

ODYSSEY BUSINESS PARK, SOUTH RUISLIP

Response to Landscape Comments regarding the change in car park arrangement and potential impacts upon the Sites landscaping.

Proposals

The proposal consists of a reconfiguration of part of an existing landscape area (302m²) at the northern boundary to accommodate parking spaces which are lost through the realignment of the boundary with Eagle House in order to retain the current parking numbers within the business park. The location has been selected to minimise the effect on mature trees and landscape that forms the immediate setting to buildings within the business park.

This is shown on Figures 01 & 02 below (Extracts from Planning Drawings DLA-1931-L-01-P02 & 1931-L-02-P03 respectively).

Overall it is considered that the alterations to the Site layout will have a negligible effect upon the wider landscape character or setting of the business park. The loss of landscape features will be mitigated by new planting and an overall increase in tree cover. The provision for amenity will be reduced to reflect the current usage.

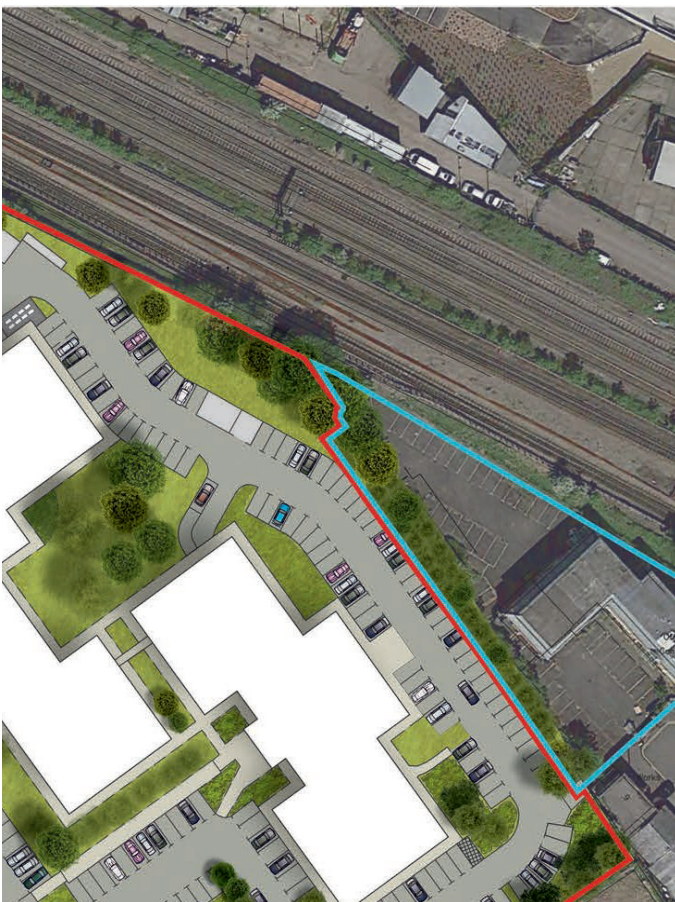


Figure 01 - Existing Parking and Landscape

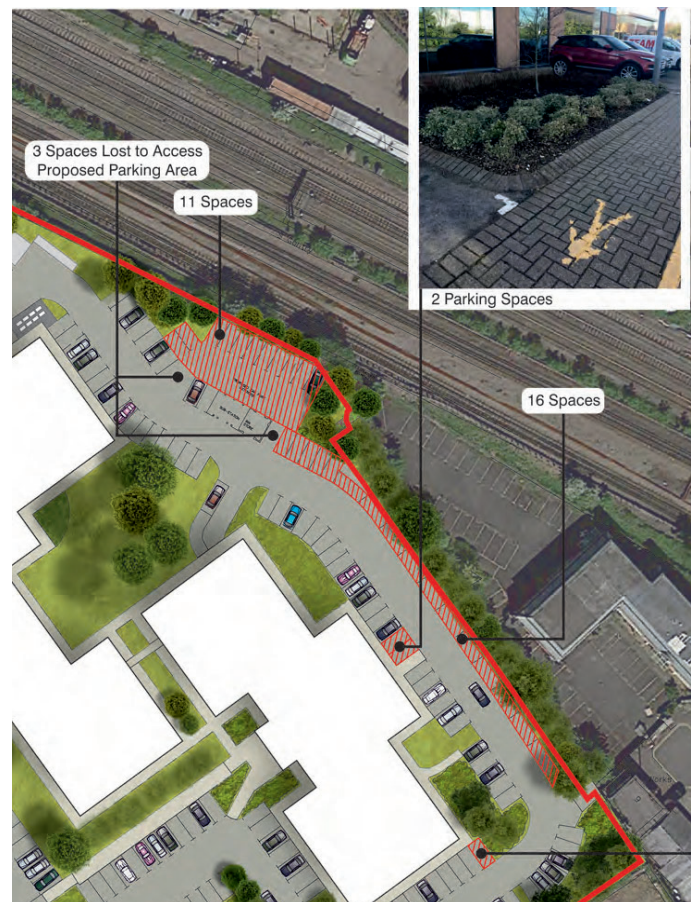


Figure 02 - Proposed Alteration to Parking Layout and Landscape

Existing Landscape

The proposals are located along the northern boundary of the Site within an area that is currently an informal amenity area for the business park users. This area consists of amenity grassland with some maturing/overgrown evergreen shrubs along the boundary with the railway line to the north. The area has been brought forward as an option due to its current under-use and low quality as a landscape/amenity area, as it is located behind the existing sub-station and bin store.

