



GA2, Land north of Great Ashby Environmental Statement

Chapter 11: Landscape and Visual Impact Assessment

Iceni Projects Limited on
behalf of Picture Estates Limited

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11. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Introduction

- 11.1 This chapter of the Environmental Statement has been prepared by Icen Projects Limited and presents an assessment of the likely significant effects of the Proposed Development with respect to landscape character and visual amenity (people's views).
- 11.2 Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects. Taking into account the mitigation measures, the nature and significance of the likely residual effects are reported.
- 11.3 This chapter is supported by the following technical appendices:
- **Appendix 11.1** – National Landscape Policy Summary
 - **Appendix 11.2** – Landscape and Visual Assessment Methodology
 - **Appendix 11.3** – Extract from Published Landscape Character Assessments
 - **Appendix 11.4** – Landscape and Visual Figures
 - Figure 11.1 – Site Location Plan
 - Figure 11.2 – Aerial Photograph
 - Figure 11.3 – Photographs
 - Figure 11.4 – Designations Plan
 - Figure 11.5 – Published Landscape Character Areas
 - Figure 11.6 – Local Landscape Character Areas
 - Figure 11.7 – ZTV Bare Earth
 - Figure 11.8 – ZTV with Screens and Representative Viewpoints
 - Figure 11.9 – Green Infrastructure Framework Plan
 - Figure 11.10 – Type 3 Visualisations
 - **Appendix 11.5** – Landscape Assessment Tables
 - **Appendix 11.6** – Visual Assessment Tables
 - **Appendix 11.7** – Arboricultural Survey and Impact Assessment
 - **Appendix 11.8** – Outline Landscape and Ecological Management Plan

Competence

- 11.4 For a summary of the competence of the authors of this chapter, please refer to **Appendix 1.6**.

Legislation and Policy Context

National Planning Policy

National Planning Policy Framework (December 2024, corrected February 2025)

- 11.5 The National Planning Policy Framework ('NPPF'; December 2024) sets out the national planning policy context, with section 15 dealing with conserving and enhancing the natural environment. Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst others:

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

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

- 11.6 Further guidance is set out within the Planning Practice Guidance ('PPG'), supported by the National Design Guide and the National Model Design Code, which provide guidance on how well-designed places can be achieved.
- 11.7 The national planning policies and guidance relevant to this assessment are summarised in **Appendix 11.1**.

Local Planning Policy

- 11.8 The following local planning policies are relevant to landscape and visual matters in relation to the Proposed Development.

North Hertfordshire Local Plan (2011 – 2031)

- 11.9 The North Hertfordshire Local Plan (adopted November 2022) sets out the long-term vision and strategic context for managing and accommodating growth within North Hertfordshire. Policies of relevance are noted below:
- **Policy SP18: Site GA2 – Land off Mendip Way, Great Ashby** identifies the Site as a key opportunity to make a strategic contribution towards housing and affordable housing need in the district. Policy SP18 highlights that the Proposed Development should aim to improve the overall

function of Great Ashby, particularly in terms of sustainable movement and social infrastructure provision.

- **SP9: Design and Sustainability** notes that good design should be a key aspect of sustainable development, including schemes that positively reflect and respond to local landscape character.
- **SP12: Green Infrastructure, Landscape and Biodiversity** states that the natural environment should be protected and enhanced alongside the district accommodating significant growth.
- **NE1: Strategic Green Infrastructure** sets out that development should protect, conserve and, where possible, enhance the strategic green infrastructure network. This should avoid fragmentation of the strategic network and include sufficient mitigation and long-term management of the network.
- **NE2: Landscape** outlines how schemes should respect the sensitivities of the relevant landscape character area and not cause unacceptable harm to the character and appearance of the surrounding area.
- **NE4: Biodiversity and Geological Sites** highlights that new developments should appropriately protect, enhance and manage habitats, whilst contributing towards ecological networks. It states that designs should include appropriate buffers of complimentary habitat for designated sites and other connective features. This includes 12m of complimentary habitat around wildlife sites, trees and hedgerows.
- **NE6: New and Improved Open Space** outlines how new / improved open space should meet the Council's open space standards and incorporate any relevant buffers for landscape, visual, ecology or air quality reasons.

11.10 The Local Plan also sets out strategic objectives which provide the link between the vision for the district and the strategic policies set out in the Local Plan. Objectives relevant to this assessment include:

- **ENV2** Protect and enhance the historic character of North Hertfordshire's towns, villages, hamlets and landscape by promoting good design that creates a distinctive sense of place.
- **ENV3** Protect, maintain and enhance the district's historic and natural environment, its cultural assets and network of open spaces, urban and rural landscapes.

Other Relevant Guidance

11.11 Other relevant guidance that has been reviewed includes:

- Place & Movement Planning and Design Guidance for Hertfordshire (2024);
- North Hertfordshire District Council Design SPD (July 2011);
- Vehicle Parking at New Developments SPD (November 2011);
- Stevenage Design Guide SPF (October 2009);
- Stevenage Design Guide SPD (January 2023)

- North Hertfordshire Open Space Review and Standards (2016); and
- North Hertfordshire Sustainability Draft SPD (November 2023).

Assessment Methodology and Significance Criteria

- 11.12 This section presents the methodology used to assess the potential effects of the Proposed Development in relation to landscape character and visual amenity.

Consultation

- 11.13 **Table 11.1** presents a summary of the comments raised in the Council's EIA Scoping Opinion from North Herts Council and other discussions with relevant consultees with respect to landscape and visual matters.

Table 11.1 Summary of Comments Raised in the Scoping Opinion

Consultee	Summary of Comment	Response
North Herts Council	I am unable to provide detailed technical comments on this aspect, as we do not have an inhouse Landscape specialist in the Planning Team. On a development of this scale, we may well seek specialist Landscape advice on a planning application with Environmental Statement.	Noted. The Council have instructed outside specialist advice, and the Applicant has had consultation with the advisor through the Pre-Application process.
	Clearly for a development of this scale, a chapter is required which will assess the environmental effects of the development in terms of Landscape and Visual Impact.	Landscape and Visual scoped into the ES.
	Views out of the site would also need to be considered, particularly important views towards heritage assets which would need to be retained and/or enhanced.	There are views from parts of the north of the Site of the listed buildings at Tilekiln Farm, and very limited views of the listed buildings at Dane End Farm. Appropriate design and planting has been incorporated into the proposals, as set out within the Design and Access Statement and as shown on the Green Infrastructure Framework Plan in Figure 11.9 in Appendix 11.4.
	We would suggest that an additional photomontage be provided from the viewpoint from the corner of Warrens Green Lane (included in the LVIA Appendix 5 as viewpoint 3), as it is presently an open view into / across the Site.	Type 3 visualisations have been produced, and are included in Figure 11.10 in Appendix 11.4.

	The assessment would need to identify the maximum height of buildings and should give an indication of where the tallest, most prominent buildings are likely to be located within the site, so that a proper assessment can be made on the impact on the wider area.	Maximum building heights are shown on the Building Heights Parameter Plan which has formed the basis of the Zone of Theoretical Visibility ('ZTV') and has been used to inform the assessment of landscape and visual effects.
	An indicative layout is required to demonstrate how the different elements of open space/green infrastructure can be accommodated within the site. A rationale for how much green space and its layout/provision would also need to be provided (including an indication of which standards have been assumed). Furthermore, cross-sections are likely to be required to illustrate how the proposed layout would work with existing site features and landform.	An indicative layout of open space / green infrastructure is shown on the Green Infrastructure Framework Plan in Figure 11.9, Appendix 11.4 and included within the Design and Access Statement alongside the amount of open space and how this relates to relevant standards.
	Cross-sections are likely to be required to illustrate how the proposed layout would work with existing site features and landform.	Sections to illustrate how the proposed layout would work with existing features and landform have been included within the Design and Access Statement.
	Paragraph (g) of Policy SP18 requires: <i>“Structural planting along site boundaries as informed by detailed landscape assessments to reinforce the revised Green Belt boundary and mitigate landscape impacts.”</i> Therefore, it is important that the landscape assessments in the Environmental Statement inform this element of the proposals.	The design of structural planting along the revised Green Belt boundary has been informed by the outputs of the LVIA through an iterative design process. Information is contained within the Design and Access Statement and shown on the Green Infrastructure Framework Plan in Appendix
	Natural England were consulted and provided a response. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development, including landscape and visual impacts.	Noted – response to Natural England considered below.
	The comments from Great Ashby Community Council have pointed out that Section 2.3 of the EIA Scoping document does not reference the Landscape Character Area 39 Middle Beane Valley, which covers a significant part of the site. I assume this is just an error as it is covered in paragraph 11.19.	Noted.

	There is an error in the Scoping report at 11.3 which makes reference to site being in the Thames Basin Heaths National Character Area which we assume is incorrect.	Noted – the Site is located in NCA 86: South Suffolk and North Essex Clayland. This has been amended in the LVIA.
Natural England	The EIA should refer to the relevant National Character Areas.	The relevant National Character Areas are considered within the landscape baseline and have informed the identification of Local Landscape Character Areas. The relevant statements of environmental opportunity have also been considered.
	The ES should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies.	The relevant Landscape Character Assessments have been considered and have informed the identification of Local Landscape Character Areas.
	It is recommended that the LVIA uses the methodology set out within Guidelines for Landscape and Visual Impact Assessment 2013 (3rd edition) (GLVIA3).	The methodology for this assessment (see Appendix 11.2) has been prepared in line with GLVIA3.
	The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.	A number of other large-scale developments (listed in Appendix 1.7) have been considered within the cumulative assessment.
	The proposed development should enhance local landscape character and distinctiveness. Account should be taken of local design policies, design codes and guides, as well as the National Design Guide and National Model Design Code.	Local landscape character has been used to inform the landscape strategy for the Proposed Development, as set out within the Design and Access Statement. Local design guidance, as noted in paragraph 11.11, alongside the National Design Guide and National Model Design Code have been used to inform the designs. Detail of the design development process for the Proposed Development can be found in the Design and Access Statement.

