

PART 4: Site Analysis

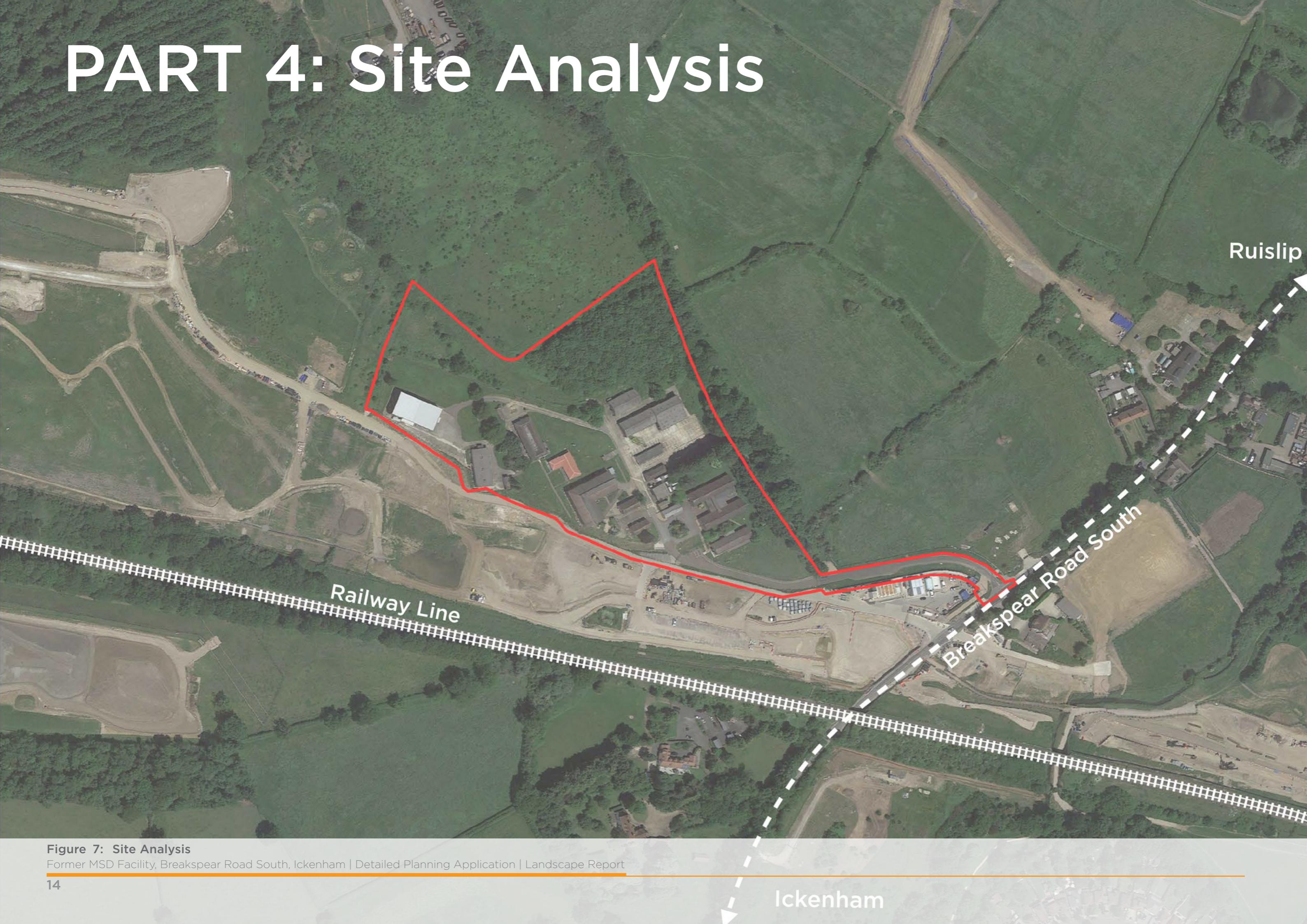


Figure 7: Site Analysis

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4. Site Analysis

4.1 Introduction

The site and its surrounding context includes an area of regional parkland, residential development areas, key infrastructure routes and other areas of open space. Understanding this strategic area will allow the proposed development to respond to the existing landscape and urban context through a design that maximises any opportunities and mitigates against any impacts.

4.2 Access

A detailed assessment of the baseline accessibility of the area around the development site can be found within the Transport Assessment submitted in support of this application.

The adjacent figure provides a summary of the access and connectivity within the local area surrounding the site and indicates how people will approach from the wider area. For security purposes, direct access into the site is limited to a single point from Breakspear Road South (BRS). There are no footpaths on BRS however, there are signalised crossing points which facilitate pedestrian movement. Although the main movements to site are likely to be by vehicle, there are also sustainable travel networks that can be used in addition to vehicle transport. Footpath links on the east of Breakspear Road South connect to the neighbouring residential areas of Ruislip and Ickenham. These footpath links also provide access to bus and rail connections.

