

Brockley Golf Course

Appendix 1: Landscape and Visual Appraisal
CLPD 036 R02b

September 2021

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1 Introduction and Background

Introduction

- 1.1 This updated LVA has been produced by Cornus Landscape Planning and Design on behalf of Sairam (Holdings) Ltd. The report provides technical advice to support the planning application for the redevelopment of land located at the former Stanmore and Edgware Golf Club. The redevelopment will involve the removal and demolition of the clubhouse, and the construction of a new banqueting facility, widening of existing vehicular access from Brockley Hill, car and cycle parking, waste/recycling storage, landscape enhancements and associated works.
- 1.2 The report reviews the landscape and visual effects arising as a result of the proposed development and is produced in accordance with the Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3). It should be read in conjunction with the Supplementary Openness and Landscape Appraisal also produced by Cornus Landscape Planning and Design.
- 1.3 This report has been prepared by a Chartered Member of the Landscape Institute (CMLI) who has over 13 years of experience of working as a practising Landscape Architect and who is familiar with the project and its background.
- 1.4 This report has also been peer reviewed by another Chartered Landscape Architect and Director of Incola Landscape Planning Limited, Robert Hughes CMLI who has over 17 years experience as a practising Landscape Planner.
- 1.5 This report is structured as follows:
 1. Introduction and Background
 2. Landscape Planning Policy
 3. Landscape Context
 4. Visual Context
 5. Proposals
 6. Implications of Development
 7. Conclusion

Background to Project

- 1.6 The planning application for the scheme was submitted in August 2020 to Harrow Council (application reference P/3088/20) following a collaborative and iterative process throughout 2020 with Harrow Council and the Greater London Authority. This process involved the following:
 - Pre-application meetings held on the 3rd March 2020, 17th March 2020, 4th June 2020 and 6th August 2020;
 - Design Review Panel Presentation 25th June 2020; and
 - GLA Panel Presentation 29th July 2020.
- 1.7 This LVA has been prepared following a request by members at the Harrow Planning Committee meeting on 30th June 2021 for the applicant to provide additional information, including an updated assessment of the site in its current situation with the fire damaged building in order for members to be able to assess the potential impact of the development on the openness on the Green Belt and to compare the existing situation with the proposed development.
- 1.8 Prior to the involvement in this stage of the project, the author was involved in the original work and production of the LVA and Green Belt Assessment work through Tyler Grange Group Limited. At the time of writing of the original LVA, the structure on site was intact and the assessment was based upon the original club house building prior to the fire on site.
- 1.9 This report re-assesses the site based on the updated baseline situation and the now damaged structure of the existing building found on the site. Mapping has been updated and the baseline information, photography and relevant specific information updated as necessary.
- 1.10 Where necessary, the original LVA document which was submitted will be referred to but not relied upon and the findings of this now updated LVA should override the original submitted document to take account of the updated baseline situation:
 - Tyler Grange Landscape and Visual Appraisal (13201/R02e/RP/JJ/28th January 2021); and
 - 5Plus Design and Access Statement.

Methodology

- 1.11 This report has been undertaken in accordance with the following guidance:
 - An Approach to Landscape Character Assessment, Natural England, 2014; and
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013.
- 1.12 This report is a standalone piece of work to support the submission of the planning application and the scale and scope of the work does not constitute a full Landscape and Visual Impact Assessment as it does not require the level of information needed for an ES (Environmental Statement).
- 1.13 Table 3.1 of the GLVIA3 produced by the Landscape Institute outlines what is required in this type of appraisal report. This includes the following:
 - Establish the existing nature of the landscape and visual environment in the study area (the landscape and visual baseline situation);
 - Provide a description of the proposed development, identifying the main features of the proposals and the changes that will occur; and
 - Systematically identify and describe the effects that are likely to occur, including whether they are adverse, negligible or beneficial.
- 1.14 The approach taken in the preparation of this report is considered to be appropriate and proportional given the scale and scope of the proposals and has been prepared in the context of the professional guidance published by the Landscape Institute.
- 1.15 Professional judgement plays an important role in the landscape and visual analysis process where the analysis of landscape character and visual amenity is both a subjective and objective process. However, the analysis process seeks to provide a narrative to explain all judgements reached.



1 Introduction and Background

Site Location and Context

- 1.16 The site is located to the north of the settlement of Stanmore on land which forms part of the former Stanmore and Edgware Golf Club (as illustrated on the **Site Location Plan - CLPD 036 P01**). It covers 1.63 hectares of land.
- 1.17 The majority of the site, the area comprising the former golf club house, associated driving range, car park and ancillary facilities comprises previously developed land. The club house was damaged by a fire in 2020 and is in a derelict and declining condition, with structural damage, associated vandalism and is of poor quality.
- 1.18 The site is within the Metropolitan Green Belt and falls within the administrative boundaries of the London Borough of Harrow.
- 1.19 The building structure is in tact, with the metal framework still evident on the site. In addition, the site contains the 100 space car park, existing access from Brockley Hill, associated footways, and parts of the driving range. The site generally is declining in condition with debris, vandalism and fly tipping.
- 1.20 To the north Pear Wood lies on higher ground above the site, with Stanmore Country Park located to the north west of the site, with the site sitting within well wooded and vegetated surroundings.
- 1.21 The site is located off Brockley Hill, a busy route running alongside the eastern edge of the site.
- 1.22 To the south, is the residential edge of Stanmore, overlooking Cleopatra Close Park.



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Legend

Site Boundary

Plan Name	Site Location
Plan Number	CLPD 036 P01
Revision	-
Date	31/08/2021



2 Landscape Planning Policy

National Planning Policy Framework (NPPF) (Updated July 2021)

2.1 At the heart of the NPPF is a presumption in favour of sustainable development. It requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 7 of the NPPF identifies a number of protected areas or assets of particular importance. These are:

- Sites of Special Scientific Interest (SSSI);
- Green Belt;
- Local Green Space;
- Areas of Outstanding Natural Beauty (AONB);
- National Parks;
- Irreplaceable Habitats;
- Heritage Coasts;
- Designated Heritage Assets; and
- Areas at Risk of Flooding or Coastal Change.

2.2 The site is located within the Metropolitan Green Belt. It should be noted that the Green Belt is not a landscape designation, and does not provide protection to attractive/ and or valued landscapes. The site is also located within the Harrow Weald Ridge Area of Special Character which is identified as a Non-Statutory Local Landscape designation within the adopted Harrow Council Core Strategy (February 2012).

2.3 The NPPF, at Chapter 15, paragraph 137 defines the aim of the Green Belt as the following:

"The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

2.4 At paragraph 147 of the NPPF, the following is stated with regards to inappropriate development in the Green Belt:

"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

2.5 It goes on to say at paragraph 148 that:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by

other considerations.

2.6 At paragraph 149, Chapter 13 of the NPPF, the following is stated with regards to development in the Green Belt.

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development;"

2.7 At Chapter 15, paragraph 174 states the following:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;"

National Planning Policy Guidance (NPPG)

Green Belt (Updated July 2019)

2.8 At paragraph 001 of the NPPG (Reference ID: 64-001-20190722), the following is stated with regards to development within the Green Belt:

"Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

–openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;

–the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an

equivalent (or improved) state of openness; and

–the degree of activity likely to be generated, such as traffic generation."

Natural Environment (Updated July 2019)

2.9 At paragraph 004 of the NPPG (Reference ID: 8-004-2019072), the following is stated with regards to green infrastructure:

"Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. References to green infrastructure in this guidance also apply to different types of blue infrastructure where appropriate."

Regional Planning Policy - The London Plan (March 2021)

2.10 The development of the site should take account of the following policies within the adopted London Plan (2021). A full copy of the relevant regional and local planning policies can be found in **Appendix 2**:

Policy GG2 Making the best use of land

2.11 The proposals should protect and enhance the Green Belt and include new areas of green infrastructure.

Policy D3 Optimising site capacity through the design-led approach

2.12 The proposals should enhance local context and distinctiveness and reflect the surrounding landscape and its features.

Policy G1 Green Infrastructure

2.13 The proposals should include appropriate elements of green infrastructure to integrate into London's wider green infrastructure network.

Policy G2 London's Green Belt

2.14 The proposals should ensure that they are not detrimental to the openness of the Green Belt and should provide benefits and enhancements.

Policy G7 Trees and Woodland

2.15 The proposals should ensure that, wherever possible, existing trees of



2 Landscape Planning Policy

value are retained and incorporated into the scheme. New planting is encouraged with species with larger canopies encouraged to provide additional benefits.

Local Planning Policy - Harrow Council Core Strategy (February 2012)

2.16 The site is located within the administrative borough of Harrow District Council. The adopted Local Plan is the Harrow Core Strategy (February 2012) which should also be read in conjunction with the Development Management Policies (July 2013). The proposals should seek to do the following to comply with the Harrow Local Plan (**Appendix 2**).

Core Policy CS 1: Overarching Policy

2.17 The proposals should ensure that they respond to local character and distinctiveness and should not harm identified important views.

Core Policy CS 7: Stanmore & Harrow Weald

2.18 The proposals should maintain the special character and key views of the Harrow Weald Ridge Area of Special Character.

Policy DM1: Achieving a High Quality of Design

2.19 The proposals should be of a high quality of design and provide appropriate landscaping with existing vegetation retained and enhanced

Policy DM 3: Protected Views and Vistas

2.20 The site does not fall within any important views identified within the Harrow Views Assessment (2012) as illustrated by the extract from the Local Plan Map at Figure 1, but the identified view from Wood Farm to the north west of the site has been assessed as part of the visual study within this report for completeness.

Policy DM 6: Areas of Special Character

2.21 The proposals should not impact on the strategic value of the special character of the Harrow Weald Ridge and should not impact on the wider views across outer London. The Area of Special Landscape Character is a Non-Statutory Local Landscape Designation. Its key characteristics include being an *"elevated horizon of tree cover and open countryside"*.

2.22 Any development within the Harrow Weald Ridge should: *"have regard to the significant backdrop it provides to the generally lower suburban development to the south, inclusion of high ground with extensive*

tree cover and major open areas".

Policy DM12: Sustainable Design and Layout

2.23 The proposals should incorporate techniques to enhance biodiversity and urban greening.

Policy DM 16: Maintaining the Openness of the Green Belt and Metropolitan Open Land

2.24 The proposals should not have a greater impact on openness of the Green Belt than the existing development and should take account of the existing height, the proportion of the site already developed, the footprint and character of the existing development. Development will also need to have regard to the visual amenity and character of the Green Belt.

Policy DM 17: Beneficial Use of the Green Belt and Metropolitan Open Land

2.25 Development within the Green Belt should seek to provide additional benefits to biodiversity, visual amenity and character.

Policy DM 22: Trees and Landscaping

2.26 The proposals should include characteristic trees and vegetation which will achieve a suitable visual setting for the scheme. The removal and loss of trees is discouraged.

Designations

2.27 The relevant planning policy designations are illustrated on the extract from the Harrow Local Plan on **Figure 1**, and found within **Appendix 3** to the rear of this report:

Green Belt

2.28 As identified the site falls within the Green Belt, with its boundary running along Brockley Hill at the eastern boundary of the site.

Area of Special Character

2.29 The site is located within the Harrow Weald Ridge Area of Special Character, a non-statutory local designation. This indicates a local character value and its key characteristics are identified at paragraph 4.14.

Key Views

2.30 The site does not fall within the important key views which are identified within the Harrow Views Assessment (July 2012). However, viewpoints have been included from the high point at Wood Farm within the visual appraisal part of this report to demonstrate that there is no impact on these identified key views.

Tree Preservation Orders

2.31 The site does not contain any trees which are covered by Tree Preservation Orders, however the trees located within Stanmore Country Park located to the west of the site are covered by a Group TPO (TPO Group W3) and the trees within Pear Tree Wood to the north of the site are covered by a group TPO (TPO Group W2).

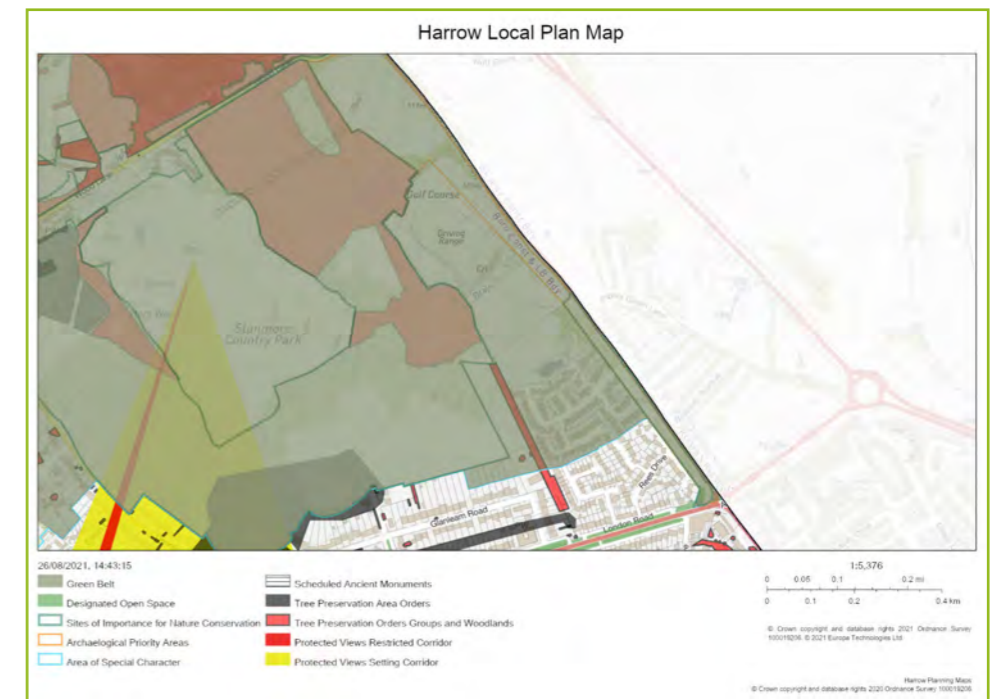


Figure 1: Extract from Harrow Council Local Plan Map (<https://harrow.maps.arcgis.com>)



2 Landscape Planning Policy

Landscape Planning Policy Summary

2.32 In summary, the development of the site should address the following in order to meet the relevant adopted policy:

- Existing trees should be retained and enhanced with additional areas of tree planting. Any losses required to accommodate for the development should be mitigated by replacement planting (Policy G7 of the London Plan and Policy DM22 of the Harrow Core Strategy);
- Proposals should reflect local character and distinctiveness (Policy D3 of the London Plan and Policy CS 1 of the Harrow Core Strategy);
- Proposals should maintain the special character of the Stanmore & Harrow Weald with development maintained below the skyline and through the protection of Key Views (Policy CS 7 of the Harrow Core Strategy);
- Proposals should not be detrimental to the key views identified in the Harrow Views Assessment (Policy DM 3 of the Harrow Core Strategy); and
- Proposals should include areas of Green Infrastructure (Policy G1 of the London Plan).



3 Landscape Context

Landscape Context

3.1 This assessment provides an overview of the key features of the site, which have informed the proposals, along with an assessment of the published landscape character. This provides a baseline from which the impacts of the proposals can be addressed in landscape terms.

Site Specific Character

3.2 The site specific landscape character assessment identifies the existing landscape features and elements specific to the site. This assessment has been informed by the previous work completed in 2020 in addition to the site visit completed in July 2021.

3.3 The information provided in the baseline assessment enables the identification of key features which are worthy of retention. It also identifies detracting features which are addressed and dealt with within the proposals. This assessment considers the context, features, landscape structures, built form, land-use, enclosures, boundary treatments, condition and characteristics of the site.