Great Ashby Community Council	The Community Council has a statutory obligation to provide allotments as required by the electorate; a location previously outlined beneath pylons near Mendip Way is deemed unsuitable due to the inability to store items onsite, the lack of water to the site, the difficulties with parking and the proposed new developments which will pass the area. This Council requests NHC consider whether provision of a site for allotments within the GA2 site is feasible, should this development proceed.	Allotments included in the Proposed Development.
	With regards to open green space, existing Great Ashby residents utilise a park and grassed area beneath the pylons which will be lost should an entrance to the proposed new development be created via Mendip Way. It is hoped that this loss of amenity would be recognised and compensated for.	An area of open space would be retained at Mendip Way with a new NEAP, alongside considerable additional new open space within the Proposed Development.
	Great Ashby residents and visitors to the area utilise the public footpaths and bridleway within this location for recreation and exercise which promotes a healthy lifestyle. This network of intersecting pathways directly link to the surrounding villages and the District Park and any loss of the ability to access open countryside from Great Ashby during the development phase would be detrimental to the health and wellbeing of our community.	Noted – routes of existing PRoW are to be retained within the Proposed Development.

Assessment Methodology

Spatial Scope and Study Area

- 11.14 The Guidelines for Landscape and Visual Impact Assessment Third Edition ('GLVIA3') defines the purpose of the landscape Study Area as the area which the Proposed Development may influence in a significant manner. The visual Study Area is defined by the area across which the Proposed Development is potentially visible, and the individuals or groups of people who may be significantly affected by changes in the composition of their views. These were guided by the rationale set out below and determined by professional judgement.
- 11.15 The North Herts Landscape Study - Character, Sensitivity and Capacity (2011) describes the district's landscape character and provides a level of detail appropriate to the scale of the Proposed Development. As such, this study will be used as a baseline for further assessment of landscape effects.
- 11.16 The Proposed Development may significantly affect the Landscape Character Areas ('LCA') within which it is located. The North Herts Landscape Study places the Site within LCA 039: Middle Beane Valley and LCA 220: Weston Park (see **Appendix 11.4, Figure 11.5**). The Proposed

Development may also significantly affect LCAs in proximity to the Site, including LCA 221: Upper Beane Valley Tributaries to the east, and LCA 219: Baldock Gap to the west. As such, part of these LCAs are included within the Study Area.

11.17 The Zone of Theoretical Visibility ('ZTV') was initially set at a distance of 5km from the Site (see **Appendix 11.4, Figure 11.7**), as is common practice with proposals of this nature and scale. Following the on-site assessment of visibility, this was able to be further refined to a distance of approximately 2km from the Site, given the surrounding vegetation, topography and built form (see **Appendix 11.4, Figure 11.8**). The Study Area includes:

- **To the north:** Southern part of Weston located approximately 2km from the Site;
- **To the east:** Bridleway Clothall 012 to the west of Luffenhall, located approximately 2.2km from the Site;
- **To the south-east:** Public footpath Walkern 034 located approximately 1.6km from the Site;
- **To the south:** Box Wood located approximately 0.8km from the Site;
- **To the south-west:** The north-eastern edge of Great Ashby adjacent to the Site;
- **To the west:** Manor Farm located approximately 0.9km from the Site; and
- **To the north-west:** Public footpath Weston 017 at How Wood.

11.18 The ZTV was used to identify representative viewpoints within the Study Area. In line with GLVIA3, these viewpoints were selected for the illustration of the visual effects likely to be experienced by different visual receptors (people). The viewpoints have been selected to inform and illustrate the visual assessment, capturing views experienced by visual receptors and demonstrating the difference in visibility across different viewing distances, elevation, and orientations from across the Study Area. They are not intended to show all locations where the Proposed Development could be visible from. All representative viewpoints have been located in publicly accessible locations, as is best practice. All receptors within the Study Area that are outside of the ZTV will have no view of the Proposed Development.

Temporal Scope

11.19 The temporal scope of this assessment is the entire lifetime of the Proposed Development, which therefore covers construction works and completion / operation of the Proposed Development, as well as 15 years following completion.

11.20 To understand how seasonality can impact the likely effects, the assessment considers the peak construction works and the operation Year 1 of the Proposed Development based on winter conditions when vegetation is not in leaf, therefore representing a reasonable worst-case scenario.

The assessment also considers operation Year 15 of the Proposed Development based on summer conditions when the proposed mitigation planting has established and is in leaf, which represents likely residual effects of the Proposed Development.

11.21 The assessment will be undertaken in the following scenarios:

- Peak construction activity in winter;
- Year 1 operation in winter; and
- Year 15 operation in summer, presenting the established proposed planting.

Establishing Baseline Conditions

Existing Baseline

- 11.22 The landscape and visual baseline were informed by a desk-based review of published landscape character assessments, relevant green and blue infrastructure studies, Ordnance Survey (OS) mapping, aerial photography, topographical data and the ZTV. The Arboricultural Survey (see **Appendix 11.7**) has been used to establish baseline conditions within the Site.
- 11.23 Field surveys were undertaken to review and record the baseline landscape character and visual amenity across the Site and Study Area. Site visits were undertaken by experienced and chartered landscape architects in March 2023 to capture winter conditions and August 2023 when vegetation was in leaf. Viewpoint photography was undertaken in fair weather conditions with good to excellent viability.

Future Baseline

- 11.24 The South Suffolk and North Essex Clayland National Character Area 86 ('NCA'), which the Site is located within, reports on drivers for change within the landscape. One of the main drivers for change is climate change, which may alter the existing landscape and visual baseline within the Study Area. However, long-term change as a result of climate change is unpredictable. Therefore, the future baseline of the Site is assumed to be the same as the present day, with the assumption that existing vegetation will continue to be managed in its current condition throughout the assessment period. The methodology identified above is therefore applicable to the future baseline conditions.
- 11.25 NCA 86 also reports that development places an additional pressure on the landscape. A number of large-scale developments are proposed within the Study Area, as identified in **Appendix 1.7** and discussed in **Chapter 17**. The future scenario of these coming forward have been assessed qualitatively within the cumulative assessment.

Construction Assessment Methodology

- 11.26 A qualitative assessment was undertaken to identify the likely landscape and visual effects resulting from the anticipated peak construction activities during winter conditions, using professional opinion and the methodology provided in **Appendix 11.2**, which accords with GLVIA3.

Completed Development Assessment Methodology

- 11.27 The methodology used to identify the likely landscape and visual effects resulting from the Proposed Development once fully complete and in operation (at both Year 1 and Year 15) is provided in **Appendix 11.2** and accords with GLVIA3. The assessment methodology for the different stages of the Proposed Development's lifecycle is the same.

- 11.28 The assessment was informed by the representative viewpoint photography alongside the production of four 'Type 3' visualisations produced in accordance with the Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (see **Figure 11.10 in Appendix 11.4**). The visualisations were also used to demonstrate the maximum extent (height and scale) of the Proposed Development and its visibility from various locations across the Study Area during both winter and summer conditions. The visualisations were based on the maximum height and scale of the Proposed Development for which outline planning permission is being sought, as shown on the parameter plans (see **Appendix 4.1**). This presents the maximum 'envelope' for which development could come forward under a future reserved matters application. The actual quantum of development would be much reduced from this and space between individual buildings would break up massing. The visualisations are only a supporting aid to visualise the Proposed Development. The assessment also used information gathered from the desk-based research and Site visits.
- 11.29 The assessment of the Proposed Development, once fully complete, took into account the Green Infrastructure Plan shown in **Figure 11.9, Appendix 11.4** which has been used as a reasonable interpretation of suggested landscape treatment and therefore residual landscape and visual effects.

Assessment of Landscape Effects

- 11.30 Paragraph 5.39 of GLVIA3 states that *"landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape"*.

Landscape Value

- 11.31 Landscape value refers to the relative value that is attached to different landscapes by society. The assessment of the value of each landscape receptor has been informed by the information set out in the baseline, including any relevant landscape designations, geographic criteria and valued features as set out in GLVIA3 Box 5.1, e.g. aesthetic, perceptual, or experiential value and in the Landscape Institute's Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations. The Criteria for the Assessment of Landscape Value are included in **Table L1** in the **Appendix 11.2**.

Landscape Susceptibility

- 11.32 GLVIA3 (paragraph 5.40) defines landscape susceptibility as *"the ability of the landscape receptor (whether it be overall character of condition of a particular landscape type or area, or an individual element and/or features, or a particular aesthetic and perceptual aspect) 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"*. The Criteria for the Assessment of Landscape Susceptibility are included in **Table L2** in the **Appendix 11.2**.

