

Growing Baldock

Environmental Statement Volume 2: Figures & Appendices

Chapter 7: Landscape and Visual

Appendix 7.9 Schedule of Likely Visual Effects

TECHNICAL APPENDIX 7.9: SCHEDULE OF LIKELY VISUAL EFFECTS

RECEPTOR	BASLINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 1: VIEW FROM ASHWELL ROAD AND PUBLIC FOOTPATH BYGRAVE 004/015 Receptors: Residents whose properties front onto Ashwell Road in Lower Bygrave and walkers on PRoW footpath Bygrave 004/015 Direction of View: South west Grid Reference: E:526085, N:235223 AOD: +83m Distance from the Site Boundary: 15m	Viewpoint 1 represents views from PRoW Bygrave 004 and 015 where they converge on Ashwell Road at Lower Bygrave. It is also representative of residential properties in Lower Bygrave that front onto Ashwell Road. PRoW receptors experience open views across the undulating, arable farmland, due to lack of hedgerow and tree vegetation. There are direct to partial near to middle distance views of BA1 part of the Site, to the south of Bygrave Road, visible alongside farmsteads and residential properties on Bygrave Road and Salisbury Road, on the northern settlement edge of Baldock, along with industrial units within Ashville Trading Estate – flanked by vegetation, in the middle distance, urbanising the view and providing a visual connection to Baldock. Industrial units associated with Letchworth business park are discernible, within a treed horizon, in distant views – alongside electricity pylons running across the view, both forming visible detractors. PRoW and residential receptors on the southern part of Ashwell Road experience open, direct, near to middle distance views, towards the northern parts of the Site (BA1) and filtered, glimpsed oblique views towards the central parts of the Site, along Royston Road (BA10).	Value With the exception of Green Belt (beyond the Site boundaries), the viewpoint lies within an undesignated landscape. For walkers, there are open views over the central and northern parts of BA1 at the footpath junction on Bygrave Road. As walkers move south along PRoW 015, the view is focused on the southern and eastern parts of BA1 and BA10, where there is an appreciation of the surrounding landscape - albeit with limited tranquillity and sense of remoteness, due to the nearby settlement edge of Baldock and the presence of visual detractors, industrial built form and electricity pylons. These PRoW are not currently considered to be used by a substantial number of people, due to the physical barriers created by the railway line and Royston Road, therefore the value is considered to be Low. For residents on the edge of Lower Bygrave - who have direct, partial to filtered views towards BA1, the surrounding rural landscape and the settlement edge of Baldock (albeit from and of an undesignated landscape of local value at most) - the value is also considered to be Low.	All Receptors Medium
		Susceptibility The context of the settlement edge of Baldock and existing detracting features (in the form of industrial units within Ashville Trading Estate, Letchworth Business Park and electricity pylons) have a strong influence on the view. The landscape in this location, including BA1 part of the Site, is open, large scale, with limited visual containment due to the lack of existing vegetation cover. It is considered walker and residential receptors have a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation along the edges of BA1 and Bygrave Road. Therefore, susceptibility to the nature of development proposed is considered to be Medium. Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, walkers moving south along PRoW 015, from Lower Bygrave, will have a greater perceptual awareness of the construction activities, due to their location within and through BA1, towards the railway line and BA10. During construction, receptors would experience temporary open, transient direct and oblique views of the onsite machinery and construction activity within BA1 and BA10, in close, near and middle distance views. The receptor's angle of view is direct and their direction of travel / activity likely focused toward the Site, particularly where the route of the PRoW runs through the Site. The existing public footpath Bygrave 015 (through BA1 and BA10) is proposed to be diverted, with receptors re-routed over a new multi modal bridge across the railway line, therefore receptors would experience temporary open, transient direct views of the associated construction activity. The main construction operations with potential to be visible will be associated with the residential built form of the Proposed Development in BA1 and employment in BA10 – whereas any construction activities associated with proposed Strategic Green Infrastructure are likely to be less intensive and associated with pathways, planting and play areas. The magnitude of change is considered to be Medium / Large Adverse at all locations. Residential receptors on the edge of Lower Bygrave are likely to experience direct to partial, glimpsed / filtered views of the onsite machinery and construction activity, through breaks in their garden and Site boundary vegetation, in near to middle distance views of the northern elevated parts of BA1 and filtered and potentially glimpsed oblique views towards upper elements of construction activities in the central parts of BA10. These views would be static and contain the strategic green infrastructure along the facing edges of the Site, which would increase the distance to main construction activities in development parcels. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium Adverse.	
		Operation Phase (Year 0) At completion, the public footpath will be diverted as part of the new Baldock Greenway leisure route, featuring a new bridge crossing over the railway and located in a new landscape setting as part of the Eastern Park (Strategic Green Infrastructure) open space, with residential built form (up to 3 storey at up to 12.5m) set behind in the near to middle distance, permanently replacing the arable and grazing pastures of BA1. It is anticipated there would be partial glimpsed views of the upper storey and rooflines of the employment development proposed in BA10 (3 storeys up to 14m), visible in the middle distance, to the rear and above the residential built form in BA1. For PRoW users travelling south through BA1 and BA10, the proximity of the residential and employment development means that built form will be a new prominent and permanent feature in the view, bringing their perceptual awareness of the urban and industrial land uses on the new edge of Baldock closer to the view, therefore the magnitude of change is considered Medium / Large Adverse. At completion, residential receptors are anticipated to experience near to middle distance, direct to partial oblique views from their	PRoW users: Temporary Moderate / Major Adverse (Significant) Residents in Lower Bygrave: Temporary Moderate Adverse (Potential to be Significant)
			PRoW users: Short Term Moderate / Major Adverse (Significant) Residents in Lower Bygrave: Short Term Moderate Adverse (Potential to be Significant)

		upper storey (less inhabited rooms and partially filtered by their existing curtilage and boundary vegetation) of the rooftops and upper storeys of the closest proposed residential built form in the northern elevated part of BA1 (along the north eastern boundary), seen above intervening landform. Where these upper storey windows look onto the Site, there is potential for oblique, partial glimpsed and filtered views, in the near to middle distance, of proposed residential built form in the south eastern part of BA1, set beyond the new landscape setting of the Eastern Park (Strategic Green Infrastructure) open space. The proposed built form in BA1 would extend the settlement edge of Baldock, albeit with an edge transition softened by Strategic Green Infrastructure. Given the scale of permanent visual change, albeit predominantly in the receptors' near to middle distance, the magnitude of change is considered Medium Adverse. Night Time Impact The Proposed Development would result in a noticeable change to the night time view for residential receptors, with the introduction of additional light sources within the Site - however, this would replace the light sources as part of the baseline view from several removed farmsteads on Bygrave Road (part of BA1) and be perceived in the context of existing light sources in Baldock, resulting in a perceptibly closer edge to Baldock and a negligible increase in sky glow. Therefore, impacts would remain as reported for daytime.	
