



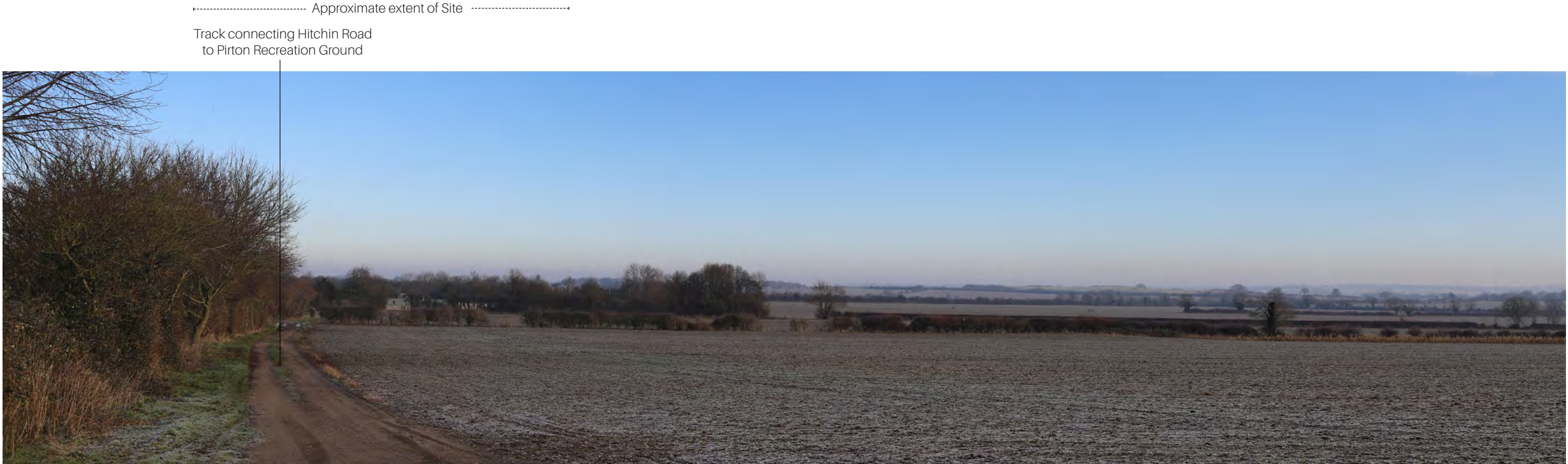
Photograph 26 View north towards Site from bridleway 027

Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: North
HfoV: 40 degrees
08.04.2025, 09:36



Panorama for context only

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 27 View north east towards Site from Hitchin Road and western end of bridleway 027

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
Hfov: 90 degrees
10.01.2025, 10:54

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
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Photograph 28 View north east towards Site from east of Wood Lane (public footpath 024)

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
HfoV: 90 degrees
08.04.2025, 09:06

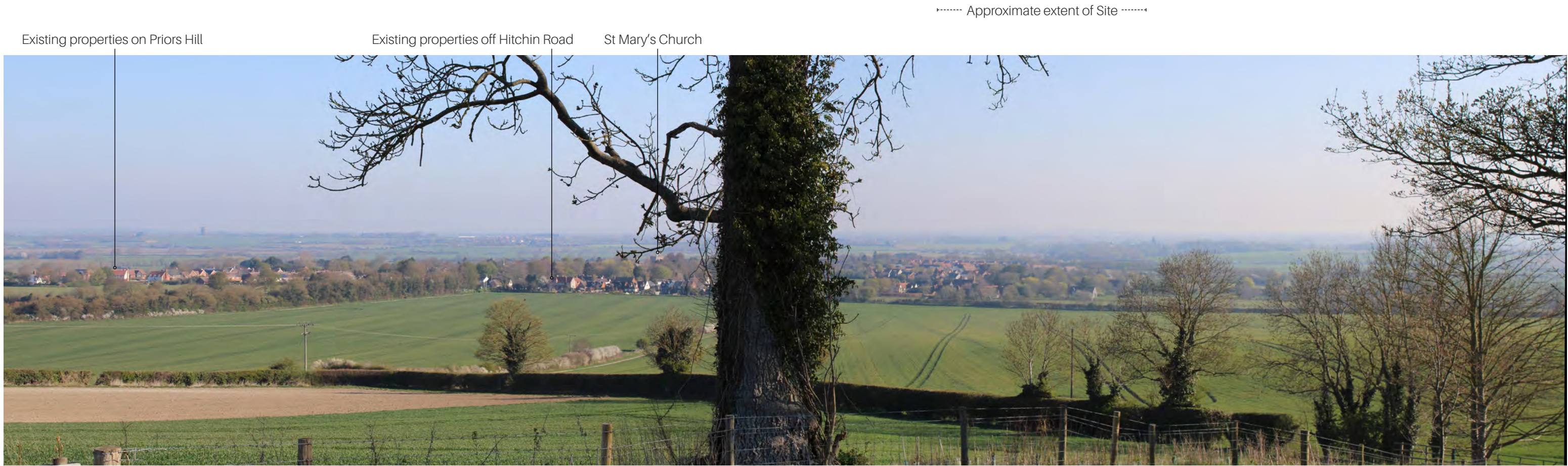


Photograph 29 View north east towards Site from public footpath 007

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
HfoV: 90 degrees
08.04.2025, 09:22

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 30 View north east towards Site from public footpath 007

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
HfoV: 90 degrees
08.04.2025, 09:20

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 31 View north east towards Site from public footpath 009

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
HfoV: 90 degrees
08.04.2025, 09:13

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH iceni	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: East
HfoV: 40 degrees
08.04.2025, 09:11

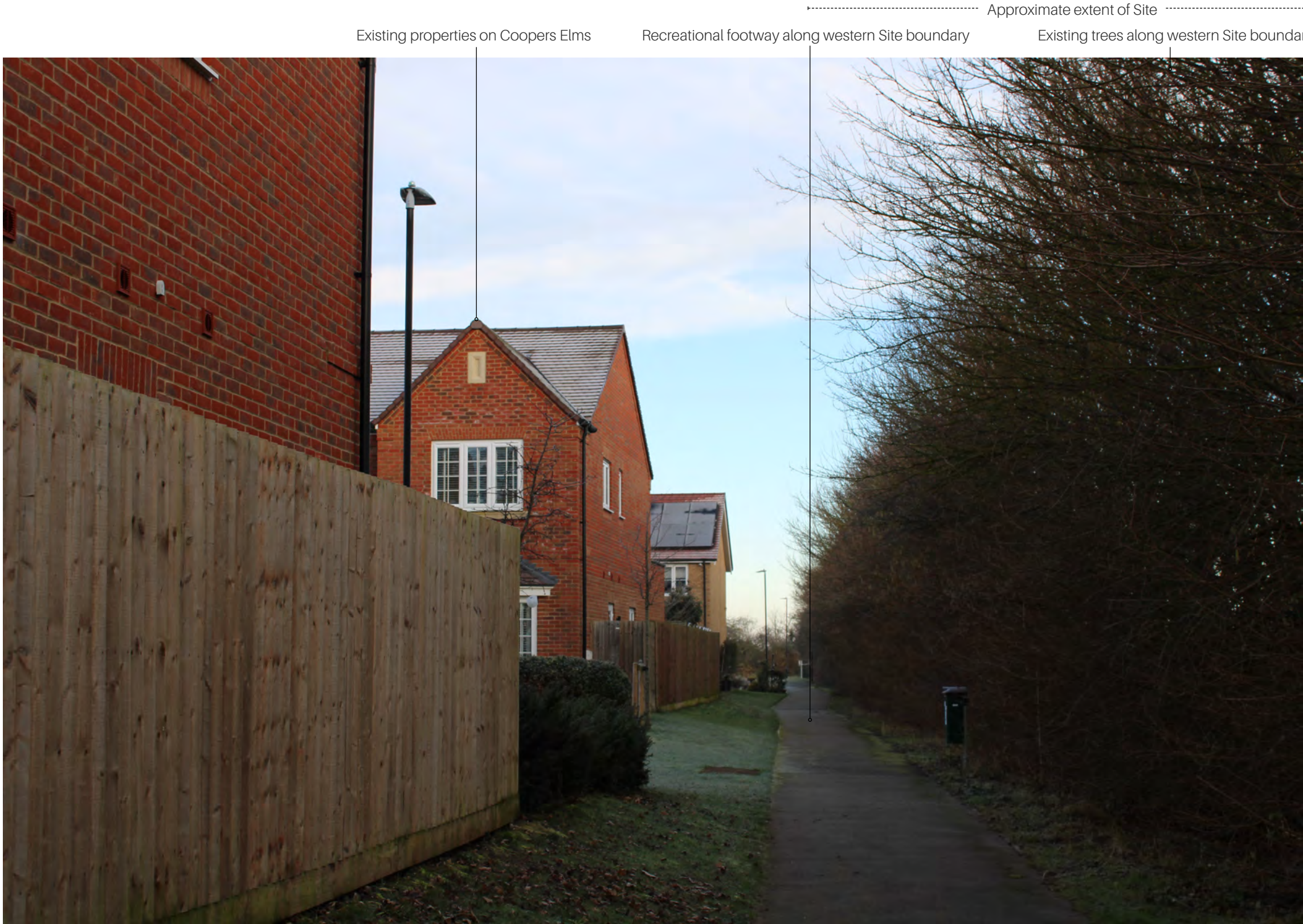
Photograph 32 View north east towards Site from public footpath 009

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
					-



Photograph 33 View north towards Site from public footpath 013

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH	PROJECT	Land East of Pirton	DRAWN BY	GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY	SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE	February 2025	REV
					-



Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: North
Hfov: 40 degrees
10.01.2025, 10:46

Photograph 34 View north along western Site boundary

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 35 View north east towards Site from Hambridge Way

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North east
HfoV: 90 degrees
08.04.2025, 09:26