Landscape Sensitivity

- 11.33 Landscape value and landscape susceptibility are assessed separately and then combined to define the sensitivity of the landscape receptor, with reference to the criteria set out in **Table L3** in the **Appendix 11.2**. Generally, value and susceptibility are given even weightings when combined, however, every situation is different and professional judgement will be applied to determine if the weighting deviates from this. Landscape sensitivity can also be expressed as the intermediate levels of 'low-medium' and 'medium-high'. The Criteria for the **Assessment of Landscape Sensitivity** are included in **Table L3** in the **Appendix 11.2**.

Magnitude of Landscape Change

- 11.34 GLVIA3 notes that magnitude is informed by combining considerations of the scale, extent, and duration of an effect. The LVIA will consider the duration of effects as:
- Short term: 0–2 years;
 - Medium term: 2–15 years; and
 - Long term: over 15 years.

- 11.35 The Definitions of Magnitude of Landscape Change are included in **Table L4** in the **Appendix 11.2**.

Landscape Effect

- 11.36 The landscape effect is judged by combining judgements on sensitivity and magnitude of change. The effects can be either beneficial, adverse or neutral. Changes can also be beneficial, including through the creation of new landscape features, introduction of beneficial management practices, or improving public or recreational access. The Definitions of **Landscape Level of Effect** are included in Table L5 in the **Appendix 11.2**.

Significance of Landscape Effect

- 11.37 Following identification of the level of effect, an assessment of significance is provided. For the purpose of this chapter, **Major** and **moderate effects** (adverse or beneficial) are considered to be significant. **Minor, negligible, and neutral effects** are considered not significant.

Assessment of Visual Effects

- 11.38 Visual effects are concerned with people's views and the change that will occur due to the Proposed Development. GLVIA3 recognises that it 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. As such, the assessment of visual effects takes into consideration both summer and winter views, and assesses the worst case scenario.

Visual Value

- 11.39 The value attached to views experienced will be considered in line with GLVIA3, paragraph 6.37, which identifies the following indicators of value:
- Views associated with heritage assets or planning designations;

- Appearances in guidebooks or tourist maps or proximity to facilities such as parking or interpretive materials; and
- References to views in literature or art.

11.40 The Criteria for the Assessment of Visual Value are included in **Table V1** in the **Appendix 11.2**.

Visual Susceptibility

11.41 The susceptibility of visual receptors results from parameters, such as:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.

11.42 GLVIA3 notes that visual receptors “*most susceptible to change*” include residents at home and visitors engaged in outdoor recreation whose attention is likely to be focused on the landscape and particular views. Visitors to heritage assets where the view is important, and communities where views contribute to the landscape setting are also noted as indicators of susceptibility. The Criteria for the Assessment of Visual Susceptibility are included in **Table V2** in the **Appendix 11.2**.

Visual Sensitivity

11.43 Paragraph 6.31 of GLVIA3 states that “*each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.*”

11.44 Visual value and visual susceptibility are assessed separately and then combined to define the sensitivity of the visual receptor, with reference to the criteria set out in **Table V3** in the **Appendix 11.1**. Generally, value and susceptibility are given even weightings when combined, however, every situation is different and professional judgement will be applied to determine if the weighting deviates from this. Visual sensitivity can also be expressed as the intermediate levels of ‘low-medium’ and ‘medium-high’. The Definitions of Visual Sensitivity are included in **Table V3** in the **Appendix 11.2**.

Magnitude of Visual Change

11.45 A professional judgement is made to determine the magnitude of change on visual receptors, with reference to **Table V4** in the **Appendix 11.2**. 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.

11.46 GLVIA3 notes that magnitude is informed by combining considerations of the scale, extent, and duration of an effect. The LVIA will consider the duration of effects as:

- Short term: 0–2 years;
- Medium term: 2–15 years; and

- Long term: over 15 years.

11.47 The Definitions of Visual Sensitivity are included in **Table V4** in the **Appendix 11.2**.

Visual Effect

11.48 The visual effect is judged by combining judgements on sensitivity and magnitude of change. As with landscape effects, the effects can be either beneficial, adverse or neutral. The **Definitions of Visual Level of Effect** are included in **Table V5** in the **Appendix 11.2**.

Significance of Visual Effect

11.49 Following identification of the level of effect, an assessment of significance is provided. For the purposes of this chapter, **major** and **moderate effects** (adverse or beneficial) are considered to be significant. **Minor**, **negligible**, and **neutral effects** are considered not significant.

Visualisation and Photography

11.50 The photographs and visualisations within the figures which form part of this chapter 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).

11.51 The baseline photographs within this chapter 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). Type 3 photomontages are included within **Figure 11.10** in **Appendix 11.4** to illustrate the expected visual impacts from a number of receptors.

11.52 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.

11.53 The Guidance Note 06/19 advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.

Cumulative Effects

11.54 Cumulative Effects are:

"the additional changes caused by a Proposed Development in conjunction with other similar developments or as the combined effects of a set of developments, taken together" (GLVIA 3, Page 120, paragraph 7.3)

- 11.55 In carrying out the LVIA, it is for the author to form a judgment on whether or not it is necessary to consider any planned developments and to form a judgment on how these could potentially affect a project.
- 11.56 A list of potential projects to consider cumulatively are included in **Chapter 17: Cumulative Effects** of the ES and **Appendix 1.7**. The potential cumulative impact on landscape character and visual amenity resulting from the Proposed Development and all the identified schemes have been considered and assessed.

Limitations and Assumptions

- 11.57 Site visits were undertaken by qualified Landscape Architects during both the very early spring, and summer, when vegetation was both in and out of leaf. Representative photographs were taken at the beginning of March, when vegetation was still out of leaf, and the photographs in **Figure 11.3** in **Appendix 11.4** therefore show the situation in late winter.
- 11.58 The impact assessment is based on the Parameter Plans, alongside the information within the Design and Access Statement, and the Green Infrastructure Framework Plan in **Figure 11.9** in **Appendix 11.4**. The findings of **Chapter 8: Built Heritage**, Tree Survey/Arboricultural Impact Assessment, Ecological Impact Assessment, and BNG Assessment have also informed this LVIA.
- 11.59 Whilst background information has been gathered relative to heritage assets and the cultural landscape to understand the historic landscape, the assessment of effects on the setting to heritage assets is set out in **Chapter 8: Built Heritage**.

Limitations and Assumptions

- 11.60 As described above, owing to the outline nature of the residential element of the planning application, the assessment within this chapter is based on the maximum parameters (height and spatial extent) of the Proposed Development, as shown on the parameter plans in **Appendix 4.1**. The assessment presents a reasonable worst-case scenario of the likely significant effects as it provides an assessment of the maximum extent of development that could be brought forward through future reserved matters application(s). The assessment of the Proposed Development, once fully complete, also took into account the Green Infrastructure Framework Plan shown in **Figure 11.9, Appendix 11.4** which has been used as a reasonable interpretation of suggested landscape treatment to identify likely residual effects.
- 11.61 All fieldwork has been undertaken from publicly accessible locations within the Study Area. Professional judgement has been used to assess residents' views, aided by aerial photography and fieldwork from the surrounding area.
- 11.62 The assessment of construction activities is based on the information provided within **Chapter 3**.
- 11.63 The assumptions for the Year 1 operational assessment are:

- The Proposed Development would be fully completed and operational across the Site during winter, when deciduous vegetation is not in leaf, thereby representing the worst-case scenario;
- The landscape design would be implemented in line with the Green Infrastructure Framework Plan in **Figure 11.9, Appendix 11.4**. New planting would be planted but would not be established at Year 1; and
- Proposed hedgerows would be 0.6-0.8m tall and proposed trees would be 1.0-3.5m tall, depending on available plants and natural variations in height. Planting is assumed to grow at a rate of 33cm per year.

11.64 The assumptions for the Year 15 operational assessment are:

- The Proposed Development would be fully complete and operational across Site during summer, when deciduous vegetation is in leaf; and
- All new planting would have established. Tree planting would have grown such that they would be between 6m and 7.5m tall. Hedgerows would be managed and at least 2.5m tall.

Baseline Conditions

Landscape Baseline

11.65 Below is an overview of the landscape baseline, including a summary of published landscape character assessments, as well as an overview of the landscape character of the Study Area and the Site.

Published Landscape Character Assessments and relevant studies

11.66 The Site and Study Area are covered by several published LCAs, which set out the key characteristics of the landscape and guidelines for the management of future change. Extracts from the relevant published landscape character assessments can be found in **Appendix 11.3**.

National Landscape Character Assessment

11.67 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site and the Study Area lies within the South Suffolk and North Essex Clayland National Character Area (NCA 86).

11.68 The study describes NCA 86 as:

"An ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old

species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The widespread moderately fertile, chalky clay soils give the vegetation a more or less calcareous character.”

11.69 The assessment identifies four Statements of Environmental Opportunity (SEO) for NCA 86. Two of these are relevant to the Site and include:

- *‘Maintain and enhance the character of this gently undulating, rural landscape by maintaining agricultural productivity and encouraging sustainable land management practices that protect and enhance the landscape, geodiversity and biodiversity assets and benefit carbon storage and water quality, as well as the over-riding sense of place.*
- *Protect and enhance the area’s ancient woodland cover, parkland trees, river valley plantations and ancient hedgerows, through the management of existing woods and the planting of new woods, hedgerows and hedgerow trees to benefit landscape character, habitat connectivity and a range of ecosystem services, including timber provision, the regulation of soil erosion and the strengthening of the sense of place and history.’*

11.70 NCA 87: East Anglian Chalk is located just beyond the Study Area to the north-west and is therefore not considered further in this assessment.