3.4 The following plans and supporting photographs provide an illustrative record of the existing site context to assist in the assessment of the site character.

3.5 The **Site Context Plan (CLPD 036 P02)** provides an overview of the wider context of the site, and it should be noted that this aerial imagery does not provide an up to date situation with regards to the current condition of the building, and is merely used to provide context to the wider situation of the site, and its adjacent land use, boundaries and context.

3.6 The **Site Specific Character Plan (CLPD 036 P03)**, provides an overview of the existing character of the site and its current specific features. This plan provides an up to date record of the site and the building following on from the fire which took place in 2020, with key character photos identified to assist in the site assessment.



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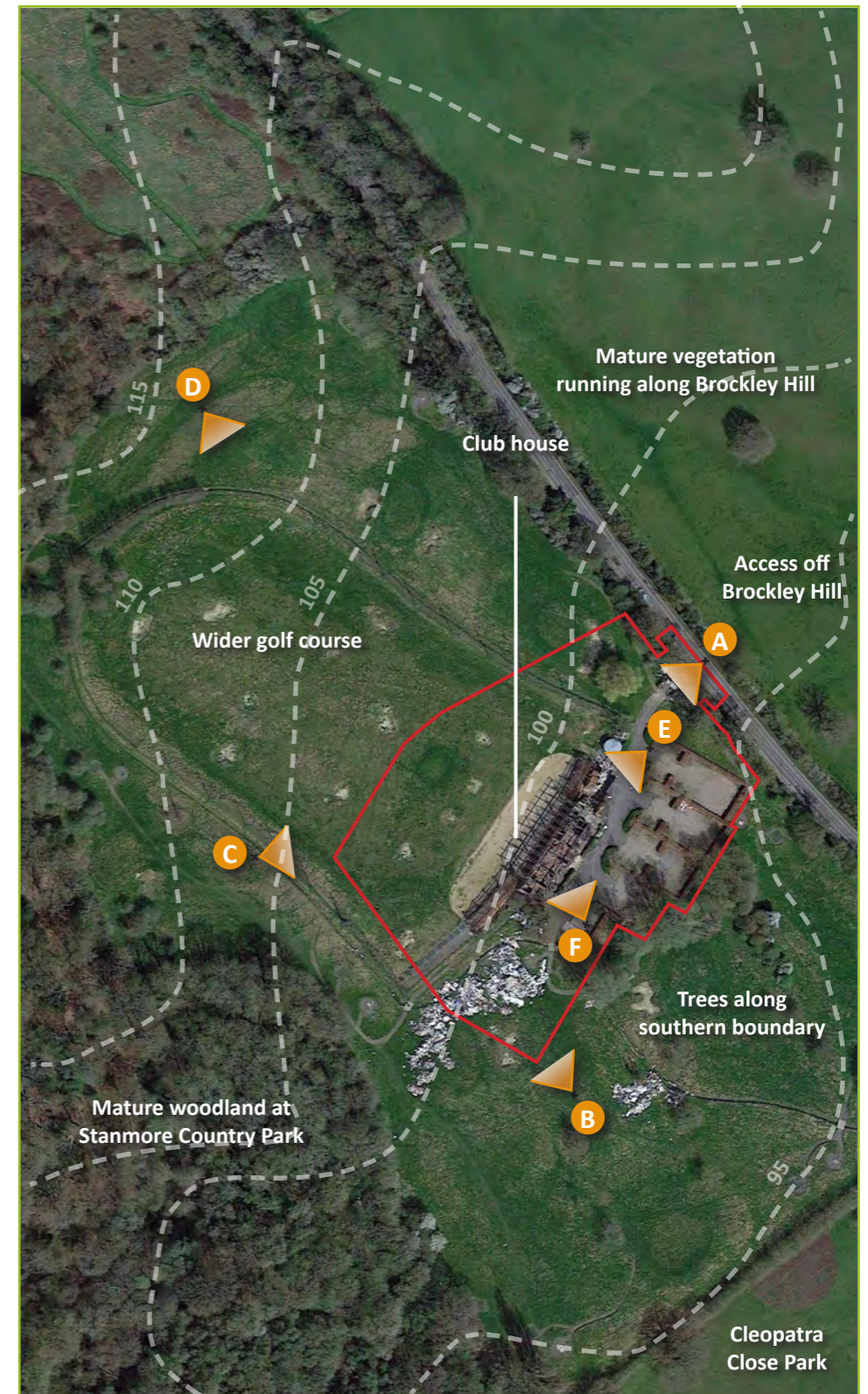
3D aerial taken prior to the fire in 2020.

Legend

□ Site Boundary

Plan Name	Site Context (prior to fire)
Plan Number	CLPD 036 P02
Revision	-
Date	31/08/2021

Not to scale



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Legend

□ Site Boundary A → Image A-F

Plan Name	Site Specific Character
Plan Number	CLPD 036 P03
Revision	-
Date	31/08/2021

0m 50m 100m



3 Landscape Context



Image A: View from existing access into the site



Image B: Trees along the southern boundary of the car park



Image C: View looking back towards site with existing fencing seen in the foreground



3 Landscape Context

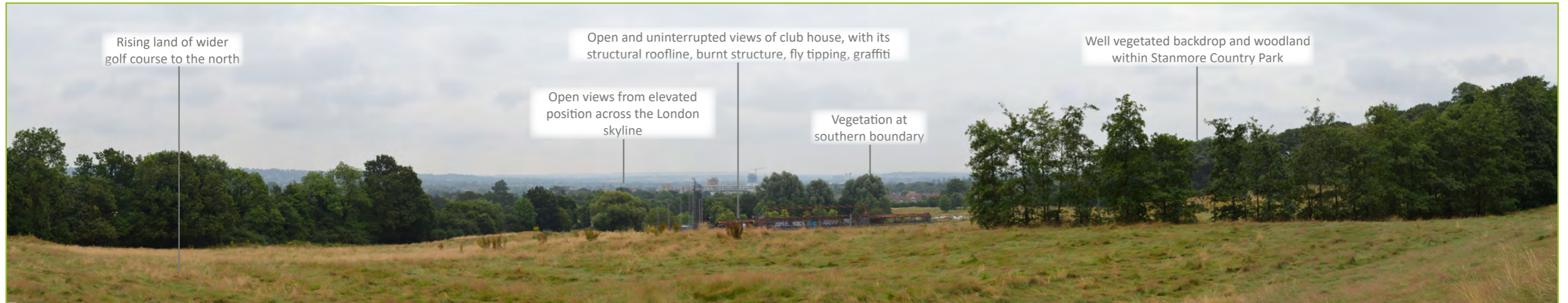


Image D: View from top of existing golf course with structure of club house building seen against backdrop of existing tree lined skyline



Image E: Derelict clubhouse building



Image F: View across existing car park with existing



3 Landscape Context

Site Context

- 3.7 The site lies to the north of the suburb of Stanmore and forms a part of the former Stanmore and Edgware Golf Club as illustrated on the **Site Context Plan (CLPD 036 P02)**. It is located on land which is previously developed including the golf club house, access to which is gained off Brockley Hill to the east.
- 3.8 The site is developed in its character, with the majority of the land within the red line boundary containing man made features and areas of built form as seen on **Image E**. The surrounding golf course adjacent to and outside of the red line boundary is undeveloped and open, with rising land and expansive views from the upper slopes as illustrated on **Image D**.
- 3.9 The wider landscape is well wooded with mature trees and woodland associated with Stanmore Country Park and Pear Wood seen along the skyline as illustrated on **Images B and D**.
- 3.10 Mature trees and hedgerow vegetation running alongside Brockley Hill at the eastern boundary of the site provides a contained and well wooded character which separates the site from the wider landscape to the east, as illustrated on **Images A and C**. To the south, the site is separated from the wider golf course by existing trees and shrubs which run along the existing car park within the site boundaries as seen on **Image B**, providing a boundary between the developed land of the site and the undeveloped land to the south.

Topography

- 3.11 Forming part of the golf course, the site itself rises slightly to the north west, with the highest point located at the north western boundary at approximately 104m AOD, and falling towards the south eastern corner of the site at approximately 95m AOD.
- 3.12 The existing structure of the club house is located on the lower flatter part of the site as illustrated on **Image D**.
- 3.13 Beyond the site, and within the wider landscape of the golf course the land rises to the north west, providing views across the open undeveloped land.

Access

- 3.14 The access into the site is gained off Brockley Hill to the east. From this location, glimpsed views of the club house, and paraphernalia associated with the former golf course can be seen. The structure of development forms much of the view of the site and the club house is seen against a well vegetated backdrop. The route along Brockley Hill is a busy and well used routes for vehicles and sets the site in a developed and urban fringe context.

Existing Structures

- 3.15 The site includes areas of built form and the red line boundary concentrates on the area around the existing club house and its curtilage as illustrated on **Images G-H**.
- 3.16 The built form comprises walling, timber fencing, and the metal framework of the clubhouse building, seen on **Image H**. The metal framework and structure is still visible and is a prominent feature within the site.
- 3.17 It is acknowledged that the building has lost areas of walling and internal structure as a result of the fire damage, and in particular the areas of walling found on the higher sections of the building.
- 3.18 However, where these elements of the building are no longer present, the structural framework and its visible ridgelines are perceived as having height and form. In addition to this, the walling found on the lower parts of the building has been the subject of graffiti and vandalism, making the structure more visually prominent within the site. The built form is not assimilated or blended into the landscape and is derelict and declining in condition.
- 3.19 The varying height and extending 'wings' of the clubhouse are still visible as seen on **Image G**, extending and sprawling in a linear way from the main body of the building to the east and west.
- 3.20 The site comprises previously developed land within the urban fringe context. It is a site which is degrading and declining in character and condition, with graffiti, debris and rubbish present which are visually detracting.

Hardstanding

- 3.21 To the south of the club house structure, areas of hardstanding are present which form the previous car parking for the golf club as seen on **Image F**. This car parking comprises areas of tarmac and gravel surfacing, and is located adjacent to existing boundary hedging and vegetation. Overgrown and self set weeds are present across this area and the surfacing is in a poor condition.

Internal Landscape Features

- 3.22 Within the site are areas of established trees and hedgerow vegetation. The area for car parking is landscaped with a mixture of deciduous and evergreen hedging and shrubs, and mature and trees run along the southern boundary as illustrated on **Image B** providing a contained character to the southern part of the site.
- 3.23 Shrubs and self set vegetation can also be found within shrub beds at the entrance to the club house as seen on **Image E**. The area to the

north of the club house is open and contains no internal landscape features, with the built form structure a clear and prominent feature within the landscape (**Image C and D**).

Boundaries and Enclosure

- 3.24 There are no landscape features found along the northern edge of the site and in this location the site abuts the open and undeveloped golf course to the north (**Image D**).
- 3.25 At the southern edge of the site, mature vegetation runs along the edge of the existing car park area and separates the site from the wider golf course and undeveloped land between Cleopatra Close Park and the site boundary (**Image B**).
- 3.26 At the east, mature vegetation runs along Brockley Hill and separates the site from the wider landscape to the east. With the exception of the existing access point, most of this boundary is formed by established trees and shrubs (**Image A**).
- 3.27 The western edge of the site adjoins the golf course land, with scattered trees found at the edge of the car park area and the mature trees at the edge of Stanmore Country Park set beyond this (**Image B and D**).

Published Landscape Character

- 3.28 At a county and regional level, the character assessment which is relevant to the development of the site is the London's Natural Signatures: The London Landscape Framework.
- 3.29 This document was prepared for Natural England in January 2011 and provides a framework which assists planners and developers to: *"reflect the natural landscapes more clearly when regenerating and renewing the capital"*.
- 3.30 The document is broken down into a series of sections and the site is identified as falling within the 'Barnet Plateau' Natural Landscape Area.
- 3.31 The Natural Signature of the area is defined as having: *"Long views from remnant healthy commons"*.
- 3.32 The key characteristics of the 'Barnet Plateau' are identified as:
- *"Remnant heathlands – heather, bracken, transitional, secondary birch woodland;*
 - *Coppice woodland – on wet and dry land;*
 - *Common land – traditional cultural links;*
 - *Floodplain meadows alongside narrow streams;*
 - *Lines of willow marking meandering alignment of streams;*
 - *Veteran trees and ancient hedgerows; and*



3 Landscape Context

- *Traditional 'patchwork' of pastures and meadows – farmed countryside."*

3.33 The design cues are identified as:

- *"Blocks of silver birch within car parks or streetscapes;*
- *Hedgerows defining wildflower meadows within open spaces;*
- *Heather and acid grassland within courtyards and smaller formal spaces;*
- *Bracken verges;*
- *Specimen oak trees as landscape features – for viewpoints, seating, outdoor classrooms;*
- *Wet ditches and swales scraped out to allow wider areas of transitional damp grassland;*
- *Shallow attenuation basins with swathes of wet grassland habitat;*
- *Meandering lines of willow – even if paths/drainage ditches are straight;*
- *Planting of typical trees - hornbeam and oak; and*
- *Planting of hazel coppice."*

3.34 As identified within the site specific character assessment, the site lies on a developed piece of land, and is located on lower ground within the more elevated and open land of the wider golf course. The site does not share the same long ranging views identified within the 'Barnet Plateau' LCA, but the wider elevated land found outside of the site boundaries in the wider golf course does exhibit some of these characteristics with views seen across the London skyline and an open and undeveloped character. Overall, although the boundaries of the site exhibit some characteristics of the 'Barnet Plateau' LCA, with mature native tree and hedging, most of the site is one of a developed and urban fringe character.

Landscape Context Summary

3.35 The site is located to the south east of Stanmore Country Park. This area is listed as an example of a natural landscape within the LCA with long views from remnant heathy commons. The wider golf course shares some of the characteristics with the LCA, with wider views and an open character from the higher parts of the golf course. The site itself does not exhibit these characteristics, with the presence of boundary vegetation and developed built form limiting wider views and providing a more developed character.

3.36 The site is situated within the urban fringe, and its previous golf course land use. The club house, areas of hardstanding and urbanising features such as lighting columns and netting provide a developed character within the landscape. The derelict nature of the club house

building, vandalism and its declining condition are detracting features within the landscape.

3.37 The site is influenced by the busy road at Brockley Hill to the east and is developed in its context.

3.38 The presence of mature vegetation found along the eastern boundary along Brockley Hill separates the site from the wider landscape to the east and there is no interconnectivity between the site and the landscape beyond.

3.39 The presence of mature vegetation at the western part of the golf course separates the site from Stanmore Country Park and there is no interconnectivity between this area and the site with views filtered by mature trees and woodland.

3.40 Existing tree planting found within the site is typical of golf course landscaping, with amenity landscaping around the car parking. There are however some scattered willows found on the southern part of the site which are characteristic of the published LCA.

3.41 Overall the site does not share characteristics with the published Landscape Character Assessment and the characteristics of the 'Barnet Plateau' LCA. It exhibits characteristics of a developed and urban fringe landscape in comparison to the wider open and undeveloped land of the golf course which is more representative of the 'Barnet Plateau' LCA.

Recommendations

3.42 The assessment of the landscape context, published landscape character and site specific character has identified the following recommendations to inform the development of the site:

- Retention of boundary vegetation along Brockley Hill;
- Retention of existing internal trees and hedging around the car park and the incorporation of this into the proposals;
- Proposed development to be maintained at the existing location of the club house;
- Enhance the setting and improve the character of the area through the removal of the dilapidated club house building which is currently a detracting feature within the landscape, with a better integrated, high quality and much improved structure, design and setting;
- Retain wider golf course as undeveloped and open;
- Opportunities to increase hedgerow planting within the scheme, increasing Green Infrastructure and biodiversity opportunities;
- Opportunities to increase biodiversity within the site with potential for additional tree planting, SuDS, areas of wildflower meadow and ecological enhancements;
- Retention of access point off Brockley Hill;

- Increase green links across the southern part of the site with additional characteristic planting to reflect the wider well wooded landscape beyond the site boundaries; and
- Seize opportunities which are identified within the Barnet Plateau LCA to introduce additional characteristic features as part of the development of the site.