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -

----- Approximate extent of Site -----



Photograph 36 Panorama for context only- view north towards Site from Hambridge Way

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -



Photograph 37 View north west towards Site from public footpath 005

Visualisation type 1
Cylindrical projections
48% @ A3, 96% @ A1
Canon EOS 2000D
Canon IS 18-55mm

Looking direction: North west
HfoV: 90 degrees
11.04.2025, 09:30

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -

---- Approximate extent of Site ----



Photograph 38 View north towards Site from bridleway 054

Visualisation type 1
Planar projections
75% @ A3, 150% @ A1
Canon EOS 2000D
Canon IS 18-55mm
Looking direction: North
HfoV: 40 degrees
08.04.2025, 09:53

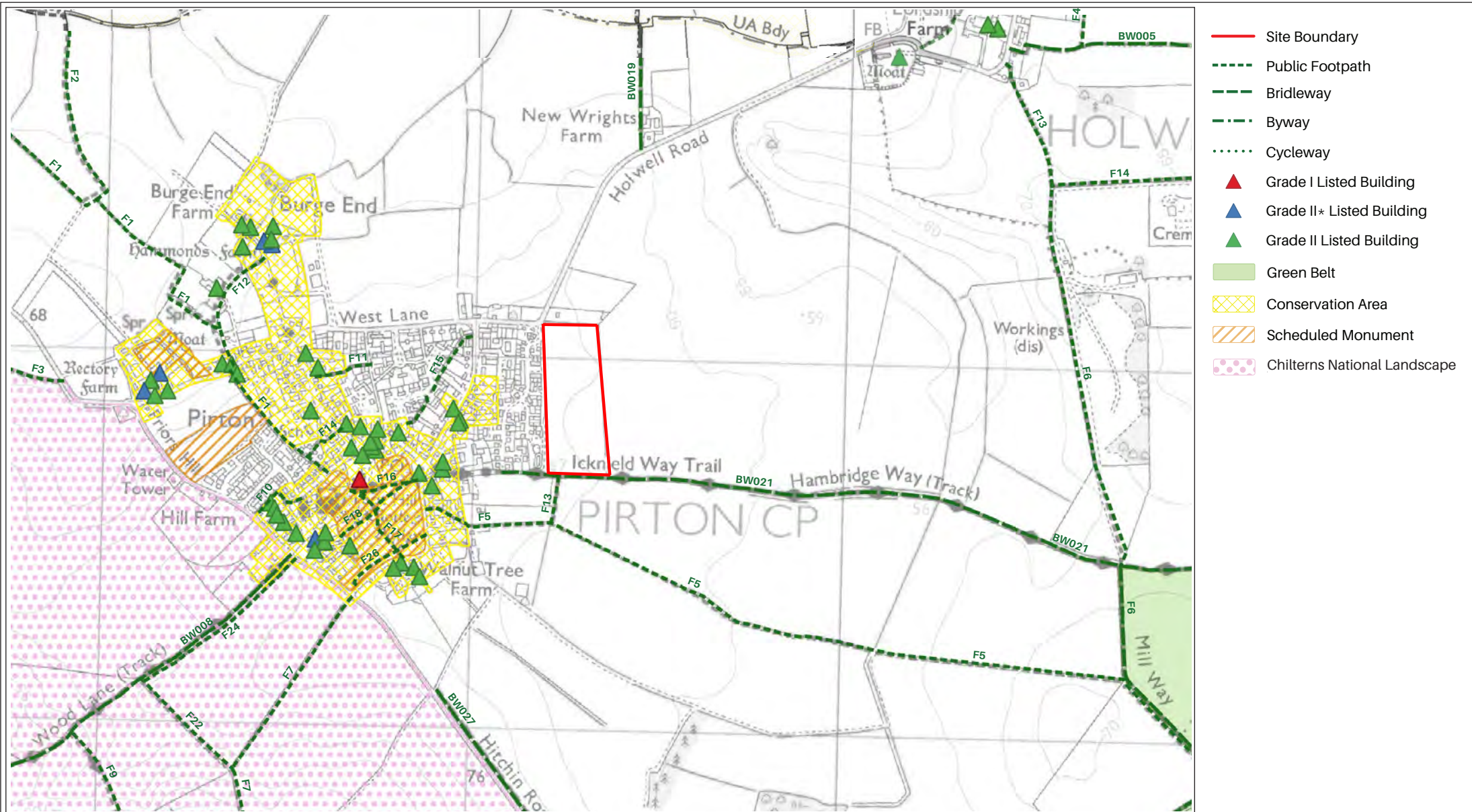
Approximate location of Site



Panorama for context only

ICENI PROJECTS LIMITED Da Vinci House 44 Saffron Hill London, ECN1 8FH 	PROJECT	Land East of Pirton	DRAWN BY GH	DRAWING NO.
	DRAWING TITLE	Photosheet	CHECKED BY SG	I000691-DL03
	CLIENT	Gladman Developments Ltd	DATE February 2025	REV -

A4. DESIGNATIONS PLAN



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0 250 500m

ICENI PROJECTS LIMITED
Da Vinci House 44 Saffron Hill
London, EC1N 8FH



PROJECT **Land East of Pirton**
DRAWING **Designations Plan**
CLIENT **Gladman Developments Ltd**

SCALE @ A4	Not to Scale	DRAWING NO.	I000691-DL04
DRAWN BY	GH	REV	-
CHECKED BY	SG	DATE	February 2025

ICENI PROJECTS ACCEPTS NO RESPONSIBILITY FOR ANY UNAUTHORISED AMENDMENTS TO THIS DRAWING.
ONLY FIGURED DIMENSIONS ARE TO BE WORKED TO.

A5. NATIONAL LANDSCAPE POLICY SUMMARY

NATIONAL LANDSCAPE POLICY SUMMARY

National Planning Policy Framework (December 2024)

- 1.1 In December 2024 (and corrected in February 2025), the government published the updated National Planning Policy Framework ('NPPF'), which maintains the focus on sustainable development that was established as the core of the 2012 NPPF. Those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for, among other elements, the **conservation and enhancement of the natural built and historic environment including landscapes and green infrastructure and planning measures to address climate change mitigation and adaptation.**
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that **design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each areas defining characteristics.** Paragraph 133 requires Local Authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
 - will function well and add to the overall quality of the area not just or the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture layout and effective landscaping
 - are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species chosen for the location and the needs of all users.
- 1.7 Paragraph 137 states that design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly designed development should be refused, particularly where it does not follow local or government design guidance.
- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, **in a manner commensurate with their statutory status or identified quality in the development plan.** The paragraph also outlines that the planning system should recognise **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.**
- 1.9 Paragraph 188 highlights that plans should distinguish between the hierarchy of international national and locally designated Sites allocate land with the least environmental or amenity value here consistent with other policies in this framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and plan or the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- 1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that **development resulting in the loss or deterioration of irreplaceable habitats such as ancient woodland and ancient or veteran trees should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.**
- 1.11 Section 13 of the NPPF concerns Protecting Green Belt land. Paragraph 142 notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently
- 1.12 Paragraph 190 states that **permission should be refused for major development** within the National Parks, the Broads and National Landscapes apart from where exceptional circumstances and public interest can be demonstrated. Such applications will require assessments of the need for the development, other options for the location of the development outside the designated area and any detrimental effects on the environment, landscape and recreational opportunities.

- 1.13 The definition of major development for the purposes of paragraphs 189 and 190, is noted as being a matter for the decision maker, and should be considered in terms of its **nature scale and setting and whether it could have a significant adverse impact on the purposes or which the area is designated or defined.**

Planning Practice Guidance ('PPG'; February 2025)

- 1.14 The Planning Practice Guidance PPG as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.15 Paragraph 001 ID 26-001-20191001 of the Design process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 – 134 [131 – 135] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide published October 2019, which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:
- Context
 - Identity
 - Built form
 - Movement
 - Nature
 - Public spaces
 - Uses
 - Homes and buildings
 - Resources
 - Lifespan.
- 1.16 Paragraph 006 and 007 deal with masterplans, stating that they should be site specific and should **set the vision and implementation strategy for a development.** Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.
- 1.17 The Natural Environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.18 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- Building a strong competitive economy;
- Achieving well designed places;
- Promoting healthy and safe communities;
- Mitigating climate change flooding and coastal change;
- Conserving and enhancing the natural environment.

1.19 The final paragraph 008 in the green infrastructure sub-section notes that green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals as an integral part of development and infrastructure provision and taking into account existing natural assets and the most suitable locations and types of new provision.

1.20 Within the Biodiversity, Geodiversity and Ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as **an approach to development that leaves the natural environment in a measurably better state than it as beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.**

1.21 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 - 174 [187 – 191] of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to **provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.** Paragraph 036 goes on to note that:

'Where landscapes have a particular local value it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals or development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures such as appropriate design principles and visual screening here necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide 2019

1.22 The National Design Guide 2019 provides guidance to illustrate how well designed places that are beautiful enduring and successful can be achieved in practice.

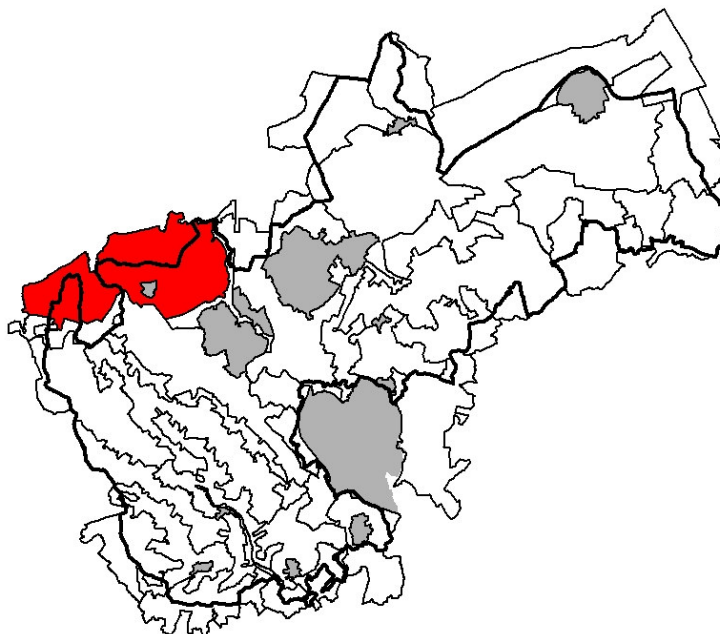
1.23 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment.

