

Appendix EDP 1

EDP LVIA Methodology

INTRODUCTION

A1.1 This section provides a methodology for landscape and visual impact assessment.

BEST PRACTICE

A1.2 The assessment methodology for assessing landscape and visual effects is based on the following best practice guidance:

- *Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3) (LI/IEMA, 2013);*
- *Notes and Clarifications on Aspects of the Third Edition Guidelines on Landscape Visual Impact Assessment (GLVIA3) LITGN-2024-01 (LI, 2024);*
- *An Approach to Landscape Character Assessment (Natural England 2014);*
- *Scottish Natural Heritage & The Countryside Agency Landscape Character Assessment – Guidance for England and Scotland (2002);*
- *Landscape Institute Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals (17 September 2019);*
- *Landscape Institute Technical Guidance Note (TGN) TGN 02-21: Assessing Landscape Value Outside National Designations; and*
- *Landscape Institute: Technical Guidance Note LITGN-2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3).*

A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary, and is based on clearly defined terms.

DEFINING LANDSCAPE AND VISUAL ASSESSMENT

Landscape Assessment

- A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.
- A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

- A1.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses. It considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

IDENTIFYING LANDSCAPE AND VISUAL RECEPTORS

- A1.8 The baseline study identifies the key landscape and visual receptors that may be affected by the changes proposed.
- A1.9 The identification of landscape receptors draws on the description of the existing landscape of the site and its context, the nature of the proposed development and on the visual appraisal. Landscape receptors for the proposed development may include, but not be limited to, the following:
- The landscape, fabric and perceptual characteristics, of the development site;
 - The key landscape characteristics of the local context;
 - The 'host' landscape character area that contains the proposed development;
 - The 'non-host' landscape character areas beyond the host character area that may be affected by the proposals (where relevant); and
 - Landscape designations on a national, regional or local level (where relevant).

A1.10 The locations and types of visual receptors are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. They are also informed by the visual appraisal, including the computer-generated 'Zone of Theoretical Visibility' (ZTV). Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

A1.11 The ZTV is derived using either digital landform height data, which does not account for the screening effects of intervening buildings, structures or vegetation, or digital surface modelling which takes into account buildings, structures and vegetation. The output will depend on the available data. Both serve to give a prediction of the areas that, theoretically, may experience visual change.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

A1.12 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards the existing landscape character and the quality of designated landscapes.

A1.13 The assessment of effects on visual amenity requires the consideration of the potential changes to the views and visual amenity of visual receptors that may be affected by the development.

A1.14 Following the identification of the landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which is informed by a combination of the value attached to the receptor and the susceptibility of the receptor to the change proposed; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

- A1.15 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, and the 'susceptibility' of the receptor.
- A1.16 Susceptibility indicates "*the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences*"⁵. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.
- A1.17 Receptors at a location may have a different level of sensitivity according to their type/activity and any one receptor type may be accorded a different level of sensitivity at different locations.

Landscape Receptor Sensitivity

- A1.18 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A1.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A1.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

⁵ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

Table EDP A1.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors, with little or no evidence of being valued by the community.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors with some evidence of being valued by the community.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors. Considered an 'everyday' landscape which is appreciated by the local community.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Natural Heritage				
A landscape with no or very limited ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with limited ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with some ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with rich ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with abundant ecological, geological, geomorphological or physiographic interest and/or nature conservation content.
Cultural Heritage				
A landscape with no or very limited archaeological, historical or cultural interest.	A landscape with limited archaeological, historical or cultural interest.	A landscape with some archaeological, historical or cultural interest.	A landscape with rich archaeological, historical or cultural interest.	A landscape with abundant archaeological, historical or cultural interest.
Landscape Condition				
A landscape with no or few areas intact and/or in poor physical condition.	A landscape with few areas that are intact and/or in a reasonable physical condition.	A landscape with some areas that are intact and/or in a reasonable physical condition.	A landscape with many areas that are intact and/or in a reasonable physical condition.	A landscape with most areas intact and/or in good physical condition.

Landscape Character Area Value				
Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Distinctiveness				
A landscape that does not contain rare or distinct landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features, that has a strong sense of identity.
Recreational				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual (Scenic)				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Perceptual (Wildness and Tranquillity)				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Functional				
A landscape with no or very limited identifiable or valuable function.	A landscape with no or limited identifiable or valuable function.	A landscape with some identifiable or valuable function.	A landscape that performs an identifiable and valuable function.	A landscape that clearly performs an identifiable and valuable function.

Landscape Character Area Value				
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	Low value – receptor largely reflects low value criteria above.	Medium value – receptor largely reflects medium value criteria above.	High value – receptor largely reflects high value criteria above.	Very High value – receptor largely reflects very high value criteria above.

Table EDP A1.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/-infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ -infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	Low susceptibility – receptor largely reflects low criteria above.	Medium value – receptor largely reflects medium criteria above.	High susceptibility – receptor largely reflects high criteria above.	Very High susceptibility – receptor largely reflects very high criteria above.

A1.19 **Table EDP A1.3** provides an indication of how judgements about value and susceptibility combine to inform the overall sensitivity of the landscape resource, whereby value and susceptibility are considered independently.

Table EDP A1.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

Visual Receptor Sensitivity

A1.20 For visual receptors, judgements of susceptibility and value are closely interlinked. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A1.21 **Table EDP A1.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged and considers both value and susceptibility independently.

Table EDP A1.4: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g., framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g., to local residents.

Category	Visual Receptor Criteria
	Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g., football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A1.22 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the receptor.

A1.23 However, the narrative may demonstrate that assessment of overall sensitivity can change on a case-by-case basis. For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A1.24 The magnitude of any landscape or visual change is determined through judgements regarding a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the magnitude of change involves consideration of scale, geographical extent (or size), and duration and reversibility of change, as represented at **Figure EDP A1.1**.