Hertfordshire Landscape Character Assessment (various dates)

11.71 The Hertfordshire Landscape Character Assessment provides a county-wide assessment of landscape character, allowing Landscape Character Areas (‘LCA’) to follow landscape features, as opposed to District boundaries. The assessment compiles individual studies undertaken by different districts, including the North Herts Landscape Study – Character, Sensitivity and Capacity (2011), and also the East Herts District Landscape Character Assessment (2007). Extracts of these studies are contained in **Appendix 11.3**.

11.72 The Site and the Study Area are located within several LCAs identified within the Hertfordshire Landscape Character Assessment, as shown on **Figure 11.5** in **Appendix 11.4**. The two which fall within/adjacent to the Site are:

- LCA 220: Weston Park, which covers the north-west half of the Site (identified within the North Herts Landscape Study), and
- LCA 39: Middle Beane Valley, which adjoins the south-east of the Site (identified within the East Herts Landscape Character Assessment).

11.73 LCA 220 Weston Park is described as:

“Gently sloping chalk plateau overlain by clay soils. Predominantly arable land use but with pockets of grazing adjacent to Weston Park to the southeast of village. Character Area is well wooded – predominantly ancient deciduous woodlands. Density of woodland cover creates a sense of enclosure and is key to the character of the landscape. There is a network of winding lanes, sometimes open and affording views over the plateau.”

11.74 The key characteristics are:

- *“Plateau landform;*
- *Arable land use;*
- *Extensive mature woodland cover;*
- *Interlocking pattern of fields, lanes and curvilinear boundaries;*
- *Scattered farmsteads;*
- *Winding lanes; and*
- *Mature field and hedgerow trees.”*

11.75 The distinctive features are:

- *“Weston Park;*
- *Pylon on southern boundary; and*
- *Abuts northern edge of Stevenage”*

11.76 The study assesses the sensitivity of the LCA as moderate, noting that *“the gently sloping plateau, parkland landscape and woodland patches create an enclosed, quiet character area. However, the northern edge of Stevenage and the electricity pylons are detractors to Weston Park in that part of the area”*. The condition and robustness of the landscape are both assessed as moderate, creating a strategy of *“improve and conserve”*.

11.77 The landscape value is assessed as moderate, with the study noting that *“aspects of particular value within Weston Park are the relative intactness of the parkland landscape, the condition and extent of the woodland blocks and other landscape elements that create a sense of place, the relatively few rural lanes and perceived distance from edge of Stevenage. Part of the area forms the ‘Howard’s End’ cultural landscape associated with the writing of E. M. Foster.”*

11.78 The study notes that in visual terms, the LCA is considered to be of moderate sensitivity as views *“across the parkland landscape would be sensitive to the introduction of built or urbanising features”*.

11.79 Relevant strategy guidelines for managing change in LCA 220 include:

- Promote the restoration of ancient woodland and other woodland planting and where historically appropriate, link up small remnants of ancient woodland;
- Encourage appropriate tree planting using local native species to help maintain the traditional wooded appearance and character of the clay plateau;
- Promote the creation of buffer zones between intensive arable production and areas of semi-natural habitat and the creation of links between habitat areas;
- Promote the diversity of hedgerow species and the planting of standard hedgerow trees;
- Maintain and extend the rights of way network;
- Protect and preserve the pattern of narrow lanes and associated hedge banks;
- Encourage the planting of appropriate broadleaved woodland and vegetation to screen new development that could intrude in panoramic and framed views;
- Retain the rural character of Weston Park and Chesfield Park, ensuring that any new development is appropriately sited and of a scale, form and style appropriate to the parkland setting;
- Planting should reflect existing patterns, with hedges following field and road boundaries and strategic copses to mitigate buildings;
- 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 ancient hedgerows;
- Ensure that lighting necessitated by the new development minimises the impact on the Character Area; and
- Use the opportunity of any new developments to create new accessible green infrastructure.

11.80 LCA 39 Middle Beane Valley is described as:

“Open arable farmland with small grouped woodlands linked by hedges. Medium to large-scale field pattern over strongly undulating slopes, with remote character despite proximity to Stevenage.”

11.81 The key characteristics are:

- *“Strongly undulating west-facing slope;*
- *Sharp transition to ridge to the east and to urban edge to the west;*
- *Built edge of Stevenage generally well concealed and contained by mature and semi mature woodland;*

- *Woods located to the tributary valley heads and on the upper slopes adjacent to Stevenage;*
- *Well-managed hornbeam coppice woodland;*
- *Large fields and arable cultivation;*
- *Few settlements; and*
- *Expansive views from the edges to the Beane Valley.”*

11.82 The distinctive features are:

- *“Historic features around Walkern; and*
- *Aston End village to the upper slopes a smaller intimate landscape with pasture.”*

11.83 The condition of the landscape is assessed as moderate and robustness as moderate, therefore the strategy is to *“improve and conserve”*.

11.84 Relevant strategy guidelines for managing change in LCA 39 include:

- Safeguard existing hedges, increase hedged field boundaries and enhance the quality of habitats adjacent to existing high-quality habitats;
- Consider the possibilities of creating circular footpath routes in the area to take advantage of views over the sculptural landform;
- Care should be taken to select species that will reflect local distinctiveness;
- Continue to manage both the established and young woodlands so the western boundary with Stevenage to minimise the visual impact of the settlement on the landscape to the east; and
- Encourage traditional woodland management measures including coppicing.

11.85 The western part of the Study Area is located in LCA 219: Baldock Gap, which is described as:

“Steeply sloping in places chalk scarp, eroded by local valleys, mostly dry, to form an undulating landform. Two deeply incised valleys southwest of Weston still carry streams, which feed a number of water features. Extensive arable fields of cereals with occasional patches of pasture land. Sparse woodland cover. General lack of development.”

11.86 The key characteristics are:

- *“Undulating chalk scarp with local steep sided valleys;*
- *Large arable fields;*
- *Small, occasional plantations, or shelter belts; and*

- *Small sunken lanes and footpaths climbing up the slope.”*

11.87 The distinctive features are:

- *“B197 Roman road cuts across the contours;*
- *Abuts suburban edge to Baldock in the north and Stevenage in the south;*
- *Small reservoirs and telecommunications masts;*
- *Caravan park to north of Graveley; and*
- *Rooks Nest House (setting for Howards End), is identified within an area known as Forster Country.”*

11.88 The condition of the landscape is assessed as good and robustness as weak, therefore the strategy is to *“strengthen and reinforce”*.

11.89 The eastern part of the Study Area is located within LCA 221: Upper Beane Valley Tributaries, which is described as:

“Incised chalk landscape with water courses. Predominantly arable land use, organic enclosure pattern associated with an irregular network of winding lanes to the north and west of Luffenhall. The Beane valley to the north and west has regular rectilinear field boundaries often curving, set within an earlier organic pattern of boundaries.”

11.90 The key characteristics are:

- *“Bowl like landform comprising steeply sloping chalk valley sides incised by a network of water courses;*
- *Arable land use;*
- *Irregular pattern, of medium to large sized fields;*
- *Scattered hedgerows and waterside trees;*
- *Small blocks of relict Ancient Woodland on the upper slopes; and*
- *Sparse settlement.”*

11.91 The distinctive features are:

- *“Extensive area of former common land; and*
- *Pylon lines cut across the valley.”*

- 11.92 The condition of the landscape is assessed as good and robustness as weak, therefore the strategy is to “*strengthen and reinforce*”.
- 11.93 LCA 222: Weston – Green End Plateau is located at the northern peripheries of the Study Area and it is considered to be too far away to result in significant landscape effects. As such, the LCA is scoped out from further assessment.

Local Landscape Character Assessment

- 11.94 A further landscape character assessment was undertaken at the local level, to aid in the description of the Site and to inform design decisions. The Site and its immediate surroundings were divided into four Local Landscape Character Areas (‘LLCA’), as shown on **Figure 11.6** in **Appendix 11.4**.
- 11.95 LLCA 01: Historic Plateau comprises the northern section of the Site, where small-scale fields and farmsteads relate it to its historic use as farmland. The key characteristics of LLCA 01 are:
- On the plateau;
 - Relatively flat topography;
 - Enclosed mature hedgerows and trees;
 - Grazing, horse paddocks and arable land use;
 - Hedgerows;
 - Veteran and Category A trees;
 - Small-scale field pattern;
 - Public Rights of Way (‘PRoW’) including Hertfordshire Way Long Distance Route;
 - Designated heritage assets including Tilekiln Farm;
 - Farmsteads creating historic landscape pattern; and
 - Views over the plateau.
- 11.96 LLCA 02: Chalk Plateau is located along the northern part of the Site between New Spring, the Hertfordshire Way and Warrengreen Lane. It comprises a landscape of gently undulating and open fields. The key characteristics of LLCA 02 are:
- On the plateau;
 - Gently undulating topography;
 - Open views and character;
 - Arable land use;
 - Medium-scale fields;

- Hedgerows on the edges of the LLCA;
- PRoW including Hertfordshire Way Long Distance Route; and
- Pylons cross the area.

11.97 LLCA 3: Enclosed Hills comprises the central section of the Site, located between New Spring and Nine Acre Spring. The area is characterised by a more enclosed character in comparison to the other parts of the Site. The key characteristics of LLCA 03 are:

- Enclosed views and character;
- Strongly undulating;
- Small scale fields;
- Scattered woodland blocks;
- Hedgerows;
- Pylons cross the area; and
- Visual connections with the wider landscape to the north-east. Long distance views to the south.