- Context is described as the location of the development and the attributes of its immediate local and regional surroundings. The Guide goes on to state that: *'An understanding of the context history and cultural characteristics of a site neighbourhood and region influences the location siting and design on new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'*
- The identity or character of a place comes from the way that buildings streets and spaces landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks but how it engages with all of the senses. Local character makes places distinctive. Well-designed sustainable places with a strong identity give their users occupiers and owners a sense of pride helping to create and sustain communities and neighbourhoods.
- Nature contributes to the quality of a place and to people's quality of life and it is a critical component of well-designed places natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

1.24 The National Model Design Code, July 2021 expands upon the ten characteristics of good design providing an overarching framework for design.

A6. EXTRACT FROM NORTH HERTS LANDSCAPE STUDY (2011)

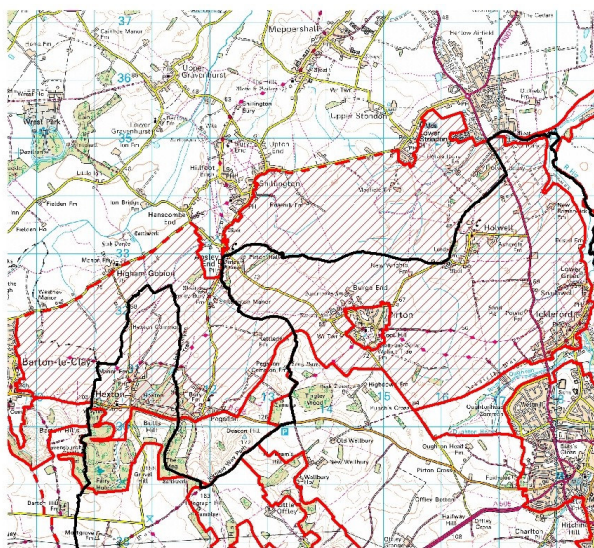
LOCATION



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LANDSCAPE CHARACTER AREA

Lowland area to the north of the Chiltern scarp, extends from Barton le Clay in the west to the Purwell Valley in the east. Approximately half is outside the District boundary.



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LANDSCAPE CHARACTER

Large scale open, flat farming landscape given over predominantly to arable production. Long distance views of features such as water towers, churches and the chalk scarp. Remnant hedges, gappy and predominantly hawthorn but with occasional mature trees. Hedges generally well trimmed. Very little woodland cover except adjacent to settlements. Settlement pattern is nucleated with older settlements maintaining the use of local vernacular materials. Occasional farmsteads are less well integrated in terms of materials and general scale of farm buildings. Additionally the A600, Bedford Road, is quite prominent in the east.

KEY CHARACTERISTICS

- Large scale open flat farmland landscape
- Arable production
- Remnant hedgerows
- Woodland shelter around settlements

DISTINCTIVE FEATURES

- Hexton Manor and Gardens
- A600 Bedford Road

ASSESSMENT

PHYSICAL INFLUENCES

Geology & soils

Free draining, loaming brown soils over Chalk and Chalk Marl below the scarp merge into the Gault Clay plain of Bedfordshire.

Topography

Flat, low lying but with a gentle fall to the north.

Degree of slope

Imperceptible.

Altitude range

55m to 65m.

Hydrology

A number of local streams at Hexton and Pirton rising from the foot of the Chalk scarp to the south run northwards across the Character Area feeding minor tributaries of the river Ivel. Spring fed moats and ponds occurs at Pirton, Holwell and Hexton.

Land cover and land use

The land use is given over predominantly to arable production. Very little woodland cover except that associated with local settlements, eg plantations of beech and sycamore at Hexton and Pirton Grange. Occasional pasture on fringes of settlements.

Vegetation and wildlife

Remnant hedgerows include ash, willow and poplar trees. Hedges mainly hawthorn. Other roadside trees include ash, sycamore and occasional oak. White willows mark watercourses.

This is a predominantly arable Character Area on flat ground. Arable plants such as pansies and cornsalads have become increasingly rare as agricultural practices have intensified, however, they can still be found at a few locations within the Character Area. Mature trees and the standing or fallen deadwood associated with them are very valuable from an ecological perspective supporting communities of saprophytic invertebrates and saproxylic animals in decline in the wider countryside. Hexton Manor Park has some of this wood pasture habitat.

White clawed cray fish have been recorded in watercourses near Hexton and otters to the north.

Hexton and Toot Hill are very important for bats (Natterers, Daubentons, pipistrelle and brown long-eared) and great crested newts.

HISTORICAL AND CULTURAL INFLUENCES

The Domesday Survey records that Pirton was assessed at 10 hides and of these 2 hides were in demesne. At the village of Pirton itself there is a preserved motte and bailey castle (Toot Hill) and the 12th century parish church of St. Mary. An Anglo-Saxon cemetery is documented and to the northeast at Rectory Farm is a medieval moated site, and a Scheduled Ancient Monument. In the 13th century the manor of Ickleford was held by the lords of Pirton as a quarter of the knight's fee by the family of Foliot. A medieval settlement site lies on the northwest perimeter of Ickleford and contains the 12th century church of St. Katherine. Prehistoric and Romano-British sites represented by ring ditches, occupation material and burials are located between Pirton and Ickleford. The village of Hexton is recorded in the Domesday Book as Hegestanestone and contains a 13th century church of St. Faith. Cropmarks of a rectangular enclosure are situated to the west and a medieval moated lies to the south of Shillington.

Field patterns

The historic agricultural landscape comprises a mixture of prairie fields with relict elements within, prairie fields with post-1950s boundary loss and post-1950s enclosure. 18th century and later enclosure is concentrated to the northeast of Pirton and pre-18th century enclosure and informal medieval parkland to the south of Shillington. Today there are patchy unmanaged hedges, few hedgerow trees and large-scale remnant field pattern.

Transport pattern

Roads follow the older pattern of winding lanes but with more recent straight roads cutting across the area. The A600 Bedford Road is visible in the surrounding landscape.

Settlements and built form

The historic settlement pattern is characterised by villages, estates and farms. Some more recent ribbon development at Holwell and the A600 Bedford Road. There are large scale farmstead developments. Many fine traditional buildings occur particularly in and around the nucleated settlement of Pirton. Examples here date from the 16th century and include a range of types and materials. The stone built Rectory Farm was apparently once the manor house of the rectory manor and has attached barns

ASSESSMENT

including a tithe barn of 16th century origin. Other examples include Old Hall which is built of flint with brick quoins and stone dressings, Hammonds Farm of timber and brick, c.1600 and the moated courtyard house of Pirton Grange is also dated to c.1600. An exception in the use of building materials can be found at the moated manor house of Old Ramerick, Ickleford which has a 17th century wing built of clunch with brick quoins.

EVALUATION

VISUAL AND SENSORY PERCEPTION

Bland, featureless, vast scale landscape with remnant hedges. Farmsteads tend to be large scale and dominant features not integrated in to the landscape. Vehicles on the A600 prominent in the landscape.

Rarity & distinctiveness

This landscape type is not common in this part of the District. It is, however a common feature of the lowlands landscape to the north.

VISUAL IMPACT

Local farmsteads in modern materials are a prominent feature in the landscape. Vehicles on the A600.

ACCESSIBILITY

A number of footpaths radiate out from Pirton village across the surrounding landscape. The area is generally well served by public rights of way.

COMMUNITY VIEWS

Hertfordshire County Council (HCC) have undertaken Tier B (Community of Place) consultations. Views of the local community have been sought and contributor's responses to each of the Character Areas will be analysed and a summary of the responses provided by HCC.

LANDSCAPE RELATED DESIGNATIONS

AONB	The Chilterns
LC1	Landscape Conservation Area
SAM 11568	Pirton Grange moated enclosure and associated settling pond: Pirton
SAM 13612	Toot Hill motte and bailey castle and shrunken medieval village: Pirton
SAM 20648	Moated site and associated enclosure at Rectory Farm: Pirton
GD 1907	Hexton Manor

EVALUATION

CONDITION

Land cover change:	Widespread
Age structure of tree cover:	Mixed
Extent of semi-natural habitat survival:	Relic
Management of semi-natural habitat:	Not obvious
Survival of cultural pattern:	Declining/Relic
Impact of built development:	Moderate
Impact of land-use change:	Moderate

Matrix Score:	Poor
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ROBUSTNESS

Impact of landform:	Apparent
Impact of land cover:	Prominent
Impact of historic pattern:	Prominent
Visibility from outside:	Widely visible
Sense of enclosure:	Open
Visual unity:	Coherent
Distinctiveness/rarity:	Frequent

Matrix Score:	Weak
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CONDITION	GOOD	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	MODERATE	Improve and reinforce	Improve and conserve	Conserve and restore
	POOR	Reconstruct	Improve and restore	Restore condition to maintain character
		WEAK	MODERATE	STRONG
		ROBUSTNESS		