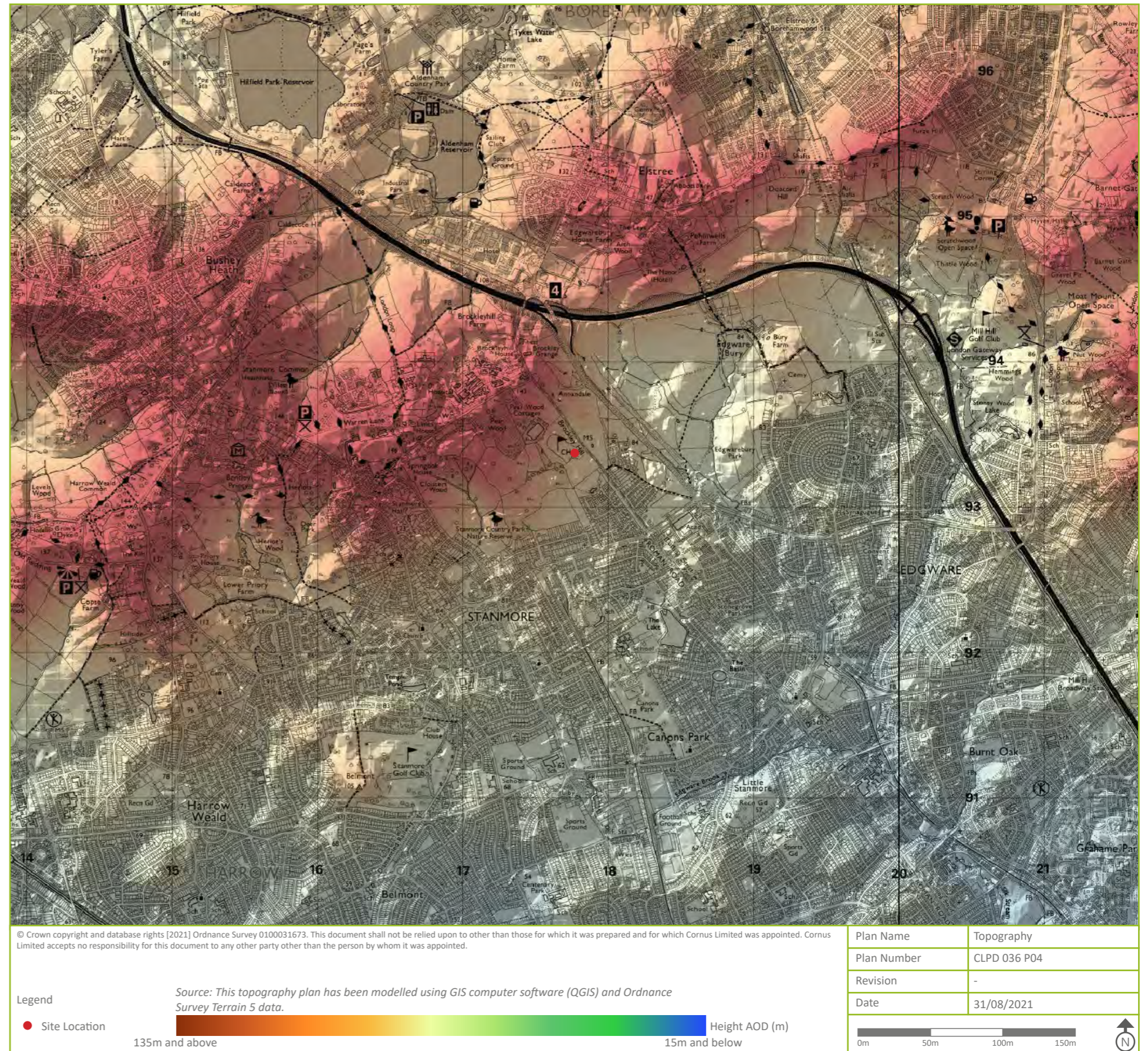
4 Visual Context

Topography

- 4.1 The site lies on gradually sloping ground and forms part of the Stanmore and Edgware Golf Club. The site itself rises slightly to the north west, with the highest point located at the north western boundary at approximately 104m AOD, and falling towards the south eastern corner of the site at approximately 95m AOD (as illustrated on the **Site Context Plan (CLPD 036 P02)** within Section 3).
- 4.2 Within the wider landscape, the land rises to the north towards Stanmore Country Park and Bushey Heath as seen on the adjacent **Topography Plan (CLPD 036 P04)**, with the high points of the Harrow and Weald Ridge running across the landscape to the north.
- 4.3 To the east the land falls towards the A41 and rises again towards Elstree and Barnet Gate.
- 4.4 To the south, the land falls towards the existing residential edge of Edgware and Stanmore.

Zone of Theoretical Visibility (ZTV)

- 4.5 In order to identify areas where people may experience a change in their view and assess the potential visibility of the site as a result of the proposed development, the assessment of the topography of the surrounding landscape is used to inform the production of a GIS generated Zone of Theoretical Visibility Plan (ZTV).
- 4.6 The **ZTV Plan (CLPD 036 P05)** illustrates the extent to which the proposed development of a 9 metre building would be potentially visible within a 5km radius based on views seen by a 1.6m high receptor.
- 4.7 The ZTV Plan is produced using Ordnance Survey Terrain 5 digital terrain model (DTM). OS Terrain 5 is a 'bare earth' terrain dataset and takes account of topographical level data and does not account for the presence of built form or vegetation in the surrounding landscape, which may limit potential visibility of the development.
- 4.8 The production of the ZTV Plan provides a first sieve exercise to identify the potential areas where visibility may be possible and has been used to inform the site visit in 2021 and the selection of locations which are assessed for visibility. Views have been verified in the field and through the visual assessment work. In addition to this, the work completed in 2020 was also used to inform the site visit and updated photography gained.
- 4.9 The ZTV identifies that there may be potential visibility of the development to the east and south, within the built up area of the northern part of London. It also suggests that there may be visibility to the east where the land rises towards Barnet Gate and Edgwarebury.



4 Visual Context

4.10 To the north it suggests that there may be potential visibility from the high points within Stanmore Country Park.

4.11 In reality, the large areas of mature vegetation found to the north and west of the site as well as vegetation found along field boundaries to the east and along Brockley Hill limits the potential visibility of the development on the site as illustrated on the **Viewpoint Location Plan (CLPD 036 P06)**. The extensive areas of built form to the south also limit the potential visibility of the development on the site.

Visual Survey Site Visit

4.12 Following on from the production of the **ZTV Plan (CLPD P05)**, a site visit was completed in July 2021, where photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). The site visit was informed by the ZTV and the work completed in 2020 with updated photography obtained.

4.13 The representative photoviewpoints have been selected to provide a representation of the visual context and likely visual receptors who will experience a change in their view as a result of the development.

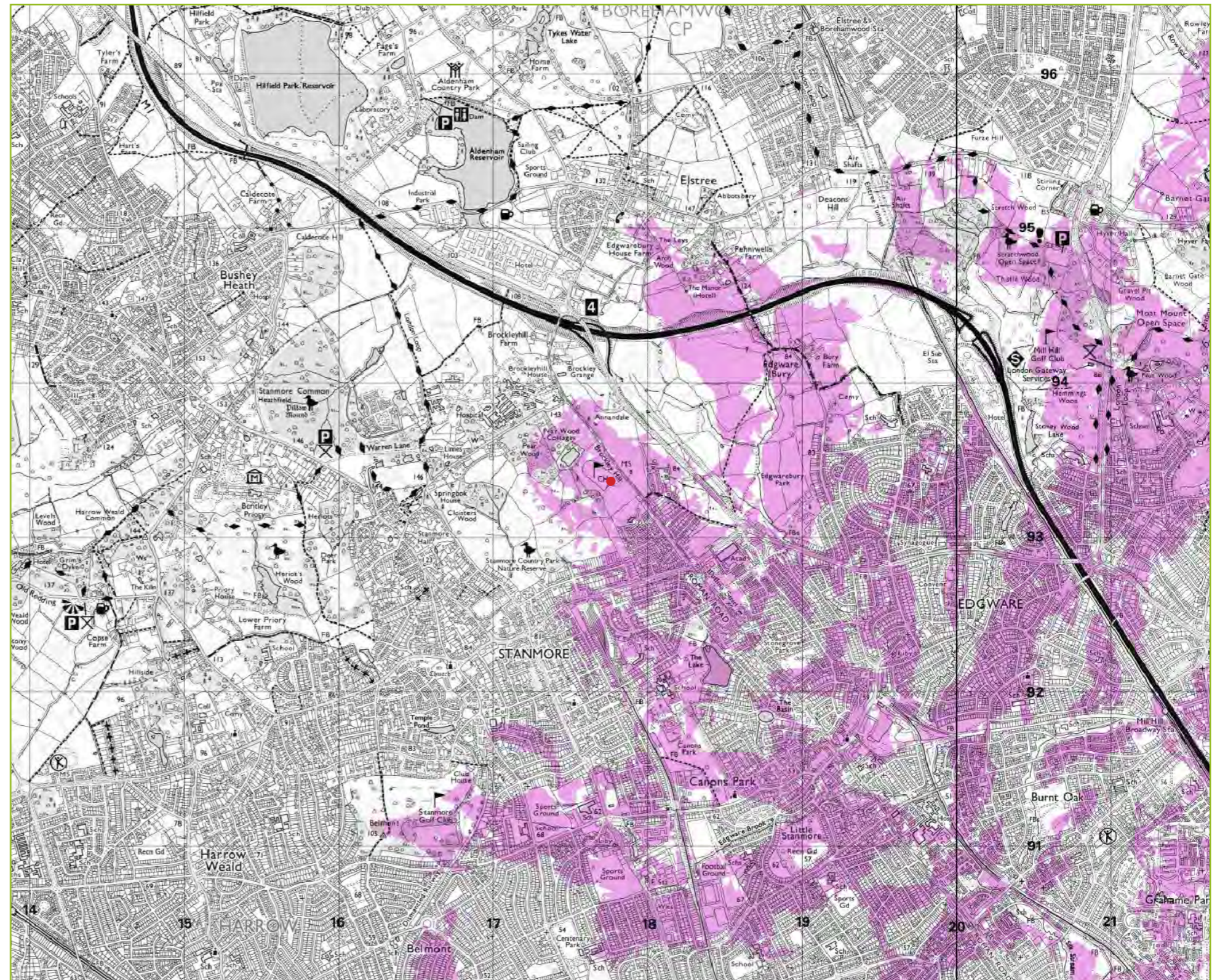
4.14 In addition, views have also been included to illustrate where views of the site are filtered due to the surrounding established mature vegetation or areas of built form.

4.15 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. The selected views will often occur as part of a wider sequence within the surrounding landscape.

4.16 The visual analysis is based on views from external spaces within the public domain. This excludes barely discernible views and views from private properties and spaces. Where there are transient or fleeting views, these are also assessed as part of the report.

Winter photography

4.17 The visual survey work took place in the summer months when the trees were in leaf and it is accepted that in winter months the visual situation will be different. However, the density of the vegetation and its location within the surrounding landscape will likely limit the visibility of the development. There will likely be no material change to the views from the west and south due to the wide belts of tree planting found within Stanmore Country Park and along the boundary of Cleopatra Close Park. In views from the east off Brockley Hill, it may be that there will be less filtering of views, but it is likely that views will still be glimpsed and experienced by users travelling at speed along Brockley Hill, who will have a low sensitivity to change.



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Legend

- Site Location
- Zone of Theoretical Visibility: Potential Visibility (Development height 9m, 5km radius, 1.6m high receptor)

Source: The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development at a height of 9m is potentially visible within a 5km radius (1.6m high receptor). The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM). OS Terrain 5 is a 'bare earth' terrain dataset and therefore does not take account of any screening effect of built form, man made features or vegetation. Field verification is required to refine the accuracy of the ZTV.

Plan Name	Zone of Theoretical Visibility
Plan Number	CLPD 036 P05
Revision	-
Date	31/08/2021



4 Visual Context

Public Rights of Way

4.18 As part of the visual analysis views have been assessed from public footpaths and accessible pedestrian routes. Within the proximity of the site is a public footpath to the south east which runs along Pipers Green Lane, joining a further publicly accessible route which runs north east towards Edgware Bury (illustrated on the **Viewpoint Location Plan (CLPD 036 P06)**).

4.19 Although not registered as public rights of way, a series of footpath routes exist through Stanmore Country Park to the west and north of the site. These footpath routes are located on accessible common land and are taken as public routes which have also been included within the visual assessment.

4.20 In addition to this, within Stanmore Country Park is a key viewpoint identified within the Harrow Views Assessment (2012) as discussed within Section 2 of this report. This view is located on the highpoint at Wood Farm and has panoramic views across towards the London skyline to the south. This view has been included within the visual survey.

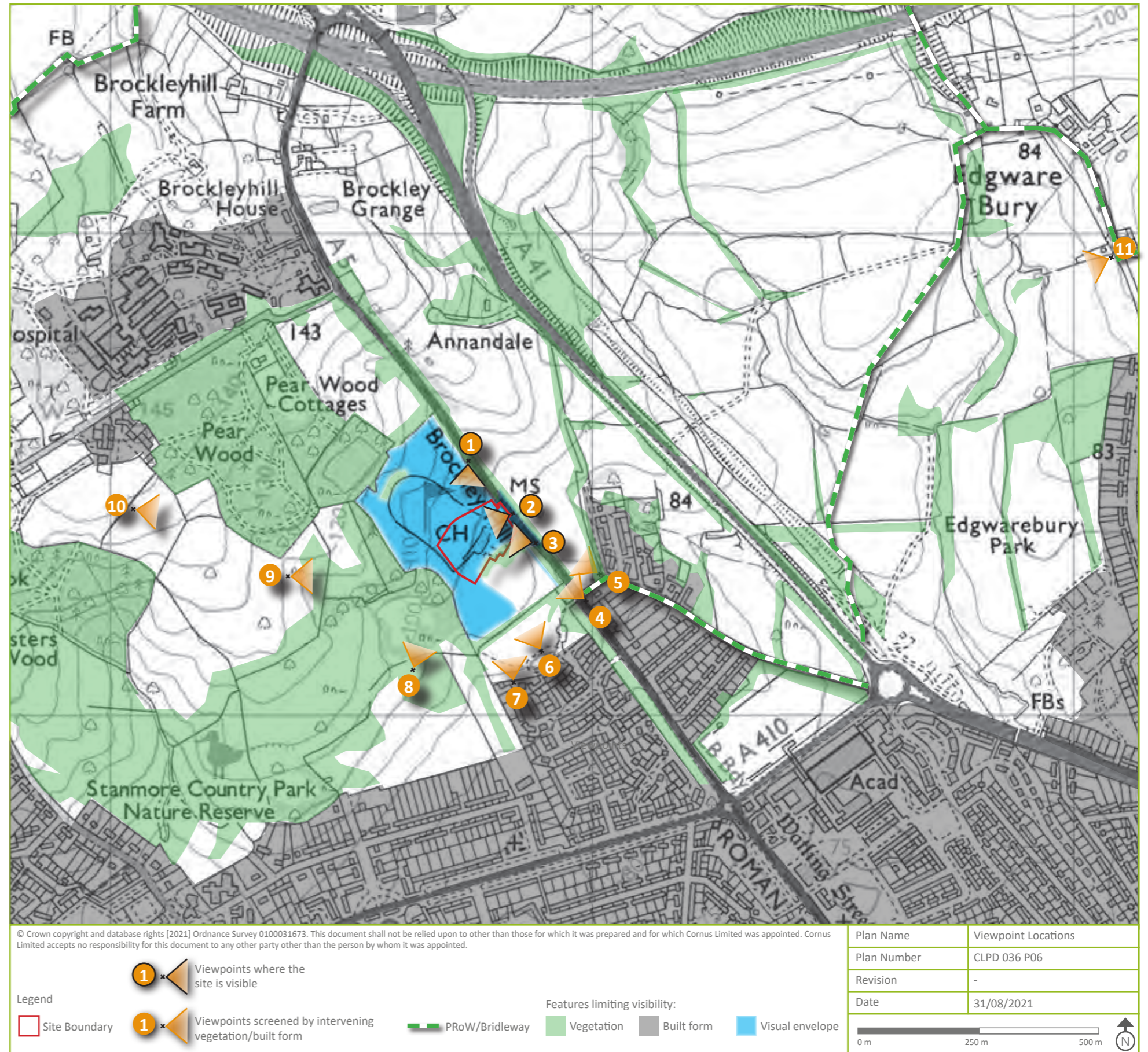
Extent of visibility

4.21 The **Viewpoint Location Plan (CLPD 036 P06)** illustrates the location of the 11 representative Photoviewpoints (**Photoviewpoints 1-11**) which were gained during the site visit in July 2021. These viewpoints are taken from the same locations as the views gained in 2020, and were agreed through the 2020 pre-application process with Harrow Council.