		Operation Phase (Year 15) In the long term, the green infrastructure framework (including landscape structural planting along the boundaries of BA1 and new tree and scrub planting through the parkland of Eastern Park) will have matured and will provide an attractive landscape and experience when sequentially passing through the Greenway (now incorporating the diverted public footpath Bygrave 015). The new Greenway will provide an attractive new landscaped route and bridge, which avoids an at-grade crossing of the railway line and provides a dedicated walking, cycling and (where possible) equestrian movement network around Baldock. For PRow users heading south, the landscape planting within Eastern Park and on the edge of residential development parcels will likely provide additional filtering of views towards the proposed built form within BA1 and BA10, however areas of residential and employment built form are still anticipated to be visible in these locations - seen in the context of the upper stories and roofs of Ashville Trading Estate and the existing settlement urban edge of Baldock, therefore the magnitude of change is considered to reduce to Small / Medium Adverse. For residential receptors, in the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form and lighting from these locations close to the Site. In the long term, establishment of structural planting along the Site's boundary and internally would assist in softening and blending the built form and its lighting into the immediate context. A large proportion of the receptor's baseline rural view would be permanently lost, albeit replaced with strong green infrastructure to assimilate the development into the existing verdant urban settlement edge of Baldock – with the magnitude of change considered to reduce to Small / Medium Adverse.	PRow users: Long Term Minor / Moderate Adverse (Not Significant) Residents in Lower Bygrave: Long Term Minor / Moderate Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 2: VIEW FROM ASHWELL ROAD & PUBLIC BRIDLEWAY BYGRAVE 001 Receptors: Walkers, cyclists and horse riders on the PRoW Direction of View: South west Grid Reference: E:525906, N:235696 AOD: +71m Distance from the Site Boundary: 465m	Viewpoint 2 represents views from PRoW Bridleway Bygrave 001, heading south west from Ashwell Road, towards the northern part of BA1. The views from this PRoW are extensive across the large scale open rolling arable landscape. Vegetation and built form within Lower Bygrave is visible to the left of the view, in the near distance, framing and enclosing Ashwell Road. A localised ridgeline, featuring scattered trees and scrub, is also visible in the near distance along the horizon, defining the Site's BA1 north eastern boundary. There are direct, near distance views towards the north eastern corner of BA1, where the landform slopes down to a localised valley depression – which also forms the Site's northern boundary, before rising again in the distance, to a treed ridgeline, where built form within the village of Norton is discernible in distant views. Electricity pylons are visible detractors, crossing the distant skyline. NOTE Receptors travelling on PRoW Bridleway Bygrave 001 are also considered at Viewpoint 17 – when entering the Site from the west.	Value Views from PRoW Bridleway Bygrave 001 are transient and from a landscape designated Green Belt (albeit the Site itself is removed from the Green Belt) and the route is identified in the archaeological and heritage assessment as 'Millers Way' a locally historic routeway between North Road and Bygrave, therefore these views are considered to be of local importance and value. From onsite observations, this PRoW is a well trodden route and forms part of the Baldock northern circular trail (Baldock to Ashwell). Therefore, the value for users of the PRoW is considered to be High.	PRoW Users High
		Susceptibility Users of the PRoW are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is large scale, open, undulating and predominantly rural in nature, with a minimal urban influence, with only near distance, glimpsed views of built form in Lower Bygrave and distant views of built form in Norton. Given the nature of the visual containment provided by the intervening undulating landform, there will be limited views of the Site – predominantly focused towards the north eastern corner of BA1, where there are good opportunities for mitigation and enhancement of the boundaries, therefore the susceptibility is considered to be Medium. Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, users on public bridleway Bygrave 001 would experience partial glimpsed and filtered, middle distance views of onsite construction activity within BA1 of the Site. The main construction operations with potential to be visible will be concentrated on the northern parts of BA1 along the ridgeline, associated with the residential built form of the Proposed Development – whereas the construction activities within the nearest part of BA1 (proposed as Strategic Green Infrastructure, running up to the facing boundary) are likely to be less intensive and associated with pathways, planting and play areas. Ground level construction activities, such as earth works and vehicle movements, will be predominantly visible on the north facing slopes of BA1, in a small part of the middle distance view. Taller elements such as cranes and piling rigs, are also likely to be visible along the skyline above the intervening landform. Given the distance and proportion of the view visible, the magnitude of change is considered Small / Medium Adverse.	EFFECT Temporary Moderate Adverse (Potential to be Significant)
		Operation Phase (Year 0) At completion, the Proposed Development would introduce additional residential built form in the middle distance view, beyond the intervening ridgeline. It is anticipated there would be partial glimpsed and filtered views of the upper storey and rooflines of Proposed Development on the northern edge of BA1 beyond the ridgeline, where residential built form would front onto the proposed strategic green infrastructure (Bygrave Common). This would form a small proportion of the overall view and would be seen in the context of existing residential properties in Lower Bygrave and Norton. The AVR Wirelines (at Appendix 7.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. For Viewpoint 2, a small proportion of the wireline features along the existing partially vegetated skyline. The magnitude of change is considered to be Small Adverse.	Short Term Moderate Adverse (Potential to be Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting in BA1 (along the ridgeline, within Bygrave Common and on the Site boundaries of the Proposed Development) would enhance and strengthen the existing vegetation coverage across the Site softening the views of built form and helping to assimilate the proposed residential built form with the verdant character of the view. Where views of the proposed built form remain, they are anticipated to be glimpsed and filtered to the upper stories and roofline. The Proposed Development would introduce additional residential built form on the settlement edge of Baldock, seen in the context of Lower Bygrave and Norton, form a visual extension of the current settlement edge, albeit set within a strongly vegetated boundary beyond the new Greenway. The magnitude of residual change is considered to reduce to Negligible Adverse.	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 3: VIEW FROM EDGE OF BYGRAVE & PUBLIC FOOTPATH BYGRAVE 004 Receptors: Walkers on PRow footpath Direction of View: South west Grid Reference: E:526444, N:235969 AOD: +92m Distance from the Site Boundary: 830m	Viewpoint 3 represents PRow receptors on footpath Bygrave 004 on the outer edge of Upper Bygrave Village, who experience elevated views across the rolling arable landscape. The land falls away in the south, towards the northern settlement edge of Baldock, where residential properties on Salisbury Road and industrial units associated with Letchworth Business Park are discernible in distant views. Due to the nature of intervening topography and vegetation, receptors experience partial middle to long distance views of the northern elevated part of BA3 and partial glimpsed and filtered distant views of BA2 & central parts of BA3, in the direction of the Wallington scarp slopes and the A505 Weston Hills tunnel. Receptors experience indirect, partial distant views of the northern parts of BA1 (between North Road and bridleway Bygrave 001). Scattered trees and scrub, defining the north eastern boundary of BA1, are visible in the middle distance, highlighting the undulating topography. Beyond BA1 the landform rises, in the far distance, to a treed horizon, where built form within the village of Norton is discernible. Electricity pylons are visible detractors running across the skyline in the distance.	Value Views from PRow Bygrave 004 are transient and from a rural landscape designated Green Belt and (on the southern outer edge of Upper Bygrave) a medieval village, and is considered to be well used but at local level. Therefore, the value for users of the PRow is considered to be High .	PRoW Users Medium
		Susceptibility Users of the PRow experience elevated views across the landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is large scale, open, undulating and predominantly rural in nature, with urban influence in distant filtered views – comprising the settlement of Baldock, industrial units within Letchworth, electricity pylons and the A505 Weston Hills tunnels. Given the nature of the visual containment provided by the undulating landform and existing vegetation, there will be limited views of the Site – predominantly comprising distant partial views towards BA1; glimpsed distant views of BA2 & 3 and distant filtered views of land east of Clothall Common, where there are good opportunities for mitigation and enhancement on boundaries to all of these areas. The Site forms a small part of these wide open views and is seen in the context of these existing settlements, therefore the susceptibility is considered to be Low . Night time views: It is considered receptors would not be using the PRow route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, users of the PRow are anticipated to experience temporary, partial glimpsed and filtered views of some ground level construction activity such as earth works and vehicular movements in BA3 and BA2, discernible in the distance, through breaks in the intervening vegetation and landform. Whilst there are partial middle to long distance views of the northern elevated part of BA3, construction activities with this part of the Site are likely to be less intensive and associated with management and enhancement of the existing vegetation and pathways. The main construction operations with potential to be visible will be on the northern parts of BA1, with receptors anticipated to experience, temporary, partial views of ground level construction activity in a very small proportion of their middle distance view, associated with the residential built form of the Proposed Development – whereas the construction activities within the northern part of BA1 (proposed as Strategic Green Infrastructure) are likely to be less intensive and associated with pathways, planting and play areas. Taller elements, such as cranes and piling rigs, are also likely to be visible in the distance, above intervening landform and amongst intervening vegetation. Demolition and construction would result in a noticeable change to a very small proportion of the receptor's distant view. The magnitude of change is considered Small Adverse .	