EVALUATION

INHERENT LANDSCAPE SENSITIVITY

Landscape Character Sensitivities

- A low lying, flat, large scale rural character area, approximately half of which is outside the district boundary
- Settlements are generally small and nucleated in pattern, characterised by vernacular materials. The character area would be vulnerable to inappropriate or unsympathetic development and any proposals that are not in scale with the existing settlements
- There is very little woodland cover except shelterbelts adjacent to settlements, which create a balance in the landscape for the built form. The area would be vulnerable to the removal of the shelterbelts
- The character area consists mainly of large-scale arable fields with fragmented remnant hedgerows as boundary vegetation. Many hedgerows have been removed and this has degraded the landscape. The area would be vulnerable to the removal of hedgerows and boundary vegetation
- Farmsteads and isolated settlements are generally large and less well integrated into the landscape. The scale of the farm buildings should be balanced with shelterbelts. Pirton Lowlands character would be further diluted if any existing shelterbelts were removed
- The older rural roads are quiet and winding. They were traditionally enclosed by hedgerows. However some hedgerows have been removed and other include dead elm. The character area would be sensitive to improvements/upgrading of the rural roads or further removal of associated vegetation
- The larger roads such as the A600 are detractors in the area, which are associated with linear developments. These features dilute the character of the area
- Watercourses cross the character area and have associated vegetation. Removal of these would be detrimental to the character of the area.
- Shillington Manor and Hexton Manor create a parkland character in areas within Pirton Lowlands, typically with specimen trees. These areas could be at risk from development pressure and unsympathetic management
- Horsiculture paddocks are also present and associated with settlements. Hedgerows have been replaced by post and rail fencing. The area is vulnerable to the further loss of hedgerow boundary treatment
- The character area includes some historic features such as a preserved Motte and Bailey castle at Toot Hill, a medieval moated site and scheduled ancient monuments. These features could be at risk from development pressure and inconsistent management
- Pirton Lowlands characteristics creates a strong contrasting relationship with the neighbouring scarp slope, which should be preserved
- Relatively good public access through several rights of way including the John Bunyan Trail and the Icknield Way
- A small part of the area is within the Chilterns AONB

Overall Pirton Lowlands are considered to be of **moderate to low sensitivity**. The low lying, flat large arable fields, vegetated water courses and areas of parkland character create a quiet rural character. However there has been some degradation due to loss of hedgerows and field patterns and the busy main roads.

**Suggested Draft text to add to Evaluation and Guidelines sections
of Landscape Character Areas of North Herts LCA**

The Landscape Partnership March 2011

location	assessment	evaluation	guidelines	PIRTON LOWLANDS	Area 218
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EVALUATION

Visual Sensitivities

- Expansive views are possible throughout the character area
- The character area consists of significant views towards the neighbouring chalk scarp
- The small shelterbelts break up the views across the landscape and create a sense of enclosure around the settlements
- Shillington and Hexton Manor form local landmarks

In visual terms, Pirton Lowlands is considered to be of **moderate sensitivity**. Views within the character area and towards the neighbouring chalk scarp are relatively open and would be sensitive to the introduction of urbanizing features.

LANDSCAPE VALUE

Overall Pirton Lowlands is considered to be of **low landscape value**. Aspects of particular value within Pirton Lowlands are the relative lack of incongruous elements and remote character with expansive views. However, the influence of human activity is very noticeable within the Character Area and there is a lack of a distinctive sense of place.

location	assessment	evaluation	guidelines	PIRTON LOWLANDS	Area 218
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EVALUATION

CAPACITY TO ACCOMMODATE DEVELOPMENT

Large urban extensions and new settlements (>5ha)

This type of development would not be appropriate within this Character Area, due to its rural and undeveloped character. It would be of an inappropriate scale and would introduce elements that would urbanise the landscape, altering the character and removing the existing key characteristics. Increased housing development would be likely to affect the existing rural roads, which could erode the character of the landscape.

The landscape capacity for major urban extensions or new settlements is considered to be low.

Smaller urban extensions (<5ha)

This type of development would not be suitable for the Character Area, due to its rural character.

The landscape capacity for small urban extensions is considered to be low.

Major transport developments/improvements

This type of development would only be appropriate for improvements of the existing A600 within this Character Area. However it would be imperative that associated hedgerows and shelterbelts were maintained or replaced. Upgrading of existing rural roads could erode the character of the landscape. Additional traffic would also affect the peace and tranquillity of the Character Area.

The landscape capacity for major transport developments/improvements is considered to be moderate.

Commercial/warehouse estates

This type of large scale development would not be appropriate in this character area. There are not currently any large scale developments of this type within the area. Existing minor roads would be inappropriate for any significant larger volumes of traffic and/or HGVs. Any upgrading of the existing network would cause damage to the landscape character.

The landscape capacity for commercial/warehouse estates is considered to be low.

Individual large/bulky buildings

There may be some limited capacity for sympathetically located and designed individual large buildings, particularly if they were of an agricultural character and in keeping with the rural character. However, large buildings should be balanced by shelterbelts and hedgerows to reflect the existing character of the area.

The landscape capacity for individual large/bulky buildings is considered to be low to moderate.

Large scale open storage

The rural character of Pirton Lowlands would make it difficult to accommodate large scale 'open' uses without significant impact. This would not be in keeping with the rural character of the area and likely to be very open to view and introduce new elements that would conflict with the existing characteristics. The minor roads are unlikely to have capacity to accommodate development or would need considerable upgrading to be able to accept larger volumes of traffic and/or HGVs, which would further dilute the landscape character.

The landscape capacity for large scale 'open' uses is considered to be low.

location	assessment	evaluation	guidelines	PIRTON LOWLANDS	Area 218
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EVALUATION

Mineral extraction/waste disposal

Whilst some small scale mineral extraction could be accommodated with careful design and mitigation measures, larger scale extraction would not be in keeping with the open character of Pirton Lowlands. The minor roads would need considerable upgrading to be able to accept larger HGVs, which could further dilute the landscape character. Restoration proposals for any consented schemes should be mainly at grade and include for additional planting in character with existing patterns.

The landscape capacity for mineral extraction is considered to be moderate. Waste disposal would be a problem in all character areas due to the presence of aquifers.

Incremental small scale development

There may be some capacity for carefully located and designed small scale developments within the Character Area, particularly if they were vernacular in style and form and in keeping with the rural character. In addition, carefully planned small scale expansion or infilling of the existing settlements could be appropriate. However, due to the existing open and undeveloped character any proposals would need clear justification to avoid the potential erosion of the rural character of Pirton Lowlands.

The landscape capacity for incremental small scale developments is considered to be moderate.

Utilities developments e.g. masts, pylons, wind turbines

There are very few urbanising elements within this Character Area at present. There are currently few detractors in the areas. New utilities developments or structures such as masts or wind turbines would have a major impact on the rural character of Pirton Lowlands. Large scale developments, tall elements such as these would be highly visible within the Character Area, as well as potentially visible in surrounding Character Areas.

The landscape capacity for utilities developments is considered to be low.

location	assessment	evaluation	guidelines	PIRTON LOWLANDS	Area 218
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GUIDELINES

Nb. These guidelines apply only to land within North Hertfordshire

STRATEGY AND GUIDELINES FOR MANAGING CHANGE

Strategy: Reconstruct

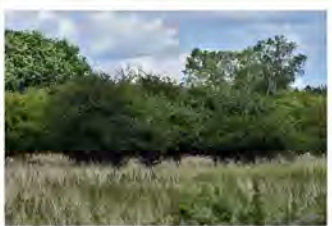
Landscape management guidelines

- Promote planting of new woodland to encourage a diverse woodland flora especially in relation to sub-urban fringe areas
- For existing woodlands, encourage diverse woodland management practice and replanting of conifer plantations with new deciduous woodlands
- Promote the creation of buffer zones between areas of intensive arable production and areas of semi-natural habitat and the creation of links between habitat areas
- Promote hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas
- Promote the use of traditional fields hedges in place of post and wire fencing to new grazing areas
- Protect and preserve the pattern of narrow winding lanes and associated hedgerows and verges
- Promote the diversity of hedgerow species and the planting of standard hedgerow trees
- Maintain and extend the rights of way network
- Encourage the development of unimproved species-rich grassland habitats
- Promote the creation of new ponds and the retention of existing ponds for wildlife
- Encourage the planting of shelter belts
- Encourage the planting of trees and other appropriate vegetation along watercourses
- Recognise and conserve the visual foreground relationship to the prominent chalk scarp
- Maintain the distinctiveness of river corridors from adjacent arable land
- Manage areas of new paddocks and promote appropriate enclosures with hedges rather than wire fencing

Built development guidelines

- Conserve the traditional character of the settlements, ensuring that any development located on the edge of or within the villages uses appropriate vernacular materials and features to avoid inappropriate visual intrusion
- Protect and preserve the pattern of rural lanes and associated hedgerows
- Encourage the planting of appropriate broadleaved woodland and vegetation to screen new development that could intrude in panoramic rural views
- Retain the rural character of Pirton Lowlands, ensuring that any new development is appropriately sited and of a scale, form and style appropriate to the Character Area
- Avoid the location of new development in visually intrusive locations
- Ensure that new development does not necessitate the removal of existing woodland blocks or the loss of surviving species-rich grassland habitats and ancient hedgerows
- Ensure that lighting associated with new development does not create additional urbanising influences on the character Area
- Conserve the open chalk landscape with its expansive views protecting the landscape from inappropriate land uses, structures and built development which would conflict with openness

A7. ILLUSTRATIVE LANDSCAPE STRATEGY



The proposals include new native thicket planting including small tree species, which enhance biodiversity and create variety and interest. Species include bird cherry, rowan and hornbeam, as well as smaller plants creating the lower level of planting such as hawthorn, hazel and dog-rose.

Proposed thickets to screen foul pumping station

Foul pumping station

Existing boundary vegetation to be retained and enhanced with additional thicket and tree planting, to create a robust settlement edge and limit views of the new homes.



The drainage basins will be sown with suitable wildflower seed, and planted with marginal vegetation, to create attractive landscape features.

New planting within the south and south east to filter views from the bridgeway, as well as long distance views from the south east.

Incidental open spaces along streets to soften the built form.

