
LANDSCAPE AND VISUAL ASSESSMENT

PROPOSED EXTENSION AT ENVAR COMPOSTING LTD HIGHVIEW FARM, NEWYEARS GREEN LANE, HAREFIELD, HILLINGDON

Client:

West London Composting Ltd

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Site Layout Plan (GPP)	GPP/E/WLC/EX/22/02 Rev02
Site Location Plan Including HS2 Boundary (GPP)	GPP/E/WLC/EX/22/03 Rev01
Elevations of Proposed Leachate Tanks	GPP/E/WLC/EX/22/04 Rev00
Elevations of Store	GPP/E/WLC/EX/23/05 Rev00
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ALD DRAWINGS

Site Location Plan	ALD938 / LD1000 RevP02
Transport (Rivers and Major Transport Routes)	ALD938 / LD1001 RevP02
PROW's (Public Rights of Way)	ALD938 / LD1002 RevP02
Wider Site Context (Surrounding Site Context)	ALD938 / LD1003 RevP02
Landuse (Surrounding Landuse and Land Cover)	ALD938 / LD1004 RevP02
Topography (Ridges and Valleys)	ALD938 / LD1005 RevP02
Landscape Character Assessment	ALD938 / LD1006 RevP02

Viewpoint Locations	ALD938 / LD1007 RevP02
Photos Within Site	ALD938 / LD1008 RevP02
Photographic Viewpoints (November 2022)	ALD938 / LD1009 – 1019 RevP01 and P02

REVISION & REVIEW RECORD

Revision details

Rev	Date	Amendment	Creator	Checked
P01	06.12.2022	First issue for initial review and comment.	CB	KmJ
P02	07.02.2023	Amendments following confirmation of scheme description	CB	KmJ

Review record

Rev	Date	Reviewers comments or page references	Initials / organisation

INTRODUCTION

ONE

1.1 Appointment, Brief and Scheme Description

- 1.1.1 Applied Landscape Design was appointed by West London Composting Limited in October 2022, to carry out a Landscape and Visual Assessment (LVA) for the land that is north of Newyears Green Lane, Harefield in the London Borough of Hillingdon. This land is currently a mixture of scrub, existing Maturation Site, and temporary earth mounding. The Application Site covers an approximate area of 3.41ha it includes existing Maturation Site and additional land that wraps around the to the east, north, and northwest effectively forming an extension to the existing Maturation Site. As it takes in the existing Maturation Site it includes where the leachate and water tanks are sited as drawing GPP/E/WLC/EX/22/02 Rev02 shows.
- 1.1.2 The existing Maturation Site including the leachate and water tanks has full planning permission, that was granted earlier this year (planning permission no.12579/APP/2021/2010), alongside the wider site Waste Management Facility that West London Composting Ltd. that currently run as West London Composting.
- 1.1.3 The Environment Agency published new guidance on the '*Biological Waste Treatment: appropriate measures for permitted facilities*' and in order to comply with the Environment Agency's permitting requirements, additional compost stabilisation, maturation and product storage area are required at the site. This will enable the Applicant to improve compost maturation using a specialist mechanical windrow turner, minimise fire risk and effectively manage odour and bioaerosols.
- 1.1.4 The proposed windrowing area is roughly 80 metres by 75 metres in size and will allow for roughly 8 windrow piles comprising approximately 225 cubic metres of material in each pile. The windrow pile dimensions will typically be 6 metres wide at the base by 2 metres high and 175 metres in length.
- 1.1.5 The proposed site layout is shown on drawing reference GPP/W/WLC/EX/22/02 Rev02, which includes a screening mound to the south using stripped soils, relocation of the Site office, Weighbridge and Weighbridge Office x2 1000 cubic metre leachate tanks, x2 180kV generators, screening and shredding area and expanded compost maturation area, these will extend the existing Maturation Site to the north and east and will all be set on an impermeable concrete pad that is curbed around its perimeter to ensure total surface water containment. The runoff from this concrete pad will be directed into the leachate storage tanks. There is also the addition of car parking and a maintenance area for plant / equipment.
- 1.1.6 There is not intended to be any increase in vehicular movements to / from the site as all vehicle movements are covered under the existing approved planning application. And access to the extended Maturation Site will be via the existing entrance off Newyears Green Lane.