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, users of the PRow are anticipated to experience partial glimpsed and filtered views of proposed built form in BA2 and BA3, above and through breaks in intervening vegetation, discernible in the distant views, in the direction of the Wallington scarp slopes and the A505 Weston Hills tunnel. The Proposed Development would introduce additional residential built form in the middle distance view in BA1, between and above existing intervening vegetation and alongside the existing settlement edge of Baldock. The proposed residential development in BA1 would form a visual extension of the current settlement edge and character of Baldock, up to the ridgeline, where residential built form would front onto the proposed strategic green infrastructure (Bygrave Common). This would form a very small proportion of the overall view and would be seen in the context of existing residential properties in Baldock and Norton and industrial units in Letchworth. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting on the boundaries of the Site and through the development would enhance and strengthen the existing vegetation coverage across the Site, softening the views of the built form and helping assimilate the proposed residential and employment built form with the verdant character of the view. Where views of the proposed built form remain in BA2 and BA3, they are anticipated to be glimpsed and filtered views of the upper stories and rooflines, through breaks in intervening vegetation during the winter months, albeit seen in the context of the adjacent settlement areas of Baldock. In the long term, the establishment of proposed structural planting in BA1 (along the ridgeline, within Bygrave Common and on the Site boundaries) would enhance and strengthen the existing vegetation coverage across BA1 on the settlement edge of Baldock and would assist in blending the proposed residential built form and any views of rooflines into the vegetated horizon. The Proposed Development would form a very small proportion of the overall middle to long distance view, would be seen in the context of Norton and Letchworth, and would form a visual extension of the current settlement edge and character of residential built form set within a vegetated horizon. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 4: VIEW FROM PUBLIC FOOTPATH BYGRAVE 005/006 Receptors: Walkers on PRoW footpath Direction of View: South west Grid Reference: E:526734, N:235659 AOD: +99m Distance from the Site Boundary: 748m	Viewpoint 4 represents PRoW receptors on footpath Bygrave 005/006, who experience elevated panoramic views across the rolling arable landscape. The land falls away in the south west, towards the eastern settlement edge of Baldock (referred to as Clothall Common), where receptors experience partial, distant views of land east of Clothall Common, BA3 and BA2, in the direction of the Wallington Scarp Slopes, the Weston Hills LNR and the A505 Weston Hills tunnel. As receptors head further east onto public footpath Bygrave 005/006 from Bygrave, views towards the northern part of the Site (BA1) reduce – receptors experience partial to glimpsed, distant views, between intervening built form and vegetation in Lower Bygrave. Receptors experience partial, middle to long distance views to the south eastern part of BA1 (between Bygrave Road and the railway line), beyond which the settlement edge of Baldock is visible, along with industrial units within Ashville Trading Estate – set within a treed horizon, in the distance and providing a visual connection to Baldock. Due to the elevated nature of this viewpoint, receptors experience long distance, panoramic views – beyond Baldock towards industrial units associated with Letchworth Business Park, set within a treed horizon. Electricity pylons run across the distant skyline, beyond Baldock, forming visible detractors.	Value Views from PRoW Bygrave 005/006 are transient, from a rural landscape designated Green Belt (on the southern outer edge of Upper Bygrave) a medieval village, and on a route well used locally, which forms part of the Baldock northern circular trail (Baldock to Ashwell). Therefore, the value for users of the PRoW is considered to be High.	PRoW Users High
		Susceptibility Users of the PRoW experience elevated panoramic views across the landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is large scale, open, undulating and predominantly rural in nature, with urban influence disrupting the level of tranquility and adding visual detractors in distant views along the horizon, including: settlement within Lower Bygrave, Baldock and Clothall Common; industrial units within Baldock and Letchworth; electricity pylons; and the A505 Weston Hills tunnels. Given the nature of the visual containment provided by the landform, layers of intervening vegetation and the appreciable distance from the Site areas, there will be limited partial to filtered views of the Site, visible alongside existing settlement within Baldock and Clothall Common. There are good opportunities for mitigation and enhancement within the Site areas, therefore the susceptibility is considered to be Medium. Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, users of the PRoW are anticipated to experience temporary, transient oblique, partial glimpsed and filtered, distant views of some ground level construction activity - such as earthworks and vehicular movements in BA3 and BA2, discernible in the distance, beyond the elevated northern parts of BA3, through and above existing breaks in the intervening vegetation and landform. Whilst there are partial middle distance views of the northern part of BA3, construction activities within this part of the Site are likely to be less intensive and associated with management and enhancement of the existing vegetation and pathways. Due to the intervening vegetation bordering and internally within BA10, it is anticipated that ground based construction activity will be screened, however taller elements such as cranes, piling and on site machinery are likely to be visible along the treed horizon. There is the potential for temporary, partial glimpsed and filtered, middle distance views of some ground level construction activity in the south eastern part of BA1 (between Bygrave Road and the railway line), however the nearest facing parts of this area are proposed as a parkland (Strategic Green Infrastructure) therefore it is anticipated construction activity is likely to be less intensive and associated with pathways, planting and play areas. There is potential for users of PRoW to experience temporary, partial glimpsed and filtered, middle to long distance views of some ground level construction activity in the northern elevated parts of BA1 (ridgeline) associated with the residential built form of the Proposed Development. Taller elements such as cranes and piling rigs, are also likely to be visible along the view, through and above breaks in intervening vegetation, landform and existing built form, seen alongside the existing visual detractors (A505, electricity pylons, railway line and industrial units). Demolition and construction would result in a noticeable change to a very small proportion of the receptors distant view. The magnitude of change is considered Small Adverse.	
		Operation Phase (Year 0) At completion, users of PRoW are anticipated to experience transient oblique, partial, middle distance views of proposed employment development in BA10, between the railway line, the Green Space east of Clothall Common and viewed alongside existing residential development in Clothall Common and industrial units within Ashville Trading Estate. The proposed employment development in BA10 would form a visual extension of the current urban edge and character of Baldock - extending the industrial and employment uses along Royston Road and in the middle distance of this view. It is anticipated the combination of the proposed employment built form in BA10 and the Green Space east of Clothall Common, will limit views towards BA3 and BA2, and at most receptors experience transient oblique, partial glimpsed and filtered, distant views of the upper limits and rooftops associated with proposed development in these parcels, above and through breaks in intervening proposed built form in BA10. There would be partial glimpsed and filtered, middle to long distance views of the proposed residential built form in the south eastern part of BA1, to the rear of proposed parkland (Strategic Green Infrastructure) and in part the northern area of BA1 along the ridgeline, where it would be viewed alongside / beyond the new Bygrave Common (Strategic Green Infrastructure), above and through breaks in existing intervening vegetation and built form in Lower Bygrave. The proposed development would form a very small proportion of the overall distant view and would be seen in the context of existing residential properties in Baldock, Clothall Common and Lower Bygrave and industrial units in Baldock and Letchworth. The magnitude of change is considered to be Small Adverse.	Temporary Moderate Adverse (Potential to be Significant)
			Short Term Moderate Adverse (Potential to be Significant)

		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting on the boundaries of the Site and through the development would enhance and strengthen the existing vegetation coverage across the Site, softening the views of the built form and helping assimilate the proposed residential and employment built form with the verdant character of the view. Where views of the proposed built form remain, they are anticipated to be glimpsed and filtered of the upper stories and rooflines, through breaks in intervening vegetation during the winter months. In the long term, the establishment of proposed structural planting (as per the Green Infrastructure Framework plan) - along the railway line, within and along boundaries of the Proposed Development and in Strategic Green Infrastructure areas (Eastern Park and Bygrave Common) - would enhance and strengthen the existing vegetation coverage across the Site on the settlement edge of Baldock and Clothall Common and assist in blending the proposed residential and employment built form and any views of rooflines into the vegetated horizon. The Proposed Development would form a very small proportion of the overall middle to long distance view, would be seen in the context of existing urban influences associated with Clothall Common, Baldock and Letchworth and would form a visual extension of the current settlement edge to residential and employment (industrial) built form set within a vegetated horizon. The magnitude of residual change is considered to reduce to Negligible Adverse.	Long Term Negligible Adverse (Not Significant)