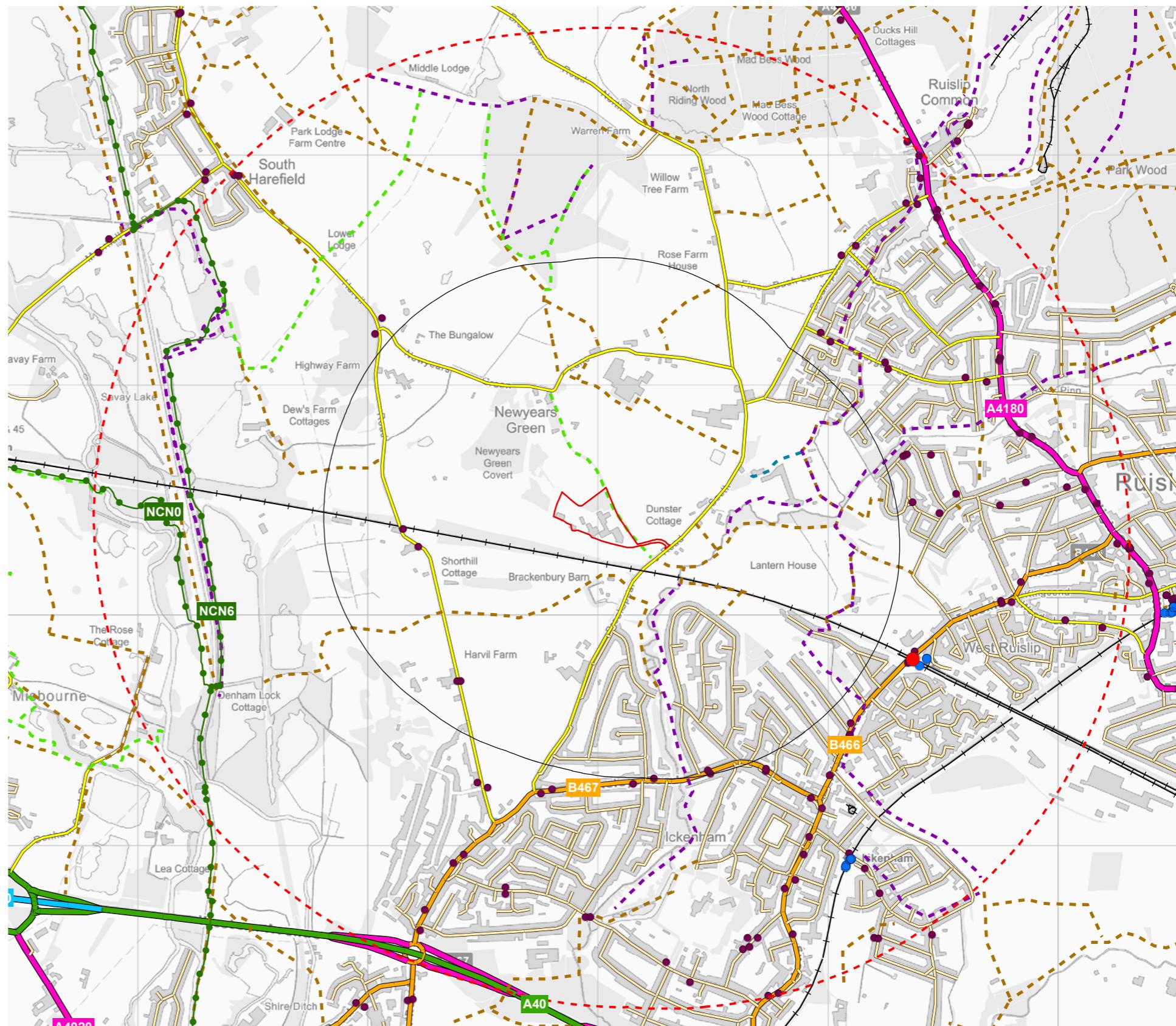
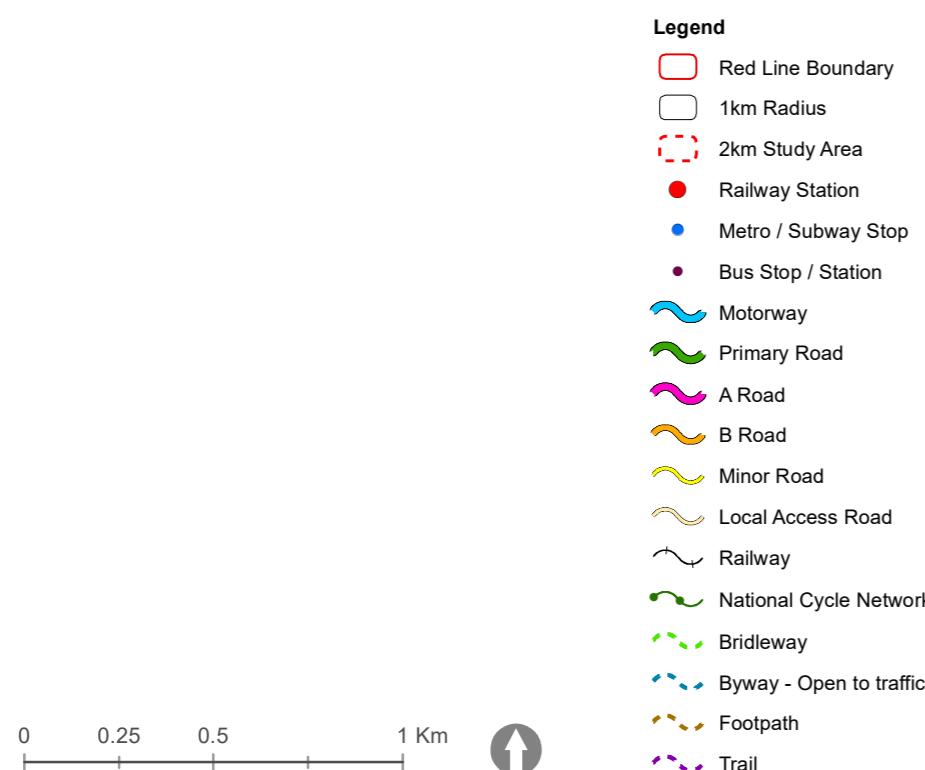