1.1.7 To confirm the proposed development, as shown of the enclosed Site Layout Plan drawing reference GPP/W/WLC/EX/22/02 Rev02, involves the following main elements:

- Laying of an impermeable concrete surface for screening, shredding, processing, storing and maturing green waste material. The site's surface will be bunded around its perimeter with a concrete curb to ensure total surface water containment;
- Construction of a perimeter landscaped screening mound using stripped soils
- The relocation of the Applicant's Site Office (portacabin), Weighbridge and Weighbridge Office
- x2 1000 cubic metre leachate tanks,
- x2 180kV generators
- Car Parking
- Maintenance area for plant/equipment
- Non-operational land – set aside for landscape planting, and ecological enhancements (BNG)

1.2 The Report

1.2.1 This report details how Applied Landscape Design has undertaken the Landscape and Visual Appraisal and details the methodologies underpinning the outcome.

1.2.2 Applied Landscape Design is also a registered practice of the Landscape Institute.

1.3 The Site / Ownership Extent

1.3.1 The Application site is located within the London Borough of Hillingdon, in an area called Newyears Green, 2.3km southeast of Harefield, 1km north of Ickenham and 0.5km west of Ruislip. The entrance to site will be via the existing Maturation Site entrance to the south of the proposed site, and it is off Newyears Green Lane. St Leonards Farm is immediately to the south, Pylon and Pond Farms to the south beyond Newyears Green Lane, High Speed 2 (HS2) works to the west, north and east along with a couple of residential properties.

1.3.2 The majority of the application site comprises a large area of scrub land of varying height, that has been left to go wild and is unmanaged at first glance (set to the east and northeast), some of the site to the north is currently being used by HS2 as a Haul Road and temporary soil mounds, and of course the existing land that houses the Maturation Site that sits on land to the south and west and is also included within this application.

1.3.3 The southern boundary is completely open, as works are currently being undertaken at the adjacent property St Leonards Farm to create a flat pad. The eastern and northern boundary are not defined with anything more than a chestnut pale or post and wire fence, so also give the feeling of being open, however they are bounded by the HS2 works, and their boundaries are always defined by a tall green fence, as shown in the photos later in this section. The north western site boundary is defined by the HS2 works and a gappy unmanaged native hedgerow, the south western site boundary is defined by the planted screening mound installed as part of the existing Maturation Site. Refer to drawing ALD938 / LD1008 RevP02 for a couple of photos within site.

1.3.4 Lorries and mechanical moving equipment such as diggers operate within in the site, accessing off Newyears Green Lane, opposite Pylon Farm (this is also Viewpoint 1 of this assessment), due to the nature of the works, sometime the diggers are at floor level, and other times they can be seen on top of the mounds of compost (as witnessed in the site visit).

1.3.5 The site is relatively flat at between 55-60m AOD, it slopes from a high point in the southeast at the vehicular entrance, flowing consistently down to a low point to the north west at the Leachate Tanks in the scrub land beyond.

1.3.6 Adjacent land-uses immediately outside of the site within 1km consists mainly of farms and their associated farmland, small industrial sites with a variety of businesses, several individual properties, works associated with High Speed 2 and woodland. Within the wider 3km study area, there are larger areas of urbanisation in the form of Ruislip, Ickenham etc, several areas of leisure in the form of golf clubs, waterbodies associated with Denham Country Park and the River Colne, pockets of industry, with the rest being infilled with woodland or farmland. Refer to drawing ALD938/LD1004 RevP02 for more details.