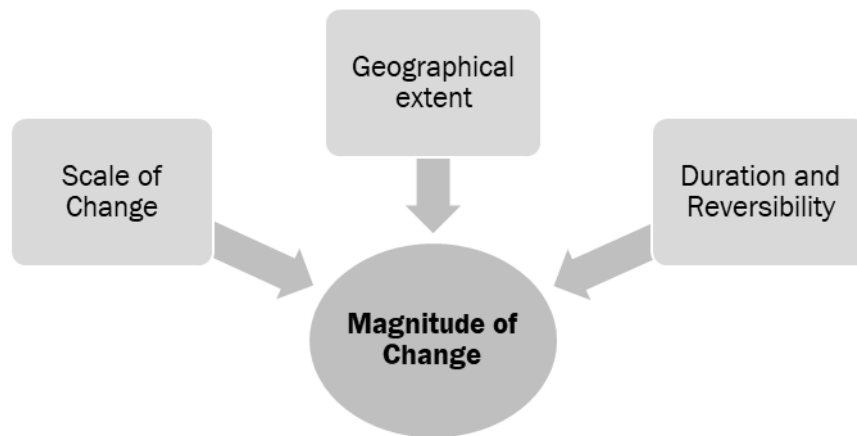


Figure EDP A1.1: Assessing the Magnitude of Change.

A1.25 With reference to the ZTV and site survey receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. Assessment of the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A1.26 **Table EDP A1.5** provides an indication of the criteria by which the geographical extent and scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A1.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.

Category	Landscape Receptor Criteria	Visual Receptor Criteria
 Small Scale	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

A1.27 **Table EDP A1.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table EDP A1.6: Geographical Extent Criteria

	Landscape Receptors	Visual Receptor Criteria
Largest   Smallest	Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A1.28 The final factors, in determining the predicted magnitude of change are duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);
- Medium-term (5 to 10 years);
- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g., major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g., agricultural buildings, retail units;
- Partially reversible to a different state, e.g., mineral workings;
- Reversible after decommissioning to a similar original state, e.g., wind energy development; or
- Quickly reversible, e.g., temporary structures.

A1.29 With consideration of the judgements set out above, **Table EDP A1.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/geographical extent and scale criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A1.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view

Category	Receptor Criteria
	affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

SIGNIFICANCE OF EFFECT

A1.30 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, stating:

“The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development”.

A1.31 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A1.8**.

Table EDP A1.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial	Substantial	Major	Major/- Moderate	Moderate
High	Substantial	Major	Major/ Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible

A1.32 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A1.33 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A1.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A1.34 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A1.35 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

GLOSSARY OF TERMS

Table EDP A1.10: Glossary of Terms

Term	Definition
Baseline	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
Digital Terrain Model (DTM)	A three-dimensional digital model of the bare earth surface or terrain.
Digital Surface Model (DSM)	A three-dimensional digital model of the terrain including surface objects such as buildings, structures and vegetation, as well as the terrain surface.
Effects	A predicted change in the environmental baseline as a result of the proposed development. Effects can be positive or negative.
Field Pattern	The pattern of hedges and walls that define fields in farmed landscapes (LI/IEMA 2002).
Intervisibility	Two points on the ground or two features are described as "intervisible" when they are visible from each other.

Term	Definition
Landscape	Landscape results from the way that different aspects of our environment (physical, social, aesthetic and perceptual) interact together and are perceived by us: • Physical elements – e.g., geology, landform, soils, flora and fauna; • Social elements – e.g., land use, enclosure patterns, and the patterns, form and scale of settlements and other built development; • Aesthetic factors – e.g., colour, form, visual texture and pattern, sounds, smells and touch; and • Perceptual factors – e.g., memories, associations, stimuli and preferences.
Landscape Capacity	The degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape Character	Landscape character arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects in the landscape.
Landscape Character Areas	Single unique areas that are discrete geographical areas containing one or more landscape types.
Landscape Character Types	Generic units of landscape that display a distinct, consistent and recognisable landscape character.
Landscape Condition	Description of the maintenance and condition of landscape elements and the degree to which landscape elements are representative of the landscape character area.
Landscape Element	A physical component (both natural and manmade) of the landscape.
Landscape Fabric	The elements and features that constitute the physical components of the landscape, including ground vegetation, hedgerows, trees, shrubs, walls, fences and vernacular structures.
Landscape Units	An umbrella term for landscape character areas and landscape character types.
Landscape Value	The importance or value of the landscape to society, usually based on landscape designations or policies as indicators of recognised value.
Mitigation	Measures, including any process, activity or design that will avoid, reduce, remedy or compensate for the predicted effects of a development on the environmental baseline.