Figure 8: Connectivity and access plan

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4.3 Designations

The adjacent diagram summarises the key existing features within the area surrounding the site which are recognised by planning and policy protection.

The site sits within an area that is designated as Green Belt and is also part of Colne Valley Park. To the north west is an area of ancient woodland within a nature conservation site. To the south of the Chiltern Main Railway Line is a grade II listed building within a scheduled ancient monument area that sits within an archaeology priority area.

On the other side of Breakspear Road South are a series of nature conservation sites and further south east is the conservation area of Ickenham which contains a series of Grade II listed buildings.

A bridleway runs up the eastern boundary of the site and there are a series of footpaths connecting to the surrounding area.

Legend
 Red Line Boundary

Listed Building Grade:

● II
● II*

Public Right of Way:

 Bridleway
 Byway - Open to traffic
 Footpath
 Trail
 Conservation Area
 Scheduled Monument

 Ancient Woodland
 Country Park
 Archaeology Priority Area
 Site of Special Scientific Interest
 Local Nature Reserve
 National Nature Reserve
 Green Belt
 Colne Valley Park
 Nature Conservation Sites of Metropolitan or Borough Grade I Importance
 Nature Conservation Sites of Borough Grade II or Local Importance

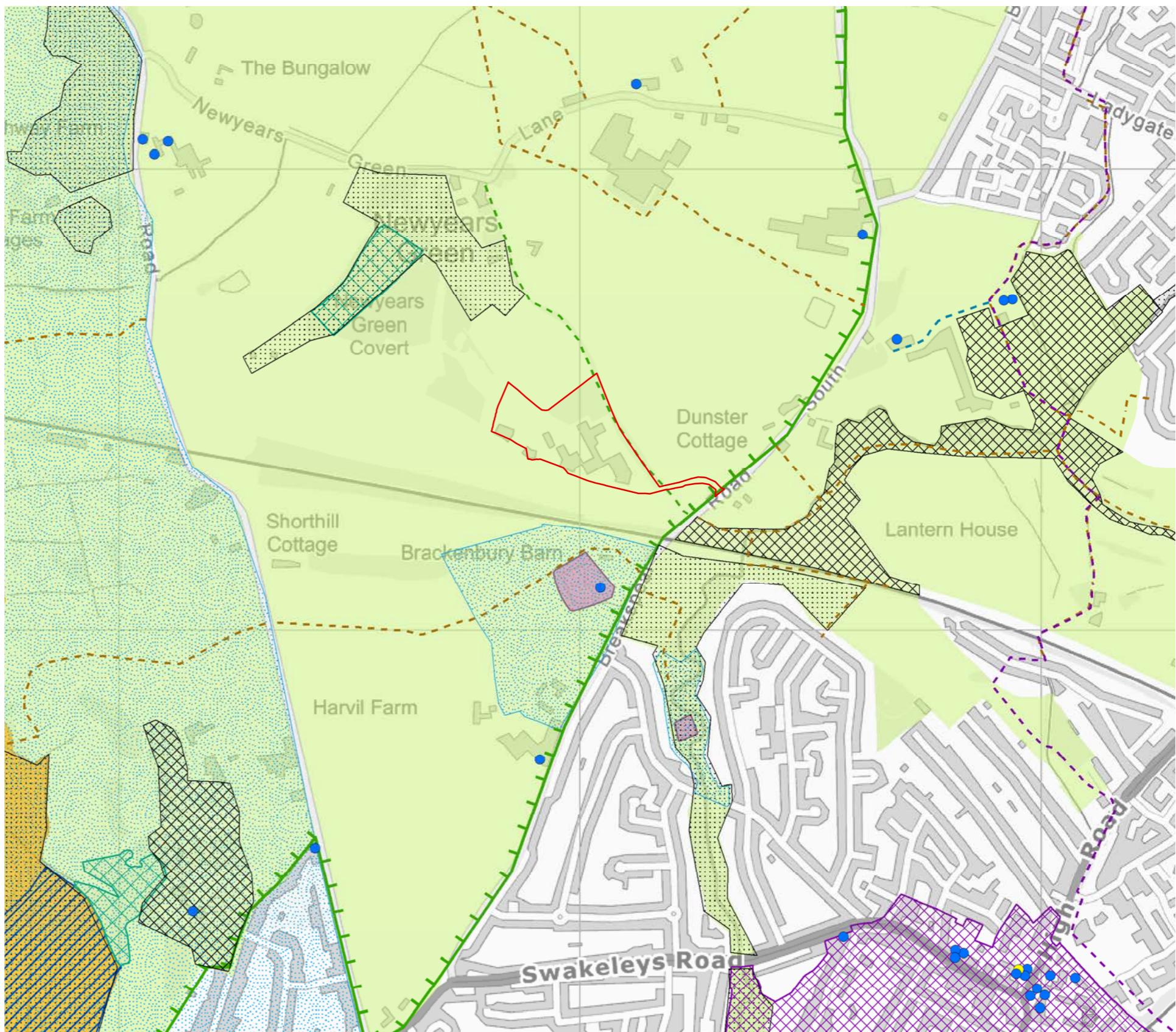
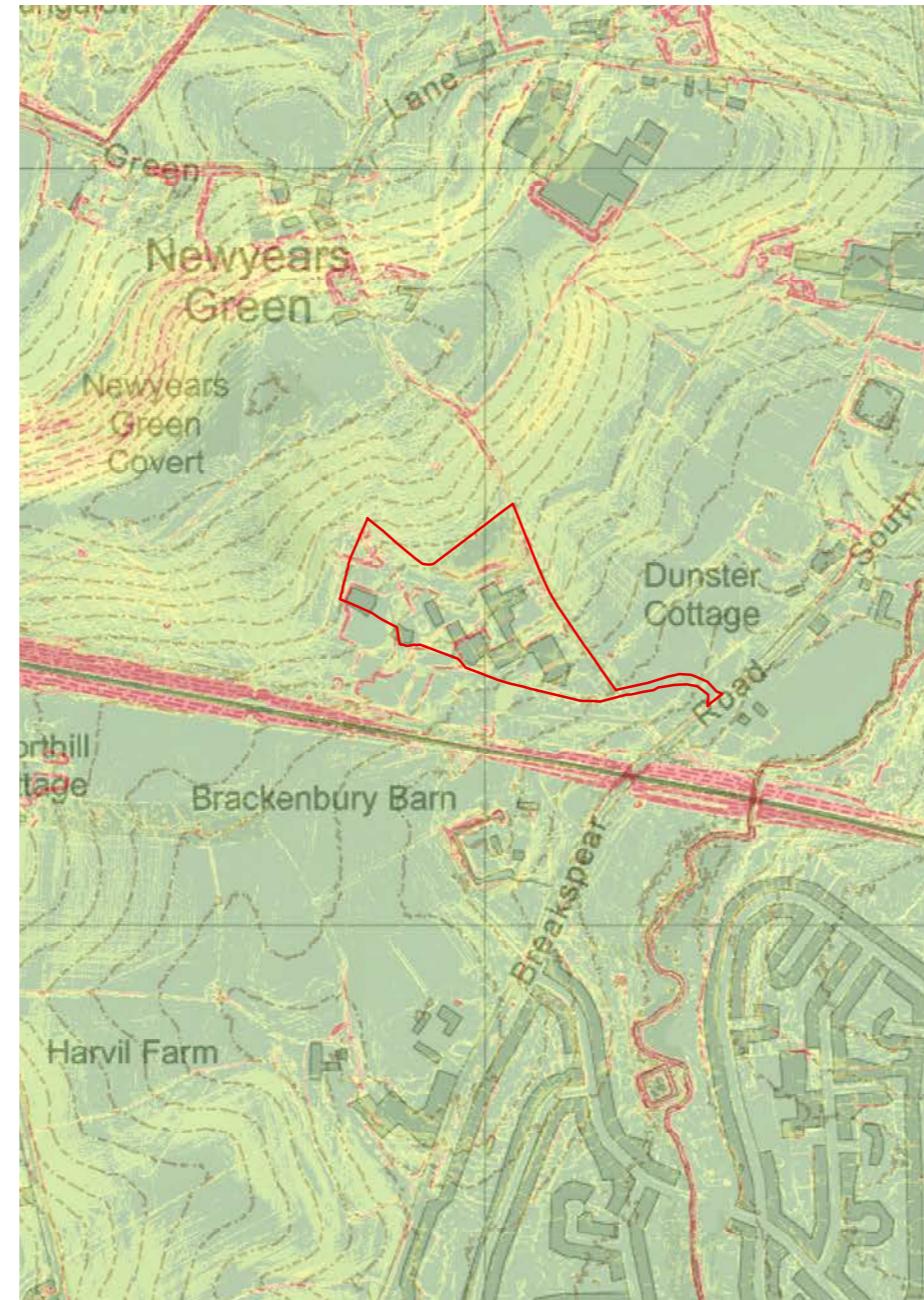