1.3.7 High Speed 2 (HS2) is significantly altering the immediate surrounding landscape of the site, and this was evidenced on the site visit. Farmland to the north, east and west of the site is currently being reprofiled to accommodate vast amounts of soils being stripped to make way for HS2. Once the project is finished various mounds will be created changing the landscape, redirecting streams, and public rights of way. Refer to drawing 1MC04-SCJ_SDH-LS-DGA-SS05_SL07-711110 RevP04 for details of the Surrounding HS2 Works, as provided by High Speed 2 to indicate the work being undertaken and ALD938 / LD1007 RevP02 to show an indication of how the proposals relate to site and the viewpoints.



Image 1: View from diverted footpath U37, looking east, showing the diversion – Taken 22nd November 2022



Image 2: View from diverted footpath U38, looking west parallel to Newyears Green Lane, showing the diversion – Taken 22nd November 2022



Image 3: View from the north end of the proposed extension site, looking north towards Bayhurst Wood, looking north, showing temporary mounding. A larger version of this photo can be found on ALD938 / LD1008 RevP02 – Taken 22nd November 2022

1.4 The Study Area

1.4.1 The Landscape and Visual Assessment zone is illustrated on drawing ALD938/LD1000 RevP02 and can be found in the Appendices to the back of this document.

1.4.2 The mapped study area comprises an area within a circa 3km radius from the site within which the visibility of the site is assessed. Due to topography, works associated with High Speed 2 (HS2), other built settlement, high mature treed hedgerows, roadside banks of vegetation and woodland blocks the visual study area is condensed to within 1km of the site, with an even spread to the north, south and west as drawing ALD938/LD1007 RevP02 shows.

1.4.3 The mapped study area comprises an area within a 3km radius from the development site and extends:

- To the northeast – Northwood Hills
- To the east – Ruislip
- To the south – Icknham
- To the west – Denham and Denham Green
- To the northwest – Harefield

LEGISLATION

TWO

2.1 Introduction to Planning Context Analysis

2.1.1 This section briefly outlines planning issues specifically relevant to landscape matters within the general study area and site. Specific reference should be made to drawings ALD938/LD1003 RevP02 Surrounding Site Context located in the Appendices.

2.1.2 The Application site is located within the London Borough of Hillingdon, covered by Hillingdon Council and the Greater London Authority. A Vision for 2026: Local Plan Part 1 and 2 (Adopted November 2012) was used for the basis of the information collated in this section.

2.1.3 The application site sits within London's Green Belt. St Leonard's Farmhouse a grade II listed building can be found to the east of the site 100m away. Refer to ALD938/LD1003 RevP02

2.2 International and National Landscape Designations

2.2.1 The application site does not fall within any international landscape designations but it does fall within the national designation of Green Belt as noted in 2.1.3 above.

2.3 Local Landscape Designations

2.3.1 The site itself does not lie within a local landscape designation, but it come up to the boundary of Bayhurst Wood, which is a Site of Special Scientific Interest, Ancient Woodland and Country Park, with numerous walking routes. Many of the landscape designations are found within the 3km Visual Impact Review Zone, including the following:

- Public Right of Ways (PROWs)
- Site of Special Scientific Interest
- Conservation Areas
- Scheduled Ancient Monuments
- Listed Buildings
- Historic Park and Garden's,
- Country Parks
- Ancient Woodland
- Common / Access Land

2.4 Landscape Character

2.4.1 Under the Hillingdon Landscape Character Assessment (May 2012), classification, the proposed site falls within the category Type C: Undulating Farmland subset C3: New Years Green. The key characteristics for C3: New Years Green are found below, as extracted from the document and are typical of certain areas of the landscape observed on the site visit, although it must be noted that the presence of the High Speed 2 works is changing the character of the area significantly.

