Way which has a great influence on this STT. In addition, close proximity to the local centre and Long Lane also have a noticeable influence on the character of this area, especially the reduction in tranquillity. Overall, the landscape susceptibility is considered to be Low.</p>	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	<p>During Construction Construction activities will not result in any direct physical impact upon the Metroland STT. However, the influence of construction work will lead to a degree of deterioration in the existing townscape baseline for the areas in close proximity to the Site, due to the presence of the taller construction elements such as cranes. The construction activities at ground level will very much screened with some filtered views. The impact will be significantly reduced further into the Metroland STT. Therefore, the magnitude of impact is considered to be Small – Medium Adverse.</p>	Temporary Minor Adverse
	<p>Operation (Year 0) and Post Mitigation Establishment (Year 15) At completion, the Proposed Development will introduce taller built form compared to the existing surrounding urban context. However, the new built form will be designed in varied heights and scales with the highest buildings situated away from the Metroland STT. The existing vegetation along the southern boundary will also be retained and reinforced with additional planting to help maintain a similar interface with surrounding character areas including the Metroland STT. The landscape proposals will improve the landscape resources of the Site. In terms of land use, the Proposed Development will comprise residential led mixed use development, which is also seen within the Metroland and its immediate context. Therefore, the magnitude of change is considered to be Negligible to Small Adverse.</p>	Short to Long Term Negligible to Minor Adverse

SITE LEVEL		
Hillingdon Townscape Character Study Tertiary Centres Specific Townscape Types		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
<p>The Tertiary Centre of North Hillingdon is located to the south west of the Site, to the opposite corner of the junction between Western Avenue and Long Lane. Tertiary Centres are the smallest mixed use centres in the borough, which are typically parades of shops which meet the day-to-day needs of the local population. The key characteristics include:</p> <ul style="list-style-type: none"> • Small scale retail and local service provision, typically based in small premises in older buildings; • Slightly more urban character than surrounding suburbs with terraced buildings, often taller than their context; • Many tertiary centres have their origins in historic settlements rather than in later planned developments and retain elements of historic fabric; and • Most tertiary centres are located away from major transport nodes. <p>The current North Hillingdon local centre is formed by the two or three storey terrace buildings along the wide Long Lane. The Local Plan extends the local centre northwards across Western Avenue and Freezeland Way to include the Site and the land surrounding Hillingdon Station. At the moment, the Site is seen as derelict land enclosed by a security fence and overgrown vegetation and offers very limited contribution to the local townscape and amenity.</p>	<p>Value The area is not covered by any townscape and landscape related designations. The townscape quality here is really poor as a result of a lack of unified architectural built form and streetscape. The substantial wide highway corridor of Long Lane also reduces the sense of place. The only function that contributes to the local centre character is the current mixed uses and parking facilities. Given the influence of main roads and the adjacent railway that surround and dissect this character area, the sense of tranquility and coherence is considered to be very low. The public realm is very limited with no street trees within local centre. Overall, the landscape value of the Tertiary Centre STT of North Hillingdon in the context of the Study Area is considered to be Low.</p>	<p>Low</p>
	<p>Susceptibility Local planning policies have allocated the Site as part of the new local centre. A residential led mixed use development will be in keeping with the planning policies and local context of this STT. The brownfield Site provides a great opportunity for mitigation and improvement on the landscape and townscape, with the potential to enhance local character. Existing vegetation along the southern and western boundaries also provides an opportunity to contribute to local character as part of the Site's development. Overall, the Tertiary Centre STT has a high level of ability to accept the type of the development proposed, with landscape / townscape susceptibility considered to be Very Low.</p>	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	<p>During Construction Construction activities will not have any direct physical impact upon the current Tertiary Centre STT. However, construction works will lead to a high degree of deterioration, due to the presence of the construction access, site hoarding, advertisement, and detracting features in the skyline including cranes, construction plants, scaffoldings, piling pig as well as emerging built form. These temporary impacts will be perceived in the context of the busy highway corridors and junctions together with Hillingdon Station. The greatest influence of construction activities will be to areas of the Tertiary Centre in close proximity to the site, these influences will be reduced further into the STT. Therefore, the magnitude of impact is considered to be Medium Adverse.</p>	<p>Temporary Minor Adverse</p>