Figure 9: Designations Plan

4.4 Landform

The adjacent figures illustrate the elevation and slope of this part of the Borough of Hillingdon. The site generally falls from west to east which is aligned with the landform character of the immediate surrounding area. A ridgeline to the west of the site forms the high point which then falls away to a low point in the River Pinn valley to the east.

The site itself slopes gradually with small areas of retention at points where platforms have previously been created for existing buildings.



Legend

- Red Line Boundary
- Contour - 2m Interval
- Defra Lidar 1m DTM Slope Analysis
- Slope in Degrees (Percent Rise)
- 0 - 2.86 (0 - 5%)
- 2.86 - 5.71 (5 - 10%)
- 5.71 - 8.53 (10 - 15%)
- 8.53 - 11.31 (15 - 20%)
- 11.31 > (20% >)

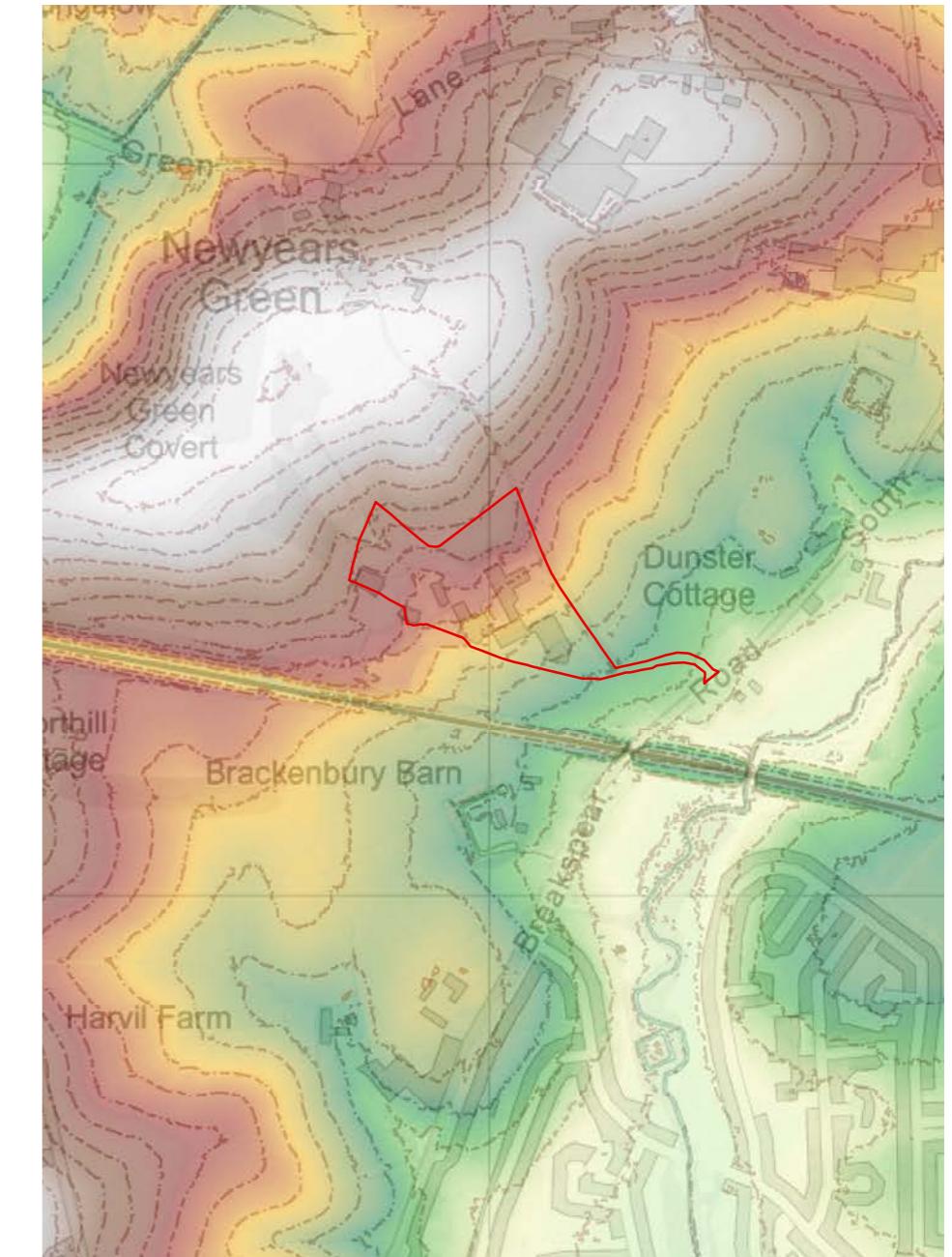


Figure 10: Slope
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Figure 11: Landform

4.5 Woodland Cover

The site location within the Colne Valley park means that there are a number of woodland areas within the immediate context.

The Pinn river corridor has a series of blocks of woodland along its length. This lies to the east of the site.

A narrow belt of woodland runs along the eastern edge of the site connecting up to Newyears Green Lane. This belt also ties into a woodland block within the north corner of the site.

To the northwest is an area of ancient woodland set within a series of larger woodland blocks.

Some woodland cover exists to the south along the corridor of the Chiltern Main Railway Line.

To summarise, there are no protected trees within or directly adjacent to the site. The nearest area of protected woodland is the block of ancient woodland to the northwest. Woodland belts and blocks within the site should be protected and retained as part of the proposed scheme to mitigate against views into the site from the east and also to encourage green corridors and habitat creation.



Figure 12: Woodland Cover