Potential pedestrian link to the existing informal footpath

Area of amenity grass for play and recreation

Hedgerow to be reinstated along southern boundary, with gaps for glimpsed views south

- Key**
- Site boundary
- Existing**
- Bridgeway (Pirton 021)
 - Informal footpath
 - Trees
 - Vegetation to be removed
 - Hedgerow
 - Ponds
 - Play areas

- Proposed**
- Trees
 - Native thicket
 - Native mixed hedgerow
 - Marginal planting
 - Meadow
 - Amenity grass
 - Drainage features
 - Timber bench
 - Made path

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CLIENT
 Gladman Development Ltd

PROJECT
 Land East of Drovers Way, Pirton

TITLE
 Landscape Strategy Plan

DRAWN BY	KL	CHECKED BY	SG
SCALE @ A3	1:2000	DATE	MAY_2025
PROJECT NO.	1000691	DRAWING NO.	1000691_DL05
		REV.	-

iceni Projects accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to.

A8. LVIA METHODOLOGY AND SUMMARY EFFECTS TABLES

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

1. INTRODUCTION

1.1 This Landscape and Visual Impact Assessment has been undertaken with reference to best practice, as outlined in the following published guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute/Institute of Environmental Management and Assessment;
- Assessing landscape value outside national designations (2021) – Landscape Institute Technical Guidance Note 02/21;
- Visual representation of development proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
- Landscape Character Assessment Guidance for England and Scotland (2002) - Countryside Agency/Scottish Natural Heritage; and
- An Approach to Landscape Character Assessment (2014) - Natural England.

1.2 GLVIA3 states within paragraph 1.1 that '*Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.*'

1.3 It also states that when identifying landscape and visual effects there is a '*need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.*'

1.4 GLVIA3 recognises within paragraph 2.23 that professional judgement is at the core of LVIA, and that while some change can be quantified (for example the number of trees which may be lost), '*much of the assessment must rely on qualitative judgements*'. The Landscape Institute's Technical Committee has advised that the 2013 revision of the GLVIA '*places greater emphasis on professional judgement and less emphasis on a formulaic approach*'.

2. LANDSCAPE/TOWNSCAPE EFFECTS

- 2.1 Landscape/townscape effects are assessed by considering a combination of the landscape's sensitivity, and the magnitude of change it will experience.

Landscape/Townscape Sensitivity

- 2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element, and the susceptibility of the landscape element to changes that would arise as a result of the proposals. The determination of sensitivity takes into account the below elements:

Landscape/Townscape Quality

- 2.2.1 A combination of desk study and field work has been undertaken to identify and record the character of the landscape, as well as its condition. The landscape character and quality of the area was established through consideration of the landscape elements, features, and aesthetic and perceptual factors. This subjective judgement is often informed by national or local designations made upon the landscape in respect of its quality, e.g. Areas of Outstanding Natural Beauty. Landscape quality is judged with reference to Table L1. Quality feeds into the assessment of Value, as below.

Landscape/Townscape Value

- 2.2.2 Landscape value is also considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. It is defined in the glossary of the GLVIA as: *'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.'*
- 2.2.3 Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes *'...in a manner commensurate with their statutory status or identified quality in the development plan'*. Valued landscapes therefore usually include nationally designated landscapes, such as National Parks or National Landscapes. Locally or regionally designated landscapes, as well as areas where documentary evidence, and/or site observation (in accordance with Box 5.1 of GLVIA3 and LI TGN 02/21) indicates as being more valued than the surrounding area, can often also be considered to be valued landscapes.
- 2.2.4 Landscape value is judged on site by an experienced assessor, with reference to Table L2.

Susceptibility

- 2.2.5 Susceptibility indicates the ability of a landscape or visual 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, para. 5.40).
- 2.2.6 Susceptibility is judged in accordance with the criteria set out in Table L3.
- 2.3 The judgement as to sensitivity combines judgements on susceptibility and value. A landscape of high sensitivity will tend be one with a low ability to accommodate change and a high value, and vice versa. Landscape sensitivity was judged according to the criteria set out in Table L4.

Magnitude of Change

- 2.4 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development, and was assessed using the criteria in Table L5.

Landscape/Townscape Effects

- 2.5 The landscape effect is judged by combines judgements on sensitivity and magnitude of change.
- 2.6 The landscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape).
- 2.7 Landscapes of higher sensitivity, when subjected to a higher magnitude of change, are likely to experience high landscape effects, which can be either beneficial or adverse. Similarly, landscapes of low sensitivity, when subject to a low magnitude of change, are likely to experience lower landscape effects.
- 2.8 It is also important to consider the area over which the effects may be felt, and to note that effects will generally tend to decline with distance from the development in question (as the magnitude of change is likely to reduce).
- 2.9 Changes can also be beneficial, including through the creation of new landscape features, introduction of beneficial management practices, or improving public or recreational access. Therefore, landscape effects have been considered at completion (Year 0), as well as at Year 15, as landscape effects can reduce as new planting or mitigation becomes established and effective.
- 2.10 Table L6 sets out a general description/examples of the levels of landscape effects.

3. VISUAL EFFECTS

- 3.1 Visual effects are concerned with people's views of the landscape and the change that will occur.
- 3.2 A site visit has been undertaken to ascertain and record the baseline visual condition of the site and surroundings, noting the receptors (i.e. the people who experience the view and where they area/what they are doing), and the nature of the existing views. Factors taken into consideration in considering the baseline include the activity people undertake when experiencing the view (e.g. walking in the countryside, working in the office); the nature, composition and character of the views; elements which may interrupt or otherwise influence the views; and the extent and proportion of the view.
- 3.3 GLVIA3 recognises that is not always possible to view the site during both the winter and summer months. Visibility is likely to be greatest during the winter months when vegetation is out of leaf. However, even if the site is only visited during the summer months, the assessment of visual effects is undertaken by a professional, who is experienced in considering what the visual effect will be when the intervening vegetation is out of leaf. As such, the assessment of visual effects takes into consideration both summer and winter views, and assesses the worst case scenario.
- 3.4 The following terms are often used to describe the extent, content, duration, or character of the view:
- No view – the site or development are not visible from the receptor.
 - Glimpsed view – a limited view of the site or development, or a small part of it, or a transient view when moving.
 - Partial – only a part of the site or development is clearly visible.
 - Filtered – views are partially screened by intervening vegetation, the extent of which may change with the seasons.
 - Screened – a view hidden by intervening vegetation, topography, built form or similar.
 - Open – a clear view.

Visual Sensitivity

- 3.5 The sensitivity of the visual receptor is affected by several factors, including its susceptibility to change, and the value of the view. The susceptibility to change of a visual receptor often relates to the activity they are undertaking and/or the duration of their view. Views of higher value would include those from recognised beauty spots or viewpoints, while views of lower value may include those along a main road within a town.

- 3.6 The sensitivity of the receptor is assessed with reference to Table V1.

Magnitude of Visual Change

- 3.7 A professional judgement is made to determine the magnitude of change on visual receptors, with reference to Table V2. It takes into consideration factors such as the extent of the change (in terms of character and geography), the scale of the proposal, the duration of the change, the reversibility, and the proportion of the change. The magnitude of change will generally decrease with distance from its source, until a point is reached where there is no discernible change.

Visual Effects

- 3.8 The Visual Effect is judged based on a combination of the sensitivity of the receptor, and the magnitude of change, and is judged with reference to Table V3. As with Landscape Effects, the Visual Effects are considered at completion of the project (Year 0), as well as at Year 15, acknowledging that mitigation measures such as new landscaping, may reduce visual effects over time.
- 3.9 Visual effects can either be beneficial, adverse, or neutral. Visual effect are usually expected to be higher when there is a higher magnitude of change experienced by a higher sensitivity receptor, and vice-versa.

4. VISUALISATION AND PHOTOGRAPHY

- 4.1 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline/model;
 - Type 3 - photomontage/photowire;
 - Type 4 - photomontage/photowire (survey/scale verifiable).
- 4.2 The baseline photographs within this report include a combination of context photographs (showing the character of the site and surroundings), as well as Type 1 photographs (which are displayed at a recognised scale and angle of view, as per the guidelines).
- 4.3 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather, and any effects on visibility are noted. Images are displayed at

the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- 4.4 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making. While effort is made to include Type 2 or 3 visualisations, this is not always possible due to project constraints.

TABLE L1 - LANDSCAPE/TOWNSCAPE QUALITY	
	Typical criteria
Very High	Nationally designated landscapes, such as National Landscapes, National Parks or World Heritage Sites. Generally landscapes in very good condition, with intact and distinctive features. It may be that within nationally designated areas, some parts may be of lower quality due to detractors.
High	Often locally designated landscapes, such as Special Landscape Areas or Conservation Areas. Attractive with a strong sense of character, place, and distinction. Will generally be in a good condition, with intact and distinctive features.
Medium	Pleasant, ordinary landscapes with some detractors, and with no particular distinctive qualities. Will generally be in a medium condition, with some intact features.
Low	Degraded or unattractive landscape, affected by many detractors. Will generally be in poor condition, with few intact elements.

TABLE L2 - LANDSCAPE/TOWNSCAPE VALUE	
	Typical criteria
Very High	Nationally designated landscapes, such as National Landscapes, National Parks or World Heritage Sites. Generally landscapes in very good condition, with intact and distinctive features. May have elevated levels of tranquillity, or appear wild. May contain very rare features, and may be of particular historic or ecological interest and value. May have substantial recreational value.
High	Often locally designated landscapes, and usually with high landscape quality and in a good condition. May have higher than average recreational value, or ecological or historical interest. May be considered particularly scenic, or allow for particularly scenic public views from within the landscape. May have well-known cultural associations. May be identified as a particularly good example of a characteristic landscape, or contain particularly good examples of characteristic landscape elements.
Medium	Pleasant, ordinary landscapes. May have localised scenic qualities, with limited recreational value. May have undesignated heritage or ecological value at a local level.
Low	Degraded landscape. May have limited public accessibility or views. May have many features which detract from the scenic quality or tranquillity. May have little ecological or cultural interest.