- *Gently undulating small scale farmland landscape to the east of the Caine Valley, underlain by London Clay.*
- *Fields of pasture/rough grazing and paddock are delineated by native hedgerows or wooden post and rail fencing. Fields systems are 18th century irregular and 19th century enclosures.*
- *Mature hedgerow trees (oaks) are distinctive landscape features, rising above low cut hedgerows in an otherwise sparsely treed landscape.*
- *Newyears Green Covert and Copthall Covert are linear strips of woodland with large woodland blocks outside the area providing a wooded backdrop to farmland. Newyears Green Covert has recently been extended with a young plantation to the west.*
- *Brackenbury Railway Cutting and Newyears Green Covert are Sites of Importance for Nature Conservation supporting woodland and unimproved pasture - along with scattered field ponds they add to the diversity of habitats within the farmland landscape.*
- *Settlement density is low with farmsteads dispersed throughout the area. A number of farm houses are historic in character with large modern agricultural buildings/sheds prominent in the landscape.*
- *Contained by Ruislip and Ickenham to the east and south. The built edges are predominantly softened and integrated by hedgerows, trees and garden vegetation but do appear abrupt in places. Visually contained by woodland to the north.*
- *A medieval moated site scheduled monument and a Grade II listed house are located at Brackenbury Farm on the edge of Ickenham.*
- *Unmarked rural roads and busier roads cross the area. The London-High Wycombe railway line crosses the south in cutting, largely hidden within the wider landscape.*
- *Views are varied - open across the patchwork of farmland, towards built edges or contained along hedged roads. Bayhurst Wood and Ruislip Wood provide a distinctive backdrop to views and a point of reference.*
- *The presence of a number of waste and recycling sites.*
- *Footpaths cross farmland and link settlement to features of interest in adjacent landscapes including the Colne Valley and Bayhurst Wood Country Park.*

2.5 Summary

2.5.1 In conclusion, the site is situated the national designation of Green Belt, with a Site of Special Scientific Interest, Ancient Woodland and Country Park all found in close proximity to the north of the site boundary. The 3km study area does contain several further designations another of which come close to the eastern boundary (Listed Building) and northern boundary (Ancient Woodland / Country Park / Site of Special Scientific Interest) of the proposed application site.

METHODOLOGY

THREE

3.1 Summary of Approach

3.1.1 The format of this assessment and the methodology employed accords with the 'Guidelines for Landscape and Visual Impact Assessments' by The Landscape Institute and the Institute of Environmental Management and Assessment, 3rd Edition published April 2013, The Landscape Institutes Technical Guidance Note 06/19 Visual Representation of Development Proposals Published 17th September 2019 and Natural England (NE) with Department for Environment, Food and Rural Affairs (DEFRA). Landscape and Sea Scape Character Assessments (October 2014).

3.1.2 The study comprises:

- A desktop review of current statutory and non-statutory documents;
- A landscape assessment of the wider context of the site including an analysis of character, quality and sensitivity, and the identification of key viewpoints;
- An assessment of the site and its immediate landscape setting, in particular level changes, and
- An understanding of views affected by the proposed development.

3.1.3 Documents reviewed / consulted in undertaking the study include:

- Hillingdon: A Vision for 2026: Local Plan Part 1 and 2 (Adopted November 2012);
- National Character Areas Character Map – Natural England;
- Hillingdon Landscape Character Assessment (May 2012)
- Chiltern District Landscape Character Assessment (October 2011)
- www.magic.defra.gov.uk (Multi Agency Geographical Information for the Countryside);
- www.historicengland.org.uk;
- Aerial maps;
- OS Explorer Map 172 (Chiltern Hills East), and
- Client provided detailed topographic survey (digital)

3.1.4 Use was made of the mapping information and data to identify a selection of potential viewpoints (receptors). This selection of potential viewpoints, and any others identified during the fieldwork, were then visited and assessed to understand at what heights the building becomes visible and why.

3.1.5 The field work for the assessment was carried out on the 22nd November 2022, when leaf loss was well underway.

3.1.6 The visit was made during the daytime. The weather condition for the visit was sunny with occasional cloud cover and light winds. The weather conditions were considered suitable for undertaking the landscape and visual appraisal assessment.

3.1.7 A total of **8** viewpoints were recorded on the site visit in November 2022, these illustrate the general range of visibility within 1km of the study area, as well as viewpoints with the highest sensitivity.