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RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 5: VIEW FROM PUBLIC BRIDLEWAY RUSHDEN & WALLINGTON 041 Receptors: Walkers, cyclists and horse riders on PRow Direction of View: West Grid Reference: E:527623, N:234604 AOD: +101m Distance from the Site Boundary: 1.18km	Viewpoint 5 represents PRow receptors on bridleway Rushden & Wallington Bygrave 005/006, who experience open, elevated panoramic views across undulating arable farmland, within the Wallington scarp slopes. Baldock is visible in the distance with residential built form assimilated into the treed skyline. Receptors experience partial to glimpsed distant views of the northern parts of the Site (associated with BA1), partial distant views to the south eastern parts of BA1 (between Bygrave Road and the railway line) and partial distant views of the elevated unmanaged part of the Site (northern elevated parts of BA3) between Royston Road and the A505 Baldock bypass. Views towards BA2 and BA3 are screened by intervening vegetation and landform. Due to the elevated nature of this viewpoint, receptors experience long distance, panoramic views – beyond Baldock towards built form (residential and commercial) within Letchworth and the village of Norton, which are discernible, within the treed horizon. Electricity pylons run across the distant view, forming visible detractors on the skyline.	Value Views from public bridleway Rushden & Wallington 041 are transient, from a rural landscape designated Green Belt, and on a route well used locally, which forms part of the Baldock southern circular trail (Baldock to Wallington). Therefore, the value for users of the PRow is considered to be High .	PRow Users Medium
		Susceptibility Users of the PRow experience open, elevated, panoramic views across the rural landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is large scale, open, undulating and predominantly rural in nature, with urban influence in distant views along the horizon, including settlement within Lower Bygrave, Baldock, Clothall Common and Norton; industrial units within Baldock and Letchworth and electricity pylons. The Site forms a very small part of these wide open views, in the distance and seen in the context of these existing settlements. Therefore, the susceptibility is considered to be Very Low . Night time views: It is considered receptors would not be using the PRow route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, users of the PRow will experience temporary, transient oblique, middle to long distance, partial to glimpsed views of ground based construction activity in small parts of BA1 – the northern elevated (ridgeline) and south eastern parts close to Lower Bygrave, above and between breaks in existing vegetation and built form. Whilst there are partial distant views of the northern elevated part of BA3 (elevated above the A505 bypass cutting), construction activities within this part of the Site are likely to be less intensive and associated with management and enhancement of the existing vegetation and pathways. For the most part, views of the ground based construction activity associated with the remainder of the Site (BA2, BA3 and BA10) will be screened by layers of intervening existing vegetation, landform and built form, however it is anticipated taller construction elements such as cranes, piling and on site machinery are likely to be visible in distant views amongst the vegetated horizon, seen in the context of electricity pylons and commercial and residential built form in Baldock and Letchworth. Demolition and construction would result in a noticeable change to a very small proportion of the receptor's distant panoramic view. The magnitude of change is considered Small Adverse .	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, the Proposed Development would introduce additional residential and employment built form in middle to long distance views, between and above existing intervening vegetation, landform and built form. It is anticipated there would be transient oblique, middle to long distance, partial to glimpsed views of the upper storey and rooflines of the proposed employment development in BA10 and the proposed residential development in the elevated northern parts of BA1, (both up to 3 storey at up to 12.5m), visible between and above existing intervening existing vegetation and built form and seen in the context of and alongside the existing urban edge of Clothall Common and Baldock. There would also be transient oblique, middle to long distance, partial to glimpsed views of the Eastern Park (Strategic Green Infrastructure), in the south eastern part of BA1 (between Bygrave Road and the railway line) – on the edge of Lower Bygrave. The proposed residential development visible in the northern elevated parts of BA1 would permanently replace the receptor's distant views of the open undulating farmland surrounding Baldock and the built form in BA10 and BA1 would introduce additional employment and residential built form on the settlement edge of Baldock and Clothall Common. However, the majority of the verdant agrarian view would remain. Therefore, the magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting on the boundaries of the Site and through the development would enhance and strengthen the existing vegetation coverage across the Site, softening the views of the built form and helping assimilate distant views of the proposed residential and employment built form with the verdant character of the view. Where views of the proposed built form remain, they are anticipated to be limited and filtered glimpses of the upper stories and rooflines. Given the scale of the foreground landscape and intervening field vegetation, any additional built form is likely to be a subtle addition to the horizon. The skyline is already intermittently broken by vegetation and built elements, so the visual introduction of the upper extents and rooftops at such distance will not fundamentally alter the rural character of the view. The Proposed Development would introduce additional residential and employment built form on the settlement edge of Baldock and Clothall Common and form a visual extension of the current settlement edge and character of residential and employment built form, set within a treed backdrop. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 6: VIEW FROM PUBLIC BRIDLEWAY CLOTHALL 028 Receptors: Walkers, cyclists and horse riders on PRoW Direction of View: North west Grid Reference: E:526234, N:234155 AOD: +92m Distance from the Site Boundary: 195m	Viewpoint 6 represents PRoW receptors on bridleway Clothall 028, who experience elevated, open views within the Wallington scarp slopes, across undulating arable farmland between the A505 Baldock bypass and the settlement edge of Clothall Common and Baldock. Receptors experience partial to glimpsed near distance views of the central parts of BA3 adjacent to Clothall Common and partial views of the northern elevated part of BA3 at its interface with the A505 bypass and cutting. Beyond the farmsteads and industrial units on Bygrave Road, visible in the middle distance, the land rises and the existing undulating farmland of the Site is visible in the distance along the horizon, including parts of BA1, between Bygrave Road and the ridgeline running through BA1. There are partial middle distance views to the south eastern part of BA1, close to Lower Bygrave and between Bygrave Road and the railway line and the eastern parts of BA10, at its interface with the A505 bypass and cutting. Electricity pylons and wind turbines feature along the horizon in the far distance, forming visible detractors in the view.	Value Views from public bridleway Clothall 028 are transient, from a rural landscape designated Green Belt, and on a route well used locally, which forms part of the Baldock southern circular trail (Baldock to Wallington). Therefore, the value for users of the PRoW is considered to be High .	PRoW Users High
		Susceptibility Users of the PRoW experience open, elevated, panoramic views across the rural landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is large scale, open, undulating and predominantly rural in nature, however the viewpoint's proximity to the urban fringe of Baldock and Clothall is visually evident and disrupts the level of tranquility. Electricity pylons, industrial units and infrastructure associated with the A505 bypass (the bypass itself is in cutting and not visible) form visual detractors in the view. The existing settlement of Baldock, landform, cutting associated with the bypass and layers of vegetation provide visual containment for middle to distant views, with glimpsed to partial views of BA3 and BA1, therefore the susceptibility is considered to be Medium . Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, PRoW users will experience temporary direct (direction of travel), near distance, partial glimpsed and filtered views of the ground based construction activity in the central extent of BA3, between and above existing intervening vegetation – however, there are likely to be glimpses of taller elements such as cranes and piling rigs, above the intervening vegetation. PRoW users will also experience oblique, middle distance, partial glimpsed and filtered views of the onsite machinery and construction activity within BA10 and BA1. Due to the intervening landform, created by the elevated northern parts of BA3 and the A505 bypass, for the most part views of construction activity within BA10 are anticipated to be glimpsed views of the taller elements such as cranes, piling rigs and scaffolding above the intervening landform and vegetation. PRoW receptors are also anticipated to experience temporary oblique, middle to distant, open to partial views of ground based construction activity in BA1 - albeit glimpsed between existing intervening residential built form and vegetation close to the existing settlement edge of Baldock, which becomes more open in nature towards Lower Bygrave. It is anticipated there wouldn't be intensive construction activity associated with the northern elevated parts of BA3, as the existing habitat is proposed to be retained in this part of the Site. Given the scale of visual change across the length of the view, albeit predominantly in the middle distance, the magnitude of change is considered Medium Adverse .	EFFECT Temporary Moderate Adverse (Potential to be Significant)
		Operation Phase (Year 0) At completion of the Proposed Development, PRoW users experience direct, near distance, partial glimpsed and filtered views of the proposed built form in the northern part of BA3, where there is a flexible land use either residential or education development (both up to 3 storey at up to 12.5m), visible between and above existing intervening vegetation and seen in the context of and adjacent to the existing residential settlement edge of Clothall Common. The AVR Wirelines (at Appendix 7.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. At completion, PRoW users would also experience oblique, middle distance, partial glimpsed and filtered views of the upper extents and rooftops of proposed employment built form in BA10, to the rear of the intervening landform and vegetation with the Green Space east of Clothall Common and A505 bypass cutting. These views would become more open away from the existing settlement of Baldock and Clothall Common (right of view), albeit proposed employment built form would be set within a treed and wooded backdrop, in the north east (towards Lower Bygrave). There would be oblique, middle distance, partial glimpsed and filtered views of the proposed residential built form in BA1 in the middle distance, permanently replacing the receptors' views of the open undulating farmland. The proposed built form in BA10 and BA1 would extend across the view, introducing additional employment and residential built form on the settlement edge of Baldock and forming a visual extension of the current settlement edge and character. Given the scale of permanent visual change across the length of the view, albeit predominantly in the middle distance, the magnitude of change is considered Medium Adverse .	