Term	Definition
Public Access	Land with public access includes: • Definitive rights of way – public footpaths, bridleways, cycle routes, Byways Open to All Traffic (BOATS) and highways. Shown on Definitive Rights of Way maps held by the Local Authority. • Permissive paths and bridleways – routes where there is public access with the permission of the landowner. Such routes are usually closed at least one day a year to prevent establishment of a public right of way; • Public open space – areas designated for specified public uses, usually in the ownership of the Local Authority. Includes parks and recreation grounds. Shown on Local Development Plans; • Beaches – the public have permitted access to much of the foreshore (intertidal zone – between high and low tide marks) owned by the Crown Estate, and on land above high water mark owned by the Local Authority. Some beaches above high tide mark are privately owned and some beaches and foreshore have restricted access for military purposes; • Access land – land where public access is currently permitted with the permission of landowners. Includes land outlined in purple on the OS Explorer (1:25,000) sheets and with: • No symbol – land open to public with permission of owners; • White oak leaf in purple box – National Trust, always open; • Purple oak leaf in white box – National Trust limited access; • Tree symbols in purple box – Forestry Commission; • Single leaf in purple box – Woodland Trust; and • White “AL” in purple box – other access land. • Open access land – areas of mountains, moor, heath, down, common land and coastal foreshore that have been designated under Section 2 of the <i>Countryside and Rights of Way Act 2000</i>. The right of access is for walkers only and does not extend to cycling, horse riding or driving a vehicle, nor does the right of access apply to developed land, gardens or cultivated land. Under the CROW Act 2000, there was a process of consultation that allowed the right of appeal for those with a legal interest in the land, and for sensitive ecological or archaeological sites to be excluded. Conclusive maps showing the areas designated as open access land (Registered Common Land and Open Country) are now available from Natural England (in England) and the Countryside Council for Wales (in Wales).
Viewing Distance	That distance that a viewpoint illustration should be held from the eye in order for the illustration to match the scale of the actual view when used in the field to identify the location and scale of the proposed development.

Term	Definition
Visibility	Visibility is a measure of the distance that can be seen by the human eye at any one time. Daylight visibility will depend on several factors, including: • Atmospheric transparency (governed by the solid and liquid particles held in suspension in the atmosphere); • Degree of contrast between an object and the background against which it is observed; • Position of the sun; and • Observer's visual acuity.
Visual Receptor(s)	An individual observer or group of observers who are capable of experiencing a change in the view.
Zone of Primary Visibility (ZPV)	The area from which views of the proposed development would normally be close-ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle.
Zone of Theoretical Visibility (ZTV)	A ZTV is a computer-generated image identifying the likely (or theoretical) extent of visibility of a development. The image is prepared by testing the elevation (or a set of elevations) of the development against a 3D digital terrain (DTM) or surface model (DSM). Through the use of these different models the ZTVs can consider two scenarios: 1. The DTM or 'bare ground' scenario where the ZTV represents the maximum theoretical visibility as limited only by topography. the worst-case situation. In reality, other components of the landscape such as vegetation, buildings, structure etc. will introduce screening effects which, coupled with distance and atmospheric conditions, will reduce this visibility, in some instances to a considerable extent as below; and 2. The DSM or 'bare ground' and surface elements scenario where the ZTV represents the theoretical visibility as limited by topography together with other surface components of the landscape such as vegetation, buildings, structure etc. This more limited visibility still excludes consideration of the effects of distance and atmospheric conditions which will reduce this visibility further, in some instances to a considerable extent.

Appendix EDP 2

Concept Masterplan



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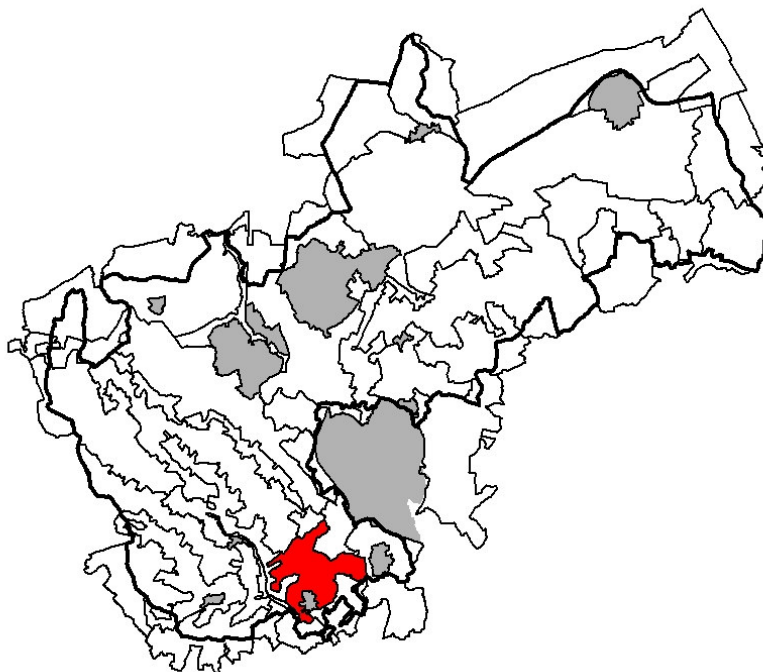
Rev	Description	Date	Au
R1	Preliminary Issue	25.04.25	MB
R2	Layout Amendments	14.05.25	MB
R3	Layout Amendments	04.06.25	MB
R4	Layout Amendments	13.06.25	MB
R5	Layout Amendments	17.06.25	MB

Project	Cowards Lane, Codicote	Dwg no.	CMP-01
Drawing	Concept Masterplan - 01	Scale	1:1000 @ A3
Client	Hawridge Strategic Land	Rev.	R5
Project no.	HAWR.250206	Author	MB
Date	25.04.25		

Appendix EDP 3

Findings of EDP Data Trawl

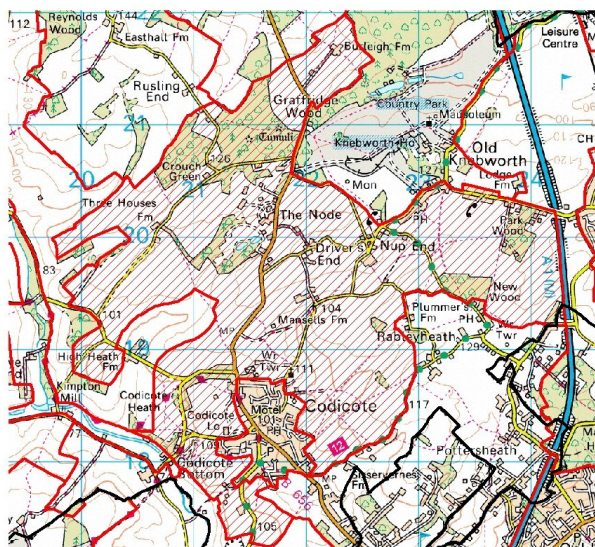
LOCATION



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LANDSCAPE CHARACTER AREA

The Character Area extends in a broad fan to the north of and including the settlement of Codicote.