	<p>Operation (year 0) It is inevitable that the Proposed Development will increase the skyline and bring greater urban context. However, as an allocated land for local centre extension, the high density development will be expected to occur. Furthermore, this landmark development will unify the local centre and introduce a fresh identity to North Hillingdon. The existing brownfield Site will be transformed into a mixed use residential development with contemporary architecture, forming a focal point when approaching toward the local centre. The landscape proposals including new public realm, open spaces and street trees will also help to 'ground' the development and significantly improve the visual amenity at street level. Therefore, the magnitude of change is considered to be Small Beneficial.</p>	<p>Short Term Negligible to Minor Beneficial</p>
	<p>Post Mitigation Establishment (Year 15) The new planting proposed as mitigation and enhancement measures are well established to further enhance the townscape character and the Proposed Development will be settled into the extent of the new local centre as the main contributor to local identify. Therefore, the magnitude of change is considered to be Small to Medium Beneficial.</p>	<p>Long Term Minor Beneficial</p>

SITE LEVEL		
Hillingdon Townscape Character Study <i>Cul-de-Sac Specific Townscape Types</i>		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
<p>A small patch of Cul-de-Sac townscape type lies to the south of the Site on the opposite side of Freezeland Way. Cul-de-Sac here is within the low density perimeter block typology found in postwar suburban developments. The key characteristics include:</p> <ul style="list-style-type: none"> Winding network of roads based on main distributor roads with residential tributaries; Building design tends to be relatively homogenous, but without any unifying order or plan; Cars and parking are a dominant form of the layout; and Typical density range for this typology is 25-35 dph. <p>Similar to Metroland STT, current Site features influence this STT, with existing mature vegetation along the southern boundary of the Site providing a green curtain and a visual barrier screening views of the A40 and railway corridor. However, the tranquillity here is heavily interrupted by the surrounding transport routes and any sense of the proximity to the adjacent countryside context is degraded substantially.</p>	<p>Value For Cul-de-Sac areas in the vicinity of the Site. The area is not associated with any townscape and landscape related designation. This is a very small area of Cul-de-Sac topology and does not inherit many characteristics as identified by the Character Study. This area of Cul-de-Sac comprises terraced houses in a very unified design forming a strong continuous building line. The front gardens are mainly used for parking and their contribution to the streetscape is very limited. Overall, the landscape value of Cul-de-Sac in the context of the Study Area and the Site is considered to be Low.</p>	Low
	<p>Susceptibility The nature of development proposed for the Site accords with local planning policies and will introduce similar land use to that of the Cul-de-Sac but in a higher density. The closest area of Cul-de-Sac STT lies to the south of the Site, separated by the wide corridor of Freezeland Way which has a great influence upon this STT. In addition, close proximity to the local centre and Long Lane also has noticeable influence on the character of this area, especially the reduction in tranquillity and a sense of local centre development. Overall, the landscape susceptibility is considered to be Low.</p>	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	<p>During Construction Construction activities will not result in any direct physical impact upon the Cul-de-Sac STT. However the construction work will influence the existing townscape character of this area, due to the presence of the taller construction elements such as cranes as well as the site hoarding. Construction activities at the ground level will be screened by hoarding, with some filtered views remaining. Construction traffic will also be visible along Freezeland Way and at the Site access however, this will not result in a great contrast compared to the current level of busy traffic. Therefore, the magnitude of impact is considered to be Medium Adverse.</p>	Temporary Minor Adverse
	<p>Operation (Year 0) and Post Mitigation Establishment (Year 15) At completion, the Proposed Development will introduce taller built form compared to the existing surrounding urban context. However, the new built form will be designed to varied heights and scales with the highest buildings situated away from the Cul-de-Sac STT. The existing vegetation along the southern boundary will also be retained and reinforced with additional planting, maintaining a similar interface with the Cul-de-Sac STT and containing the new development. The landscape proposals will improve the landscape resources. In terms of land use, the Proposed Development will comprise residential led mixed use development, which are seen within the Cul-de-Sac STT and its immediate context. Therefore, the magnitude of change is considered to remain Medium Adverse.</p>	Short to Long Term Minor Adverse