4.22 This plan also identifies features within the surrounding landscape which limit the potential visibility of the site, and identifies areas of built form and vegetation which also limit visibility.

4.23 An indicative visual envelope is also provided and illustrates where the development of the site will be potentially visible in the locality. As illustrated by the visual envelope, views of the site are limited and localised. Views are within 0.5km of the site and there are no long distance or middle distance views due to the presence of vegetation in the wider landscape, the topographical context and built form to the south of the site. In addition internal planting within the site itself also limits visibility.

4.24 For each representative photoviewpoint, a description of the view is provided, and where potential views of the development will be seen, the receptors likely to experience a change in their view are identified.



4 Visual Context

Local Views (0km-0.5km)

Views from the North

4.25 From the north, views are obscured by the presence of mature woodland found at Pear Wood and from within Stanmore Country Park.

4.26 For users of Brockley Hill travelling south towards the site, views are filtered by the presence of mature trees and shrubs found along Brockley Hill, as illustrated by representative **Photoviewpoint 1**.

Views from the East

4.27 From the east, glimpsed views of the site can be seen through the access point off Brockley Hill as illustrated on representative **Photoviewpoint 2**. Glimpsed views of the development on the site can also be seen through gaps in the existing vegetation running along Brockley Hill further south (representative **Photoviewpoint 3**).

4.28 Further east, views from the footpaths between Brockley Hill, the A41 and Edgware Bury are filtered and obscured by the vegetation running along Brockley Hill and the A41, and found along field boundaries (representative **Photoviewpoints 4, 5 and 11**).

Views from the South

4.29 From the south, views of the site are obscured and filtered by the presence of vegetation running along the southern boundary of the site and along the boundary of the golf course (representative **Photoviewpoints 6 and 7**). Views from the residential edge of Stanmore cannot be seen due to the intervening vegetation found within Cleopatra Close Park and within the site itself.

Views from the West

4.30 Views from the west are not possible due to the mature vegetation found within Stanmore Country Park and Pear Wood, which limits visibility (representative **Photoviewpoints 8, 9 and 10**).

4.31 In addition to the updated visual survey information gained during 2021, the comments received from the officer's committee report on 30th June 2021 stated at paragraph 6.2.29 that:

"There would be no alteration in relation to the vegetation which exists around the site and therefore it is accepted that the proposed replaced building would not likely be visible from these vantage points from the identified long and medium distance views outside the site even in relation to the existing site circumstances."

4.32 The officer's committee report accepts that with the current situation, the visibility of the site is limited to localised views.

Nature of Views

4.33 Views of the site are limited and localised, with the established mature wooded landscape found on the elevated ground around the site limiting visibility in long, middle and short distance views.

4.34 Where views of the site are possible from Brockley Hill to the east, these are limited and glimpsed through gaps in existing hedgerow and vegetation.

4.35 The structure of the club house building can be seen amongst existing vegetation, in addition to the concrete barriers found at the entrance to the site. From these views, lighting, signage and fencing associated with the golf course can also be seen. The developed and degraded nature of the site and its features is evident within these views and the site is seen as exhibiting characteristics being on the urban fringe.

4.36 Limited glimpsed views of the golf club house are seen against a backdrop of mature trees running on the edge of Stanmore Country Park. Views of the wider golf course and open land beyond the site boundaries to the north are obscured by the presence of existing trees, and the development and built form within the site itself.

Receptors

4.37 The visual survey has found that only one visual receptor will experience a change in their view as a result of the proposed development:

- Transient users of Brockley Hill (representative **Photoviewpoints 1, 2 and 3**).

Visual Context Summary

4.38 The visual survey work has found that there is only one public view where receptors are likely to experience a change as a result of the proposed redevelopment. Where glimpsed views can be seen of the site, the existing club house and features associated with the golf course are evident. For users of Brockley Hill most of the views are obscured by vegetation and only glimpsed views can be seen (**Photoviewpoints 2 and 3**).

4.39 Views are limited and localised due to the presence of mature vegetation, and woodland within the locality.

4.40 Views are not possible from residential properties to the south of the site due to the intervening vegetation and adjoining open space and wider undeveloped golf course.

4.41 Long and middle distance views of the site are not possible due to the intervening and mature wooded landscape to the north and east and the built form and edges of Stanmore and Edgware to the south.

4.42 Views from Wood Farm to the north west of the site within Stanmore Country Park (Key View identified within the Harrow Views Assessment (2012)) are not possible due to the mature vegetation found within Stanmore Country Park. The redevelopment of the site will have no impact on the panoramic views seen from this key viewpoint.

4.43 The limited and localised visibility of the site is also accepted by the officer's committee report at paragraph 6.2.29.

4.44 Any change to views will be seen in the context of a site which is already developed, but one which is degraded in character and condition. The site, if left in its current condition has the potential to decline over time and further reduce the visual amenity of receptors.

Recommendations

4.45 The following recommendations are made for the proposed development which are informed by the visual context of the site and its surroundings:

- Retain boundary vegetation along the southern edge of the site to retain separation and filtering of views from residents living off Cleopatra Close and users of Cleopatra Close Park to the south of the site;
- Retain boundary vegetation along Brockley Hill to maintain the enclosed and limited visibility of the site;
- Removal of detracting and declining features which are seen within local views from Brockley Hill, with the replacement of the damaged club house building with a proposed building which will be better integrated and complement the surrounding landscape and visual amenity;
- Removal of the concrete blocks at the entrance, along with signage, netting and other features to provide an improved and attractive entrance into the site;
- Additional areas of landscaping provided at the entrance into the site and along Brockley Hill, to provide a positive transition and softening of built form; and
- Redevelopment maintained on the same location of the clubhouse, car parking and hardstanding and maintained below the existing tree belt found to the south of the site.





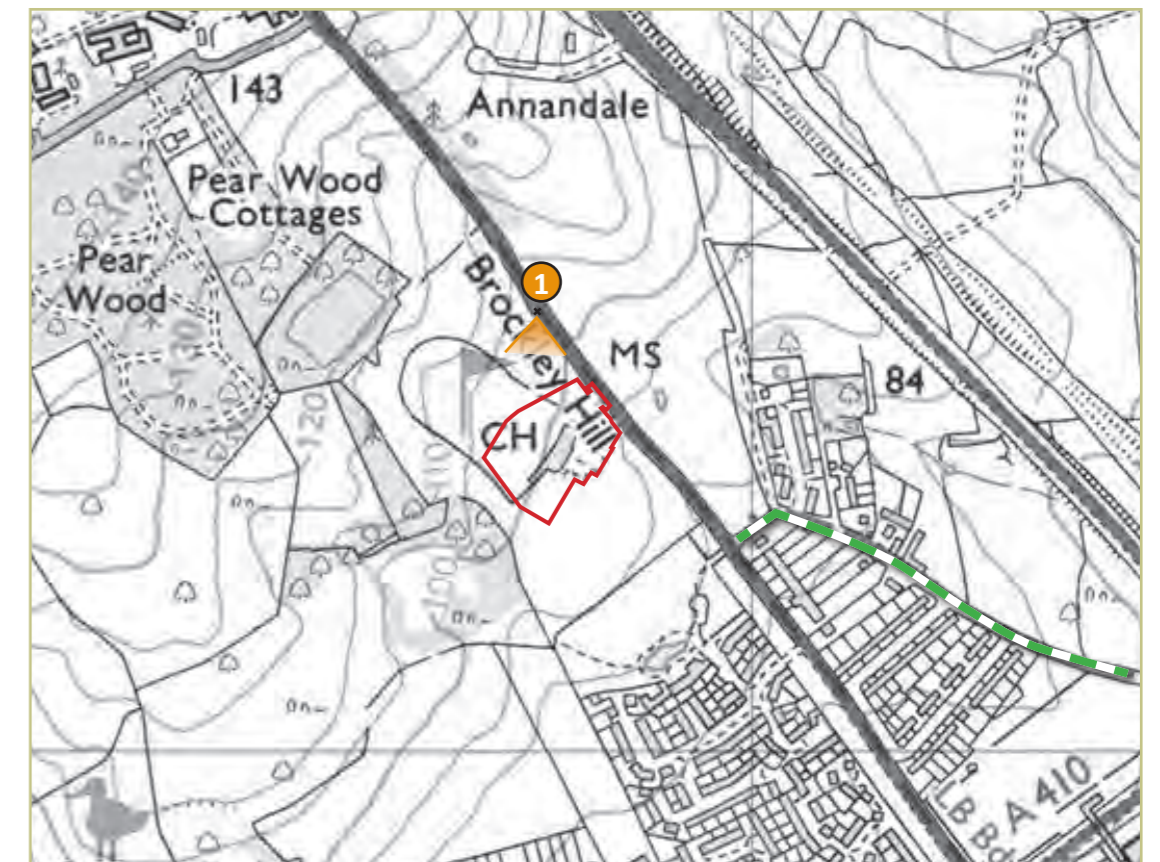
Distance From Site: 70 m Grid Reference: TQ 17757 93535 Photoviewpoint 1
 Orientation: Southwest Date/Time Taken: 27/07/2021 12:06
 Description: View from Brockley Hill (A5) towards the site

Description of View

- 4.46 Views of the site are obscured by vegetation found along Brockley Hill. The access point into the site is just visible, with the existing signage seen behind the existing established vegetation fronting the site at its eastern boundary.
- 4.47 Glimpsed views are seen through gaps in vegetation but much of this boundary is intact and mature which limits visibility, and most of the site is obscured from view.
- 4.48 In winter views, it is likely that views may be less filtered, but nevertheless the hedge and tree line will limit visibility and users will be travelling at speed along Brockley Hill, with views of the development likely to be fleeting.

Receptors

- 4.49 Receptors likely to experience a change in their view will be:
- Recreational users of Brockley Hill; and
 - Transient users of Brockley Hill.



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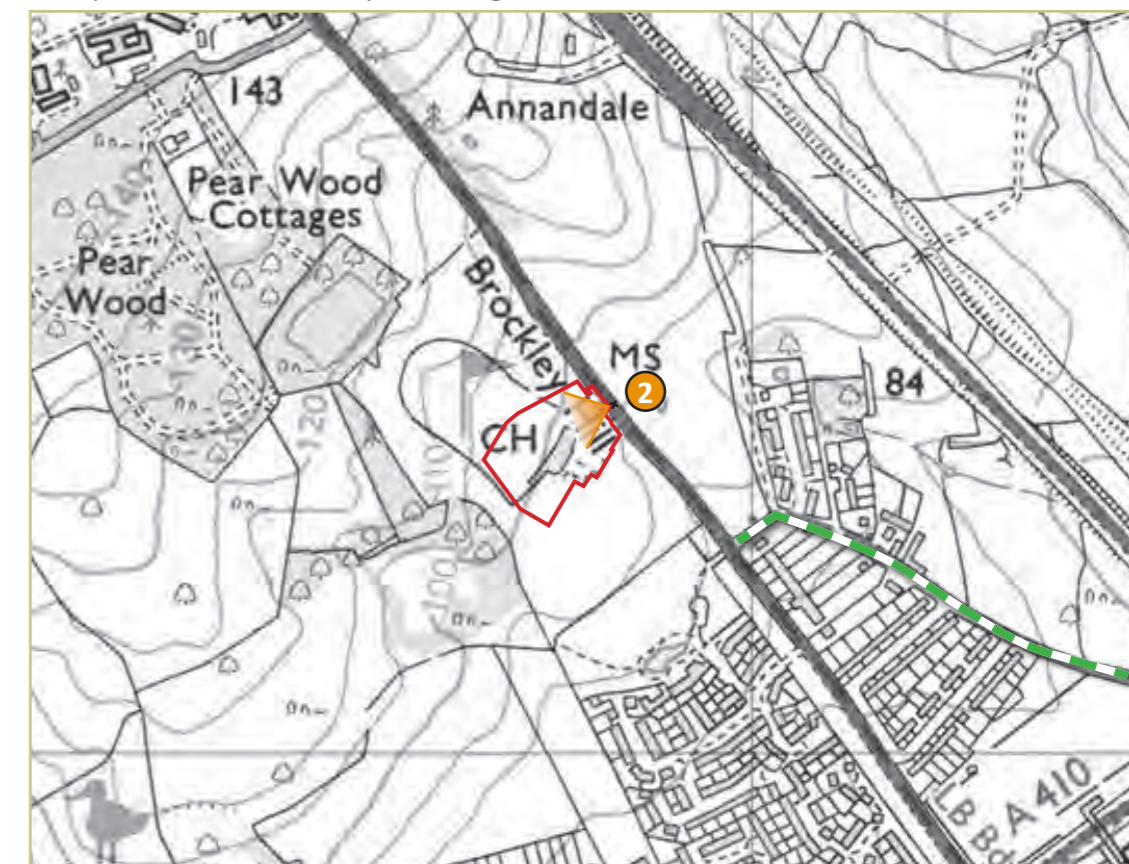
Distance From Site: 0 m Grid Reference: TQ 17828 93433 Photoviewpoint 2
 Orientation: West Date/Time Taken: 27/07/2021 11:54
 Description: View from Brockley Hill looking towards the site entrance

Description of View

- 4.50 Taken at the entrance to the site to the east off Brockley Hill, the site is seen behind existing concrete bollards which are located across the entrance.
- 4.51 For these users, the club house structure and form can be seen located behind existing tree planting, and sitting amongst existing lighting columns and netting associated with the previous golf club land use. Views of the site are of a developed nature and the site is perceived as having urban fringe characteristics and influences.
- 4.52 The site is seen against a backdrop of existing mature trees which run along the skyline and form the western edge of the wider golf course. Vegetation which runs along Brockley Hill limits visibility of the wider site and wider golf course beyond, and is seen within the foreground of the view.
- 4.53 From this location, much of the site is obscured from view by vegetation found along Brockley Hill, with the wider adjacent undeveloped and open land to the north screened and set behind mature trees and shrubs.