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LANDSCAPE CHARACTER

Gently rolling upland landscape plateau defined to the south and west by the River Mimram. To the north the area merges into the Knebworth Parkland. Plateau is incised by smaller valleys creating a locally undulating landform. Large sized regular shaped fields mainly used for arable production but with parcels of grazing land and paddocks adjacent to Codicote. Larger blocks of ancient woodland in the north adjacent to Knebworth, smaller copses further south. Localised pockets of acid heathland habitats.

KEY CHARACTERISTICS

- Gently rolling upland plateau landscape
- Large arable parcels with grazing land adjacent to Codicote
- Varying sized blocks of woodland

DISTINCTIVE FEATURES

- Codicote Heathland
- Tower at Node Court

ASSESSMENT

PHYSICAL INFLUENCES

Geology & soils

Generally glacial gravel and tills overlying the Clay-with-Flints producing generally acidic wet and dry soils. Elsewhere loamy brown soils over Chalk.

Topography

Incised plateau landscape.

Degree of slope

Typically 1:30 over plateau area and 1:10 slopes within incised valleys.

Altitude range

80m to 125m.

Hydrology

No discernable water courses. Small number of local ponds adjacent to settlements.

Land cover and land use

Predominantly arable farming with larger blocks of deciduous woodland in the north. Parcels of grazing land adjacent to settlements.

Vegetation and wildlife

Traditionally managed hay meadows and marshy grassland such as Crouch Green are a scarce commodity both within this Character Area and within North Hertfordshire as a whole. Some important heathland habitats occur within this Character Area. Codicote High Heath encompasses a gravel pit with associated remnant acidic heath flora, gorse scrub and wooded areas. Hertfordshire has lost approximately 97% of its heath habitats since 1940 (Hertfordshire Biodiversity Action Plan) and hence these fragments of heath are of high ecological importance.

Ancient semi-natural broadleaved woodlands occur within this Character Area. Some, such as Crouch Green Woods are dominated by stands of ancient hornbeam coppice. Others, like Graffridge Wood have a climax community of oak and hornbeam. New Wood is notable for its acidic substrate and plant communities. Ancient woodland features such as pits and ditches are also present in several woodland areas. Hornbeam is an abundant component.

The area features woodland birds, rare aquatic plants and invertebrates in ponds such as water violet and five-leaved water drop-wort and scarce species, eg lousewort, petty white and snakeshead fritillary associated with old grassland and heath.

Codicote is important for pipistrelle and Natterer's bats

HISTORICAL AND CULTURAL INFLUENCES

Codicote is a medieval settlement recorded in the Domesday Book as Codicot. The parish church of St Giles, Codicote, dates from the 12th century and lies in the edge of Codicote. A Roman barrow and Bronze Age bowl barrow are situated to the north at Gaffridge Wood.

Field Pattern

The historic agricultural landscape is composed of a mixture of 18th century and later enclosure, prairie fields with post-1950s boundary loss, pre-18th century irregular enclosure, prairie fields with relict elements within and post-1950s enclosure. There is a concentration of informal medieval parkland to the northeast of Coldicote (Homewood designated a Historic Park and Garden). There is also a high frequency of ancient woodland, particularly in the southeast. Today smaller more regular geometric field patterns are common especially on the fringes of sub-urban settlement. Less frequent are large scale arable fields.

Transport Pattern

The Character Area is well covered by a network of old winding and often sunken lanes.

Settlements and Built Form

The historic settlement pattern is composed of estates and villages. The traditional buildings of the Character Area survive from the 16th century. Red brick houses can be found at Codicote Bury (1655). The village centre of Codicote retains some timber framed and chequerwork brick houses.

EVALUATION

VISUAL AND SENSORY PERCEPTION

Historic and mature landscape character interspersed with areas of intensive arable production. Small interlocking blocks of woodland framing views.

Rarity & distinctiveness

The integrity and mature character have not been eroded by the intensification of arable production.

VISUAL IMPACT

Codicote suburban fringe dominates some of the local views. Particular features such as the water tower on the north side of the settlement have a local impact. Extensive mature grounds at Codicote Lodge.

ACCESSIBILITY

Character Area well served by the network of roads and rights of way which radiate out from Codicote

COMMUNITY VIEWS

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

LANDSCAPE RELATED DESIGNATIONS

LC1	Landscape Conservation Area
GD 1098	Homewood
SAM 27906	Roman Barrow and Bronze Age Bowl Barrow in Gaffridge Wood
SAM 27907	Bell Barrow in Gaffridge Wood

EVALUATION

CONDITION

Land cover change:	Localised
Age structure of tree cover:	Mature
Extent of semi-natural habitat survival:	Scattered
Management of semi-natural habitat:	Good
Survival of cultural pattern:	Interrupted
Impact of built development:	Moderate
Impact of land-use change:	Moderate