4.6 Arboriculture

A separate tree survey has been carried out by Brindle and Green and is being submitted as part of this planning application. The adjacent figure summarises the key findings of the survey.

Only one Category A tree is present on site. This is a mature oak on the eastern boundary adjacent to the existing bridleway. This is to be retained as part of the proposals.

Several Category B trees exist within the red line boundary. These are a range of species including oak, field maple, silver birch, and Norway maple. 3no. Oak trees are present in the west of the site along what appears to be an old field boundary and drainage ditch. These should be retained within an area of open space. All other Category B trees should be retained where possible.

A number of Category C trees exist within the site. These have been identified as having no material conservation or cultural value or are in such an impaired condition that they do not merit being in a higher category. These trees will be retained where possible however it is expected that some will need to be removed to facilitate development.

A large area of semi-mature woodland exists in the north of the site. This is made up of a mixture of common ash, Norway maple, common oak, grey alder, and prunus. This woodland should be retained as part of the proposals for this site. This will contribute towards habitat creation and increased biodiversity while screening the proposed development from the north.

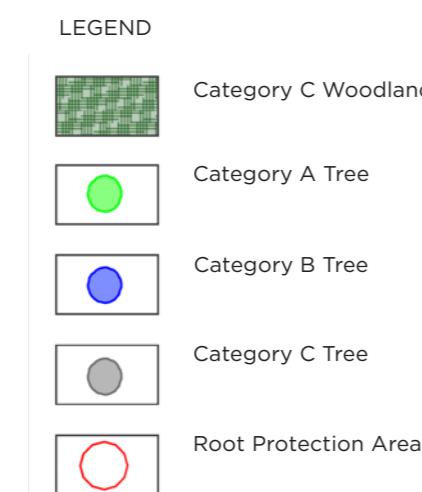


Figure 13: Tree Survey

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4.7 Site Photos



View 01: Existing mature trees should be retained where possible as part of development.



View 02: Large areas of hardstanding already exist on site.



View 03: Low point provides a location for a SuDS basin. Native planting to basin to enhance biodiversity.



View 04: Existing drainage ditch feature should be retained as part of amenity open space.