TABLE L3 - LANDSCAPE/TOWNSCAPE SUSCEPTIBILITY	
	Typical criteria
High	Landscapes with a poor capacity to accommodate change, owing to the interaction of the proposed development with the topography, vegetation cover, built form, etc. Landscapes with little or no ability to absorb change, as change would conflict or be out of context with the character of the surroundings. Landscapes where there is little or no screening possible, and where development would be readily visible, and out of character.
Medium	Landscapes with a good capacity to accommodate change. The change would be reflective of the scale and character of parts of the surrounding landscape. Some landscape elements may be lost due to development, but this could be mitigated.
Low	A landscape with a very good capacity to accommodate change, with proposed development comprising a small part of the wider landscape, or being in-keeping with the overarching character of the surroundings. Development may be very well screened, or may complement or enhance the local character.

TABLE L4 - LANDSCAPE/TOWNSCAPE SENSITIVITY	
	Typical criteria
Very High	A landscape that is typically of higher value, and with a high susceptibility to change. May include nationally designated landscapes, or landscapes of very high quality or value.
High	A landscape with a limited ability to accommodate change, of higher to medium landscape value. Often landscapes of higher quality, and may be locally designated.
Medium	Landscapes with a good capacity to accommodate change, where change would not lead to major loss or damage to landscape elements or character. Often landscapes of medium value and quality.
Low	A landscape with a very good ability to accommodate change, where change would not lead to major loss of key or important elements. Often lower value or quality landscapes.

TABLE L5 - LANDSCAPE/TOWNSCAPE MAGNITUDE OF CHANGE	
	Typical criteria
High	Total loss or major alteration to key receptors, characteristics or features of the baseline.
Medium	Partial loss or damage to key receptors, characteristics or features, or partial improvement, restoration or addition to these features.
Low	Minor loss or alteration, or minor improvement to key receptors, characteristics or features.
Negligible	Very limited loss or alteration, or limited improvement to key receptors, characteristics or features.
Neutral	No identifiable change.

TABLE L6 - LANDSCAPE/TOWNSCAPE EFFECT	
	Typical criteria
Major	Effects are in complete variance to the baseline landscape. Proposals may have a substantial detrimental or beneficial effect on the landscape resource or character.
Moderate	Effects result in fundamental alterations to the landscape resource or character, which may not be fully mitigated. Effects may result in clearly identifiable benefits.
Minor	Effects result in slight alterations to the landscape resource or character, with mitigation being effective. There may be some beneficial effects.
Negligible	Effects would barely perceptible on the landscape resource or character, either beneficial or adverse.
Neutral	No identifiable effect.

Note: Effects may be judged to be either adverse or beneficial.

TABLE V1 - SENSITIVITY OF VISUAL RECEPTOR	
	Typical criteria
High	Users of Public Rights of Way with generally open or unspoilt views. Users of outdoor recreational facilities where the purpose of the recreation is the enjoyment of the countryside, and with open views, such as visitors to National Landscapes, National Parks, Country Parks, Heritage assets (such as National Trust properties, Conservation Areas) etc. Non-motorised users of unclassified or minor roads where there are unspoilt views/lack of intrusive features. Residential properties with predominantly open views from ground and first floor windows, or gardens.
Medium	Views with moderate scenic value within undesignated landscapes. Users of Public Rights of Way with restricted views in less sensitive areas, or where there are intrusive features. Users of outdoor recreational facilities where views are not key to the purpose of the recreation, e.g. sports pitches, golf courses. Motorised users of unclassified or minor roads, or non-motorised users where there are some intrusive features. Residential properties with partial views from windows or gardens, or oblique views, or where views are partially obstructed. Users of institutional buildings and their grounds, such as schools.
Low	Views with many detracting features. Users of outdoor recreational facilities where the view is restricted or incidental to the activity. Users of main transport routes, including roads and rail (motorised or not). People at their place of work.

TABLE V2 - MAGNITUDE OF VISUAL CHANGE	
	Typical criteria
High	A dominant change in view which would be obviously discordant and out of context. Changes would occupy the majority of the view.
Medium	An obvious visual change which may be discordant, or not discordant but clearly visible over a large proportion of the view.
Low	Small changes to views that would be noticeable. Changes may be discordant over a small proportion of the view, or not discordant over a larger proportion of the view.
Negligible	The change will be discernible, but the character of the view will not materially change, or the change may not be discordant.
Neutral	No identifiable change.

TABLE V3 - VISUAL EFFECT	
	Typical criteria
Major	The proposals would be clearly visible and dominant, and would cause a substantial deterioration or improvement to a view from a more sensitive receptor.
Moderate	The proposal would be readily identifiable/visible, and would cause some deterioration or improvement to a view from a more sensitive receptor, or a greater deterioration or improvement to a view from a less sensitive receptor.
Minor	The proposal would be noticeable, and would cause limited deterioration or improvement to a view from a more sensitive receptor, or some deterioration or improvement from a less sensitive receptor.
Negligible	The proposal would not substantially change the view, but would be discernible.
Neutral	No change in view.

Note: Effects may be judged to be either adverse or beneficial.

DIRECT EFFECTS ON LANDSCAPE FEATURES		
Trees and Hedgerows		
Sensitivity	Existing Condition	
Medium	The northern Site boundary is formed by a managed hedgerow, around 2-3m high, with intermittent trees, mostly ash and sycamore. The eastern Site boundary is formed by an approximately 8m high outgrown hedgerow, comprising a wide range of native species. The southern Site boundary comprises a ditch and a gappy hedgerow, with scrub and a field access gate located within a gaps in the roughly 5m high hedgerow. The south western Site boundary is formed by an approximately 7m high outgrown species-rich hedgerow.	
	Impact and Mitigation	
	A short section of hedgerow on the west of the Site will require removal to allow the vehicular access to be created into the Site off Coopers Elms. The remaining structural vegetation on the Site boundaries will be retained and managed. In addition, as shown on the Landscape Strategy Plan, much new native structural planting is proposed within the north, east and south of the Site, which will increase the diversity of the structural vegetation on the Site. New areas wildflower meadows, as well as areas of marginal planting within the drainage basins and swales, will further enhance the character and species diversity of the open spaces, and provide habitat. The existing hedgerow along the southern boundary will be strengthened and gapped up with new planting, to create a firm edge to the development, and mitigate views of the new houses from the path. It is proposed to retain some areas of lower vegetation along this boundary, in order to allow glimpsed views of the new homes, and views out from the development, thereby integrating the development with its surrounding context, as opposed to closing it off and creating a separate enclave of houses. Much new tree planting will be incorporated in the south east of the development, to visually assimilate the development into the existing settlement (which is similarly partially visible amongst the vegetation within and around the village), especially in views from the higher ground to the south east.	
Magnitude of Change		Effect Year 15
Medium		Negligible Adverse to None Minor Beneficial As the proposed planting matures
Land use on the Site (i.e. grassland)		
Sensitivity	Existing Condition	
Medium	The Site comprises an ordinary single grassland field.	
	Impact and Mitigation	
	The grassland field at the Site will be lost.	
Magnitude of Change		Effect Year 15
High		Moderate Adverse Moderate Adverse
Public Rights of Way and Access		
Sensitivity	Existing Condition	
High	There is no public access to the Site and no public rights of way cross it. Bridleway Pirton 21 runs along the southern Site boundary, and a recently built recreational footway adjoins the Site to the west, linking Holwell Road in the north with Hambridge Way in the south.	
	Impact and Mitigation	
	No public rights of way would be directly affected. The development would connect to the bridleway to the south via the recreational path on the western edge of the Site, which will allow access to the centre of the village. It will also connect to the residential development to the west via Coopers Elms. A recreational route will be created around the new homes, leading through the green corridors on the edges of the development, thereby enhancing opportunities for recreational walking in the area.	
Magnitude of Change		Effect Year 15
Low		Minor Beneficial Minor Beneficial

Heritage Assets		
Sensitivity	Existing Condition	
N/A	There are no known heritage assets on the Site, although below ground archaeological remains or value may exist.	
	Impact and Mitigation There will be no direct effects to known heritage assets.	
Magnitude of Change	Effect Year 1	Effect Year 15
N/A	N/A	N/A

INDIRECT EFFECTS ON LANDSCAPE/TOWNSCAPE CHARACTER			
Landscape/Townscape Character of Site			
Landscape/Townscape Quality	Landscape/Townscape Value	Landscape/Townscape Susceptibility	Landscape/Townscape Sensitivity
Medium	Medium	Medium	Medium
Existing Condition The Site is not covered by any statutory or non-statutory designations for landscape or heritage quality or value. It comprises an ordinary grassland field, adjoining modern village housing, and bound by straight outgrown hedgerows. It is contained to the north by a further residential property. The Site has no particular conservation value, although there may be buried archaeology of interest. There is no public access to the Site, although it is adjoined by a recreational footway and an area of public open space, as well as a bridleway. The vegetation on the Site is contained to the boundaries, and not of particular quality or value. There are no features of the Site which are particularly representative of specific landscape elements or qualities, and it is not particularly scenic. It is not wild or tranquil, and we are not aware of any associations with the Site which would elevate its value. The Site, and the village of Pirton, lie within the vicinity of the Chilterns National Landscape, but considering the distance from the Site to the National Landscape, as well as the intervening vegetation and the fact that the Site adjoins the existing settlement, we do not consider that the Site is of increased landscape value due to its proximity to the National Landscape. The Site, being level and grassland, and adjoining houses to two sides, has a very good ability to accommodate residential development, with the hedgerow on the eastern boundary and the bridleway to the south forming clear edges to proposed development at the Site.			
Impact and Mitigation The character of the Site will change from a grassland field to a residential development with associated open space and infrastructure. The vast majority of boundary vegetation will be retained, strengthened with new planting, and managed to ensure its longevity and health. Only a short section of hedgerow in the west requires removal to facilitate the access. The proposed development includes new areas of native tree and thicket planting, as well as areas of wildflower meadows and water-tolerant planting within the SuDS. It also includes new recreational walking routes, street trees, and areas of amenity grass to complement the existing public open space south west of the Site. While the effects are assessed as adverse due to the loss of the open field, this does not mean that the development will be inappropriate or unattractive. Instead, as set out within the Design and Access Statement, the new homes and spaces will be designed to reflect the vernacular of the area, and to create an appropriate transition between the settlement and the adjoining countryside.			
Magnitude of Change	Effect Year 1	Effect Year 15	
High	Minor Adverse	Moderate to Minor Adverse As the proposed development and vegetation matures	