Short Term Moderate Adverse (Potential to be Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from this location. In the long term the continued growth of existing vegetation and enhancement measures within the Green Space East of Clothall Common, including further tree and scrub planting, would assist in softening and blending the built form into the immediate context. The Proposed Development would introduce additional residential and employment built form on the settlement edge of Baldock and Clothall Common and form a visual extension of the current settlement edge, set within a treed backdrop. A large proportion of the receptors' baseline view in the direction of the Site would be permanently changed, albeit replaced with strong green infrastructure to assimilate the development into the rural urban fringe setting – with the magnitude of change considered to reduce to Small to Medium Adverse .	Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 7: VIEW FROM WARREN LANE & ICKNIELD WAY TRAIL / BRIDLEWAY CLOTHALL 006 Receptors: Walkers, cyclists and horse riders on PRow Direction of View: North west Grid Reference: E:527189, N:232866 AOD: +135m Distance from the Site Boundary: 1.65km	Receptors on Icknield Way Trail and public bridleway Clothall 006, at the junction with Warren Lane, experience panoramic elevated views across the undulating arable landscape associated with Wallington scarp slopes - down towards Baldock, which lies in a bowl in the distance. Receptors experience partial, glimpsed, distant views of the south eastern parts of the Site, including Walls Field, the Urban Open Land at Clothall Road and BA3, discernible adjacent to the settlement edge of Clothall Common.	Value Views from Icknield Way Trail and Bridleway Clothall 006 are transient and from a landscape designated Green Belt. From onsite observations, this PRow is a well trodden route and forms part of a long distance trail (Icknield Way) and Baldock southern circular trail (Baldock to Wallington). Therefore, the value for users of the PRow and long distance trail is considered to be High .	PRow Users Medium
		Susceptibility Whilst the view is from an open, elevated, large scale landscape, within the Wallington scarp slopes, the Site lies downhill in a bowl in the middle to long distance and is visually well contained by, or would be seen in the context of, the existing settlement of Baldock and Clothall Common, along with being settled in with landform and existing vegetation. It is considered the receptor has a high level of ability to accept the type of development proposed and there are good opportunities for mitigation and enhancement, therefore the susceptibility is considered to be Low . Night time views: It is considered receptors would not be using the PRow route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
	Beyond Clothall Common and farmsteads and industrial units along Bygrave Road, the land rises and the undulating arable farmland of the BA1 part of the Site is discernible in the middle distance. Electricity pylons and wind turbines feature along the horizon in the long distance, forming visible detractors in the view.	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, walkers will experience temporary, transient oblique, middle to long distance views of ground based construction activity in the Urban Open Land, a small proportion of BA3 and BA1 through breaks in the vegetation, during the winter months. For the most part, views of the ground based construction activity will be screened by the layers of intervening vegetation and landform, however taller construction elements such as cranes, piling and on site machinery are likely to be visible above existing vegetation and landform. Demolition and construction would result in a noticeable change to a very small proportion of the receptors' distant view. The magnitude of change is considered Small Adverse .	EFFECT Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, the Proposed Development would introduce additional residential and employment built form in middle to long distance views, between and above existing intervening vegetation and landform. It is anticipated there would be partial glimpsed and filtered views of the upper storey and rooflines of Proposed Development. It is anticipated there would be transient oblique, middle to long distance, partial glimpsed and filtered views of the upper storey and rooflines of Proposed Development in BA2, BA3, BA10 and BA1, albeit lesser degree in the summer months due to intervening vegetation in the foreground. Views of Proposed Development in BA2, BA3 and in part BA10 and BA1 (the western parts adjacent to the existing urban edge of Clothall Common and Baldock) would be seen in the context of and alongside existing residential and employment development in Baldock. The Proposed Development in the eastern parts of BA1 and BA10 would permanently replace the receptors' distant views of the open undulating farmland surrounding Baldock. The proposed built form in BA10 and BA1 would extend across the view, introducing additional employment and residential built form on the settlement edge of Baldock and forming a visual extension of the current settlement edge and character. The AVR Wirelines (at Appendix 7.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. For Viewpoint 7, the proposed maximum storey heights of the Proposed Development are set below and do not break the horizon. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting on the boundaries of the Site and through the development would enhance and strengthen the existing vegetation coverage across the Site, softening the views of the built form and helping assimilate the proposed residential and employment built form with the verdant character of the view. Where views of the proposed built form are still possible, they are anticipated to be glimpsed and filtered of the upper stories and roofs. Given the scale of the foreground landscape and intervening field vegetation, any additional built form is likely to be a subtle addition to the horizon. The skyline is already intermittently broken by vegetation and built elements, so the visual introduction of the upper extents and rooftops at such distance will not fundamentally alter the view's rural character. The Proposed Development would introduce additional residential and employment built form on the settlement edge of Baldock and Clothall Common and form a visual extension of the current settlement edge and character of residential and employment built form set within a treed backdrop. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 8: VIEW FROM CLOTHALL ROAD & PUBLIC FOOTPATH BALDOCK 037, WALLS FIELD SCHEDULED MONUMENT Receptors: Residents in properties fronting on to Clothall Road and within Clothall Common (Downlands, Weavers Way, Mercia Road and Westell Close off Yeomanry Drive), on the south western residential edge of Clothall Common) whose properties directly back or side onto Walls Field (scheduled monument) Walkers on public footpath Baldock 037 Direction of View: North east Grid Reference: E:525005, N:233670 AOD: +68m Distance from the Site Boundary: 0m	PRoW receptors on public footpath Baldock 037 experience direct, open views across the Walls Field (Scheduled Monument) part of the Site next to Clothall Road, which is currently arable farmland. PRoW receptors have the potential to experience glimpsed filtered views, south east, of the Site's Urban Open Land and only a very small part of BA3 – due to the visual enclosure created by Tapps Garden Centre (built form and vegetation). Beyond there are partial, distant views of the Wallington scarp slopes. Residential properties fronting onto Clothall Road (A507) and Walls Field (scheduled monument) currently experience direct, open to partial views across Clothall Road towards the Site's arable farmland in the foreground, extending to the near distance where the residential properties within Clothall Common are discernible through tree and hedgerow boundary vegetation. Residents on Downlands, Weavers Way, Mercia Road and Westell Close (off Yeomanry Drive, on the south western residential edge of Clothall Common) whose properties directly back or side onto Walls Field (scheduled monument) have the potential for only oblique filtered to glimpsed views of the Site in this location - due to the visual enclosure created by existing tree and scrub vegetation on field boundaries. The white polytunnels associated with Tapps Garden Centre form visual detractors in the view.	Value The view is from and over Walls Field a Scheduled Monument, which contains an ancient roman town, part of the underground archaeology, where studies such as the NHC (2009) North Herts Council Green Infrastructure Plan, identifies the importance of views from this area to the countryside beyond. Therefore, the value is considered Very High .	PRoW Users and Residents Medium
		Susceptibility Both the Baldock, Bygrave and Clothall Neighbourhood Plan - Policy G2 Strategic green space and North Herts Council Local Plan - Policy CGB5 identify that Walls Field should be maintained and enhanced as part of the GI network, to act as a “green lung for the town”, therefore the type of development proposed for Walls Field is public open space / GI – taking it out of arable farmland management. For walkers / future users of Walls Field, their attention is focused on the surrounding landscape and will be an important factor in the enjoyment of their activity, however existing vegetation (hedgerow and trees), residential built form and Tapps Garden Centre, surrounding Walls Field provides a moderate level of visual containment. With any built development proposals provided beyond the garden centre, susceptibility is considered to be Very Low . Residential receptors on Clothall Road have the potential to experience direct, open to partial views of Walls Field, whereas those within Clothall Common have the potential to experience oblique filtered to glimpsed views. There is existing reference to the type of development proposed in this part of the Site (open space) at Hartsfield JMI school and playing fields directly adjacent, however, with any built development proposals provided beyond the garden centre, susceptibility is also considered to be Very Low . Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase It is anticipated there would be no intensive construction activity associated with Walls Field Scheduled Monument, as the proposals are for it to be taken out of agricultural use and provided as informal open space with ecological enhancements, therefore PRoW receptors are likely to experience close range, transient, direct views of less intensive construction activity associated with planting and seeding of grassland. Receptors have the potential to experience transient, oblique, near to middle distance, filtered to glimpsed views of taller construction elements such as cranes, piling and on site machinery, in BA3 above existing vegetation and built form – with ground based activities screened by intervening built form and vegetation. The overall magnitude of change is considered to be Negligible Adverse . Residents on Clothall Road fronting onto Walls Field would experience direct, open to partial views of the less intensive, landscape related activity associated with Walls Field, whereas those within Clothall Common have the potential to experience oblique filtered to glimpsed views, between intervening vegetation. Residents on Clothall Road, from upper storey windows, are likely to also experience oblique, glimpsed and filtered views of the of taller construction elements such as cranes, piling and on site machinery, in BA3 above existing vegetation and built form. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Small Adverse .	