Receptors

- 4.54 Receptors likely to experience a change in their view will be:
- Recreational users of Brockley Hill; and
 - Transient users of Brockley Hill.



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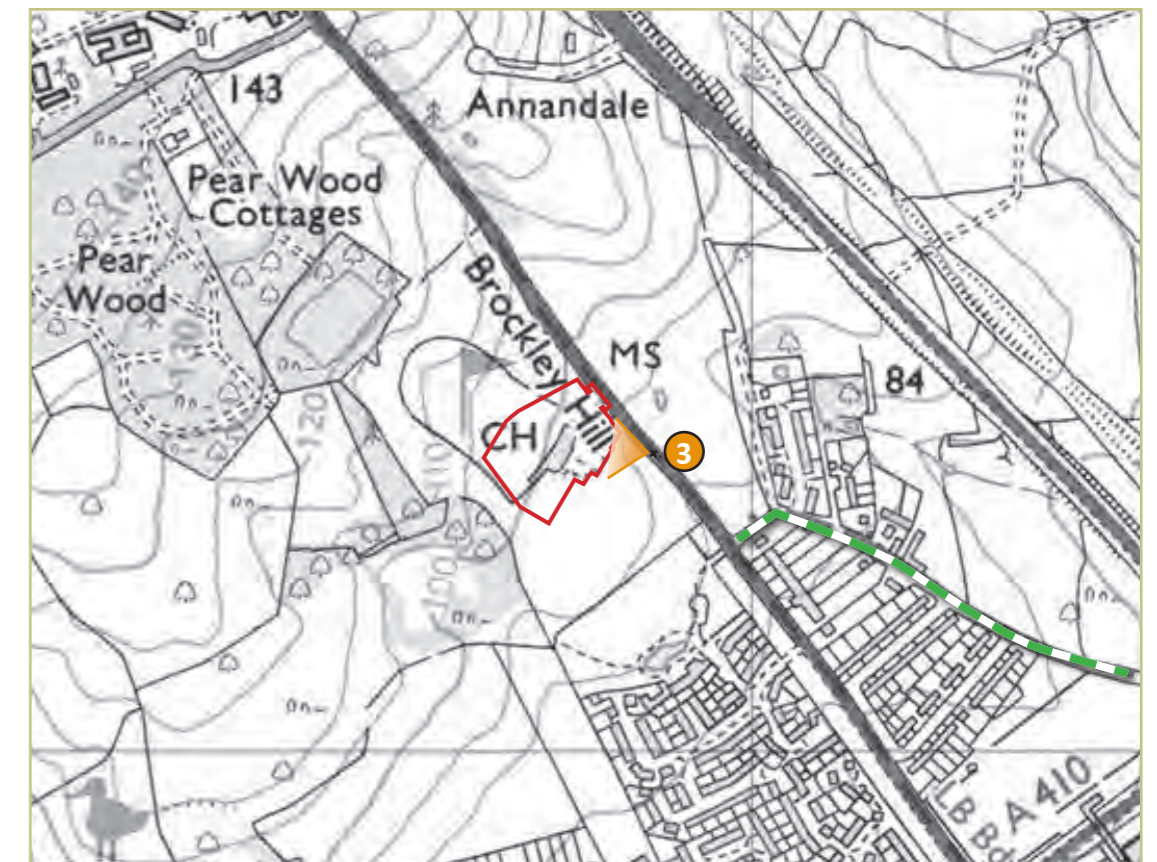
Distance From Site: 0 m Grid Reference: TQ 17841 93416 Photoviewpoint 3
 Orientation: West Date/Time Taken: 27/07/2021 12:01
 Description: View from Brockley Hill through gap in hedgerow

Description of View

- 4.55 Users of Brockley Hill who are travelling north west will experience glimpsed views of the site through gaps in the existing vegetation which runs along Brockley Hill to the south east of the site.
- 4.56 Where views of the site can be seen, the club house building can be seen with the metal framework visible behind internal trees and hedging located around the car park area. The form and structure of the club house are evident within views and set the site in a developed and urban fringe context.
- 4.57 The club house and the site are set against the wooded backdrop of trees at Stanmore Country Park. Within these views, lighting and netting associated with the previous golf course land use can also be seen, further setting the site in a developed context..
- 4.58 From these views the wider and open golf course to the north is obscured from view by the presence of mature vegetation running along Brockley Hill.

Receptors

- 4.59 Receptors likely to experience a change in their view will be:
- Recreational users of Brockley Hill; and
 - Transient users of Brockley Hill.



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4 Visual Context



Distance From Site: 143 m

Grid Reference: TQ 17988 93241

Photoviewpoint 4

Orientation: Northwest

Date/Time Taken: 27/07/2021 11:44

Description: View from the roundabout at the intersection of Brockley Hill and Pipers Green Lane

Description of View

4.60 Taken from the junction of Brockley Hill and Pipers Green Lane, views of the site from this location are obscured by the presence of mature vegetation which runs along Brockley Hill.

4.61 Vegetation which runs along the southern edge of the golf course and on the land within Cleopatra Close Park also filters views of the site for these receptors, separating it from the land to the south.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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Distance From Site: 160 m Grid Reference: TQ 18034 93282 Photoviewpoint 5
 Orientation: Northwest Date/Time Taken: 27/07/2021 11:46
 Description: View from a gap in the hedgerow on Pipers Green Lane

Description of View

- 4.62 Taken from Pipers Green Lane, vegetation found along Brockley Hill can be seen through gaps in the hedgerow off Pipers Green Lane.
- 4.63 Where Brockley Hill can be seen the vegetation which runs along this route obscures views of the site and limits visibility.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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4 Visual Context



Distance From Site: 190 m

Grid Reference: TQ 17886 93105

Photoviewpoint 6

Orientation: North

Date/Time Taken: 27/07/2021 11:38

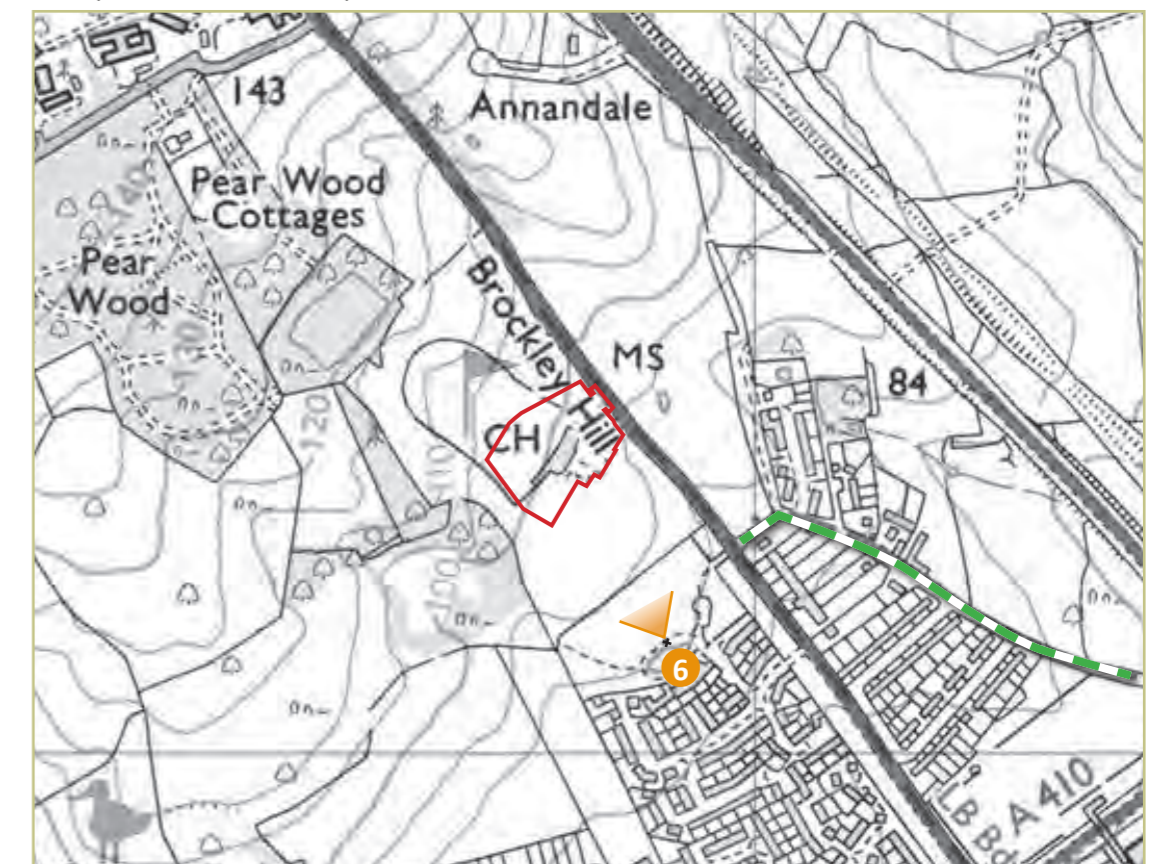
Description: Taken from Cleopatra Close Park

Description of View

- 4.64 Taken from within Cleopatra Close Park, the site is set beyond hedgerow and tree boundary vegetation which filters views.
- 4.65 The structure of the club house building cannot be seen from this location and is set beyond the existing vegetation.
- 4.66 Vegetation which forms the southern boundary of the adjoining golf course also limits visibility and can be seen rising above the boundary hedgerow between the golf course and Cleopatra Close Park.
- 4.67 From this location the tree lined edges of Stanmore Country Park can be seen in the left of the view forming part of a mature and established landscape.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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Distance From Site: 215 m Grid Reference: TQ 17862 93062 **Photoviewpoint 7**
 Orientation: North East Date/Time Taken: 27/07/2021 11:36
 Description: Taken from the northern end of Augustus Close

Description of View

- 4.68 Taken from Augustus Close, views of the site cannot be seen and are obscured by the presence of hedgerow vegetation which runs along the southern boundary of the golf course along Cleopatra Close Park.
- 4.69 The existing development on the site cannot be seen within this view and is located behind existing vegetation.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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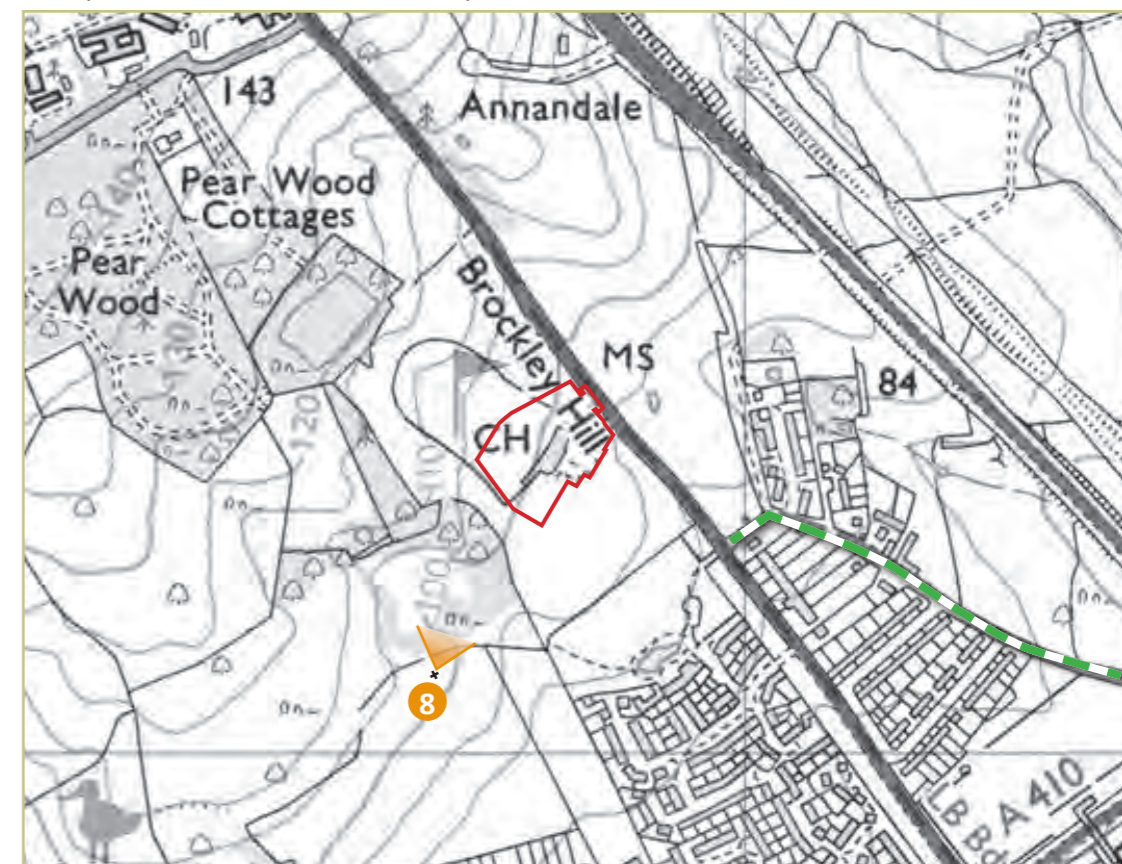
Distance From Site: 344 m Grid Reference: TQ 17590 93000 Photoviewpoint 8
 Orientation: Northeast Date/Time Taken: 27/07/2021 12:46
 Description: View from Stanmore Country Park towards site

Description of View

- 4.70 Taken from within Stanmore Country Park on the lower slopes at the edge of Stanmore. Views of the site are obscured by the presence of mature trees and shrubs at the eastern edge of Stanmore Country Park.
- 4.71 From this clearing within the Country Park, views across the northern edge of Stanmore can be seen within the context of a well wooded skyline.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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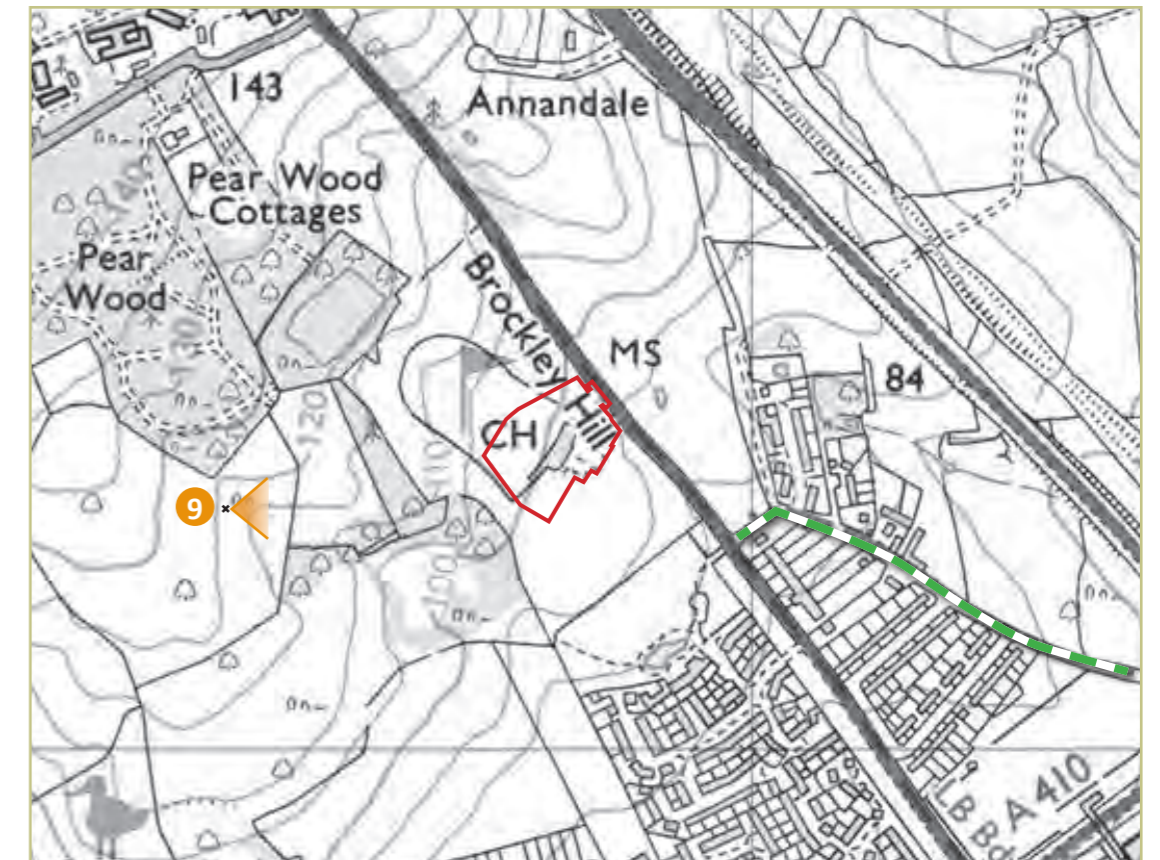
Distance From Site: 343 m Grid Reference: TQ 17364 93258 Photoviewpoint 9
 Orientation: East Date/Time Taken: 27/07/2021 10:26
 Description: View from Stanmore Country Park towards site