Landscape/Townscape Character of Immediate Surroundings			
Landscape/Townscape Quality	Landscape/Townscape Value	Landscape/Townscape Susceptibility	Landscape/Townscape Sensitivity
Medium	Medium	Medium	Medium
Existing Condition			
The adjoining housing west and north of the Site is ordinary in character and not of particular landscape or heritage value. The landscape north and east of the Site, and that to the south in the near and middle distance, is ordinary in character and quality, and include several public rights of way.			
Impact and Mitigation			
The proposed development will be well related to the existing settlement and settlement form, with housing extending one field eastwards. The development will be bound by the existing property to the north, and similar to the development to the west, it will be bound by the bridleway. The layout and landscaping of the proposed development maintains a large area of open space in the south of the Site to create an appropriate area for new planting along the north of the bridleway, to fill in some of the gaps within the field boundary here. The eastern edge of the development will also include a green corridor with the new homes facing onto it, in order to create an appropriate transition between the built settlement and the countryside beyond. The new planting will aid in assimilating the proposed development into its immediate setting, and as the planting matures and the new homes become assimilated, the effect on the character of the landscape/townscape adjoining the Site will reduce.			
Magnitude of Change	Effect Year 1	Effect Year 15	
Medium	Moderate Adverse	Minor Adverse	
		As the proposed development and planting become assimilated into the surroundings	
Landscape/Townscape Character of Wider Surroundings			
Landscape/Townscape Quality	Landscape/Townscape Value	Landscape/Townscape Susceptibility	Landscape/Townscape Sensitivity
Very High to Medium	Very High to Medium	High to Medium	Very High to Medium
Existing Condition			
Much of the wider village lies within a Conservation Area and is therefore of higher value. There are several Scheduled Monuments in the wider area around the village, which are also of higher value. The landscape beyond Hitchin Road to the south lies within the Chilterns National Landscape, and is therefore of very high value. The landscape north and east of the Site is ordinary in character and quality, and include several public rights of way. Overall, the landscape/townscape immediately around the Site is of medium value and sensitivity, with the wider landscape and townscape ranging from medium value and sensitivity to very high value and sensitivity.			
Impact and Mitigation			
While the landscape and townscape in the wider area beyond the Site includes areas of higher value and sensitivity, the effects of the proposed development beyond its immediate surroundings will be relatively localised. Due to the well-contained nature of the development and its location adjacent to the existing modern edge of the village, there will be no material effects on the landscape character of the Chilterns National Landscape as a result of the proposed development, nor on its setting. While the development will initially be visible in limited views from within the National Landscape, the new homes will become assimilated into the adjoining village as the development embeds and the proposed planting matures, and by year 15, there will be no material visual effects on views from the National Landscape. Where the development is visible from the Chilterns, it would be perceived as a natural and coherent part of the settlement.			
Magnitude of Change	Effect Year 1	Effect Year 15	
Low to Negligible	Moderate to Minor Adverse	Minor to Negligible Adverse	
		As the proposed development and planting become assimilated into the surroundings	

Heritage Assets			
Landscape/Townscape Quality	Landscape/Townscape Value	Landscape/Townscape Susceptibility	Landscape/Townscape Sensitivity
High	High	High	High
Existing Condition Pirton Conservation Area is located approximately 100m to the west of the Site. Toot Hill Motte and Bailey Castle and Shrunken Medieval Village at Pirton Scheduled Monument is located 350m to the west, whilst the Anglo-Saxon settlement, and probable prehistoric ring ditches, west of Pirton village Scheduled Monument are approximately 750m to the west of the Site. Moated site and associated enclosure at Rectory Farm Scheduled Monument is located 900m to the west of the Site. There is a large number of Listed Buildings within the village of Pirton (approximately 40), with the most notable being Grade I Listed Church of St Mary. The nearest Listed Building is located approximately 22m to the west of the Site. There are 10 Listed Buildings in Holwell, to the north east of the Site, with the closest one being The Moat House, Grade II, 1km from the Site.			
Impact and Mitigation The proposed development will remain separated from the Heritage Assets by the intervening vegetation, fields, and modern development, and will have no material impact on the landscape surrounding these assets.			
Magnitude of Change	Effect Year 1	Effect Year 15	
Negligible to None	Negligible Adverse to None	Negligible Adverse to None	

OTHER EFFECTS
Cumulative impacts We are not aware of any permitted or allocated development within the vicinity of the Site which would effect this assessment.
Lighting The Site is unlit. The proposals are for a medium density residential development and associated lighting. It is anticipated that the development will result in a small increase in background lighting levels, as ordinarily associated with residential development. No significant lighting effects are expected.
Construction Phase There will be temporary effects on the landscape/townscape and visual character of the Site and surroundings during the construction of the scheme, due to things such as ground moving, heavy vehicle movements, temporary fencing, storage of materials. It is anticipated that the extent of effects will be controlled through a Construction Management Plan, and that there will be no specific landscape/visual effects above those usually associated with the development of this nature.

VISUAL EFFECTS		
Views from Drovers Way and cul-de-sacs off it, incl. Cooper Elms		Photographs 6, 7, 8
Sensitivity	Existing Condition	
Medium	There is a framed view into the Site from the junction of Holwell Road and Drover Way at the north western corner of the Site, through a gap in the field boundary vegetation. There are partial, framed, filtered winter views into the Site along the Coopers Elms and the other cul-de-sacs leading east off Drovers Way, through the intervening hedgerow. Summer views will be very heavily filtered.	
	Impact and Mitigation The new homes will be partially visible in filtered views from the junction of Holwell Road and Drovers Way, seen through the new intervening vegetation within the north west of the Site. The houses will be seen within the context of the existing houses which adjoining the Site to the west and north, and will not appear out of character in these views.	
Magnitude of Change		Effect Year 15
Low		Minor Adverse
Views from Holwell Road		Photographs 8, 9, 10, 11, 24, 25
Sensitivity	Existing Condition	
Medium	There is a framed view into the Site from the junction of Holwell Road and Drovers Way at the north western corner of the Site, through a gap in the field boundary vegetation. The view becomes narrower from further west along Holwell Road. From Holwell Road in the near distance north of the Site, views of the Site are prevented by the intervening vegetation adjacent to the property which bounds the Site to the north, as well as a further hedgerow to the north of this property. From the long distance to the north along Holwell Road, the Site's eastern boundary vegetation is partially visible from a section of the road, seen behind the intervening vegetation north of the Site. The tops of the houses in Pirton are just evident over the intervening ridge in these views. Middle distance views from Holwell Road to the north of the Site are prevented by the intervening ridge, with the houses within the north of Pirton becoming more visible from the ridge at New Wrights Farm. It is expected that the village will remain screened during the summer from here, and only become visible from further south along Holwell Road. In views from this part of the road, the Site is screened by the intervening vegetation to the north of the property which bounds the Site to its north, with the house north of the Site partially visible in filtered views. The Site remains screened by the intervening property and associated vegetation from further south along Holwell Road.	
	Impact and Mitigation The new homes will be partially visible in filtered views from the junction of Holwell Road and Drovers Way, seen through the new intervening vegetation within the north west of the Site. Near distance views from Holwell Road north of the Site will be prevented by the intervening vegetation north of the Site. The tops of the proposed development may be visible during the winter months over the intervening vegetation north of the Site, in middle distance views from Holwell Road to the north. In middle distance views, the existing settlement is already visible during the winter, and the additional development at the Site will be seen within that context. During the summer, the new homes will be screened in these views. The tops of the houses will just be visible over the intervening vegetation north of the Site, and east along the Site boundary, in the long distance from Holwell Road to the north, but they will become screened by the intervening vegetation north of the Site as the traveller continues southwards, due to the alignment of the road. As the proposed planting in the east of the Site matures, these views will become heavily filtered in the winter and screened in the summer.	
Magnitude of Change		Effect Year 15
Low to Negligible		Minor Adverse Negligible Adverse to None As the proposed planting on the eastern Site boundary matures