11.98 LLCA 4: Tributary Valley comprises the southern section of the Site, located to the south-east of Longdell Wood and Nine Acre Spring. This area is defined by the eastern and western slopes creating a valley. The key characteristics of LLCA 04 are:

- Open views and character;
- Undulating topography creating a valley slope to the east and west;
- Tributary of the River Beane;
- Blocks of woodland;
- Arable fields;
- Public footpath and bridleway within the area;
- Visual connections with the wider landscape; and
- Greater sense of remoteness from settlement.

Landscape Character of the Study Area

Topography and hydrology

11.99 The Study Area is dissected by a network of tributaries leading to the River Beane, located approximately 2.5km to the east of the Site. These watercourses shape numerous valleys in this undulating landscape.

- 11.100 The topography across the Study Area and the Site varies. In the north of the Study Area, the topography is elevated. Public footpath Weston 17 follows the ridgeline at 140m Above Ordnance Datum ('AOD'). This falls south towards the tributary at 125m AOD and then rises again to 140m AOD at footpath Weston 40. Further south, the fields near Tilekiln Farm, Dane End and across Weston Park remain relatively flat, creating a plateau with heights ranging between 145m and 135m AOB.
- 11.101 In the east of the Study Area, the topography is influenced by the two tributaries flowing from west to east, creating two valleys. The south and north facing slopes extend to 130m AOB at their highest points, and 100m AOD at their lowest.
- 11.102 In the south-east of the Study Area, streams flow from north-west to the south-east, forming two distinctive valleys. Footpaths Weston 31 and 22 follow the valley and are located at approximately 100m AOD. The eastern slope reaches 130m AOD near Shepleys Spring, as does the western slope at Pryor's Wood and Great Ashby.
- 11.103 The Site can be divided into two distinctive areas based on the topography: the relatively flat plateau to the north-west of New Spring, and the strongly undulating land to the south-east.

Land Use and Land Cover

- 11.104 The Study Area comprises the neighbourhood of Great Ashby which adjoins the north-east edge of Stevenage, as well as the village of Weston and scattered farmsteads.
- 11.105 The main land use across the Study Area is agriculture, characterised by medium to small-scale fields which are generally open in character and divided by hedgerows or woodland belts. There are several farmsteads scattered across the area including Tilekiln Farm, Green Farm, Dane End, Howells Farm, Manor Farm and Warren's Green.
- 11.106 Weston is a medium size, nucleated village located in the northern part of the Study Area. A large proportion of the village falls within the Weston Conservation Area. The setting of Weston is noticeably rural as the settlement edge is largely formed by agricultural land. The exception to this is Weston Park, which stretches to the south and represents a distinctive parkland character associated with the manor house.
- 11.107 To the east of the Study Area, Hall's Green and Warren's Green form hamlets comprising a few houses focused along the lane network. Farmsteads, including Dane End and Howells Farm are scattered across the area.
- 11.108 To the south the Study Area largely comprises agricultural fields with Boxbury Farm being the only farm in the area.

- 11.109 To the west the Study Area is defined by the settlement edge of Great Ashby and Stevenage, which have a strong suburban character. To the north-west is a complex of buildings at Manor Farm, including the remnants of a historic church.
- 11.110 The road network consists primarily of narrow, winding country lanes, separated from fields by trimmed hedgerows and woodland blocks. Back Lane, Warrengreen Lane and Dane End Lane are the main routes between settlements within the Study Area.
- 11.111 Other infrastructure within the Study Area includes a double row of overhead powerlines carried by pylons. These extend from the west of Stevenage, across the Site and towards Howells Farm.

Designations

- 11.112 The Site and Study Area are not covered by any landscape designations. However, there are other designations which influence the landscape character through cultural and historical links. The relevant designations within the Site and the Study Area are shown on **Figure 11.4 in Appendix 11.4**.
- 11.113 There are several listed buildings within the Study Area, with those nearest to the Site being: collection of Grade II listed buildings at Tilekiln Farm (adjacent to the north-western boundary); collection of Grade II listed buildings at Friends Green Farm (approximately 0.2km to the north); Grade II listed Thatched Cottage (approximately 0.3km to the north); Grade II listed Dane End Cottage (approximately 0.3km to the east); and collection of Grade II listed buildings at Dane End (adjacent to the south-eastern corner).
- 11.114 Weston Conservation area is located approximately 1.2km north of the Site. It covers an extensive historic area within the village, mainly along Maiden Street, Fore Street and Damask Green Road.
- 11.115 Natural England's Ancient Woodland Inventory identifies numerous areas of Ancient Woodland scattered across the Study Area, but none within the Site. However, arboricultural and ecological surveys note that there are Ancient Woodland indicators within woodlands across the Site, including Warrengreen Wood, Longdell Wood, Nine Acre Spring, the northern part of Brooches Wood, and Newberry Grove.
- 11.116 There are two Local Wildlife Sites adjacent to the Site: New Spring and Brooches Wood. New Spring is an Ancient Woodland comprising oak and ash with some hornbeam and hazel coppice. Brooches Wood is an area of Ancient Woodland with conifers and sycamore and other native tree species like hornbeam and oak, with wildflower glades in between.

Public Rights of Way

- 11.117 There is an extensive network of PRow crossing the Site and Study Area, including the Hertfordshire Way Long Distance Route, as shown on **Figure 11.4** in **Appendix 11.4**. The network provides recreational connections across the area, increasing the value of the landscape.

Landscape Character of the Site

- 11.118 The Site covers an area of approximately 62.9ha and is currently in use as agricultural land and woodland. The Site can be split into two distinctive areas based on the topography: the relatively flat plateau to the north-west of New Spring, and the undulating hills to the south-east.
- 11.119 The northern part of the Site has limited structural vegetation, focused mainly along the boundaries of medium-scale agricultural fields. The limited structural vegetation and flat topography contribute towards a sense of openness. The central part of the Site contains the most structural vegetation. Small blocks of woodland connected by hedgerows are scattered across area, creating an enclosed character. Within the south-east of the Site, structural vegetation mainly consists of field boundary vegetation. A dense belt of trees lies adjacent to the western boundary of the Site, separating Great Ashby from the Site. Overall, the majority of the trees across the Site are of high (category A) or moderate (category B) quality, as noted in the arboricultural survey (see **Appendix 11.7**).
- 11.120 A double row of overhead powerlines carried by tall pylons dissects the Site. The pylons extend from the west of Stevenage towards Howells Farm to the east, creating a corridor which strongly influences the character of the Site.
- 11.121 There is an extensive network of public footpaths across the Site and the Hertfordshire Way promoted walking route runs along the northern boundary of the Site, to the south of Tilekiln Farm. Footpath Weston 44 is located on a ridge and follows the eastern boundary of the Site. The remaining PRow, Weston 26, Weston 27, Weston 29, Weston 31, Weston 33, Weston 46 and Great Ashby 11, cross the Site.
- 11.122 None of the individual or groups of trees within the Site are protected by Tree Preservation Orders (TPOs). Veteran trees identified in the arboricultural survey are located beyond the Site, to the east of Tilekiln Farm.

Landscape Value of the Site

- 11.123 The Site is not covered by any designations for landscape character or quality. The natural heritage of the Site is of increased value, due to the occurrence of the Ancient Woodland and the Local Wildlife Sites, and due to the relatively steep gradient on parts of the Site. There is a former quarry on the Site, and several Listed Buildings near the Site, which increases its cultural heritage value

above the ordinary. The Site has a good landscape quality, with mature trees, woodland and hedgerows all occurring within it, although much of the Site is ordinary arable and grassland fields. There are no known associations which would elevate the value of the Site. The Site has a relatively steep topography in places, alongside the areas of woodland, resulting in a slightly elevated value in relation to distinctiveness, although this is tempered by the overhead powerlines which detract from its character. There are several public rights of way on the Site, although there is no further public access or other recreational value associated with the Site. Views of the Site are relatively limited, although there are some longer views out from the Site towards the lower-lying landscape to the east, but the pylons and overhead powerlines are also visible from the Site, resulting in an average value in relation to the perceptual qualities of the Site. The Site is not wild, nor is it of elevated tranquillity, considering the overhead powerlines and the nearby airports which result in flight noise. The Site is not of elevated value in relation to its function. Overall, the Site is assessed as being of medium to high landscape value.

Visual Baseline

Near Distance Views

- 11.124 Users of Back Lane and Warrengreen Lane, to the north of the Site, experience views focused along the road, which are contained by the roadside hedgerows. Views of the Site are heavily filtered and/or screened by the intervening vegetation (see representative viewpoint 26 in **Figure 11.3, Appendix 11.4**).
- 11.125 The northern part of the Site is visible for residents along Back Lane and Warrengreen Lane to the north of the Site, due to their proximity. The most open of these views is Tilekiln Farm, which is separated from the Site by a mature hedgerow with trees (see representative viewpoint 25 in **Figure 11.3, Appendix 11.4**). These views comprise the farm buildings in the foreground and small-scale fields visible beyond the boundary hedgerow. The residents of Warren's Green have no views of the Site, due to intervening vegetation.
- 11.126 Recreational users of the PRoW network across the northern part of the Site, including the Hertfordshire Way, Weston 26, 27 and northern sections of Weston 44 and 29, experience a range of views across the Site. The views vary from near to long distance, and comprise open, medium-scale arable fields with field boundaries made up of mature vegetation. Fields and vegetation along the hills in the eastern part of the Study Area form the backdrop in these long distance views. Electricity pylons are visible above the trees (see representative viewpoints 3, 22, 23 and 24 in **Figure 11.3, Appendix 11.4**).
- 11.127 Recreational users of footpath Weston 29 within the centre of the Site experience a range of views. There are short distance views across central parts of the Site (see representative viewpoint 20 and 20A in **Figure 11.3, Appendix 11.4**). The views are well contained by New Spring, Longdell Wood, Nine Acre Spring and Brooches Wood. They comprise arable fields set across the

undulating landform as well as the powerlines which are a dominant feature in these views. From the southern edge of Nine Acre Spring, there are short distance views across the Site, mainly focused along the valley to the south-east with vegetation to the north and south of the footpath. These views comprise arable fields and woodland on the edge of Great Ashby (see representative viewpoint 19 in **Figure 11.3, Appendix 11.4**).