Matrix Score: **Moderate**

ROBUSTNESS

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

Matrix Score: **Moderate**

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

EVALUATION

INHERENT LANDSCAPE SENSITIVITY

Landscape Character Sensitivities

- A gently rolling upland, landscape plateau, incised by smaller valleys and of rural character. The character area would be vulnerable to further urbanizing features
- Scattered deciduous woodland blocks some of which are historic including ancient coppiced hornbeam with bluebell covered woodland floor. The woodland is vulnerable to lack of management or to removal
- The character area merges into Knebworth to the north, which creates an extended area of significant parkland character in areas of Codicote Plateau for example the area surrounding The Node. This character could be at risk from development pressure and inconsistent management
- Codicote Plateau is characterised by large scale, regular shaped arable fields but with small paddocks and grazing land adjacent to settlements. The area would be vulnerable to the removal of hedgerows and boundary vegetation
- The character area includes a significant presence of horsiculture, including Laundry Cottage Stud. Such areas are characterised by post and rail fences and the removal of boundary vegetation. This practice is detrimental to the landscape character of Codicote Plateau. The character area is vulnerable to further horsiculture activity and any associated removal of boundary vegetation
- Apart from the B656 Codicote Plateau is a tranquil area, with the remaining roads being narrow and winding. These rural roads are enclosed by hedgerows and hedgebanks often with bluebells in the verges. However some of the hedgerows are becoming gappy, with over mature trees and grown out woodland

hedgebanks. They would be vulnerable to improvements/upgrading of the roads

- Existing pockets of acid heathland habitat are vulnerable to loss
- The A1 abuts the east of the character area and is a detractor to the character of Codicote Plateau.
- Good public access through numerous rights of way, particularly around Codicote

Overall Codicote Plateau is considered to be of **moderate to high sensitivity**. The gently rolling upland plateau, historic character and woodland blocks create a rural character with limited urban influence.

Visual Sensitivities

- Expansive views out of the character area, where there are limited woodland blocks or hedgerows
- In areas of woodland the views are framed and a sense of enclosure is created

In visual terms, Codicote Plateau is considered to be of **moderate sensitivity**. Views within the plateau and towards the adjacent countryside are relatively open, or framed by woodland, both of which would be sensitive to the introduction of additional development or urbanizing features.

LANDSCAPE VALUE

Overall Codicote Plateau is considered to be of **moderate landscape value**. Aspects of particular value within Codicote Plateau are the historic character, a recognisable sense of place, and the relatively tranquil character.

EVALUATION

CAPACITY TO ACCOMMODATE DEVELOPMENT

Large urban extensions and new settlements (>5ha)

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

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

Smaller urban extensions (<5ha)

This type of development would not be entirely appropriate within this Character Area, due to its rural and undeveloped character. Visual impacts could be high, due to the expansive views currently experienced.

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

Major transport developments/improvements

This type of development would only be appropriate for improvements of the existing A1, which abuts the Character Area. However it would be imperative that any work was mitigated through earthworks and the planting of shelterbelts. Upgrading of existing rural roads could erode the character of the landscape. Additional traffic would also affect the peace and tranquillity of the Character Area.

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

Commercial/warehouse estates

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

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

Individual large/bulky buildings

There may be some limited capacity for sympathetically located and designed individual large buildings, particularly if they were of an agricultural character and in keeping with the rural character. However, large buildings could be highly visible within the Character Area if not carefully located would erode the rural and historic character of Codicote Plateau.

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

Large scale open storage

Despite the presence of the A1, the rural character of Codicote Plateau would make it difficult to accommodate large scale 'open' uses without significant impact. This would not be in keeping with the rural or historic character of the area and likely to be very open to view and introduce new elements that would conflict with the existing characteristics.

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

location	assessment	evaluation	guidelines	CODICOTE PLATEAU	Area 205
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EVALUATION

Mineral extraction/waste disposal

This Character Area is currently relatively undisturbed and rural in appearance. Whilst some small scale mineral extraction could be accommodated with careful design and mitigation measures, larger scale extraction would be more prominent and not be in keeping with the character of the area. If proposals were consented, any restoration proposals should be mainly at grade and include for additional planting in character with existing patterns.

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

Incremental small scale development

There may be some limited capacity for carefully located and designed small scale developments within the Character Area, particularly if they were to the periphery of Codicote village and of rural character. However, due to the existing character any proposals would need clear justification to avoid the erosion of the rural and historic character of Codicote Plateau.

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

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

There are very few urbanising elements, such as these within this Character Area at present. Excluding the proximity of the A1, there are currently few detractors in the areas. New utilities developments or structures such as masts or wind turbines would have a major impact on the rural and historic character of Codicote Plateau. Large scale developments, including tall elements would be highly visible within the Character Area, as well as being potentially visible in surrounding Character Areas.