Description of View

- 4.72 Taken from within Stanmore Country Park on the higher slopes to the west of the site. Views of the site are obscured by the presence of mature trees and shrubs at the eastern edge of Stanmore Country Park.
- 4.73 The mature wooded skyline screens the site, which is located on the lower slopes.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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Distance From Site: 522 m Grid Reference: TQ 17111 93375 Photoviewpoint 10
 Orientation: East Date/Time Taken: 27/07/2021 10:19
 Description: View from Stanmore Country Park towards site

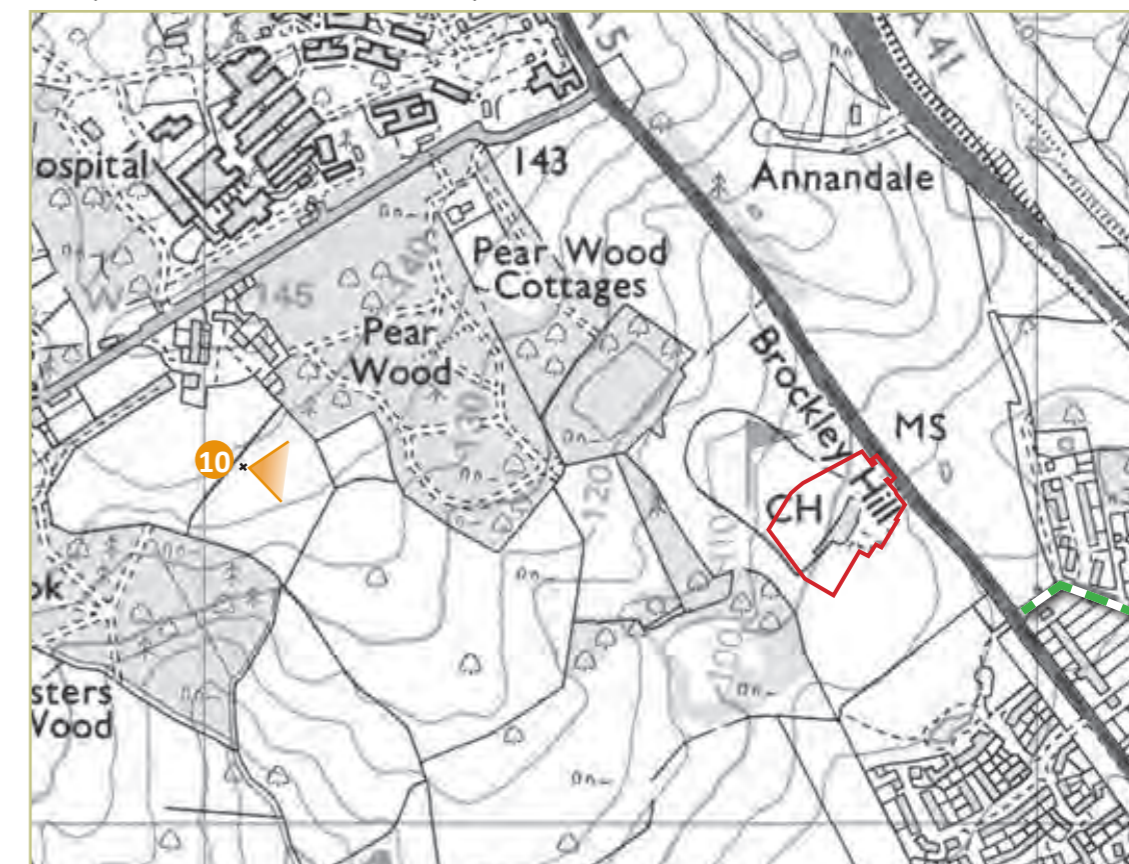
Description of View

4.74 Taken from the viewpoint identified within the Harrow Key Views Assessment (2012) at Wood Farm, views of the site are obscured by the presence of mature vegetation found within Stanmore Country Park and at Pear Wood.

4.75 From this location, panoramic views can be seen across the London skyline to the right, and the redevelopment of the site will not impact on these views and is set on the lower slopes behind existing established vegetation.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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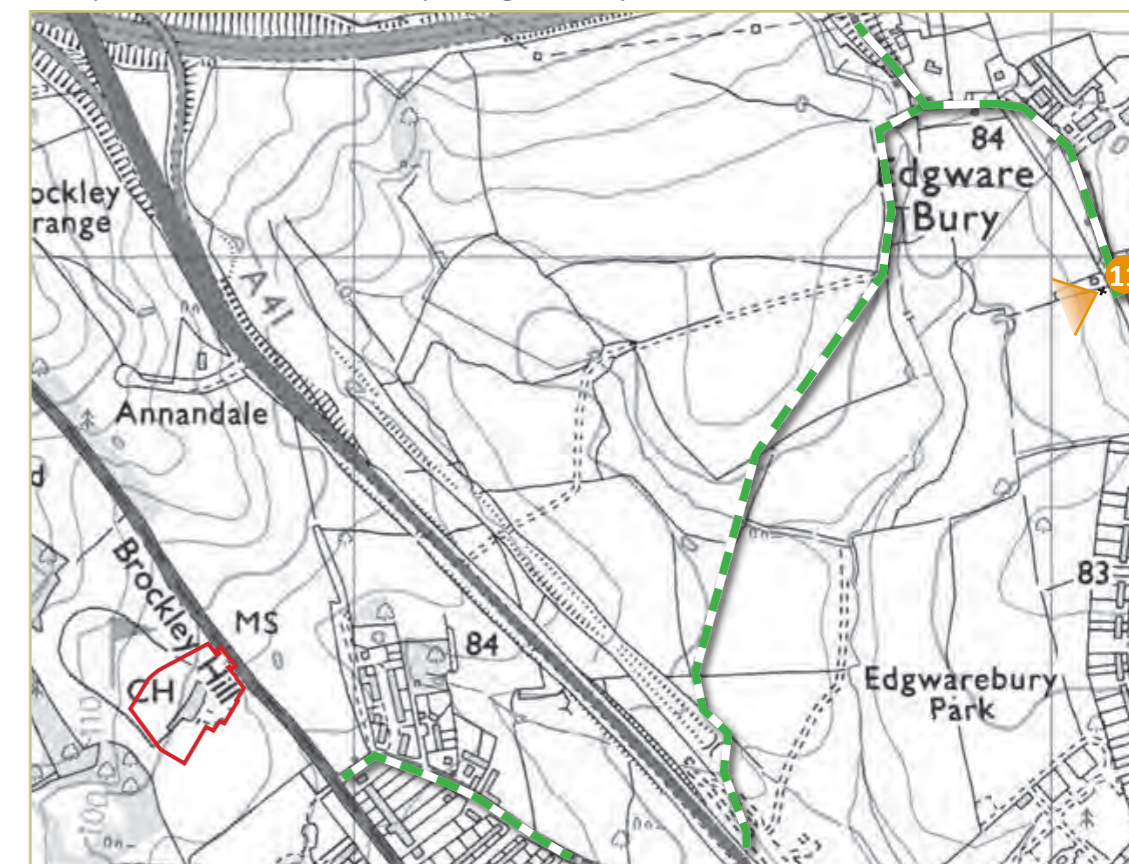
Distance From Site: 1294 m Grid Reference: TQ 19093 93959 Photoviewpoint 11
 Orientation: West Date/Time Taken: 27/07/2021 13:30
 Description: View from the Bridleway off Edgwarebury Lane

Description of View

- 4.76 Taken from the Bridleway off Edgwarebury Lane to the east of the site, these views illustrate the wooded context of the surrounding landscape and mature trees which are a common features.
- 4.77 From this location, views of the site are obscured by mature trees and vegetation within the intervening landscape.

Receptors

- Receptors will not experience a change in their view as a result of the redevelopment of the site from this location.



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5 Proposals

Proposals

- 5.1 The proposed scheme and layout has been through a collaborative and iterative process with Harrow Council, through various pre-application meetings, presentation at a Design Review Panel and presentation to the GLA during 2020.
- 5.2 This iterative approach resulted in the proposed layout as found on the extract of the proposed site plan produced by 5plus architects (Drawing reference MP_OC_0300 Rev 04) at **Figure 2** and within **Appendix 4**.
- 5.3 The proposals are for the following:
- Demolition of the golf clubhouse and replacement with Banqueting Hall facilities;
 - Development which covers 1.63 hectares of land;
 - New building located on the same location as the previous building found on site;
 - Proposed building lower in height than the original building;
 - Increase in volume, footprint and floorspace for the proposed building over the club house building;
 - Retention of existing car park;
 - Vehicular and pedestrian access off Brockley Hill;
 - Car parking and bicycle storage for guests and staff;
 - Removal of 2 category C trees for arboricultural purposes;
 - SuDS;
 - Mounding and landscaped edge; and
 - Internal landscaping and integration with existing landscape features.

Landscape Strategy

- 5.4 The work completed in 2020 by Tyler Grange included the production of a Landscape Strategy Plan (Drawing reference 13201/P11d) an extract of which is found at **Figure 3** and within **Appendix 5**.
- 5.5 In addition to this the proposals are also illustrated on the Accurate Visual Representation (AVR) produced by Tyler Grange in 2020, as found within **Appendix 6**.
- 5.6 As already identified the principles established in the landscape strategy were designed through an ongoing process with the design team and Harrow Council.
- 5.7 The proposed layout and principles which were established in the landscape strategy plan produced in 2020 by Tyler Grange are still



Figure 2: Extract from Proposed Site Plan - 5plus Architects. Drawing Reference MP_OC_0300 Rev 04.



5 Proposals

relevant following on from the updated landscape and visual baseline work completed for this assessment, and the proposed scheme remains unchanged.

5.8 The landscape proposals include the following:

- Retained boundary vegetation to Brockley Hill at the eastern edge of the site;
- Retained vegetation within car park with trees and hedgerow integrated into the proposals;
- Proposed SuDS and associated landscaping;
- Proposed secret garden and smaller more intimate areas around the proposed venue;
- Additional characteristic tree planting to increase Green Infrastructure and characteristic landscape features;
- Landscaped mound at the northern part of the site to integrate building into the surrounding landscape to reflect the surrounding wooded backdrop and soften the proposed built form;
- Proposed landscaped edge will assist in retaining the more undeveloped landscape found to the north on the adjacent golf course land;
- Existing netting and lighting associated with the golf course land use removed;
- Club house building replaced with newly designed banqueting facility to improve the character, appearance and condition of the site with high quality materials chosen to reflect the wider context;
- Proposed building retained on existing footprint of clubhouse building and centred in a more compact footprint with the redevelopment located behind southern boundary trees to centralise and consolidate built form;
- Proposed pedestrian access and additional hedgerow planting running along access road to increase characteristic landscape features and biodiversity;
- Provision of green wall along entrance route into the site to increase urban greening and habitat provision; and
- Additional internal landscape features to set the building in a landscaped and integrated setting.

5.9 The iterative process which the scheme has been through and the response to the Design Review Panel and in particular the design of, and response to, the landscape scheme is referred to in the comments received in the officer's committee report at paragraph 6.3.3, which states the following:

"The applicant has sought to respond to comments and suggestions from the Independent Design Review Panel, particularly regarding maximising landscaping opportunities both to add richness and biodiversity to an already rich landscape but also to increase the experiential value of the wedding venue itself."



Figure 3: Extract from Landscape Strategy Plan - Tyler Grange Group Limited (Drawing Reference 13201/P11d).

5 Proposals

5.10 At paragraph 6.3.6 it goes on to say that :

“The fan element to the pedestrian entrance is considered highly successful in signifying an arrival point to the venue for guests. The secret garden and swale elements maximise the southern aspect of the site and SUDS swale/pond and create more intimate and sheltered spaces for guests through planting and landscaping. The revisions to the pagoda path and re-siting of secret garden are considered to be positive and successful.”

5.11 At paragraph 6.64, the officer’s report added:

“The retention of the existing trees to the south of the secret garden area is supported. It is also positive to note all existing trees are to be retained and incorporated into the proposals, with the exception of the removal of 2 trees for arboricultural reasons.”

5.12 It should also be noted that no objections were received from the Borough’s Landscape Officer. The overall strategy for the landscape proposals is supported and its principles accepted.

Proposals Summary

5.13 In summary, the principles which have been established in the proposed landscape scheme have responded to the opportunities and constraints identified through the landscape and visual baseline work and the proposed scheme will provide a much improved situation in landscape and visual terms.

5.14 The officer’s committee report was also specifically supportive of the landscape scheme and the collaborative approach taken.

5.15 The redevelopment of the site will improve visual amenity, replacing the existing damaged and derelict club house with a new and sensitively designed scheme which responds to its surrounding context and setting. The proposals are integrated into the landscape with characteristic features and high quality materials which respond to the wider undeveloped land beyond the site boundaries.

5.16 The proposals will integrate the building into the open undeveloped land in the wider golf course to the north and will reflect the adjacent wooded characteristics of Stanmore Country Park and the wider wooded character of the surrounding landscape.

5.17 The proposed landscape strategy will reflect the characteristics of the ‘Barnet Plateau’ LCA with additional native tree planting, in addition to providing opportunities to enhance biodiversity.

5.18 Existing mature vegetation is retained and incorporated into the scheme at the boundaries of the site, and internal vegetation incorporated into the proposals. The redevelopment of the site improves the poor condition and situation at the entrance into the site off Brockley Hill and a positive and attractive entrance will be created which will enhance the existing situation and provide a much improved transition when seen in views from Brockley Hill.

5.19 The redevelopment of the site will be integrated and assimilated into the landscape.



6 Implications of Development

Introduction

6.1 Having identified the landscape and visual context, including key characteristics, features and the extent and composition of views, this section provides a summary of the potential landscape and visual effects of the proposed development.

6.2 This assessment is based on the design parameters and **Proposed Layout** found within **Appendix 4**, and the **Landscape Strategy** plan found within **Appendix 5**.

Landscape Effects

6.3 In order to understand the nature and extents of effects upon the landscape, it is necessary to establish the sensitivity of the site and the receiving landscape to the proposed development and associated landscape mitigation and design response.

6.4 As set-out in GLVIA3, Landscape Sensitivity is a combination of judgements of value and susceptibility to a specific type of change or proposed development.