- 11.128 Recreational users of bridleway Weston 33 along the south of the Site experience a range of short distance views into the Site. The views comprise gently undulating arable fields which permit longer views towards fields located to the east. However, woodland blocks and topography shorten views to the north and south. Pylons stand out on the skyline, creating a detractive feature in views (see representative viewpoint 16 in **Figure 11.3, Appendix 11.4**).
- 11.129 Recreational users of PRow Weston 31 to the south of the Site experience short distance views focused along the path between dense vegetation (see representative viewpoint 14 in **Figure 11.3, Appendix 11.4**). Views of the Site are primarily screened, with the exception of the northern end of the footpath where intervening vegetation is sparser.
- 11.130 Residents of Dane End have near distance views of parts of the Site, disrupted by the farm buildings and intervening vegetation, including Newberry Grove. These views are available from upper floors of the farmhouse. The views include farm buildings and paddocks in the foreground, and arable fields with intervening vegetation further away.
- 11.131 Recreational users of PRow Weston 44 along the north-eastern Site boundary experience near distance views of the Site to the west of the footpath (see representative viewpoint 17 in **Figure 11.3, Appendix 11.4**). Looking southwards, the views across undulating fields include the settlement of Great Ashby, which is visible above the intervening woodland. Despite the elevated position of this receptor, only parts of the Site are visible due to intervening vegetation. Closer to Longdell Wood, there is a long distance view to the south-east across the undulating landscape (see representative viewpoint 18 in **Figure 11.3, Appendix 11.4**). Pylons cross the fields directly above the footpath and dominate this view. There are medium to long distance, views across the large scale pastoral fields to the east of the Site, towards vegetation along Warrensgreen Lane on the horizon.

Middle and Long Distance Views

- 11.132 Residents of Manor Farm and recreational users of footpath Graveley 10 (also part of the Hertfordshire Way) to the north-west of the Site have no views into the Site. This is due to the vegetation in proximity to the farm, intervening hedgerows, and Tilekiln Wood located further south (see representative viewpoint 27 in **Figure 11.3, Appendix 11.4**).
- 11.133 Recreational users of PRow Weston 17, 18 and 40 to the north-west have longer distance views of the Site along some sections of the footpaths. These views are available where there are gaps in

the intervening vegetation, or are heavily filtered (see representative viewpoint 28, 29, and 30 in **Figure 11.3, Appendix 11.4**). These views include undulating arable fields and intervening woodland blocks and hedgerows. Pylons can be seen on the skyline in the background of these views.

- 11.134 Residents of Weston have very limited views towards the Site due to intervening vegetation on the settlement edge (see representative viewpoint 1 in **Figure 11.3, Appendix 11.4**). Some residents on the western side of the village may have longer distance, winter views from upper floors. Although the Site would be barely discernible in the far distance.
- 11.135 Recreational users of the PRow network within Weston Park, including the Hertfordshire Way, and residents within the park have no views towards the Site due to intervening parkland vegetation and the flat topography (see representative viewpoint 2 in **Figure 11.3, Appendix 11.4**).
- 11.136 Residents of Leatherwells, Howells Farm and recreational users of numerous PRow in the eastern part of the Study Area (including Weston 24, 32, and 34), have longer distance views towards the Site due to their locally elevated position. These are primarily available where there are gaps in intervening vegetation or are heavily filtered during winter months. More open views are available along the powerline corridor where the vegetation is less robust. The Site is visible in the background of these views and is seen in the context of the woodland blocks and powerlines (see representative viewpoint 5, 8, and 10 in **Figure 11.3, Appendix 11.4**). Outward views for residents of Leatherwells are largely contained by dense boundary vegetation, however, the residents of Leatherwells Cottage experience longer views west due to a partially open boundary (see representative viewpoint 9 in **Figure 11.3, Appendix 11.4**). Residents of Howells Farm also experience some longer distance views towards the Site, seen through gaps in the intervening vegetation (see representative viewpoint 8 in **Figure 11.3, Appendix 11.4**).
- 11.137 Residents of Hall's Green have no views towards the Site (see representative viewpoint 6 in **Figure 11.3, Appendix 11.4**) due to intervening landform and vegetation on the perimeter of the settlement and along field boundaries.
- 11.138 Users of Warrensgreen Lane and Dane End Lane to the east of the Site experience limited views towards the Site. Both lanes are sunken and lined by tall hedgerows (see representative viewpoint 4 and 9 in **Figure 11.3, Appendix 11.4**). There are occasional long distance views towards the Site where there are gaps in the roadside vegetation at field entrances.
- 11.139 Residents of Luffenhall have no views towards the Site due to the distance, intervening vegetation and topography. The views from the western edge of the settlement comprise heavily filtered views of nearby fields (see representative viewpoint 7 in **Figure 11.3, Appendix 11.4**).

- 11.140 Recreational users of PRow Walkern 25 and Dovehouse Lane located to the south-east have no views into the Site when walking from Walkern towards the Site. This is due to the route being initially sunken (see representative viewpoint 12 in **Figure 11.3, Appendix 11.4**) and screened by intervening vegetation all the way up to Dane End (see representative viewpoint 11 in **Figure 11.3, Appendix 11.4**).
- 11.141 Recreational users of PRow Walkern 22 and residents of Boxbury Farm, located to the south of the Site, have medium distance views north-west across undulating arable fields towards woodland and mature hedgerows (see representative viewpoint 13 in **Figure 11.3, Appendix 11.4**). However, they have no views of the Site due to the intervening distance, topography and vegetation.
- 11.142 Residents of Great Ashby and Stevenage have very limited views of the Site due to intervening mature vegetation (see representative viewpoint 15 in **Figure 11.3, Appendix 11.4**). Residents along the north-eastern edge of Great Ashby could experience heavily filtered views of the Site during winter months where properties adjoin more narrow intervening woodland belts (see representative viewpoint 21 in **Figure 11.3, Appendix 11.4**).
- 11.143 Through analysis of the ZTV, consultation with North Herts Council and through completion of winter fieldwork, visual receptors that have the potential to experience a significant change due to the Proposed Development were identified. These receptors have been organised into the following categories:
- Residents;
 - Users of the PRow network; and
 - Users of the road network.
- 11.144 **Table 11.2** lists the visual receptors and corresponding representative viewpoint(s), as shown on **Figure 11.8 in Appendix 11.4**.

Table 11.2 Visual Receptors and Representative Viewpoints

Visual Receptor	Representative Viewpoints (as shown on Figure 11.8, Appendix 11.4)
Residents	
Residents of Great Ashby	Viewpoints 15 and 21
Residents of Tilekiln Farm	Viewpoint 25
Residents along Back Lane / Warrensgreen Lane	Viewpoint 26
Residents of Dane End	Viewpoint 17
Residents of Leatherwells	Viewpoint 9

Residents of Howells Farm	Viewpoint 8
Residents of Hall's Green	Viewpoint 6
Residents of Warren's Green	Viewpoint 3
Residents of Weston Park	Viewpoint 2
Residents of Weston	Viewpoint 1
Residents of Manor Farm	Viewpoint 27
Users of the PRow Network	
Users of the PRow network within the Site	Viewpoints 14, 16, 17, 18, 19, 20, 22, and 23
Users of the PRow network to the north of the Site	Viewpoints 2, 27, 28, 29, and 30
Users of the PRow network to the east of the Site	Viewpoints 5, 6, 7, 8, and 10
Users of the PRow network to the south of the Site	Viewpoints 11, 12, and 13
Users of the Hertfordshire Way	Viewpoints 2, 3, 23, 24, 25, 26, and 27
Users of the PRow network within Weston Park	Viewpoint 2
Users of the Road Network	
Users of Warrensgreen Lane	Viewpoint 4
Users of Back Lane	Viewpoint 26
Users of Dane End Lane	Viewpoints 9 and 10

Future Baseline Conditions

- 11.145 It is anticipated that, in the absence of the Proposed Development, the prevailing landscape character and visual amenity of the Site would remain the same as present baseline condition. A number of large-scale developments are proposed within the Study Area and are included within the cumulative assessment, as listed in **Appendix 1.7** and **Chapter 17**.

Summary of Receptors

- 11.146 There are no known future receptors which may experience significant effects as a result of the Proposed Development. A summary of the existing receptors included in this assessment is shown in **Table 11.3**.