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

GUIDELINES

STRATEGY AND GUIDELINES FOR MANAGING CHANGE

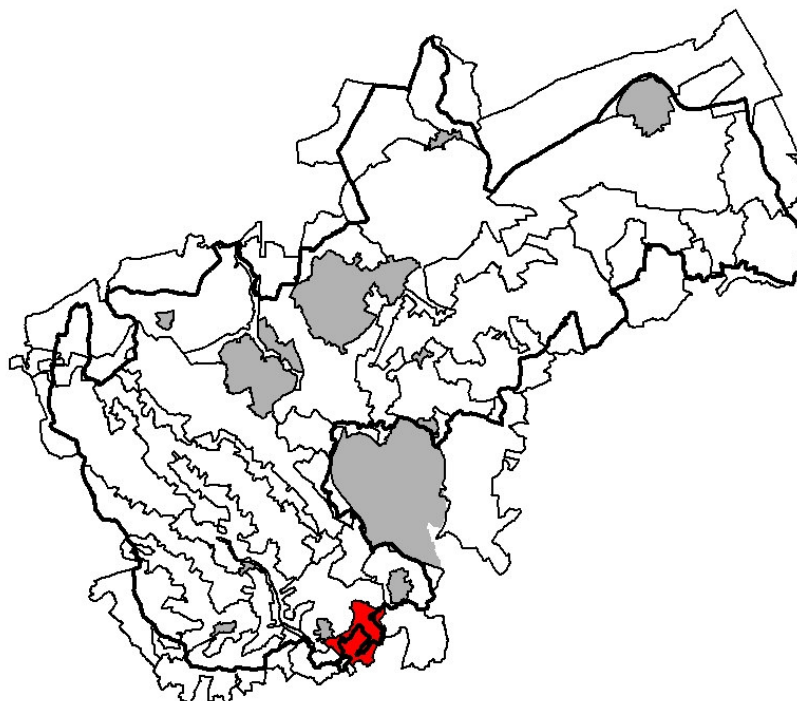
Strategy: Improve and Conserve

Landscape management guidelines

- Promote management of ancient woodland, particularly using techniques such as coppicing to encourage a diverse woodland flora
- Conserve and enhance ancient woods as distinct historic landscape features within their original shapes and boundaries
- Promote other woodland planting and where historically appropriate, link up small remnants of ancient woodland
- Restore known lost woods or portions of woods, or create and manage new small to medium sized woods, particularly on the plateau/plateau edges
- 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 hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas
- Promote the use of traditional field hedges in place of post and wire enclosures to new grazing or horsiculture areas
- Promote the diversity of hedgerow species and the planting of standard hedgerow trees
- Maintain and extend the rights of way network
- Ensure modern enclosure, often for horsiculture around settlements, does not change the character of the farmed landscape
- Protect and encourage management of remnant acidic heathland

Built development guidelines

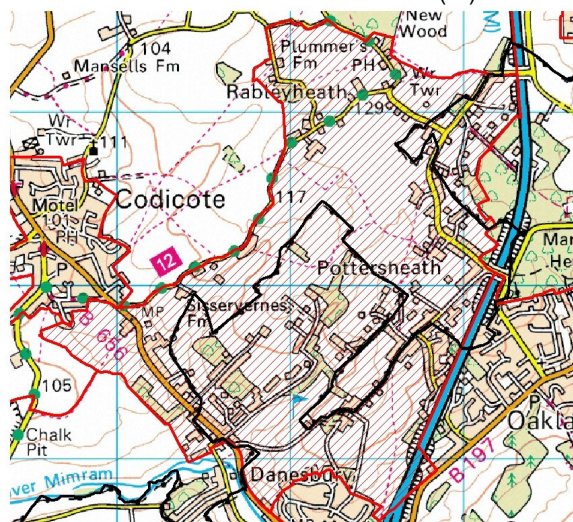
- Retain the rural and historic character of Codicote Plateau, ensuring that any new development is appropriately sited and of a scale, form and style appropriate to the Character Area
- Avoid the location of new development in visual intrusive locations where they would be visible on the skyline
- Ensure that new development does not necessitate the removal of existing woodland blocks or the loss of acid heathland habitats and ancient hedgerows
- Conserve the traditional character of Codicote Plateau, ensuring that development uses appropriate vernacular materials and features to avoid inappropriate visual intrusion
- Protect and preserve the pattern of the rural lanes and associated hedge banks, verges and hedges
- Encourage the planting of appropriate broadleaved woodland and vegetation to screen new development that could intrude in expansive rural views
- Ensure that lighting necessitated by new development minimises the impact on the Character Area
- Ensure applications for replacement dwellings, communication infrastructure, utility infrastructure have minimal impact on the landscape character and visual quality of the area
- Use the opportunity of any developments to create new accessible green infrastructure
- Ensure redundant agriculture buildings subject to applications for change of use are monitored to ensure that they reflect the local building style
- Protect the dispersed settlement pattern – scattered farmsteads and small settlements in isolated hamlets with a road pattern that is winding, often with wide verges and strong hedgerows

LOCATION

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LANDSCAPE CHARACTER AREA

The area lies in a broad band extending north of Welwyn and the River Mimram. The area lies east of Codicote and to the west of the A1(M).



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LANDSCAPE CHARACTER

Extensive area of heathland which has been developed and settled. Complex pattern of large plots with ribbon development following network of local lanes. Only part of this settlement lies within the district boundary. Linear blocks of woodland associated with local development.

KEY CHARACTERISTICS

- Gently rolling upland plateau landscape
- Extensive settlement generously dispersed over the south

DISTINCTIVE FEATURES

- A1(M) follows eastern boundary
- Linear woodland blocks

ASSESSMENT

PHYSICAL INFLUENCES

Geology & soils

Soils are free draining acid loamy brown soils over glacial deposits above Chalk.

Topography

Plateau landscape.

Degree of slope

Varies between 1:30 to 1:10 within incised valleys.

Altitude range

75m to 125m.

Hydrology

No discernable watercourses. Small number of local ponds adjacent to settlements

Land cover and land use

Arable landcover in the north. Smaller paddocks, gardens and development in the south.

Vegetation and wildlife

Danesbury Park is an important ecological resource within this Character Area. The park supports a diverse selection of habitat types, the most important of which are areas of old, species-rich neutral/acidic grassland that are regarded as being of county ecological importance. Some species indicative of old grasslands are present within the parkland, such as Adder's Tongue Fern. Ancient parkland trees are present and are a highly valuable ecological resource for fungi and invertebrates. Standing deadwood, such as that associated with veteran and senescent trees is a key ecological habitat that has suffered a national decline due largely to an excessive 'cleaning up' of our countryside. Deadwood habitats are essential for the survival of a range of species, many of which are nationally scarce. Ancient oak/hornbeam woodlands such as Catchpole and Longston Woods are present within this Character Area as are some areas of unimproved neutral marshy grassland. Woodlands are important for bat species (pipistrelle) and noctule has been recorded in the past. The vast majority of grassland within the UK are subject to some form of agricultural 'improvement'. Traditionally managed grasslands with their array of associated plants and animals are an increasingly rare sight.