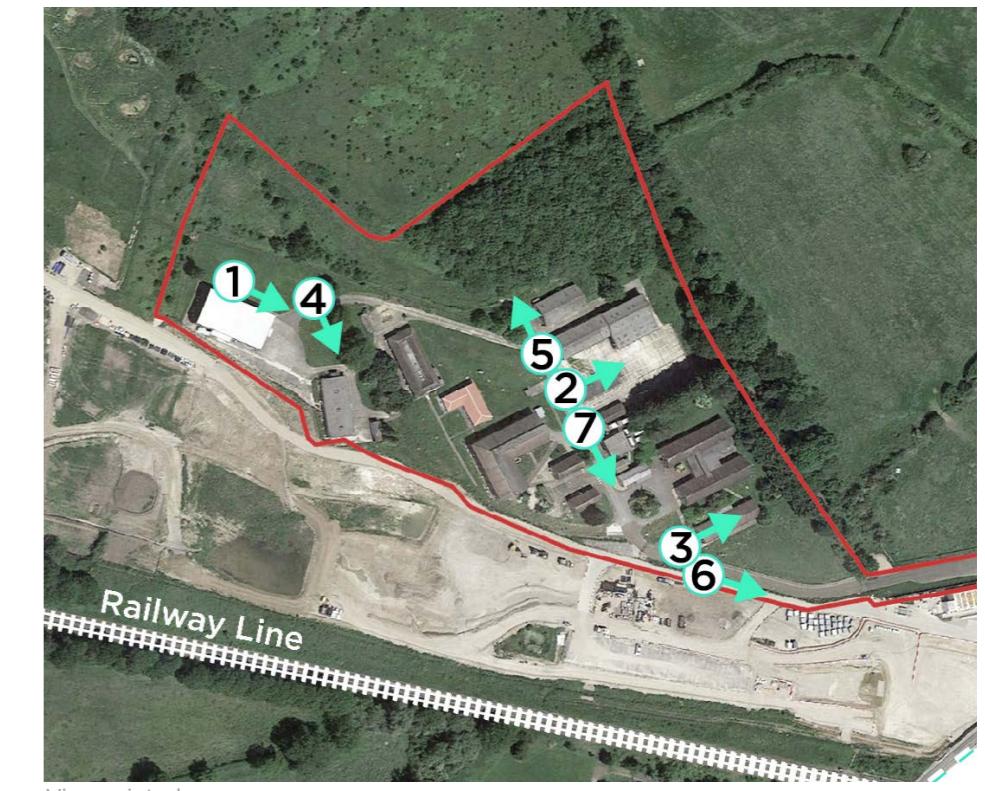
View 05: Existing woodland block to be retained and managed as part of development proposals. Opportunities for habitat creation to be considered.



View 06: Western edge of site is exposed to long distance views from HS2 site.



View 07: Panorama looking south east



Viewpoint plan

4.8 Landscape Features

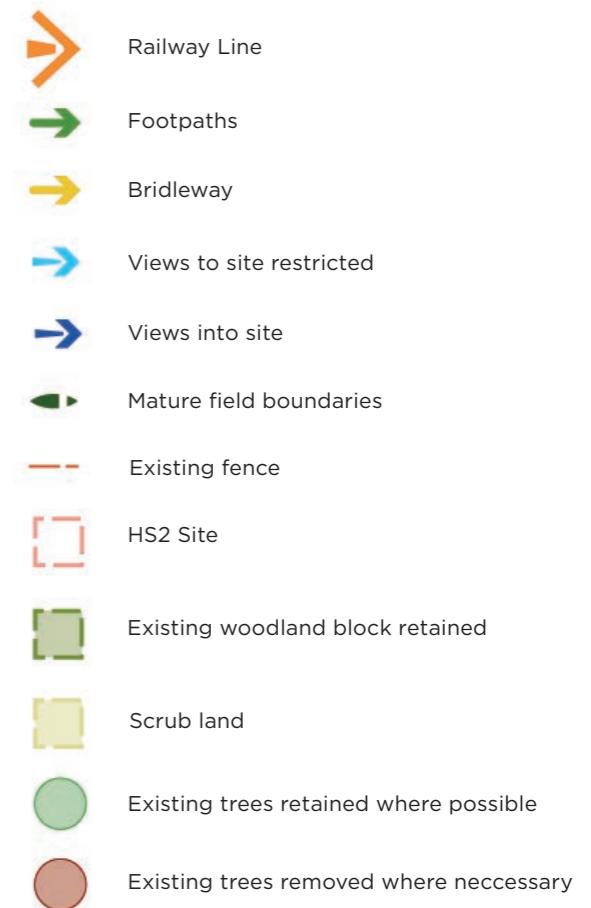
The site consists of an area of 4.87 Ha that includes a number of existing buildings, associated hardstanding, amenity lawn, drainage features, and some specimen tree planting. The site is bounded on the east and north by semi-mature woodland and is entirely enclosed by a security fence. There is only one point of access which is from Breakspear Road South.

Views into the site from the surrounding landscape are a key aspect in demonstrating the landscape capacity for the proposed development. Views from the north are occluded by the existing mature field boundaries that characterise this landscape and by existing mature planting on the northern boundary of the site. In contrast with this, the site is open to views from the south, and particularly from the Chiltern Main rail line.

