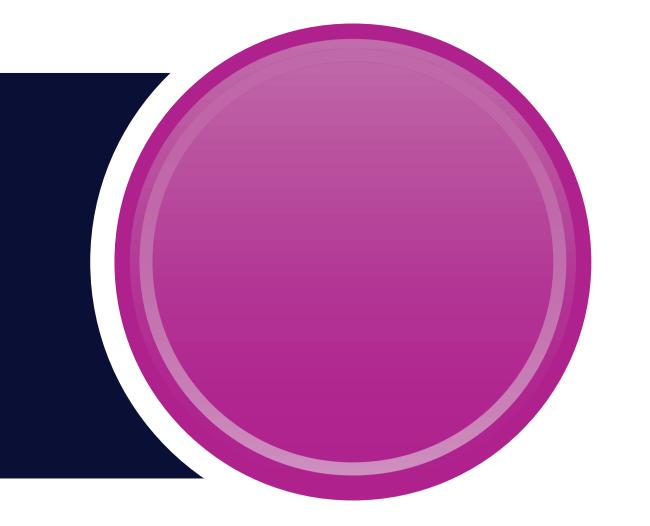
7. Environment - Landscape and Visual





The earthworks and landscape strategy is designed to make the views of the Proposed Development as sympathetic as possible. The bund heights are significant reaching approximately 20 metres in places, and some are approximately 90m wide. Although it will not be possible to entirely eliminate views of the proposed buildings from all viewpoints, the combination of the existing topography, new earthworks and existing and new woodland planting will establish a very effective visual screen and 'buffer' to even nearby positions. It will be particularly effective in screening the development from the north, north east, west and south of the site. The existing mature trees and planting along the M1 motorway corridor will be reinforced with new mounding and planting to screen views from this direction. As referred to on Board 6, bund heights have been increased along the boundary with the M1 following the earlier consultation process.

The nature and likely significance of the landscape and visual effects arising from the proposals are being assessed, but the work to date has informed both the emerging development proposals and landscape strategy (as shown here).