		Operation Phase (Year 0) At completion, Walls Field will be permanently transformed into a natural and semi-natural habitat and public open space (through which the PRoW would run), featuring additional planting on the edges, informal mown pathways and interpretation signage, which would positively improve the walker receptors' overall accessibility and both receptors' visual amenity. The Proposed Development would introduce additional built form as either a secondary school or residential built form in BA3 (flexible land use) to the rear of Tapps Garden Centre and alongside the existing residential development in Clothall Common, in near to middle distance views, between and above existing intervening built form and vegetation (all proposed built form up to 3 storey at up to 12.5m). This would change a small proportion of an oblique, near to middle distance view, and been seen in the context of existing urban built form on the settlement edge of Baldock. The magnitude of change for these receptors is considered to be Negligible to Small Adverse . Night Time Impact: Residents The Proposals would introduce a new direct source of lighting within BA3 and the Urban Open Land associated with the sports facilities (Walls Field is not anticipated to feature external lighting), with internal either school and/or residential buildings (BA3 flexible land use) and street lighting making the development apparent during night time hours. Although, the surrounding area is influenced by the existing context of the settlement edge of Clothall Common and Baldock, the close proximity would result in a reasonable perceptible change in baseline sky glow. Therefore, impacts would remain as reported for daytime.	PRoW Users & Residents Temporary Negligible to Minor Adverse (Not Significant)
			PRoW Users & Residents Short Term Negligible to Minor Adverse (Not Significant)

		Operation Phase (Year 15) In the long term, planting within and on the boundaries of Walls Field, and BA3 and the Urban Open Land would have established, which would enhance the surrounding landscape character and visual experience of both receptors and softening any residual views towards built form within BA3. The conversion of Walls Field from arable farmland to a strategic area of natural and semi – natural public open space on the edge of Baldock will be an obvious improvement to the view from PRow users and residents. The structural planting on the boundaries of Walls Field will also soften and screen the white polytunnels associated with Tapps Garden Centre, improving the view from the baseline. Therefore, the magnitude of change would improve to Small Beneficial.	PRow Users & Residents Long Term Minor Beneficial (Not Significant)
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RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 9A & 9B: VIEW FROM CLOTHALL ROAD Receptors: Residents in properties backing onto Clothall Road in Laxton Gardens – towards UOL Residents in properties directly backing and siding onto BA2 in Laxton Gardens, Walnut Avenue and Baldock Park Homes. Clothall Road allotment users & PRoW users of footpath Clothall 001 Direction of View: North east Grid Reference: E:525269, N:233503 AOD: +71m Distance from the Site Boundary: 0m	Receptors on public footpath Clothall 001 experience direct, open views across the Urban Open Land and BA3 between Clothall Road and Wallington Road, which is currently arable farmland, in the direction of Wallington scarp slopes, visible along the horizon in the distance.	Value For residents whose properties back onto Clothall Road in Laxton Gardens, Clothall Road allotment users and PRoW users the view is over a landscape designated ‘Urban Open Land’ as part of the North Herts Council Local Plan - Policy CGB5 and features Clothall Road Allotments, considered of local importance, therefore the value is considered Medium . For residents in Laxton Gardens, Walnut Avenue and Baldock Park Homes, whose properties directly back or side onto BA2, their view is over a landscape with no landscape designations, albeit allocated for future housing development as part of North Herts Council Local Plan. Residents have direct and oblique views of BA2, across a predominantly urban fringe landscape (horse grazing paddocks) therefore the value attached to this view considered to be Low .	Clothall Road Allotment Users, PRoW Users & Residents backing onto Clothall Road in Laxton Gardens Low
	A small proportion of residential receptors in Laxton Gardens, whose properties directly back or side onto Clothall Road, have the potential to experience near distance, oblique filtered to glimpsed views of the Urban Open Land and BA3 in this location – due to the visual enclosure created by existing vegetation along Clothall Road. A small proportion of residential receptors in Laxton Gardens, Walnut Avenue and Baldock Park Homes, whose properties directly back or side onto BA2, have the potential to experience direct and oblique open views of the horse grazing paddocks at Cambrai Farm as part of the Site (BA2). Existing vegetation within rear gardens provides a degree of filtering, particularly in summer months.	Susceptibility For residents whose properties back onto Clothall Road in Laxton Gardens, Clothall Road allotment users and PRoW users, both the Baldock, Bygrave and Clothall Neighbourhood Plan - Policy G2 Strategic green space and North Herts Council Local Plan - Policy CGB5 designate this area as Urban Open Land which should be maintained and enhanced as part of the GI network, to act as a “green lung for the town”, therefore the type of development proposed for the Urban Open Land is public open space / GI – taking it out of arable farmland management. Green Infrastructure proposals in this part of the Site would further limit views toward the existing residential edge of Clothall and any new proposals for development on the Site, therefore the susceptibility is considered to be Very Low . For residents in Laxton Gardens, Walnut Avenue and Baldock Park Homes, whose properties directly back or side onto BA2, receptors have oblique near distance views of BA2 part of the Site, across a predominantly rural urban fringe landscape, with garden and boundary vegetation providing a degree of filtering and screening. There is a moderate level of visual containment, due to the existing vegetation along the Site’s boundaries and landform, therefore the susceptibility is considered to be Medium . Night time views: It is considered receptors would not be using the PRoW route or the allotments at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	Residents in properties directly backing and siding onto BA2 Medium
	Clothall Road allotments are located off Wallington Road and directly adjacent to the Urban Open Land. Allotment users have the potential to experience direct, open views across the Urban Open Land and BA3, in the direction of Wallington scarp slopes, visible along the horizon in the distance.	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, walkers on public footpath Clothall 001 and allotment users will have a greater perceptual awareness of the construction activities, due to their location within and / or directly adjacent to the Site (Urban Open Land and BA3). During construction, receptors would experience temporary open or partial, views of the onsite machinery and construction activity within BA3 and the Urban Open Land, in close and near distance views. The receptor’s angle of view is direct and their direction of travel / activity likely focused toward the Site, particularly where the route of the PRoW runs through the Site. The main construction operations with potential to be visible will be concentrated in BA3, associated with either residential built form or education, due to the flexible land use – whereas the construction activities within the Urban Open Land, proposed as formal outdoor sport as part of strategic green infrastructure, are likely to be less intensive and associated with pathways, planting, sport and play areas. The existing public footpath Clothall 001 is proposed to be diverted, with receptors re-routed along the edge of BA3, therefore receptors would experience temporary disruption associated with the construction activity. The magnitude of change is considered to be Medium to Large Adverse . A small proportion of residential receptors in Laxton Gardens, whose properties directly back or side onto Clothall Road, as indicated by Viewpoint 9A, are likely to experience near to middle distance, direct to partial oblique, filtered to glimpsed views of construction activity, from their upper storey windows, of the taller construction elements such as cranes, piling and on site machinery in BA3 through breaks in vegetation within gardens, along Site boundaries and along Clothall Road. Demolition and construction would result in a noticeable change to a small proportion of the receptors’ near to middle distance view. The magnitude of change is considered Medium to Large Adverse . A small proportion of residential receptors in Laxton Gardens, Walnut Avenue and Baldock Park Homes, whose properties directly back or side onto BA2, are likely to experience direct to partial oblique, glimpsed / filtered views of the onsite machinery and construction activity through breaks in the garden and Site boundary vegetation, in adjacent and near distance views. From within the residential properties, where upper storey (less frequently occupied) windows look onto the Site, views of construction activities are anticipated to be open towards BA2, including ground level and upper elements of construction activities. Ground floor views (from more frequently habitable rooms) would experience occasional glimpses of construction activities, albeit the level of tranquility would be reduced for external areas around the property. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium to Large Adverse .	EFFECT Clothall Road Allotment Users, PRoW Users & Residents backing onto Clothall Road in Laxton Gardens Temporary Moderate Adverse (Potential to be Significant) Residents in properties directly backing and siding onto BA2 Temporary Moderate to Major Adverse (Significant)