Views from recreational path and open space west of Site		Photographs 1, 34
Sensitivity	Existing Condition	
Medium	There are filtered winter views, and heavily filtered summer views of the Site through the intervening hedgerow, from the recreational path adjoining the Site to the west, with views opening up from the southern part of this path where there is no intervening vegetation. The Site is visible from the area of open space to the south of Drovers Way, adjacent to the south west of the Site.	
	Impact and Mitigation The new houses within the Site will be partially visible in the winter through the intervening hedgerow and proposed vegetation, from the recreational route west of the Site. During the summer, views of the new homes will be heavily screened from here. From the southern part of this path, there will be open views of the new homes within the Site, similar to those currently available towards the houses west of the Site. Views will become filtered in time by the proposed tree and shrub planting within the open space in the south of the development.	
Magnitude of Change		Effect Year 15
High to Medium		Moderate Adverse
		As the proposed planting matures
Views from Bridleway Pirton 21/Icknield Way Trail/Hambridge Way		Photographs 3, 35, 36, 12, 13, 14, 15, 17, 18, 19
Sensitivity	Existing Condition	
High	There are partial views of the Site through gaps in the intervening vegetation, from bridleway 021 which bounds it to the south. During the summer, these views will be heavily filtered. The existing houses west of the Site are already visible from the bridleway further to the west, and the houses further west are partially visible through gaps in the hedge, although views are mostly aligned along the path. In near distance views from the bridleway to the south east of the Site, the Site is partially visible through the intervening boundary vegetation in filtered winter views, with the existing houses west of the visible in filtered views in the background. Summer views will be screened by the intervening vegetation. From the middle distance along this bridleway east of the Site, views of the Site are most often screened by the intervening vegetation. In middle distance views from the east from Hambridge Way (bridleway 21), the Site's eastern boundary vegetation is visible in limited instances, where there are larger gaps along the vegetation bounding the bridleway. The existing houses west of the Site are visible behind it in filtered views. View towards the Site become screened by intervening vegetation and due to the topography, from a short distance beyond its junction with Mill Way.	
	Impact and Mitigation The new homes will be partially visible from bridleway 21 along the south of the Site, through gaps in the intervening boundary hedgerow. As the proposed planting within the south of the Site matures, the views will become filtered in winter, and screened or heavily filtered in the summer. The new homes will be seen within the context of the existing houses to the west, which are also visible from parts of the bridleway, and will therefore not appear out of character or incongruous. The new homes have been set back from the path behind an area of open space, which allows for sufficient planting to be incorporated to create an appropriate visual set-back and allow filtration of views by intervening new tree planting. We would note that views into the Site from the bridleway are only available currently due to the gappy nature of the boundary hedge, and that where visible, the Site appears as an ordinary grassed field adjacent to the edge of the settlement. This is not a particularly valuable view, especially considering the range and quality of views from further east along this bridleway. From further east along the bridleway in the middle distance, the proposed development will become screened by the vegetation along the path. From west of the Site along the bridleway, the houses will mostly be screened by the intervening vegetation and built form north of the bridleway. From east of the Site in the near distance along the bridleway, the new development will be partially visible in filtered views through the intervening Site boundary vegetation in the winter, although summer views will become screened due to the existing and proposed planting. The existing houses west of the Site are already partially visible, and the overall character of the view will therefore not change, although the houses will now be closer to the viewer. In middle distance views from the east along Hambridge Way, the tops of the proposed development will be partially visible in filtered views through the intervening boundary vegetation, in limited instances where there are gaps in the vegetation along the bridleway. In these views, the existing houses behind (west) of the Site are already partially visible, and the development will therefore replace views of these, and will also not appear out of character within the view. Summer views will be screened by the intervening vegetation.	
Magnitude of Change		Effect Year 15
Medium		Minor to Negligible Adverse
		As the proposed planting in the south and east of the development matures

Views from Public Footpath 13		Photograph 33
Sensitivity	Existing Condition	
High	Views from public footpath 13 south of the Site are prevented by the intervening vegetation along bridleway 21.	
	Impact and Mitigation The tops of the new homes will be partially visible from parts of public footpath 13 south of the Site, through some gaps in the intervening vegetation. As the proposed planting within the Site matures, the views will become heavily filtered in winter and screened in summer.	
Magnitude of Change		Effect Year 15
Low		Negligible Adverse As the proposed planting within the south of the Site matures
Views from Public Footpath 5		Photograph 37
Sensitivity	Existing Condition	
High	From public footpath 5 further south of the Site, there are limited opportunities for views of the Site through gaps in the intervening vegetation. Views from public footpath 5 become screened by the intervening vegetation along Hambridge Way from further east, as well as the hedgerow which adjoins that path. Views from the eastern end of public footpath 5 are prevented by the intervening topography.	
	Impact and Mitigation The tops of the new homes will be partially visible from parts of public footpaths 5 south of the Site, through some gaps in the intervening vegetation. As the proposed planting within the Site matures, the views will become heavily filtered in winter and screened in summer.	
Magnitude of Change		Effect Year 15
Low		Negligible Adverse As the proposed planting within the south of the Site matures
Views from Chilterns National Landscape south west of Pirton		Photographs 28, 29, 30, 31, 32
Sensitivity	Existing Condition	
High	There are views towards the Site from the rights of way along the high ground south west of Pirton, within the Chilterns National Landscape. In these views, the village of Pirton is visible in the middle ground, however, the Site is mostly screened by the intervening houses and trees within the village. The Site is just visible to the east of the houses on Drifters Way in views from the highest parts of footpath 7, to the north of Hanginghill Plantation.	
	Impact and Mitigation Views of the proposed development will be very limited from the higher ground south west of the Site within the Chilterns National Landscape, north of Hanginghall Plantation. Where the development is visible, it would only be the rooftops which are evident over the intervening vegetation, and these will be seen behind, and within the context of the existing settlement which is similarly partially visible.	
Magnitude of Change		Effect Year 15
Low to Negligible		Negligible Adverse As the proposed planting within the south of the Site matures

Views from Bridleway 27		Photographs 26, 27
Sensitivity	Existing Condition	
High	In views from the northern part of this bridleway, the village of Pirton is mostly screened by the intervening vegetation, although the recreation ground is visible. From further south east along the path where it lies on higher ground, the village of Pirton is partially visible amongst the trees which surround it, over the intervening fields. As the viewer moves eastwards along the path, the Site comes into view from behind the intervening vegetation. From the high point within the landscape at the junction of bridleway 27 and 28 at Punch's Cross, the interior of the Site is partially visible over the intervening fields and vegetation, visible through gaps in the vegetation on and near to the southern Site boundary. The existing houses west of the Site are partially visible next to the Site in these views, with the house north of the Site visible behind it.	
	Impact and Mitigation In views from the western part of bridleway 27 along the north of Hitchin Road, there may be heavily filtered views of limited sections of the roofs of the development, over the intervening vegetation, but summer views will be screened. As the viewer moves further east on bridleway 27, more of the roofscape of the development will become partially visible in filtered views through the intervening vegetation near the Site, however, the development will be seen in front of, and replace views of, the existing roofscape to the west, which is already visible in similarly filtered views. As the proposed planting in the south and west of the Site matures, the development will become more filtered in the winter and screened in the summer.	
Magnitude of Change		Effect Year 1
Low		Minor Adverse Negligible Adverse As the proposed planting within the south of the Site matures
Views from Bridleway 28		Photographs 26, 38
Sensitivity	Existing Condition	
High	From the high point within the landscape at the junction of bridleway 27 and 28 at Punch's Cross, and from a section of the bridleway 28 west of Hitchin Road (within the Chilterns National Landscape), the interior of the Site is partially visible over the intervening fields and vegetation, visible through gaps in the vegetation on and near to the southern Site boundary. The existing houses west of the Site are partially visible next to the Site in these views, with the house north of the Site visible behind it. From higher up along bridleway 28, the Site and village become screened by the intervening ridge. Views from the eastern parts of bridleway 28 become screened by the intervening copses north of the path, and from the eastern parts of the route, the intervening vegetation and landform prevent views of the Site.	
	Impact and Mitigation In views from a section of the bridleway north of Hitchin Road (within the Chilterns National Landscape), the roofscape of the development will be partially visible in filtered views through the intervening vegetation near the Site, however, the development will be seen in front of, and replace views of, the existing roofscape to the west, which is already visible in similarly filtered views. As the proposed planting in the south and west of the Site matures, the development will become more filtered in the winter and screened in the summer.	
Magnitude of Change		Effect Year 1
Low		Minor Adverse Negligible Adverse As the proposed planting within the south of the Site matures

Views from Public Footpath 6		Photographs 20, 21, 22, 23
Sensitivity	Existing Condition	
High	In views from public footpath 6 which leads north from Hambridge Way towards Holwell, the existing settlement is partially visible behind the Site, seen where there are gaps in the intervening vegetation. Summer views are likely to be mostly screened. From further north along this footpath, adjacent to the former workings, the path runs within a hedged corridor, with most views towards Pirton and the Site prevented by the intervening vegetation, although there may be very heavily filtered winter views. Beyond the former workings to the north, the footpath crosses open land on the high point south of Holwell. In views from here, the settlement of Pirton is visible in the middle to long distance beyond the intervening fields, with the houses west of the Site partially visible over the intervening vegetation. The Site's eastern boundary vegetation is visible in these views.	
	Impact and Mitigation There will be limited, partial views of the tops of the proposed development, seen through the intervening vegetation, from the southern parts of public footpath 6 in the middle to long distance east of the Site. These will be seen within the context of, and in front of the existing houses west of the Site which are already partially visible in these views. Summer views will be screened by the intervening vegetation. From the northern section of this footpath, the higher parts of the proposed houses will again be visible over the intervening vegetation, seen in front of the existing houses west of the Site which are also partially visible in these views. The character of the view will therefore not change and the proposed development will not appear out of character.	
Magnitude of Change		Effect Year 15
Low to Negligible		Negligible Adverse As the proposed planting within the east of the Site matures
RESIDENTIAL VIEWS		
Views from houses west of Site		Photographs 2, 3
Sensitivity	Existing Condition	
High to Medium	There are partial views of the Site from the houses to the south west of it along the southern parts of Drovers Way and Strawplaiters Green. Some views are filtered by the intervening vegetation within the public open space, but other properties have open views. The houses further north along Drovers Way have filtered views of the Site through the intervening hedgerow, with summer views expected to be heavily filtered.	
	Impact and Mitigation The new houses within the Site will be partially visible in the winter through the intervening hedgerow and proposed vegetation, although views from the houses south west of the Site will additionally be filtered by the vegetation within the existing open space west of the Site. During the summer, views of the new homes will be heavily screened from here. Views will become filtered in time by the proposed tree and shrub planting within the open space in the south of the development.	
Magnitude of Change		Effect Year 15
High to Medium		Moderate Adverse As the proposed planting in the west of the Site matures
Views from property north of Site		Photographs 2, 3
Sensitivity	Existing Condition	
High	There are views of the Site over the intervening vegetation from the house which bounds it to the north, and filtered winter views from its garden.	
	Impact and Mitigation The proposed development will be partially visible from the house and garden which adjoins it to the north. As the proposed planting within the north of the development matures, these views will reduce.	
Magnitude of Change		Effect Year 15
High		Moderate Adverse As the proposed planting in the north of the Site matures