

Hayes Bridge Retail Park

Hillingdon BC: Consultee Comments on TVIA, dated 21/09/22:

We note that the TVIA does not contain any existing / proposed comparison images. We understand the applicant's consultant came to the conclusion that the surrounding has a low sensitivity to change. We would like to see further graphical evidence and require the testing of existing/proposed views as further listed below:

BCA Design: Response to HBC Comments:

The preparation of visually verified photomontages (VVPs) of the proposed development, to provide further graphical evidence and test existing/proposed views is not considered necessary for the reasons discussed below. As well as the above comment, the following seven locations for 'Views Towards Proposal' were provided by HBC. The first two views are new locations, and the following five locations are already included in the TVIA. For each viewpoint location I have set out why VVPs are not necessary.

Newly suggested viewpoint locations:

1. Parkway (A312) flyover section over railway, canal, and river.

Visual receptor: Drivers and Pedestrians

Distance from site: 1.4 kilometres

Elevation: 41.726m AOD

From this location the approximately 1.5 metre high solid concrete parapet restricts views out from the flyover and channels the eye along the highway corridor. The tops of tree canopies within the woodland in the south of Minet Country Park further contain the view when in leaf. During the winter, the tops of industrial and logistics buildings in the various industrial estates around Bullsbrook Road can be seen as a narrow pale strip below the darker horizon. The visual sensitivity of people driving and walking over the flyover is low. When combined with what would be a low magnitude of change, the importance of effect would be low. Due to the bridge parapet, intervening vegetation and distance from site, the production of VVPs would not provide any further evidence which would change the judgement level.

2. Parkway (A312) dual carriageway, near no. 24 Abbotswood Way.

Visual receptor: Drivers and Pedestrians

Distance from site: 0.58 kilometres

Elevation: 25.00m AOD

The Parkway and parallel River Crane are contained within a broad belt of woodland structure planting. This vegetation contains any views out towards the site from the highway corridor. Therefore, the production of VVPs would not provide any further evidence which would inform the judgement level.

Views already included in the TVIA:

3. Uxbridge Road, looking west from the canal bridge (TVIA-VP3)
4. Uxbridge Road, looking south-east (TVIA-VP2)
5. Longford Gardens, looking south (TVIA-VP1)
6. Minet Park cycle track (TVIA-VP7)
7. Grand Union Canal (TVIA-VP6)

The magnitude of visual effect from these five viewpoints already in the TVIA are of a low level (Negligible Adverse being the highest). With the production of accurate visually verified photomontages, the level of effect may increase (or decrease) however any change would not be so dramatic as to result in a significant level of effect.