		Operation Phase (Year 0) At completion, the public footpath will be permanently diverted around the edge of the Urban Open Land on the edge of BA3, and located in a new landscape setting as part of the Urban Open Land (Strategic Green Infrastructure) public open space, with either residential or school built form (both up to 3 storey at up to 12.5m), permanently replacing the arable farmland in BA3, in the receptors' near to middle distance. For walkers travelling on the diverted public footpath Clothall 001 and allotment users the proximity of the residential or school development in BA3, directly adjacent to the new route alignment, means that built form will be a new prominent and permanent feature in the view, bringing their perceptual awareness of the urban settlement edge of Clothall Common and Baldock closer to the view, therefore the magnitude of change is considered Medium to Large Adverse. At completion, residential receptors (Laxton Gardens), as indicated by Viewpoint 9A, will experience partial to filtered, near distance views of the new publicly accessible formal sports area in the Urban Open Land, including proposed sports pitches, productive areas and associated car parking. It is considered receptors would experience near to middle distance, filtered to glimpsed views of the upper extents and rooftops of built form in BA3 (either school or residential as flexible land use), fronting onto the Urban Open Land, from their upper storey windows. The magnitude of change is considered Medium Adverse. At completion, residential receptors in Laxton Gardens, Walnut Avenue and Baldock Park Homes, backing or siding onto BA2 and where property windows look onto the Site, as indicated by Viewpoint 9B, will experience partial and / or filtered near distance views (with garden boundary vegetation providing a degree of screening), of the residential element of development in BA2 and entirely replacing the existing views of horse grazing paddocks. The magnitude of change is considered Medium to Large Adverse. Night Time Impact The Proposals would introduce a new direct source of lighting within BA2 and BA3 associated with either internal school and / or residential buildings (BA3 flexible land use) and street lighting and the Urban Open Land associated with the sports facilities, making the development apparent during night time hours. Although, the surrounding area is influenced by the existing context of the settlement edge of Clothall Common and Baldock, the close proximity would result in a reasonable increase to the lighting seen in the view. Therefore, impacts would remain as reported for daytime.	Clothall Road Allotment Users, PRow Users & Residents backing onto Clothall Road in Laxton Gardens Short Term Moderate Adverse (Potential to be Significant) Residents in properties directly backing and siding onto BA2 Short Term Moderate to Major Adverse (Significant)
		Operation Phase (Year 15) In the long term, the green infrastructure framework (including landscape structural planting along the boundaries and throughout the Urban Open Land and BA3) will have matured and will provide an attractive landscape and experience when sequentially passing through along the diverted public footpath and for receptors at Clothall Road allotments. For walkers on the new PRow alignment, adjacent to BA3, the landscape planting within and close to the boundaries of the Site will likely provide additional filtering of views towards the proposed built form within BA3, however substantial areas of either residential or education built form (flexible land use options) are still anticipated to be visible in these locations, therefore the magnitude of change is considered to reduce to Medium Adverse. For residential receptors (Laxton Gardens), backing onto the Urban Open Land, as indicated by Viewpoint 9A, in the long term the structural planting along the Site boundaries and within the Urban Open Land and BA3, will have matured and will assist in filtering and screening views of the proposed built form within BA3. In the long term, Green Infrastructure enhancements to the Urban Open Land will mature and provide an attractive landscape backdrop to the resident's view. The overall magnitude of change is considered to reduce to Small Adverse. For residential receptors, backing or siding onto BA2, in the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from these locations close to the Site. In the long term, establishment of structural planting along the Site's boundary and internally within the Site would assist in softening and blending the built form into the immediate context. A large proportion of the receptors' baseline view would be permanently lost, albeit replaced with strong green infrastructure to assimilate the development into the rural urban fringe setting – with the magnitude of change considered to reduce to Small to Medium Adverse.	Clothall Road Allotment Users, PRow Users & Residents backing onto Clothall Road in Laxton Gardens Long Term Minor - Moderate Adverse (Not Significant) Residents in properties directly backing and siding onto BA2 Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 10: VIEW FROM UNDESIGNATED PATH ON EDGE OF CLOTHALL COMMON & OFF WALLINGTON ROAD Receptors: Residents at Clothall Common and users of permissive path. Direction of View: South east Grid Reference: E:525503, N:233871 AOD: +76m Distance from the Site Boundary: 0m	Receptors on the permissive path, that borders the southern settlement edge of Clothall, which runs from Wallington Road before connecting to bridleway Clothall 027, experience direct, open views across the Site's arable farmland (BA3) towards the undulating Wallington scarp slopes in the near to middle distance. To the right of view, in the near to middle distance, there are direct to partial views of the Urban Open Land and BA2 (visible directly adjacent to Baldock Park Homes and the settlement edge of Baldock). Weston Hills LNR and Weston Hills tunnel are discernible in the far distance beyond BA2, elevated along the horizon. A small proportion of residents on Wallington Road - where it transitions to Yeomanry Drive and whose properties either side, back or front onto the road in this location - have the potential for oblique filtered to glimpsed views across the open arable farmland within BA3. Residents on the southern edge of Clothall Common on Barley Rise, Chauncy Gardens and Merchants Walk - whose properties directly back or side onto the BA3 part of the Site - have the potential for oblique filtered to glimpsed views to this part of the Site, due to the visual enclosure created by rear garden fencing and existing tree planting along boundaries. .	Value For users on the permissive path, views are from an undesignated path on the settlement edge of Clothall Common, looking over a landscape which is designated for housing development, as part of the North Herts Council Local Plan (BA3). From on site observations, this is a well used route as it connects between the wider PRoW network both in the east and west, therefore the value is considered to be High. For residents in Clothall Common whose properties directly front, back or side onto BA3, their view is over a landscape with no landscape designations, albeit allocated for future housing development as part of North Herts Council Local Plan. Residents have potential for direct and oblique filtered to glimpsed views of BA3, across a predominantly urban fringe landscape (arable fields) therefore the value attached to this view considered to be Low.	Users of Permissive Path & Residents Medium
		Susceptibility Due to the receptors' location, on the settlement edge of Clothall Common, there are existing references to residential built form, towards the south eastern settlement edge of Baldock. Whilst the view is open and predominantly rural, it features a number of visual detractors which influence the character of the landscape, including Clothall Road Allotments, Baldock Park Homes, Weston Hills tunnels and overhead pylons along the horizon, therefore the susceptibility is considered to be Medium. Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Walkers will have a greater perceptual awareness of the construction activities, due to their location on the northern edge of BA3, travelling north. During construction, receptors would experience temporary open or partial, transient views of the onsite machinery and ground based construction activity within BA3, the Urban Open Land and the northern elevated areas of BA3, in close and near distance views. The receptor's angle of view is direct and their direction of travel / activity likely focused toward the Site, particularly where the route of the PRoW runs adjacent to the Site boundary. The main construction operations with potential to be visible will be concentrated in BA3, associated with either residential built form or education, due to the flexible land use – whereas the construction activities within the Urban Open Land and the Green Space east of Clothall Common, proposed as strategic green infrastructure, are likely to be less intensive and associated with pathways and planting. Receptors have the potential to experience transient, oblique, middle distance, filtered to glimpsed views of taller construction elements such as cranes, piling and on site machinery, in BA2 above existing vegetation and built form – with ground based activities in BA2 screened by intervening built form and vegetation. The magnitude of change is considered to be Medium to Large Adverse. Residential receptors are likely to experience direct to partial oblique, glimpsed / filtered views of the onsite machinery and construction activity through breaks in the garden and Site boundary vegetation, in adjacent and near distance views. From within the residential properties, where upper storey (less frequently inhabited) windows look onto BA3 of the Site, views of construction activities are anticipated to be open towards BA3. Ground floor views (from more frequently habitable rooms) would experience occasional glimpses of construction activities, albeit the level of tranquility would be reduced for external areas around the property. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium to Large Adverse.	