3.1.8 The wider 3km study area was visited at the time of the site visit, but no views were found beyond 1km, as Bayhurst Wood, the topography, HS2 works, well treed country lanes and other pockets of vegetation severely restricted these views. Refer to drawing ALD938/LD107 RevP02 for details of the viewpoints, and other restrictions.

3.1.9 At the time of the visit in November 2022, the HS2 works had changed the landscape, as noted in chapter one above, and it had also changed the route of Footpath U37 and U38, both these footpaths were under permanent diversion. Refer to drawing ALD938/LD107 RevP02 for details of the old and new routes.

3.1.10 Photographs were captured using a Canon 6D Mark II, full frame sensor camera with a 50mm fixed focal length lens. All photographs were taken with the aid of a tripod. The nature of the views are relatively wide panoramas and it is therefore considered beneficial to present the photographs as so – where these panoramas consist of three / four or more images, the frames have been overlaid using Adobe Photoshop Software (Creative Cloud).

3.2 Limitations and Assumptions

3.2.1 The principal assumptions and limitations for this assessment are as follows:

- Baseline conditions have been established using existing assessments, available documentation and field assessment; it is important to note that this information may change at any point, especially as the whole area immediately surrounding the site, is an active construction area relating to HS2 and is undergoing an exercise to reprofile the land.

VIEWPOINT SELECTION AND DESCRIPTIONS

FOUR

4.1 Defining the Viewpoints

4.1.1 The table within this section represents the findings of the Applied Landscape Design visit in November 2022 and the desk study. It was apparent when out in the fields undertaking the site survey that the landform, landcover and landscape elements significantly altered and blocked views to the site that were thought to be evident within the 3km desk study assessment, reducing the viewpoint locations to within less than 1km of the site. Quite often the views were interrupted, intermittent views that were short and enclosed in nature, glimpses over field gates, gaps in hedges, or over fences.

4.1.2 Due to Bayhurst Wood Country Park to the north of site and the restriction relating to accessibility both physically and visually on and around High Speed 2 works which covers a large portion of the study area, plus the topography the assessment was unable to establish an even spread of views, any significant distance from the site. So, it was decided with this knowledge that it was best to focus on the closer views from the more sensitive receptors of PROW's and Residential Properties that did have direct and close views of the site.

4.1.3 The edges residential areas such as Ruislip, Ickenham and Harefield were visited when access was afforded, but the intervening topography and vegetation blocked views. As does all the industrial buildings / businesses that are found along Newyears Green Lane, and the majority of them sit on higher land than the proposed site, with much taller buildings. So, this meant that views from the east and south beyond the edge of the town were limited in availability from public vantage points.

4.1.4 Plan ALD938/LD1005 RevP02 titled Ridges and Valleys, shows that there are 3 ridges within the study area, the one to the south of the site in a south to north direction is 60-70m AOD at its highest and the two to the north both running north to south are >90m AOD tall at their highest within the study area. The site sits at 55-60m AOD, so is at a natural low point between them all, the land falls away to the southeast towards Ickenham and the west towards the River Colne. This undulating nature coupled with the areas of woodland, pockets of industry, high mature treed hedgerows, roadside banks of vegetation and farmsteads meant views to the site were again concentrated to within 1km of the site.

4.2 Viewpoints

4.2.1 The 8 viewpoints that were finally selected are scheduled out in the table below.

4.2.2 The descriptions in table 1 overleaf should be read with the following supporting documents to hand that are part of the appendices.

