



Views from adjacent visual receptors (road users and houses).  
 Knoll Hill is a prominent feature in these views. To propose dense screen planting would change the character of the area by obscuring the landmark that gives the site its name. Instead, strategically placed individual trees would reflect the existing open character of the application site (and adjacent top field knoll to the east) and soften filter views of the proposed building.

Red line extends for 18/01126/MFUL

Knoll. The dominant knoll of two that give the area its name.  
 The other being the smaller, lower knoll to the west, located in the proposed application site.

Main Vegetation blocks transposed from drawing 1132-103 application ref 18/01126/MFUL  
 Orchard

Without development of 18/01126/MFUL:  
 Proposed application Site visible  
 With development of 18/01126/MFUL:  
 No long term intervisibility of Proposed Site due to proposed planting as part of 18/01126/MFUL

Viewpoint 9. Without development of 18/01126/MFUL Proposed Site visible. Additional hedge and tree planting proposed  
 With development of 18/01126/MFUL:  
 Medium to Long term no intervisibility with Proposed Site, due to proposed hedgerow is in an elevated position above footpath and likely to be maintained above eye level. No cumulative effects of built elements.

Drawing Objectives-

To explore the relationship between the proposed application site and adjacent site proposals.  
 Determine the intervisibility of these two sites and implications of cumulative effects.  
 Other key views to north east of application site shown.  
 To establish broad design principles for proposed landscape design for application site and land within blue line ownership.  
 Indicative proposals for site ref 18/01126/MFUL based on traced overlay of Rural Solutions drawing ref 1132-101 rev E. NB Vegetation blocks simplified

No intervisibility of Proposed Site due to landform, with or without development of 18/01126/MFUL

Viewpoint 10. Without development of 18/01126/MFUL: Proposed Site visible. Additional hedges and tree planting proposed.  
 With development of 18/01126/MFUL:  
 Short to medium term cumulative effect of both developments being visible.  
 No long term intervisibility due to proposed planting as part of 18/01126/MFUL

Key

- Viewpoints assessed as part of LVIA
- Existing hedgerow / trees in ownership to be retained and managed
- 1 Hedgerows to north, east and west of site are outside the blue line boundary.  
 Applicant therefore not able to determine short and long term management of these groups.  
 To ensure some long term continuation of boundary vegetation, infill copses of native hedgerow shrubs and trees proposed. Eg Hawthorn, blackthorn, holly, field maple, oak
- 2 Proposed new hedgerow planting to reinstate historic boundaries using native stock eg, Hawthorn, blackthorn, holly, hazel and field maple. All species currently present on site.
- Proposed new hedgerow tree planting
- 3 Proposed strategic tree planting based on lines of intervisibility

THIS PLAN HAS BEEN DRAWN BY THE ARCHITECT OR ARCHITECTS ASSOCIATED WITH THE COMPANY'S DESIGN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE COMPANY'S ARCHITECT.



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Site intervisibility analysis For Planning

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