6.5 As identified, the site is located within the 'Barnet Plateau' LCA as defined by the London Landscape Framework.

6.6 The key principal characteristics are:

- *“Remnant heathlands;*
- *Coppice woodland;*
- *Common land;*
- *Floodplain meadows alongside narrow streams;*
- *Lines of willow marking meandering alignment of streams;*
- *Veteran trees and ancient hedgerows; and*
- *Traditional ‘patchwork’ of pastures and meadows – farmed countryside.”*

6.7 These key sensitivities and characteristics cover a much larger area than the site itself and are not specific to the site. The site displays characteristics which share more associations with an urban fringe and developed environment than those exhibited in the 'Barnet Plateau' LCA. The wider undeveloped and open landscape in the adjoining landscape is more characteristic of the published LCA.

Landscape Value

6.8 Landscape value is defined by GLVIA3 as being: *“The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.”*

6.9 The site and its immediate surrounding landscape is designated as a Non-Statutory Local Landscape designation and is within the Harrow and Weald Area of Special Character.

6.10 Its key characteristics as identified within Section 2, are an *“elevated horizon of tree cover and open countryside” and that development should “have regard to the significant backdrop it provides to the generally lower suburban development to the south, inclusion of high ground with extensive tree cover and major open areas”.*

6.11 Even though this is a landscape designation, its is of local value and the site does not share these special qualities. This local designation is not identified as a valued landscape under the provisions of paragraph 174 of the NPPF.

6.12 Although within the Green Belt, this is not a designation of Landscape Value and is considered a spatial planning designation.

6.13 At a more detailed level, value can be assessed using the factors as set-out at Box 5.1 of GLVIA. This is an approach that is widely used and considered as an accepted method.

6.14 The technical guidance note on assessing Landscape Value outside National Designations published recently by the Landscape Institute (TGN 02/21) also provides further guidance on assessing the value of the landscape and how the factors which may determine value are presented and may be indicated.

6.15 The technical guidance note is intended to be read in addition to, and is complimentary to GLVIA3. The technical guidance note also identifies a further factor for assessing value, with function added to the list of factors below.

6.16 The factors are as follows:

- Landscape quality (condition);
- Scenic quality;
- Rarity and Representativeness (distinctiveness);
- Conservation Interests (Natural heritage and cultural heritage);
- Recreation Value;
- Perceptual aspects;
- Associations; and
- Function.

6.17 The indicators of value are to be reviewed on a case-by-case basis, taking into account what they contribute (whether this is positively or negatively) to a specific landscape. The importance of these factors and indicators will vary across landscapes, and an overall judgement is

made to assess the site and the contribution it makes to these factors in determining its value.

6.18 The assessment of the proposals considers not only the site itself but its relationship with the context of the site, and the role the specific features play within this context. In assessing value, it is important to appreciate value at the scale within which the landscape is perceived.

6.19 For each of these indicators, this assessment has made a judgement on the site in relation to each of these factors. Judgements are made with reference to the observable landscape features, which can include components such as landform, vegetation, housing, roads, boundary treatments etc.

Landscape Quality (condition)

6.20 The site comprises the derelict and declining club house which is in a poor and dilapidated condition. The structure, its metal framework and ridge height, blockwork, walling and debris are evident within the site. Areas of fly tipping and vandalism as well as debris are also found within the site boundaries and further detract and reduce the overall quality and condition of the site and the landscape.

6.21 Lighting, netting and signage associated with the golf club land use are present within the site, and further detract from the overall condition of the landscape. The car park area is also in a poor condition, with self set weeds, creating an unkempt and declining character.

6.22 The site is surrounded by mature tree planting, and the wider golf course sets the site within a semi-urban context. Brockley Hill to the east of the site is a busy route and further sets the site within a settled environment.

6.23 The mature tree planting found to the eastern and southern edges of the site surrounding the car park is characteristic of the wider landscape and published landscape character assessment, and internal landscape features are intact. The planting found around the car park area is generally in a good condition but presents characteristics associated with a commercial land use rather than the established characteristics of the wider wooded context and surroundings.

6.24 The site is of a Low landscape condition as a result of the detracting features and overall degraded character of the site.

Scenic quality

6.25 The site does not present characteristics which display scenic qualities, with the condition of the derelict club house a detracting feature when seen within short distance and localised views. The poor quality and degraded features within the site, their associated vandalism and graffiti and unkempt nature reduce the site's scenic quality.



6 Implications of Development

6.26 The site is not set within a tranquil landscape and does not exhibit features which are associated with key scenic views or vistas. It is of a Low scenic quality.

Rarity and Representativeness (distinctiveness)

6.27 The site does not contain any rare features and is semi-urban in its character. Although it exhibits some features which are representative of the wider landscape with the boundary vegetation along Brockley Hill, overall the site is more representative of a semi urban context and is Ordinary with regards to Rarity and Representativeness.

Conservation Interests (Natural heritage and cultural heritage)

6.28 The site does not contain any conservation interests, TPO trees or listed buildings. Nor does it fall within a conservation area. The site is adjacent to a Site of Importance for Nature Conservation (SINC) which is located to the west, but in itself the site is Ordinary in its Conservation interests.

Recreation Value

6.29 The site is not publicly accessible, and its previous land use as a private golf club is not longer in use. There are no public footpaths within the site itself and it is therefore of Low recreational value.

Perceptual aspects

6.30 The site is perceived as one which is developed and in a poor condition in views and is not perceived as a landscape which is tranquil but is as one which is previously developed, now derelict and declining in its condition. There is also a perception of clutter within the site with netting, signage, and features relating to the previous golf course usage found across the site. Considering the above, the site is of Low value for its perceptual aspects.

Associations

6.31 There are remains of a Roman Road running along the eastern edge of the site, but these remains are not visible and no associations are present between this and the site itself. It is therefore considered to be of Low value for its associations. This is confirmed by the work completed in August 2021 by Archaeology Wales Limited (letter dated 9th September, reference HC06129) which states the following:

"It is considered that the evaluation has confirmed that the site has negligible archaeological potential due to past disturbance caused during construction of the clubhouse and from activities associated with the use of the golf club over the years. In light of the findings of the report in my view no further archaeological investigations are required".

Function

6.32 The site does not serve to provide any functional services, it does not provide land which acts as flood attenuation, nor is it land that is particularly valued for its high functioning ecological value. It does not form part of a wider strategic green infrastructure corridor and is Low with regards to its functional value.

Landscape Value Summary

6.33 The assessment of value above has identified that the site overall is of an 'Ordinary' landscape value and has therefore been assessed as being of **Low, local value**.

Landscape Susceptibility

6.34 GLVIA3 defines susceptibility to change as: "... the ability of the landscape receptor... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies." (GLVIA3, paragraph 5.40, pages 88 and 89).

6.35 The susceptibility of the landscape needs to be determined for the specific proposals. This is important, as it allows the assessment to take account of the local context and how the proposed development fits within it.

6.36 In relation to the susceptibility, the levels of Susceptibility as defined within GLVIA3 are described as being:

- **High Susceptibility** - The landscape is such that changes in terms of the development proposed would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
- **Medium Susceptibility** - The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
- **Low Susceptibility** - The development proposed is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

6.37 The redevelopment of the site will be entirely consistent with the character of the area, with built form already present on the site, and the new building on the same location of the clubhouse found within the site. The proposed car parking is located in the same place as the existing car parking and will remain largely unchanged in its layout. The dilapidated and detracting features and character of the site will be enhanced and the proposals will not be out of character in their mass, pattern or layout.

6.38 The proposed development will be of a high quality in its materials and design which responds to the wider landscape context and its surroundings.

Landscape Susceptibility Summary

6.39 The retention of the boundary vegetation separates the site from the open and undeveloped land of the wider golf course. The landscape has **Low susceptibility** to the proposed development.

Landscape Sensitivity

6.40 As set-out in GLVIA3, Landscape Sensitivity is a combination of judgements of value and susceptibility to a specific type of change or proposed development.

Landscape Sensitivity Summary

6.41 Given the limited, low localised value and low susceptibility of the site and its existing land-use, the receiving landscape has been assessed as being of an overall **Low Sensitivity** to development.

Nature of Change

6.42 The effects of new development need to be considered in light of the existing context and baseline situation which is one of a previous golf course, with redundant land use and derelict clubhouse.

6.43 The existing situation is one of a developed site, which contains built form which is in a poor condition.

Relationship with existing built form on site

6.44 The redevelopment of the site and the provision of new built form will not be seen as an uncharacteristic feature within the landscape, and the new building will improve the current situation, with a sensitive approach to materials, layout, massing and design. The proposed building is located on the current location of the clubhouse and on the existing footprint, with a more compact and consolidated scheme layout proposed.

6.45 The existing land use of the site, and the current semi-urban characteristics will mean that the development will not be seen as an incongruous feature within the landscape. The nature of the proposed building, the choice of materials and the design of the scheme will improve the visual amenity and appearance of the built form (as detailed in the Design and Access Statement prepared by 5Plus Architects), and integration of the building into the landscape.



6 Implications of Development

Existing boundary vegetation

6.46 The existing boundary vegetation found along Brockley Hill and at the southern edges of the site is retained and incorporated into the proposals, with additional tree and hedgerow planting proposed to strengthen the landscape framework. The proposed landscaping will be characteristic of the wider landscape and published LCT and will enhance the Green Infrastructure and potential biodiversity enhancements. Species will include Oak, Birch and Hornbeam, characteristic of the wider landscape beyond the site boundaries, with the inclusion of native hedgerow further enhancing the characteristic features across the site.

Harrow and Weald Ridge Area of Special Character

6.47 The scheme incorporates the characteristic well treed backdrop of this 'Area of Special Character' into the scheme. Existing vegetation found at the site boundaries is retained and additional characteristic trees proposed to reflect the wider context and characteristics of the area.

6.48 The redevelopment will focus on the area of the lower slopes comprising the current building on the site, with the higher slopes and sensitivities associated with the area of special character retained and unaffected by the proposals.

6.49 The wider expansive views characteristic of the Harrow and Weald Ridge Area of Special Character are not impacted by the redevelopment of the site.

Landscape Effects Summary

6.50 Overall, the redevelopment of the site will be consistent with the surrounding area and will not be seen as an incongruous feature within the landscape.

6.51 The landscape is of **Low value, Low susceptibility** and **Low sensitivity** to the proposed redevelopment.

6.52 The development will enhance and improve the existing situation, with the new building, associated characteristic landscaping and integration with the wider landscape improving the existing situation and poor quality, detracting features removed.

6.53 The redevelopment of the site will not impact on the character of the Barnet Plateau LCA, nor will it be detrimental to the characteristics of the Harrow and Weald Ridge Area of Special Character, with the more undeveloped land to the north within the former golf course retaining the more characteristic features associated with the 'Barnet Plateau' LCA and Harrow Weald Ridge Area of Special Character.

6.54 Within the open and undeveloped area of the site at its northern edges, the scheme proposes a landscaped buffer which will increase

the characteristic wooded landscape. This landscaped edge will assimilate the new building into the surrounding area and will create a vegetated edge to the site which will separate the site from the open and undeveloped land to the north.

6.55 In turn, the proposals will maintain development on the existing location of built form in a more consolidated and compact way, with the proposed built form located centrally to minimise extending into the open and undeveloped parts of the site. Its redevelopment will enhance and improve the character of a site which is in a declining condition.

Visual Effects

6.56 As identified, the development of the site will be seen in only local views from Brockley Hill to the east. The following section provides an assessment of the nature of change likely to occur to visual receptors as a result of the proposed development.

6.57 The presence of mature vegetation around the boundaries of the wider golf course, as well as internal vegetation, limits visibility. The retention of development on the plot of the club house structure of the existing building and the proposed removal of the extending 'wings' and replacement with a more compact form of development will retain the development behind the existing vegetation found at the southern boundary along the existing car park.

6.58 In addition, the proposed building will be 0.4m lower than the existing building found on site and will maintain the limited visibility from the wider landscape.

Visual Receptors

6.59 As identified, the development of the site will result in a change in view to only one visual receptor:

Transient users of Brockley Hill (representative **Photoviewpoints 1, 2 and 3**):

6.60 The view is of a **Low value**, with degrading built form already seen on site and views experienced which are of a site in a poor condition with features which are declining in quality. Views of the site will be glimpsed and fleeting, and users travelling along this route will mainly be travelling by car and concentrating on the road ahead, and will have a **Low susceptibility** to change. Therefore, overall users will have a **Low sensitivity** to the proposed redevelopment.

6.61 The proposed redevelopment of the site will be seen in short distance views and for these users, the proposed redevelopment of the site will improve the existing situation, with the redundant and dilapidated clubhouse building replaced with a new building of high quality, the inclusion of additional tree planting, additional hedging and the

removal of detracting features.

6.62 The existing boundary vegetation found along Brockley Hill is maintained and incorporated into the development to maintain the visual separation and secluded character of the site, with the proposed development shielded from view from wider views to the east.

6.63 Vegetation along the southern boundary is also retained and the proposed building sited behind this planting when seen in views from the south, with the building set at a lower height than the existing clubhouse structure.

6.64 The proposed development will improve and enhance the existing visual situation and will be beneficial to the visual amenity of these receptors.

Visual Effects Summary

6.65 Overall, the effects on visual amenity will be localised and limited to receptors of Brockley Hill located to the east of the site, with this being the only public view available. The users of Brockley Hill who are likely to experience a change in their view have a low sensitivity to change and the development will not be harmful to their experience of these views.

6.66 The redevelopment of the site will not impact on the key views identified within the Harrow and Weald Ridge Key Views document, and the proposals will be limited to localised and glimpsed views from the east, having a limited impact on visual amenity.

6.67 The proposed development can be accommodated into the landscape without being detrimental to the visual amenity of users of Brockley Hill, and will provide benefits to the visual amenity of these receptors.

6.68 The golf clubhouse will be replaced with a new sensitively designed building, with associated tree and hedgerow planting and retained landscape framework. The retention of the existing framework of landscape features and boundary vegetation will also be beneficial to the scheme and will maintain the enclosed and limited visibility of the site and the proposed redevelopment from the wider landscape.

6.69 Detracting features will be removed and replaced and the proposed redevelopment of the site will not be seen as an incongruous feature within the landscape, with built form already a feature and the proposals enhancing the existing visual amenity.

6.70 The openness of the wider golf course is not experienced in public views and this contained nature is maintained in views from Brockley Hill, through the redevelopment of the site, with characteristic vegetation maintained to retain the enclosed and contained character and limited visibility.



