

Landscape

The development site is currently a paddock with groups of mature hawthorn trees, grazed by horses. It is almost completely surrounded by tall, dense hedgerow with trees. Views of the site from the farmhouse at Holtwood Farm adjacent to the North-East are screened by intervening farm buildings.

The site cannot be seen from Sundon Hill Country Park or the Clappers chalk escarpment in the Chilterns Area of Outstanding Natural Beauty to the North due to the screening effects of intervening woodland and hedgerows.

The site is screened from the West and South by intervening vegetation and from the east by the existing raised reservoir (approximately 7m high), immediately adjacent to the development site. The reservoir site is also surrounded by extensive native species planting but it can be seen from Upper Sundon and Streatley in distant views.

A tall telecommunication mast North of the reservoir is widely visible from the surrounding landscape.