HISTORICAL AND CULTURAL INFLUENCES

Finds of Romano-British coins, pottery and building materials suggest that a Romano-British settlement lies to the west of the Character Area. To the far west cropmarks of an enclosure of unknown date and function are known from aerial photographs.

Field Pattern

The historic agricultural landscape is composed mainly of post 1950's enclosure. Pre 18th century and later enclosure lies to the north and pre 18th century 'irregular' enclosure, 20th century leisure and prairie fields – post 1950's boundary loss lie to the south. In the centre occur prairie fields with relict elements and pre 18th century 'irregular sinuous' enclosure. There are pockets of 19th – 20th century plantation throughout the area.

Transport Pattern

The A1(M) runs along the eastern boundary. There is a pattern of winding lanes.

Settlements and Built Form

The historic settlement pattern is composed of farmsteads and villages. The traditional buildings of the Character Area survive from the 16th century. Plummers Farmhouse is a large 16th century timber framed farmhouse with 17th century additions.

EVALUATION

VISUAL AND SENSORY PERCEPTION

Historic and mature landscape character interspersed with extensive but widely dispersed settlement patterns. Linear woodland features help to provide a mature setting to the Character Area.

Rarity & distinctiveness

The integrity and mature character are not compromised by widespread settlement.

VISUAL IMPACT

Development is small scale and fits well into the mature setting. Some commercial outlets (nurseries) located within the Character Area. Small water towers at Rabley Heath.

ACCESSIBILITY

Character Area well served by the network of small winding lanes and rights of way.

COMMUNITY VIEWS

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

LANDSCAPE RELATED DESIGNATIONS

None.

EVALUATION

CONDITION

Land cover change:	Localised
Age structure of tree cover:	Mature
Extent of semi-natural habitat survival:	Scattered
Management of semi-natural habitat:	Good
Survival of cultural pattern:	Declining/Relic
Impact of built development:	Moderate
Impact of land-use change:	Moderate

Matrix Score: **Moderate**

ROBUSTNESS

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

Matrix Score: **Moderate**

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

EVALUATION

INHERENT LANDSCAPE SENSITIVITY

Landscape Character Sensitivities

- The distinctive settlement pattern within the Character Area as a whole is characterised by dispersed ribbon development in large plots, which would be sensitive to inappropriate, unsympathetic or high density development and any form of development not in scale with the dispersed pattern
- Much of the development within Danesbury-Rabley Heath, both within North Hertfordshire and the Character Area as a whole, is relatively modern development and not of a vernacular style. It is, however, sympathetic to the local settlement pattern
- Linear woodland blocks and tree belts are located along many roads, creating a shaded, enclosed feel and a mature setting to development. This would be sensitive to removal or incursion of further development
- Roads through the Character Area are generally very minor and some have a private road feel to them. They would be sensitive to upgrading or improvement schemes
- Parts of the Character Area, including small areas within North Hertfordshire, have a parkland character due to the presence of mown grass lawns and mature individual trees. These would be sensitive to lack of management and removal of trees
- Although the Character Area as a whole is a gently rolling upland plateau, intimate dry valleys form an important element of the landscape, some of which are found within the North Hertfordshire part of Danesbury-Rabley Heath. These valleys could be susceptible to inappropriate development or erosion of their intimate feel.
- Field patterns within the Character Area are generally small scale and vary between geometric and organic in form. Hedgerows remain well maintained in many locations but have been removed in others and would be vulnerable to further loss. This is

particularly the case within the north eastern part of Danesbury-Rabley Heath, within North Hertfordshire.

- The transport corridor of the A1(M) has been imposed on the landscape at the eastern edge of the Character Area, but has been well screened by dense vegetation and has little visual impact on Danesbury-Rabley Heath.

Overall Danesbury-Rabley Heath is considered to be of **moderate sensitivity**. The Character Area contains distinctive dispersed settlement but elements of the wider landscape, such as hedgerows and tree belts have already been partly eroded.

Visual Sensitivities

- Glimpsed cross valley views are an important feature of the Character Area
- Dense vegetation within the Character Area limits the extent of many views
- Residential properties are generally set back from roads and screened by tree belts or tall hedges
- Within North Hertfordshire, views are generally more open in the north of the Character Area, where arable farmland and grazing are the predominant land use

In visual terms, Danesbury-Rabley Heath is considered to be of **moderate sensitivity**. Views within the Character Area are relatively enclosed. However, some important cross valley views to the south are also possible.

LANDSCAPE VALUE

Overall Danesbury-Rabley Heath is considered to be of **low landscape value**. The area is heavily influenced by human activity, there is limited visible evidence of the historic landscape and the landscape and landform is not particularly memorable.

location	assessment	evaluation	guidelines	DANESBURY-RABLEY HEATH	Area 133
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EVALUATION

CAPACITY TO ACCOMMODATE DEVELOPMENT

Large urban extensions and new settlements (>5ha)

This type of development would not be appropriate within this Character Area, due to its small scale character, dispersed settlement pattern and mature woodland setting. It would introduce elements that could engulf the existing ribbon and dispersed development pattern. Increased housing development would be likely to affect the existing minor roads, which could erode the character of the landscape.

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

Smaller urban extensions (<5ha)

This type of development would not be entirely appropriate within this Character Area, due to its rural character and dispersed settlement pattern. Some small scale expansion within North Hertfordshire of Pottersheath, Rabley Heath or Oaklands, carefully designed and in keeping with the existing character, could possibly be accommodated. However, any proposals would need clear justification to avoid the erosion of the mature woodland belts that characterise Danesbury-Rabley Heath.