- Photographic Viewpoints (November 2022) - ALD938 / LD1009 – 1019 RevP02

Table 1 – Viewpoints Summary

Viewpoint	Location	Distance from Site (approx.)	Potential Designations / Receptors	Visual Impact
Viewpoint 1	On Newyears Green Lane at the Entrance to Pylon Farm and South of the Maturation Area Site Entrance, Looking Northwest to Northeast.	Approx. 0.1km from site.	Users of the local road network, residents within properties along Newyears Green Lane	<p>The view is mainly encompassed by the existing composting facility, Newyears Green Road and St Leonards Farm. The existing Maturation Site is in the foreground of this view and the rest of the proposed area can be glimpsed at points behind this.</p> <p>If the proposed extension areas to the site were active, you would be able to glimpse tops of compost mounds and the vehicles associated with turning and moving the compost, there would be no views to the lower-level elements due to intervening activities and a purpose-built bund with the exception of the relocated Welfare and Office Units.</p> <p>The upper portions of Bayhurst Wood Country Park are visible as a backdrop to the view.</p>
Viewpoint 2	On Newyears Green Lane Outside House Number 4, Looking North to Northeast.	Approx. 0.16km from site.	Users of the local road network, residents within properties along Newyears Green Lane	<p>The proposed extension area and the existing composting facility can be seen in this view, but the houses along Newyears Green Lane have more dominance in the view in the foreground, especially as they are not in natural colours & are angular forms.</p> <p>The proposed area of extended land will be visible beyond the existing leachate tanks, including the 2 new leachate tanks as you can see the temporary mounds of HS2 at this location currently (this is also the land that is to be put aside for BNG) the mounds and the leachate tanks are comparable in size.</p> <p>The tops of the existing composting facility and the upper portion of the existing leachate tanks are visible. Bayhurst Wood Country Park, Newyears Green Road and HS2 works also provide a strong presence in this active view.</p>

Table 1 – Viewpoints Summary

Viewpoint	Location	Distance from Site (approx.)	Potential Designations / Receptors	Visual Impact
Viewpoint 3	On Redirected Footpath (U37) South of Bayhurst Wood Country Park, Looking Over Current HS2 Works to the East to Southeast	Approx. 30m from site.	Users of the local PROW network	<p>This viewpoint is a direct view of the western boundary of the site, the foreground is currently obstructed by HS2 works, in particular the green fencing, this looks to be temporary but it is not known for how long.</p> <p>To the left of the view, you would be able to see the proposed extension area of the existing composting facility, including the 2 new leachate tanks, and the upper portions of the mounds of compost, as you can see the temporary mounds of HS2 (this is also the land that is to be put aside for BNG) the mounds and the leachate tanks are comparable in size.</p> <p>The western boundary and some of the intervening vegetation plays a part in screening the lower elements in the view into the existing maturation site if you discount the temporary fencing.</p>
Viewpoint 4	From a Footpath at the Southwestern Tip of Bayhurst Wood Country Park, Looking East to Southwest	Approx. 0.15km from site.	Users of the local PROW network and visitors to the Country Park	<p>This is a direct view towards the taller elements of northern portion of the proposed extension site. There is some obstruction from the scrub vegetation to the edge of Bayhurst Wood Country Park and low-level views are currently restricted by some temporary bunding from HS2 in the immediate foreground.</p> <p>Views would be gained of the leachate tanks, the upper portions of the mounds of compost and the vehicles associated with turning and moving the compost.</p> <p>Houses, and businesses, including the large sheds within the ownership of West London Composting are visible behind the proposed site, and dominate the view along with a local ridgeline.</p>

Table 1 – Viewpoints Summary

Viewpoint	Location	Distance from Site (approx.)	Potential Designations / Receptors	Visual Impact
Viewpoint 5	From a Footpath at the Southern boundary of Bayhurst Wood Country Park, Looking East to Southwest	Approx. 0.13km from site.	Users of the local PROW network and visitors to the Country Park	<p>As with viewpoint 4 this is a direct view towards the taller elements of northern portion of the proposed extension area and also the area of land being left for BNG. There is the occasional obstruction from the scrub vegetation to the edge of Bayhurst Wood Country Park and low-level views are currently restricted by some temporary bunding from HS2 in the immediate foreground (both vegetated and fresh soil) these mounds are due to be removed and will be made into the area of BNG as part of these proposals.</p> <p>Views would be gained of the leachate tanks, the upper portions of the mounds of compost and the vehicles associated with turning and moving the compost plus the field left for BNG. Houses, and businesses, including the large sheds within the ownership of West London Composting are visible behind the proposed site, along with a local ridgeline.</p>
Viewpoint 6	From a Footpath at the Southeastern Tip of Bayhurst Wood Country Park, Looking South	Approx. 0.1km from site.	Users of the local PROW network and visitors to the Country Park	<p>Views towards the taller elements of northern and eastern portion of the proposed extension area are visible, they are however obstructed by the dense scrub vegetation to the edge of Bayhurst Wood Country Park.</p> <p>Where the boundary vegetation is lower, views out can be gained but low-level views are currently restricted by some temporary bunding from HS2 in the foreground.</p> <p>Views would be gained of the leachate tanks, the upper portions of the mounds of compost and the vehicles associated with turning and moving the compost.</p> <p>Houses, and businesses, including the large sheds within the ownership of West London Composting are visible behind the proposed site, on the ridgeline.</p>