Proposed Landscape

It is proposed that the maturing shrubs that form part of the boundary are removed and a new evergreen boundary reinstated with along the length of the parking bays. This will form an effective screen to the railway line.

The proposals require the removal of a small ornamental tree and two self seeded trees as well as the existing dense and overgrown vegetation along the boundary. Replacement planting for the lost three trees will be provided through the planting of 4No. multi stemmed 14-16cm girth Betula Utilis ‘Trinity College’ and 1No. 12-14cm girth Amelanchier ‘Ballerina’. These will be approximately 3m height at planting and reflect the semi-formal ornamental planting that characterises the business park landscape. Overall, the proposed landscaping scheme is designed to enhance the quality of the landscaped area and to improve the amenity of the business park and its users.

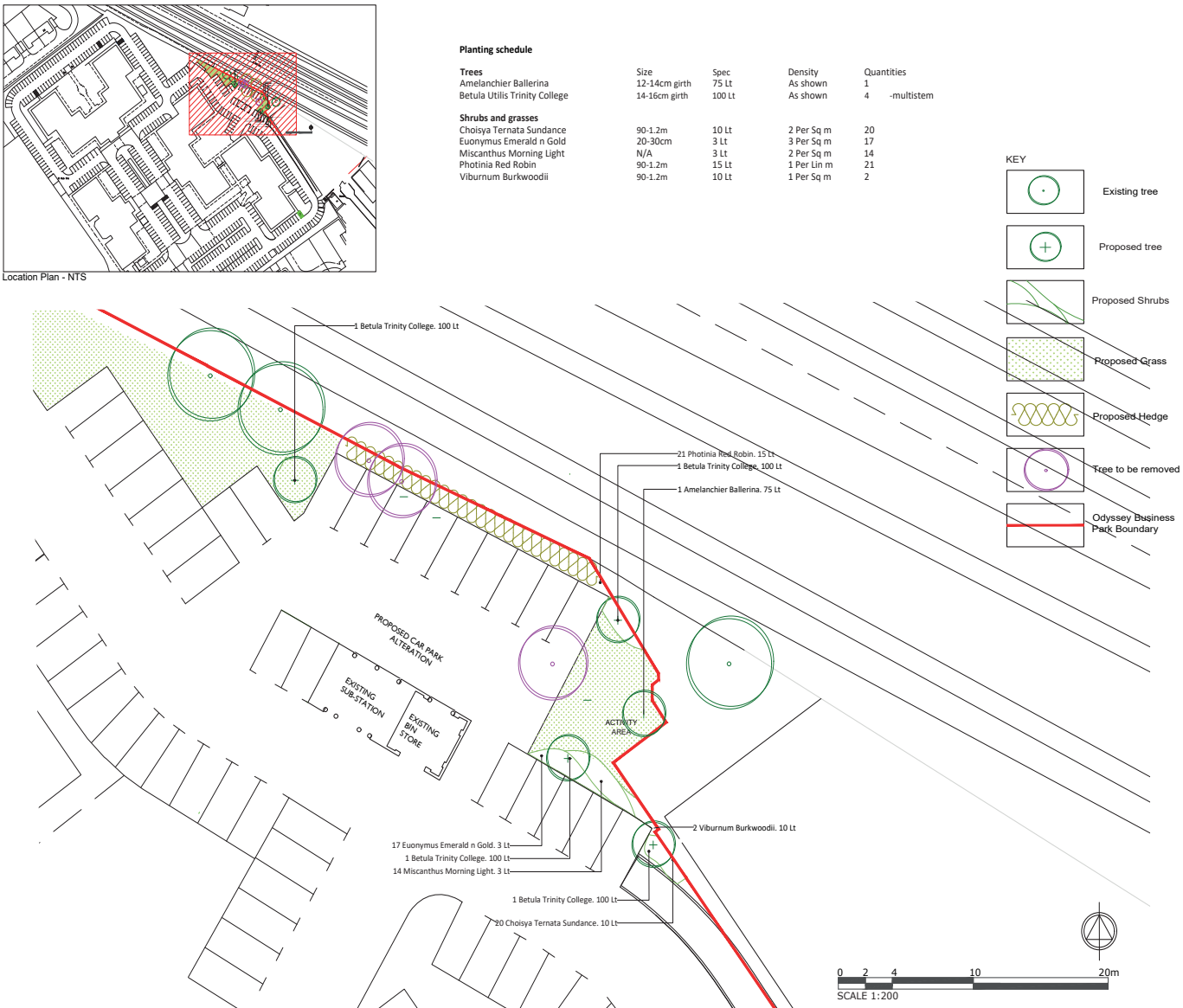


Figure 03 - Planting Plan - refer to DLA-1931-L-05-P04