Table 11.3 Existing and Future Sensitive Receptors

Receptor	Value	Susceptibility	Sensitivity
Existing Receptors			
Landscape Receptors			

Hedgerows, trees and woodland on Site	High to medium due to the quality of the trees and woodland, and their contribution to the landscape	High to medium due to their status as Ancient Woodland and Important Hedgerows	High to medium
Arable and grassland fields of Site	Medium much of the land is ordinary arable farmland, with some areas of grassland	Medium arable land and grassland are widespread, and grassland can be recreated on the Site	Medium
Public Rights of Way	High Due to their location in the countryside, and the occurrence of a long distance path	Medium as they are in most instances able to be accommodated within the development	High to medium
Landscape Character of the Site	High to medium due to it being an ordinary landscape with localised scenic qualities, recreational access, including the Hertfordshire Way, and ecological assets of local importance. However, pylons are a dominant feature in views and a strong detractor of character.	Medium to low due to ability to accommodate development with minimal removal of existing landscape elements. The change would be in keeping with the scale and character of surrounding land uses, including the urban edge of Great Ashby and Stevenage. Existing pylons introduce a strong infrastructure presence into the Site.	Medium
NCA 86: South Suffolk and North Essex Clayland	Medium due to it being an ordinary landscape in generally good condition.	Medium due to proximity to existing urban influences and transport infrastructure.	Medium
LCA 39: Middle Beane Valley	High to medium due to it being an ordinary landscape in good condition with pockets of remoteness, extensive views, locally important ecological and heritage assets, as well as an extensive PRow network.	Medium to low due to proximity to existing urban influences of Great Ashby and larger settlements such as Walkern. Minor intrusion by detracting features such as pylons.	Medium

LCA 220: Weston Park	High to medium due to the relative intactness of the non-designated historic parkland with extensive woodland blocks and public access, including the Hertfordshire Way. However, this is somewhat degraded by the northern edge of Stevenage and rows of pylons.	Medium to low due to urban influence of Great Ashby and larger settlements such as Weston. Existing infrastructure presence from pylons.	Medium
LCA 219: Baldock Gap	High to medium due to the presence of the Hertfordshire Way, perceptual qualities associated with the scarp edge, which is not uncommon in North Hertfordshire, and the undesignated historic parkland at Chesfield Park.	Medium to low due to the urban influence of Great Ashby and north Stevenage, as well as the presence of regular screening features between the Site and the LCA.	Medium
LCA 221: Upper Beane Valley Tributaries	Medium due to it being an ordinary, common landscape in good condition with some locally important heritage and ecological features. However, power lines and pylons cut through the LCA, eroding tranquillity.	Medium due to the sparsely settled character of the area, however, vegetation and topography regularly screen outward views towards the Site. Strong existing infrastructure presence from pylons cross through the landscape.	Medium
Visual Receptors			
Residents of Great Ashby	Low due to views consisting of an ordinary townscape with some detracting features, including the pylon corridor.	High due to views being experienced by residents at home.	Medium
Residents of Tilekiln Farm	Medium due to views consisting of an ordinary landscape with common landscape elements and some longer views towards pylons.	High due to views being experienced by residents at home.	Medium to high
Residents along Back Lane / Warrensgreen Lane	Medium due to views consisting of an ordinary landscape with common landscape elements and some longer views towards pylons.	High due to views being experienced by residents at home.	Medium to high

Residents of Dane End	Medium due to views consisting of an ordinary landscape with common landscape elements and some longer views towards pylons.	High due to views being experienced by residents at home.	Medium to high
Residents of Leatherwells	Medium due to views consisting of an ordinary landscape with common landscape elements and some middle distance views towards pylons.	High due to views being experienced by residents at home.	Medium to high
Residents of Howells Farm	Medium due to views consisting of an ordinary landscape with common landscape elements and some close views of pylons.	High due to views being experienced by residents at home.	Medium to high
Residents of Hall's Green	Medium due to views consisting of an ordinary landscape with common landscape elements.	High due to views being experienced by residents at home.	Medium to high
Residents of Warren's Green	Medium due to views consisting of an ordinary landscape with common landscape elements and agricultural buildings.	High due to views being experienced by residents at home.	Medium to high
Residents of Weston Park	Medium to high due to views consisting of a non-designated historic parkland landscape with minimal visual detractors.	High due to views being experienced by residents at home.	Medium to high
Residents of Weston	Medium to high due to outward views comprising an ordinary landscape and inward views largely comprising the Weston Conservation Area.	High due to views being experienced by residents at home.	Medium to high
Residents of Manor Farm	Medium due to views consisting of an ordinary landscape with common landscape elements and agricultural buildings.	High due to views being experienced by residents at home.	Medium to high

Users of the PRow network within the Site	Medium due to views being of an ordinary landscape with common landscape elements close views of pylons.	Medium due to views being experienced by users of the local PRow network where the view is relevant to the experience, but not the specific reason for visiting.	Medium
Users of the PRow network to the north of the Site	Medium due to views being of an ordinary landscape with common landscape elements and some visual detractors, including pylons and the northern edge of Stevenage in the distance.	Medium due to views being experienced by users of the local PRow network where the view is relevant to the experience, but not the specific reason for visiting.	Medium
Users of the PRow network to the east of the Site	Medium due to views being of an ordinary landscape with common landscape elements and close views of pylons.	Medium due to views being experienced by users of the local PRow network where the view is relevant to the experience, but not the specific reason for visiting.	Medium
Users of the PRow network to the south of the Site	Medium due to views being of an ordinary landscape with common landscape elements and some visual detractors, including pylons in the distance.	Medium due to views being experienced by users of the local PRow network where the view is relevant to the experience, but not the specific reason for visiting.	Medium
Users of the Hertfordshire Way	Medium due to views being of an ordinary landscape with common landscape elements and brief views towards pylons in the middle distance.	High due to views being experienced from a promoted walking route.	Medium to high
Users of the PRow network within Weston Park	Medium to high due to views consisting of a non-designated historic parkland landscape with minimal visual detractors.	Medium to high due to views being experienced from the PRow network within a (non-designated) historic parkland).	Medium to high
Users of Warrengreen Lane	Medium due to views consisting of an ordinary landscape with common landscape elements and close views of pylons and overhead lines as the road passes beneath.	Medium due to less attention being focussed on views as people pass through the area, but them being relevant to the experience of users of the local road network.	Medium

Users of Back Lane	Medium due to views consisting of an ordinary landscape with common landscape elements and close views of the northern edge of Stevenage.	Medium due to less attention being focussed on views as people pass through the area, but them being relevant to the experience of users of the local road network.	Medium
Users of Dane End Lane	Medium due to views consisting of an ordinary landscape with common landscape elements and close views of pylons and overhead lines as the road passes beneath.	Medium due to less attention being focussed on views as people pass through the area, but them being relevant to the experience of users of the local road network.	Medium

Assessment of Likely Significant Effects

- 11.147 A full assessment of the landscape and visual effects arising from the construction works and the operation of the Proposed Development can be found in **Appendices 11.5** and **11.6**. A summary of these can be found below and in **Table 11.4**.

Construction (During Winter)

Landscape

- 11.148 The construction phase would introduce activity into the Site. This would include plant such as excavators, small cranes and piling rigs, as well as scaffolding which would be seen above the perimeter timber hoarding / netting. There would be an increase in ground-level movement at a level greater than general farming activity.
- 11.149 Construction activity would result in a **moderate adverse (significant)** effect on the land at the Site in arable and grassland use, as these areas would become a construction site. The effects would be temporary and medium term.
- 11.150 Construction activity would result in a **major to moderate adverse (significant)** effect on the public rights of way on the Site, as they would be closed and/or diverted during construction. The effects would be temporary and short term.
- 11.151 Construction activity would result in a **major adverse (significant)** effect on the landscape character of the Site and a **minor adverse (not significant)** effect on the Landscape Character Areas identified within the published studies in which the Site is located (LCA 220: Weston Park). The effects would be temporary and medium term.

Visual

- 11.152 **Moderate adverse (significant)** visual effects would be experienced by residents of Cromdale Walk, Grampian Place and Fairfield Crescent within Great Ashby, due to their proximity to Mendip Way Park which will host the new access road and open space. **Moderate adverse (significant)** visual effects would also be experienced by residents of Tilekiln Farm due to the proximity to the Site and the presence of some south-facing first floor windows.
- 11.153 **Major adverse (significant)** effects would be experienced by users of the PRow network within the Site, particularly Weston 029 and 044 which pass through the Site north-south. **Moderate adverse (significant)** effects would be experienced by people on the Hertfordshire Way, in the vicinity of the Site, during construction.

Completed Development

Landscape

Year 1 - Winter

- 11.154 Once complete, the Proposed Development would include new residential areas set within an establishing landscape. New vegetation would be yet to mature and existing vegetation would not be in leaf.
- 11.155 There would be a **moderate adverse (significant)** effect on the land at the Site in arable and grassland use, as these areas would now mostly comprise the new residential development, although new areas of grassland as well as retained managed grassland would be incorporated into the development.
- 11.156 There would be a **major to moderate adverse (significant)** effect on the landscape character of the Site due to the change in land use from agricultural fields with woodland blocks to a residential-led development set within woodland. However, there would be a number of beneficial landscape effects resulting from the Proposed Development, including the creation of new open space and recreation routes.

Year 15 - Summer

- 11.157 At year 15 during the summer, proposed vegetation would have established and would be in leaf, helping to integrate the Proposed Development into the surrounding landscape.
- 11.158 The loss of the arable land and grassland at the Site would still result in a **moderate adverse (significant)** effects, although the new grassland would have matured, and the management regime on the grassland should increase its quality and value.