Table 1 – Viewpoints Summary

Viewpoint	Location	Distance from Site (approx.)	Potential Designations / Receptors	Visual Impact
Viewpoint 7	On Redirected Footpath (U38) west of Breakspear Road and Oak Cottage, Looking Over Current HS2 Works to the Southwest to North.	Approx. 0.44km from site.	Users of the local PROW network	<p>This viewpoint is to the east of the site, the foreground is currently obstructed by HS2 permanent mounding works, and green fencing, this fencing looks to be temporary but it is not known for how long.</p> <p>The majority of the site will not be visible from this viewpoint including any vehicles of height associated with turning and moving the compost, however it is possible the northern most part of the proposed extension area is just visible in the background, where the existing soil mound slopes down against a small stream.</p> <p>This permanent mounding and the soil mound at St Leonards Farm plan play a big part in screening the site within the view if you discount the temporary fencing.</p>
Viewpoint 8	On Newyears Green Lane approx. 150m to the east of West London Composting's main entrance, Looking west to Northeast Over Current HS2 Works.	Approx. 0.36km from site.	Users of the local Road network	<p>This viewpoint is to the southeast of the site on Newyears Green Lane at a point where the hedge has been removed and replanted alongside a permanent post and rail fence. The lower foreground is currently obstructed by HS2 permanent mounding works, green fencing and heras fencing, both types of fencing look to be temporary.</p> <p>If the site were active, you would be able to glimpse tops of compost mounds and the vehicles associated with turning and moving the compost in the northern half of the site to the right of the soil mound at St Leonards Farm, but there would be no views to the lower-level elements due to intervening HS2 activities, and the soil mound at St Leonards Farm. As they play a big part in screening the site within the view.</p>

CONCLUSION / RECOMMENDATIONS

FIVE

5.1.1 The proposed development as detailed below (see Appendix 1 for drawings) should not cause unacceptable landscape and visual impacts especially in the wider landscape.

5.1.2 The proposed development, as shown of the enclosed Site Layout Plan drawing reference GPP/W/WLC/EX/22/02 Rev02, involves the following main elements:

- Laying of an impermeable concrete surface for screening, shredding, processing, storing and maturing green waste material. The site's surface will be bunded around its perimeter with a concrete curb to ensure total surface water containment;
- Construction of a perimeter landscaped screening mound using stripped soils
- The relocation of the Applicant's Site Office (portacabin), Weighbridge and Weighbridge Office
- x2 1000 cubic metre leachate tanks,
- x2 180kV generators
- Car Parking
- Maintenance area for plant/equipment
- Non-operational land – set aside for landscape planting, and ecological enhancements (BNG)

5.1.3 It was apparent when out in the fields undertaking this site survey that the landform, landcover and landscape elements significantly altered and, in several cases, blocked views to the site that were thought to be evident within the desk study assessment as was proven with the previous site survey related to planning permission no.12579/APP/2021/2010 for the existing Maturation Site. This is especially the case beyond the 1km distance with topography, a significant amount of HS2 works, wooded areas, tall hedgerows and buildings forming visual barriers in views towards the site.