7 Conclusion

Summary and Conclusions

- 7.1 The proposals have been informed by national, regional and local planning policies relating to landscape and visual matters and they comply with them all.
- 7.2 The assessment has reviewed the current situation of the site, its character, visual baseline and how these impact on the proposals and development of the site.
- 7.3 The development location, design and footprints have been considered in relation to the landscape and visual opportunities and constraints to development and the proposals are accommodated within the existing footprints and curtilage of the previous development on the site.
- 7.4 The site is one which is developed in character and declining and derelict in its condition. In its current state it is a detracting feature within the landscape.
- 7.5 The majority of all landscape features found on the site will be retained and enhanced (with the exception of two C Grade trees which are to be removed for arboricultural reasons), with boundary planting retained and additional characteristic trees, hedging and meadow planting created to increase habitats and provide ecological, landscape character and amenity enhancements.
- 7.6 The proposals will improve with the appearance and amenity of a previously developed site which is in a poor condition, with detracting features and declining quality. The proposed development will see the condition and character of the landscape improved and a degraded previously developed piece of land redeveloped to respond to the surrounding context and character of the landscape and provide additional benefits to the character, condition, visual amenity and biodiversity.
- 7.7 The implications of the development on landscape character are limited, with the proposals providing benefits to landscape character, and improvements to the current situation. The development does not impact on any key views identified within the Harrow Key Views Assessment, nor impact on the characteristics of the Harrow and Weald Area of Special Character. The proposals include characteristic features which are present in the wider landscape and detailed within the 'Barnet Plateau' LCT.
- 7.8 The redevelopment of the site will result in limited and localised effects on visual amenity with only one receptor likely to experience a change in their view as a result of the redevelopment of the site. Additional internal tree planting will filter views, and will assist in softening views of the new building, with the building structure removed and the visual amenity for users of Brockley Hill improved.
- 7.9 The proposals will remove the current clubhouse and its declining condition, and replace with a more visually attractive and sensitively designed building which will be integrated into the landscape and will respond to the surrounding context.
- 7.10 Effects on visual amenity will be limited and localised and while transient users of Brockley Hill will experience a change in views and amenity at close proximity, the proposals demonstrate that the redevelopment of the site on the same footprint will result in beneficial changes to views with additional characteristic planting, replacement of a damaged and derelict building and further softening of the proposed development enhancing the visual amenity.



Appendix 2 - Regional and Local Planning Policy

Regional Planning Policy - The London Plan 2021

[Policy D3 Optimising site capacity through the design-led approach](#)

8.1 Policy D3 states:

"D Development proposals should:

Form and layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area

3) be street-based with clearly defined public and private environments

4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well."

[Policy G1 Green Infrastructure](#)

8.2 Policy G1 states:

"A London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed and managed in an integrated way to achieve multiple benefits.

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green

infrastructure network."

[Policy G2 London's Green Belt](#)

8.3 Policy G2 states:

"A The Green Belt should be protected from inappropriate development:

1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,

2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported."

[Policy G7 Trees and Woodland](#)

8.4 Policy G7 states:

"A London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B In their Development Plans, boroughs should:

1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.

If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy."

Local Planning Policy - Harrow Core Strategy Adopted Local Plan [Core Policy CS 1: Overarching Policy](#)

8.5 Policy CS 1 states the following with regards to Local Character:

"B. All development shall respond positively to the local and historic context in terms of design, siting, density and spacing, reinforce the positive attributes of local distinctiveness whilst promoting innovative design and/or enhancing areas of poor design.

C. Proposals that would harm identified views or impede access to public viewpoints will be resisted.

[Core Policy CS 7: Stanmore & Harrow Weald](#)

8.6 Policy CS 7 has the following objectives of particular relevance for the development of the site:

"A. Development will be managed to maintain the special character and identified views of the Harrow Weald Ridge."

Local Planning Policy - Harrow Council Development Management Policies (July 2013)

8.7 The policies identified within the Development Management Policies (July 2013) which are relevant to the development of the site are as follows:

[Policy DM1: Achieving a High Quality of Design](#)

8.8 Policy DM1 states the following:

"a. All development and change of use proposals must achieve a high standard of design and layout. Proposals which fail to achieve a high standard of design and layout, or which are detrimental to local character and appearance, will be resisted...."

d. the provision of appropriate space around buildings for setting and landscaping, as a resource for occupiers and to secure privacy and amenity;

e. the need to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit;

[Policy DM 3: Protected Views and Vistas](#)

8.9 Policy DM 3 states the following with regards to protected views:

"The protected views identified in Schedule 3 will be safeguarded in



Appendix 2 - Local Planning Policy

accordance with the Harrow Views Assessment (2012) and the London Views Management Framework.”

Harrow Views Assessment (July 2012)

8.10 The Harrow Views Assessment reviews views, landmarks and important vistas to and from Harrow.

8.11 The Harrow Weald Ridge comprise at least 6 of the identified views to be protected and that views towards Harrow Weald Ridge are therefore a key consideration. The identified view from Wood Farm to the north west of the site has been assessed as part of the visual study within this report.

[Policy DM 6: Areas of Special Character](#)

8.12 The site is located in the Harrow Weald Ridge 'Area of Special Character and Policy DM 6 states the following with regards to development within Areas of Special Character:

“A. Proposals affecting an area of special character will be considered having regard to:

a. the impact of the proposal upon the strategic value of the area of special character;

b. the desirability of preserving or enhancing the environmental, architectural, historic and landscape features that contribute to the area of special character;

c. the protected views to and from areas of special character.

8.13 It states that:

“Harrow Weald Ridge provide an elevated horizon of tree cover and open countryside which spans across the north of the Borough and acts as a visual reminder that Harrow is an outer-London borough, a transition between the highly urbanised characteristics of central & inner London and the more rural character of the counties beyond.”

[Policy DM12: Sustainable Design and Layout](#)

8.14 Policy DM12 states that:

“A. The design and layout of development proposals should:

c. incorporate techniques that enhance biodiversity, such as green roofs and green walls (such techniques will benefit other sustainability objectives including surface water attenuation and the avoidance of

internal and urban overheating); and

[Policy DM 16: Maintaining the Openness of the Green Belt and Metropolitan Open Land](#)

8.15 Policy DM 16 states:

“A. The redevelopment or infilling of previously developed sites in the Green Belt and Metropolitan Open Land will be supported where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

a. the height of existing buildings on the site;

b. the proportion of the site that is already developed;

c. the footprint, distribution and character of existing buildings on the site; and

d. the relationship of the proposal with any development on the site that is to be retained.

“Visual Amenity and Character of the Green Belt and Metropolitan Open Land

B. Proposals for the redevelopment or infilling of previously-developed sites in the Green Belt and Metropolitan Open Land will also be required to have regard to the visual amenity and character of the Green Belt and Metropolitan Open Land.

Partial Infilling or Redevelopment of Previously Developed Sites within the Green Belt

C. In addition to (A) and (B) above, proposals for partial infilling or redevelopment of previously developed sites within the Green Belt and Metropolitan Open Land should be put forward in the context of a comprehensive, long term plan(s) for the site(39) as a whole.

Inappropriate and Harmful Development in the Green Belt and Metropolitan Open Land

D. Proposals for inappropriate redevelopment or which, for other reasons, would harm the Green Belt or Metropolitan Open Land will be refused in the absence of clearly demonstrated very special circumstances.”

[Policy DM 17: Beneficial Use of the Green Belt and Metropolitan Open Land](#)

“A. Proposals for the beneficial use of land in the Green Belt and Metropolitan Open Land will be supported where the use would

not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it than the existing use, having regard to:

a. the visual amenity and character of the Green Belt and Metropolitan Open Land;

b. the potential for enhancing public access within the Green Belt and Metropolitan Open Land as part of Harrow's Green Grid;.....

e. the contribution that the site and its surroundings make to the biodiversity (see policies DM20 and DM21); and

f. the desirability of improving the quality of the environment within the Green Belt and Metropolitan Open Land.

B. Proposals for uses which would harm the Green Belt or Metropolitan Open Land will be refused in the absence of clearly demonstrated very special circumstances.”

[Policy DM 22: Trees and Landscaping](#)

Policy DM 22 states that:

“A. The removal of trees subject to TPOs or assessed as being of significant amenity value will only be considered acceptable where it can be demonstrated that the loss of the tree(s) is outweighed by the wider public benefits of the proposal.

B. Development proposals will be required to include hard and soft landscaping that:

a. Is appropriate to the character of the area;

b. Is well laid out in terms of access, car parking and the living conditions of future occupiers and neighbours;

c. Achieves a suitable visual setting for the building(s);

d. Provides for sufficient space for new or existing trees and planting to grow; and

e. Supports biodiversity.

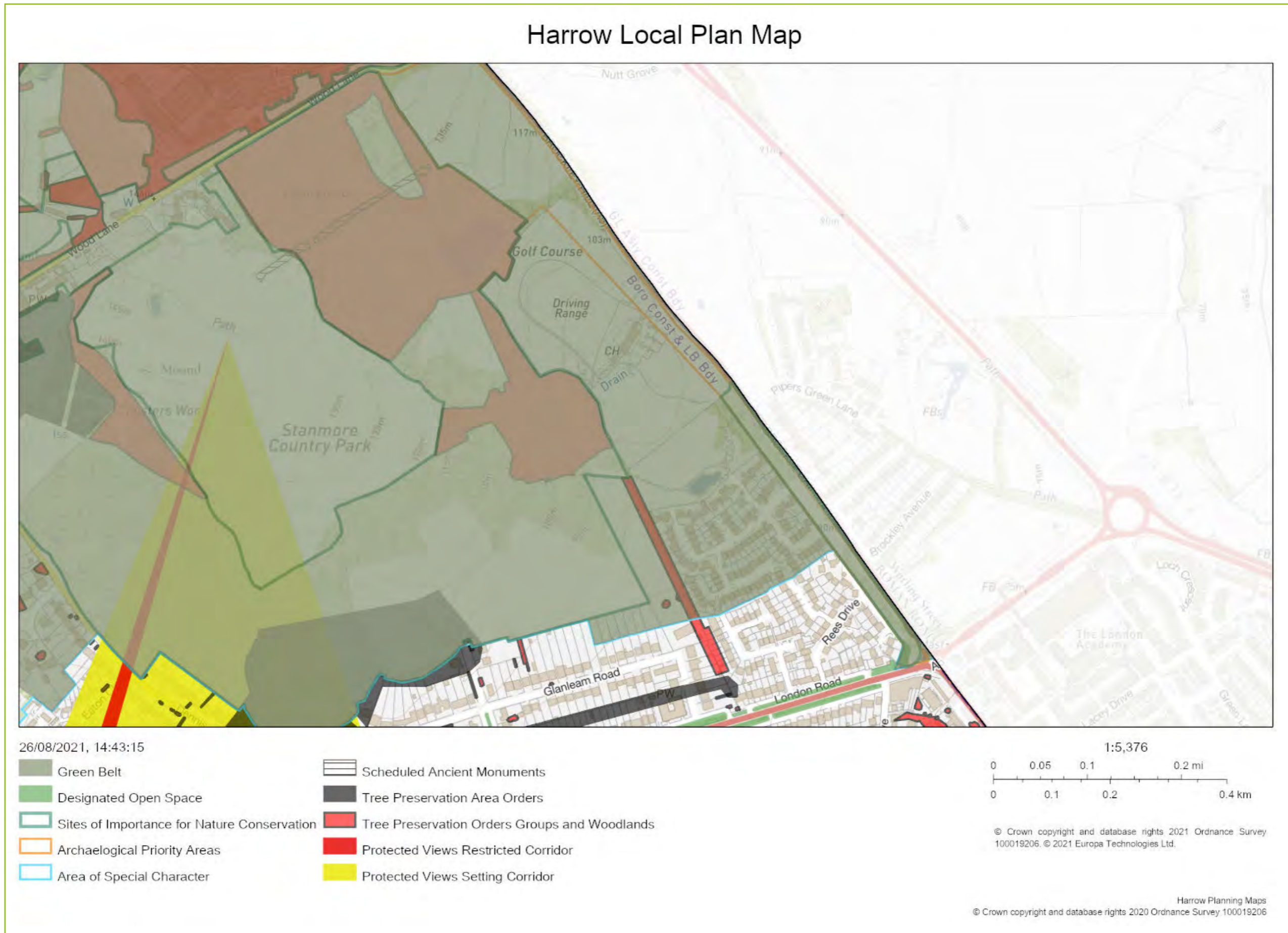


Figure 1: Extract from Harrow Council Local Plan Map (<https://harrow.maps.arcgis.com>)

Appendix 4 - Site Proposals (5plus architects)

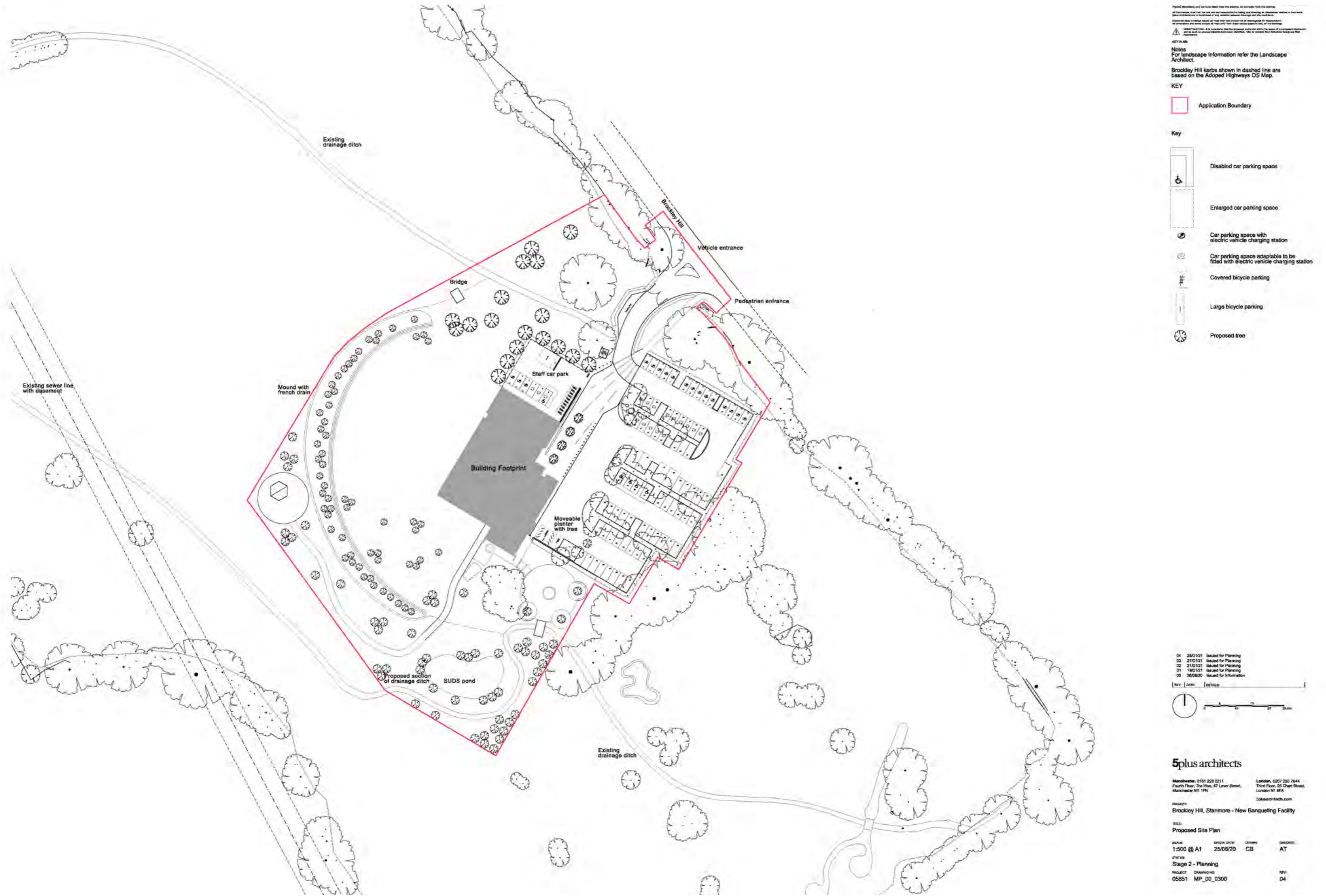


Figure 2: Extract from Proposed Site Plan - 5plus Architects. Drawing Reference MP_OC_0300 Rev 04.

Appendix 5 - Landscape Strategy Plan (Tyler Grange)



Figure 3: Tyler Grange Landscape Strategy Plan (Plan reference 13201/P01d)



Photoviewpoint 1 (proposed view at implementation - Year 15)