- 11.159 Although the Proposed Development would still represent a material change in character to the Site and a high magnitude of change, it would also bring with it a number of environmental and social benefits. This would reduce the impacts slightly, resulting in an overall landscape effect of **moderate adverse (significant)**.

Visual

Year 1 - Winter

- 11.160 Once complete, the Proposed Development would cause a **major to moderate adverse effect (significant)** for users of the PRoW network within the Site. For residents around Cromdale Walk, Grampian Place and Fairfield Crescent in Great Ashby, the visual effect would reduce down to **minor adverse (not significant)**, as although the new access road would be present in views, it would be set within an improved open space at Mendip Way Park, which would represent a minor change in the character of views. For residents of Tilekiln Farm, the absence of taller equipment associated with construction means the visual effects would be reduced to **moderate to minor adverse (not significant)**.

Year 15 - Summer

- 11.161 By year 15 during summer, significant visual effects would only remain for users of the PRoW network within the Site with an overall effect of **moderate adverse (significant)**. Although this would continue to represent a material change in the character of views, this does not mean the Proposed Development would be unattractive but instead will comprise a well-designed built form set within a framework of green and blue infrastructure.

Mitigation Measures

Construction

- 11.162 Due to the nature of construction activities, it is inevitable that some adverse effects would occur to the landscape and visual amenity of the Site and its environs. However, the following mitigation measures should be followed to reduce likely significant landscape and visual effects during construction:
- Adherence to the Construction Environmental Management Plan (CEMP), which should include measures and fencing to protect the existing landscape features to be retained;
 - Avoiding root protection zones; and
 - Lighting would generally be limited to the working hours and when seasonal changes in natural daylight require it. Modern lighting would be used, and light shielding considered. Site lighting shall be kept to a minimum, sensitively placed and directional to specific tasks.

Completed Development

11.163 As described above, landscaping and planting have been incorporated into the landscape design of the Proposed Development, as shown on the Green Infrastructure Framework Plan in **Figure 11.9, Appendix 11.4**. This has been used to assess the likely residual effects of the Proposed Development, as summarised below. New green infrastructure would also serve to provide publicly accessible space accommodating active travel, sustainable drainage systems and play areas, as well as providing areas for wildlife. Key areas of mitigation which have been included within the design include:

- An area of informal open space, including additional hedgerow planting, meadows, and an orchard, to the south of Tilekiln Farm;
- New hedgerow and tree planting on the eastern Site boundary;
- Woodland planting to the north of Newbury Grove to limit views of the development from Dane End Farm;
- Additional planting along southern edge of Mendip Way Park;
- New vegetation within the open spaces below the pylons to break up views.

11.164 As part of future reserved matters applications, consideration should be given to the exact details and specific location of landscaping and structural vegetation to ensure sensitive views are softened and the Proposed Development integrated into the wider landscape.

11.165 An Outline Landscape and Ecological Management Plan (LEMP), which can be found in **Appendix 11.8**, has been submitted as part of this application. This includes high level principles on the management of proposed landscape and ecological features across the Site, including landscape mitigation that is embedded within the design. A detailed LEMP will be provided at reserved matters stage.

Likely Residual Effects

11.166 With the above mitigation, the likely residual effects arising from the Proposed Development are summarised in **Table 11.4**.

Table 11.4 Summary of Likely Residual Effects

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
Landscape Receptors				
Landscape Character of the Site	<i>Landscape Value High to Medium</i>	Construction – Winter	High	Major Adverse (Significant)
		Operation – Year 1 Winter	High	Major to Moderate Adverse (Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
	<i>Landscape Susceptibility</i> Medium to Low <i>Landscape Sensitivity</i> Medium	Operation – Year 15 Summer	High	Moderate Adverse (Significant)
LCA 39: Middle Bean Valley	<i>Landscape Value</i> High to Medium <i>Landscape Susceptibility</i> Medium to Low <i>Landscape Sensitivity</i> Medium	Construction – Winter	Negligible	Negligible Adverse (Not Significant)
		Operation – Year 1 Winter	Negligible	Negligible Adverse (Not Significant)
		Operation – Year 15 Summer	Negligible	Negligible Adverse (Not Significant)
LCA 220: Weston Park	<i>Landscape Value</i> High to Medium <i>Landscape Susceptibility</i> Medium to Low <i>Landscape Sensitivity</i> Medium	Construction – Winter	Low	Minor Adverse (Not Significant)
		Operation – Year 1 Winter	Low	Minor Adverse (Not Significant)
		Operation – Year 15 Summer	Low to Negligible	Minor to Negligible Adverse (Not Significant)
LCA 210: Baldock Gap	<i>Landscape Value</i> High to Medium <i>Landscape Susceptibility</i> Medium to Low <i>Landscape Sensitivity</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
		Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
		Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
LCA 221: Upper Bean Tributaries	<i>Landscape Value</i> High to Medium <i>Landscape Susceptibility</i> Medium to Low <i>Landscape Sensitivity</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
		Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
		Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Visual Receptors				
Residents				
Residents of Great Ashby	<i>Visual Value</i> Low <i>Visual Susceptibility</i> High <i>Visual Sensitivity</i> Medium	Construction – Winter	Medium <i>Cromdale Walk, Grampian Place and Fairfield Crescent</i>	Moderate Adverse (Significant)
			Low <i>Merrick Close, Ryders Hill and Cleveland Way</i>	Minor Adverse (Not Significant)
			Neutral <i>Other properties in Great Ashby</i>	Neutral (Not Significant)
		Operation – Year 1 Winter	Low <i>Cromdale Walk, Grampian Place, Fairfield Crescent, Merrick Close, Ryders Hill and Cleveland Way</i>	Minor Adverse (Not Significant)
			Neutral <i>Other properties in Great Ashby</i>	Neutral (Not Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
		Operation – Year 15 Summer	Negligible <i>Cromdale Walk, Grampian Place and Fairfield Crescent</i>	Negligible Adverse (Not Significant)
			Neutral <i>Other properties in Great Ashby</i>	Neutral (Not Significant)
Residents of Tilekiln Farm	<i>Visual Value</i> Medium	Construction – Winter	Medium	Moderate Adverse (Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Medium to Low	Moderate to Minor Adverse (Not Significant)
	<i>Visual Sensitivity</i> High to Medium	Operation – Year 15 Summer	Negligible	Negligible Adverse (Not Significant)
Residents along Back Lane / Warrens Green Lane	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible to None (Not Significant)
	<i>Visual Sensitivity</i> High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Dane End	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor Adverse (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Low to Negligible	Minor Adverse (Not Significant)
	<i>Visual Sensitivity</i> High to Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Residents of Leatherwells	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor Adverse (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Low to Negligible	Minor Adverse (Not Significant)
	<i>Visual Sensitivity</i> High to Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Residents of Howells Farm	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Sensitivity</i> High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Hall's Green	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Sensitivity</i> High to Medium	Operation – Year 15 Summer	Neutral	Neutral
Residents of Warren's Green	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Weston Park	<i>Visual Value</i> High to Medium	Construction – Winter	Neutral	Neutral (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Weston	<i>Visual Value</i> High to Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Manor Farm	<i>Visual Value</i> Medium	Construction – Winter	Neutral	Neutral (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Users of Public Rights of Way (PRoW)				
Users of the PRoW network within the Site	<i>Visual Value</i> Medium	Construction – Winter	High	Major Adverse (Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	High	Major to Moderate Adverse (Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	High to Medium	Moderate Adverse (Significant)
Users of the PRoW network to the north of the Site	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Users of the PRoW network to the east of the Site	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Users of the PRoW network to the south of the Site	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Users of the Hertfordshire Way	Visual Value Medium	Construction – Winter	Medium to Low	Moderate Adverse (Significant)
	Visual Susceptibility High	Operation – Year 1 Winter	Low to Negligible	Minor Adverse (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Negligible	Minor to Negligible Adverse (Not Significant)
Users of the PRoW network within Weston Park	Visual Value High to Medium	Construction – Winter	Neutral	Neutral (Not Significant)
	Visual Susceptibility High to Medium	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Users of the Road Network				
Users of Warrensgreen Lane	Visual Value Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Susceptibility Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Minor to Negligible Adverse (Not Significant)
Users of Back Lane	Visual Value Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Susceptibility Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Users of Dane End Lane	Visual Value Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Susceptibility Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible	Negligible Adverse (Not Significant)

Likely Significant Effects

11.167 **Table 11.5** sets out the likely significant residual effects on landscape and visual receptors arising from the Proposed Development. Likely significant residual effects would occur during construction works, although these would be temporary. Once the Proposed Development is completed, the effects would reduce over time and be not significant after 15 years, following the establishment of mitigation vegetation. The exception to this is users of the PRoW network within the Site and the landscape character of the Site itself.

Table 11.5 Summary of Likely Significant Residual Effects

Receptor	Phase	Likely Significant Residual Effect
Landscape Receptors		
Landscape Character of the Site	Construction	Major Adverse (Significant)
	Operation – Year 1 Winter	Major to Moderate Adverse (Significant)
	Operation – Year 15 Summer	Moderate Adverse (Significant)
Visual Receptors		
Residents of Great Ashby	Construction	Moderate Adverse (Significant)
Residents of Tilekiln Farm	Construction	Moderate Adverse (Significant)
Users of the PRow network within the Site	Construction	Major Adverse (Significant)
	Operation – Year 1 Winter	Major to Moderate Adverse (Significant)
	Operation – Year 15 Summer	Moderate Adverse (Significant)
Users of the Hertfordshire Way	Construction	Moderate Adverse (Significant)