5.1.4 The proposed extension to the north and east of the existing Maturation Site, with activities of a comparable nature and the inclusion of 2 more leachate tanks, does not cause unacceptable landscape and visual impacts and should not be considered in contravention of the Green Belt, by its very form and nature, its actually a site that blends well into the current landscape and on the whole is natural materials. As previously the elements that draw the eye towards the site's direction are tanks, the diggers when they are on the top of the mounds of compost, and occasionally the steam rising from the compost mounds as the maturation process takes place. But the diggers and steam are elements that constantly change depending on weather conditions, and site processes they are not fixed and consistent. And the tanks will be surrounded on 3 sides by rows of compost, so will at times be visible depending on procedures on site, and at other times the lower portion of the tanks maybe partially hidden.

5.1.5 As previously concluded for the other planning application, the visual harm on the neighbouring landscape and landscape character generated by the expansion of the Maturation Site to accommodate new and updated process and procedures are limited due to the very points mentioned in 9.1.3 above. Whereas the works associated with High Speed 2, are currently and will change the landscape surrounding the site, and impact on the landscape character – evident in many of the viewpoints. This can also be said for the pockets of industry surrounding the site, including the larger more prominent sheds in the ownership of West London Compost, they claim the attention of the viewer when out and about, and create an environment that is manmade, angular and colourful, they are more prominent and evident in the views, than the Maturation Site.

APPENDICES

<u>Drawing Name:</u>	<u>Drawing Reference:</u>
Site Location Plan (GPP)	GPP/E/WLC/EX/22/01 Rev03
Site Layout Plan (GPP)	GPP/E/WLC/EX/22/02 Rev02
Site Location Plan Including HS2 Boundary (GPP)	GPP/E/WLC/EX/22/03 Rev01
Elevations of Proposed Leachate Tanks	GPP/E/WLC/EX/22/04 Rev00
Elevations of Store	GPP/E/WLC/EX/23/05 Rev00
Elevations of Welfare Unit	GPP/E/WLC/EX/23/06 Rev00
Elevations of Office Unit	GPP/E/WLC/EX/23/07 Rev00
Elevations of Weighbridge Office	GPP/E/WLC/EX/23/08 Rev00
Site Layout Plan Including Biodiversity Net Gain	GPP/E/WLC/EX/23/09 Rev00
Ruislip Sustainable Placements-Northern, Schedule 17 Plans and Specification, GA Overview for Approval	1MC04-SCJ_SDH-LS-DGA- SS05_SL07-711110 RevP04
Ruislip Sustainable Placements-Northern, Schedule 17 Plans and Specification, Site Restoration-Consent Overview Plan, Sheet 1 of 3 – For Information	1MC04-SCJ_SDH-LS-DGA- SS05_SL07-710121 RevP03
Ruislip Sustainable Placements-Northern, Schedule 17 Plans and Specification, Site Restoration-Consent Overview Plan, Sheet 2 of 3 – For Information	1MC04-SCJ_SDH-LS-DGA- SS05_SL07-710122 RevP03
Ruislip Sustainable Placements-Northern, Schedule 17 Plans and Specification, Site Restoration-Consent Overview Plan, Sheet 3 of 3 – For Information	1MC04-SCJ_SDH-LS-DGA- SS05_SL07-710123 RevP03

ALD DRAWINGS

Site Location Plan	ALD938 / LD1000 RevP02
Transport (Rivers and Major Transport Routes)	ALD938 / LD1001 RevP02
PROW's (Public Rights of Way)	ALD938 / LD1002 RevP02
Wider Site Context (Surrounding Site Context)	ALD938 / LD1003 RevP02
Landuse (Surrounding Landuse and Land Cover)	ALD938 / LD1004 RevP02
Topography (Ridges and Valleys)	ALD938 / LD1005 RevP02
Landscape Character Assessment	ALD938 / LD1006 RevP02

Viewpoint Locations	ALD938 / LD1007 RevP02
Photos Within Site	ALD938 / LD1008 RevP02
Photographic Viewpoints (November 2022)	ALD938 / LD1009 – 1019 RevP01 and P02