Although the current development is quite well screened from the north, there are intermittent views into the site from the bridleway running along the eastern boundary.

The HS2 construction site to the south is currently very exposed however, the expected reinstatement of landscape within the HS2 site that includes extensive areas of woodland planting could help mitigate the impact on views from the south.

Existing mature trees within the development boundary will be retained where possible. Existing woodland in the north of the site will be retained and managed as part of the proposals. RPA of woodland block to be respected. Opportunities for habitat creation and improving biodiversity should be investigated. This could be through the introduction of bird and bat boxes or log piles. Existing wildlife corridors will be retained and enhanced where possible.



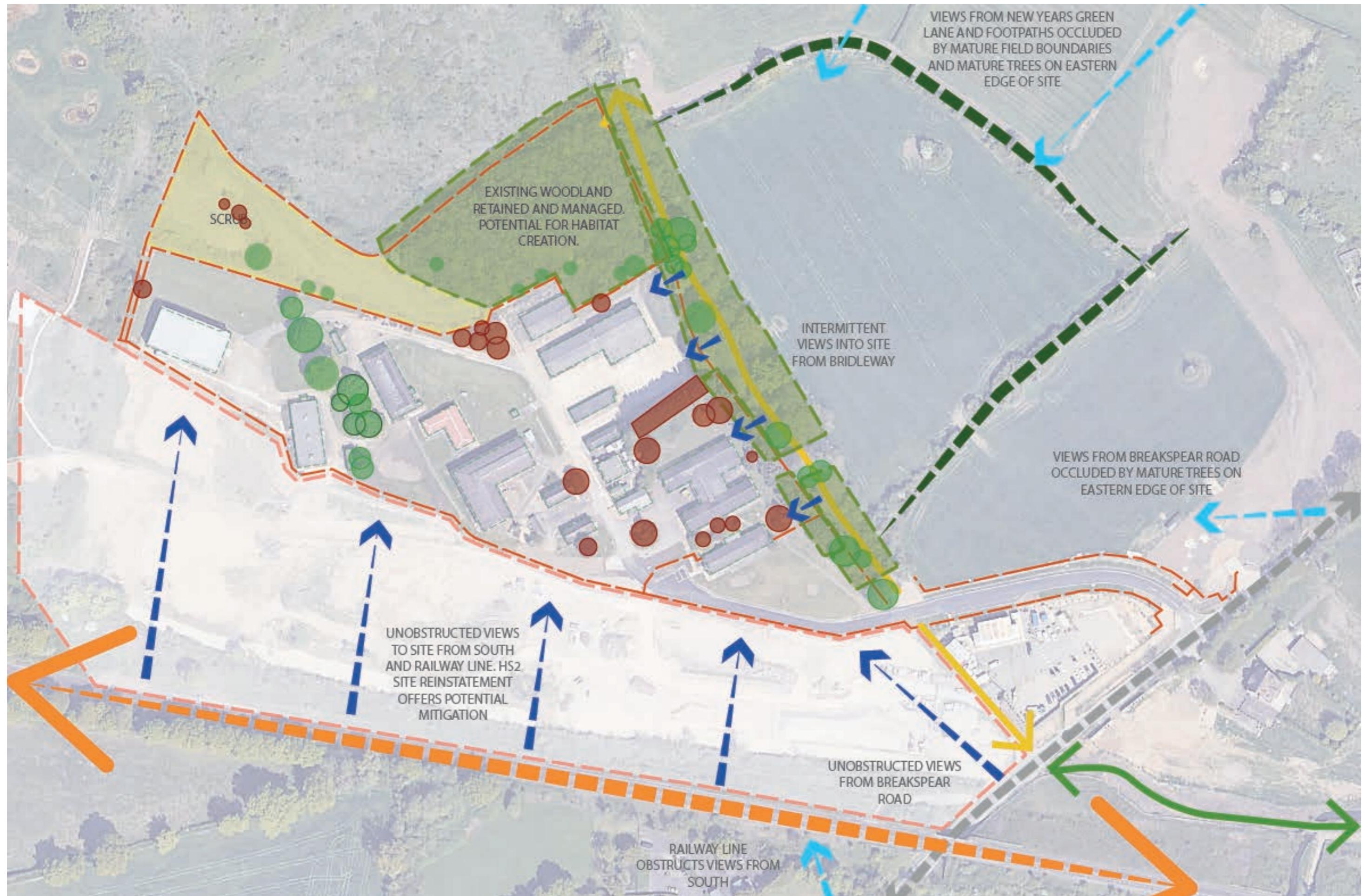


Figure 14: Existing Landscape Features

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