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

Major transport developments/improvements

This type of development would generally not be appropriate within this Character Area, due to the largely rural character of most routes at present. Upgrading of existing roads and lanes could erode the character of the landscape. Some upgrading of the A1(M) may be possible but would require careful mitigated through earthworks and the retention or replacement of existing woodland and shelterbelts. Additional traffic would also affect the peace and tranquillity of the Character Area.

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

Commercial/warehouse estates

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

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

Individual large/bulky buildings

There may be some limited capacity for sympathetically located and designed individual large buildings, particularly if they were vernacular in form and style and in keeping with the rural character. However, large buildings, if not carefully located, would erode the enclosed character of much of Danesbury-Rabley Heath.

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

Large scale open storage

The intimate scale of much of Danesbury-Rabley Heath would make it more difficult to accommodate large scale 'open' uses without potential loss of woodland blocks. This would not be in keeping with the wooded character of the area and could lead to the erosion of the dispersed settlement pattern and unobtrusive road network that characterise much of Danesbury-Rabley Heath.

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

location	assessment	evaluation	guidelines	DANESBURY-RABLEY HEATH	Area 133
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EVALUATION

Mineral extraction/waste disposal

This Character Area is currently relatively rural in appearance with small scale dispersed development. Whilst some small scale mineral extraction could be accommodated with careful design and mitigation measures, larger scale extraction or waste disposal would not be in keeping with the character of much of Danesbury-Rabley Heath and would be difficult to accommodate between ribbon developments. The minor roads may need considerable upgrading to be able to accept larger HGVs, which could further dilute the landscape character. Restoration proposals for any consented schemes should be mainly at grade and include for additional planting in character with existing patterns.

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

Incremental small scale development

There would some capacity for carefully located and designed small scale developments within the Character Area, particularly if they were in keeping with the mature wooded character and unobtrusive. However, any proposals would need to retain and enhance existing woodland belts and retain key cross valley views to the south.

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

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

There are currently very few detractors in Danesbury-Rabley Heath. Utilities developments or structures such as masts or wind turbines could have a major impact on the Character Area, particularly if they were to cause loss of woodland features. Although much of the Character Area is enclosed, large scale tall elements such as these would be highly visible within much of the North Hertfordshire part of the Character Area, as well as in surrounding Character Areas.

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

GUIDELINES

STRATEGY AND GUIDELINES FOR MANAGING CHANGE

Strategy: Improve and Conserve

NB. Guidelines apply only to land within North Hertfordshire.

Landscape management guidelines

- Promote management of ancient woodland to encourage a diverse woodland flora
- 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 hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas
- Promote the use of traditional field hedges in place of post and wire enclosures to new grazing areas
- Promote the diversity of hedgerow species and the planting of standard hedgerow trees
- Maintain and extend the rights of way network
- Encourage the conservation of species-rich neutral/acidic grasslands
- Encourage a policy of "standing deadwood" habitats within the ageing tree population
- Promote appropriate management of habitats
- Badger survey maybe required
- Retain and restore the small scale field pattern

Built development guidelines

- Retain existing cross and along valley views, including those from gaps in dense roadside vegetation
- Protect and preserve the pattern of narrow winding lanes and associated hedge banks, sunken lanes, verges and hedges
- Encourage the planting of appropriate broadleaved woodland and vegetation to mitigate new development, particularly along the frontage of new development to retain the wooded character and mature setting
- Retain the wooded but settled character of Danesbury-Rabley Heath, ensuring that any new development is appropriately sited and of a scale, density, form and style fitting to the Character Area
- Avoid the location of new development in visual intrusive locations, such as at the tops of valleys or the edges of the plateau where it would be visible on the currently largely undeveloped skyline
- Ensure that new development does not necessitate the removal of existing woodland blocks or hedgerows
- Ensure that lighting associated with new development does not create additional urbanising influences on the character Area

Appendix EDP 4

Representative Photoviewpoints

(edp9241_d006a 04 July 2025 JFr/AHu)

Photoviewpoint EDP 1: View south towards site from Cowards Lane along National Cycle Route 12

Photoviewpoint EDP 2: View south from northern edge of the site along PRow

Photoviewpoint EDP 3: View north towards Codicote from southern tip of site along PRow

Photoviewpoint EDP 4: View towards the site entrance from the junction of St Albans Road and Cowards Lane

Photoviewpoint EDP 5: View south from PRow within the Open Space along the northern edge of Cowards Lane

Photoviewpoint EDP 6: View north towards the site from junction of PRow with St Albans Road/NCN 12

Photoviewpoint EDP 7: Long distance elevated view from PRow to the west of Welwyn

Photoviewpoint EDP 8: Long distance elevated view from PRow to the west of Welwyn

Photoviewpoint EDP 9: Elevated view from PRow to the north-east of Codicote

Photoviewpoint EDP 10: View towards the site from the Hertfordshire Way/Local PRow

Photoviewpoint EDP 11: Long distance elevated view east towards Codicote from local road

Photoviewpoint EDP 1: View south towards site from Cowards Lane along National Cycle Route 12



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: 521614, 217917
Date and Time: 09/06/2025 @ 09:22
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: S
Distance: 0m
aOD: 100m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
04 JULY 2025
edp9241_d006a
JFr
AHu
RBa

client
project title
drawing title
Hawridge Strategic Land Limited
Land South of Cowards Lane, Codicote
Photoviewpoint EDP 1

Photoviewpoint EDP 2: View south from northern edge of the site along PRoW (Sheet 1 of 2)



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
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Grid Coordinates: 521606, 217861
Date and Time: 09/06/2025 @ 09:25
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: S
Distance: 0m
aOD: 100m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
04 JULY 2025
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JFr
AHu
RBa

client
project title
drawing title
Hawridge Strategic Land Limited
Land South of Cowards Lane, Codicote
Photoviewpoint EDP 2



To be viewed at comfortable arm's length