		Operation Phase (Year 0) At completion, the permissive path will be retained in the same alignment and in a new landscape setting as part of the strategic green infrastructure, as public open space, with either residential or education built form (up to 3 storey at up to 12.5m), permanently replacing the arable land in BA3. Based on the flexible land use, if BA3 becomes education the permissive route will become part of the Baldock Greenway (leisure route to provide a continuous green active travel connection around the development areas), improving the legibility, safety and experience for users. of the path between Green Space east of Clothall Common and Wallington Road. For users of the permissive path travelling between Green Space east of Clothall Common and Wallington Road, the proximity of either the residential or education development in BA3 means that built form will be a new prominent and permanent feature in the view, bringing their perceptual awareness of the rural urban settlement of Baldock and Clothall Common closer to the view, therefore the magnitude of change is considered Medium to Large Adverse. For residential receptors, at completion views of the Proposed Development are anticipated to be near distance, direct to partial and oblique from the upper storey, but partially filtered by the existing curtilage and boundary vegetation. From within residential properties, where the upper storey windows look onto the Site, views of the proposed built form are anticipated to be open, near distance, albeit much reduced for ground floor views (from more frequently habitable rooms). The magnitude of change is considered to be Medium to Large Adverse. Night Time Impact	All receptors Temporary Moderate to Major Adverse (Significant) All receptors Short Term Moderate to Major Adverse (Significant)

		The Proposed Development would result in a noticeable change to the night time view from residential receptors, with the introduction of additional light sources within the Site - however, this would be perceived in the context of existing light sources in Clothall Common and Baldock on the settlement edge. Therefore, impacts would remain as reported for daytime.	
		Operation Phase (Year 15) In the long term, the green infrastructure framework (including structural and landscape buffer planting along the boundaries of the Site, with new tree and hedgerow planting along this new landscape setting and route, will have matured and will provide an attractive landscape and experience when sequentially passing through and along the route. For users of the permissive path, the landscape planting within and close to the boundaries of BA3 will likely provide additional filtering of views towards the proposed built form within BA3, however substantial areas of the residential or education built form are still anticipated, therefore the magnitude of change is considered to reduce to Medium Adverse. For residential receptors, in the long term the proposed buffer and structural planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from the rear and front of their properties, softening and blending the built form into the immediate rural settlement edge context. A large proportion of the receptors' baseline view would be permanently altered, albeit replaced with strong green infrastructure to assimilate the development into the rural urban edge setting – with the magnitude of change considered to reduce to Small to Medium Adverse.	All receptors Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 11A & 11B: VIEW FROM ROYSTON ROAD B656 AND PUBLIC FOOTPATH BYGRAVE 015 Receptors: PRoW users Direction of View: North west South West Grid Reference: E:526079, N:234536 AOD: +74m Distance from the Site Boundary: 0m	Receptors on public footpath Bygrave 015 (Viewpoint 11A), experience direct, open views across arable farmland from Royston Road to BA10 part of the Site, extending across the view and into the near distance where the railway line and associated overhead pylons (on an embankment) are visible cutting across the view. There are direct to partial views of the arable farmland part of BA1, rising up beyond the railway line in the near to middle distance.	Value Views from PRoW Bygrave 015, Clothall 003 and Royston Road are transient and over a landscape designated for future employment and housing development as part of the North Herts Council Local Plan, with no landscape / environmental designations. From onsite observations the PRoWs in this location are not well used, due to the physical barriers created by the railway line and Royston Road, therefore the value is considered to be Very Low .	PRoW Users Low
		Susceptibility There is some existing reference to the type of development proposed as receptors experience views of industrial units within Ashville Trading Estate and the residential settlement edge of Baldock and Clothall Common. The view features railway infrastructure and electricity pylons running across the view, which detract and have noticeable influence on the tranquillity of the view. There are good opportunities for mitigation, therefore the susceptibility is considered to be Medium . Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
	There are partial, filtered, middle distance views of the rooftops of farmsteads and residential properties, to the south of Bygrave Road (part of BA1), visible alongside the northern settlement edge of Baldock, along with industrial units within Ashville Trading Estate – flanked by vegetation, urbanising the view and providing a visual connection to Baldock. Electricity pylons feature along the horizon in the long distance, forming visible detractors in the view. Heading north across the railway line towards Lower Bygrave, PRoW receptors experience direct, open views across arable farmland, passing directly through the south eastern part of BA1. Receptors on public bridleway Clothall 003, heading south west, experience direct, open views across the northern elevated unmanaged parts of the BA3 Site (created artificially from the construction of the A505 Baldock bypass) (Viewpoint 11B).	Construction Phase During construction, PRoW users will have a greater perceptual awareness of the construction activities, due to their location passing within and through BA10 of the Site (Viewpoint 11A). During construction, receptors would experience temporary open or partial, transient direct and oblique views of the onsite machinery and construction activity within BA10, in close and near distance views. The receptors' angle of view is direct and their direction of travel / activity likely focused toward the Site, particularly where the route of the PRoW runs through the Site. The existing public footpath Bygrave 015, through BA10, is proposed to be diverted, with receptors re-routed over a new multi modal bridge across the railway line into BA1, therefore receptors would experience temporary open or partial, transient direct views of the associated construction activity. It is anticipated there wouldn't be intensive construction activity associated with the Green Space east of Clothall Common, as the existing habitat is proposed to be retained in this part of the Site (Viewpoint 11B). The overall magnitude of change is considered to be Medium to Large Adverse at all locations.	Temporary Minor to Moderate Adverse (Not Significant)
		Operation Phase (Year 0) At completion, the public footpath (Bygrave 015) will be diverted along Royston Road to a new multi modal bridge across the railway line into BA1, in a new landscape setting as part of the public open space. The route will form part of the new Baldock Greenway (leisure route to provide a continuous green active travel connection around the development areas), improving the legibility, safety and experience for PRoW users between Royston Road to Bygrave Road. The receptors' baseline view of arable farmland in BA10 and BA1 will be permanently replaced with proposed employment built form fronting Royston Road in BA10 (up to 3 storeys & up to 14m), albeit set back behind structural planting and landscaping. For PRoW users the proximity of the employment development means that built form will be a new prominent and permanent feature in the view, bringing their perceptual awareness of the urban and industrial land uses along Royston Road closer to the view and on the edge of Baldock, therefore the magnitude of change is considered Medium to Large Adverse . For Viewpoint 11B, at completion the existing grassland and scrub habitat in the Green Space east of Clothall Common will be retained and enhanced as an area of strategic green infrastructure, which dominates their foreground view. The route of public bridleway Clothall 003 will form part of the Baldock Greenway with the PRoW route surfacing potentially upgraded. For receptors at Viewpoint 11B, heading south west, where their foreground view is dominated by the enhanced area of open space, therefore the magnitude of change is considered Negligible Beneficial .	
		Operation Phase (Year 15) In the long term, the green infrastructure framework (including structural planting along the boundaries of BA10 and internally within the employment area) will have matured and will provide an attractive landscape and experience when sequentially passing through and along Royston Road and the Greenway (now incorporating diverted public footpath Bygrave 015). The new Greenway will provide an attractive new landscaped route, which avoids crossing at grade the railway line and provides a dedicated walking, cycling and (where possible) equestrian movement network around Baldock. For PRoW users heading north east (Viewpoint 11A) the landscape planting within and close to the boundaries of the Site will likely provide additional filtering of views towards the proposed built form within BA10, however substantial areas of the employment built form are still anticipated to be visible in these locations, therefore the magnitude of change is considered to reduce to Medium Adverse . In the long term, existing and new tree and scrub planting at the Green Space east of Clothall Common will have matured, and the public open space will be under a management and maintenance regime as part of the long term stewardship. Overall the receptors' transient foreground view (Viewpoint 11B) will be improved, therefore the magnitude of change is considered Small Beneficial .	Short Term Viewpoint 11A Minor to Moderate Adverse (Not Significant) Short Term Viewpoint 11B Negligible Beneficial (Not Significant) Long Term Viewpoint 11A Minor Adverse (Not Significant) Long Term Viewpoint 11B Minor Beneficial (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 12A & 12B: VIEW FROM ICKNIELD WAY LONG DISTANCE FOOTPATH & PUBLIC BRIDLEWAY WESTON 001/048 Receptors: PRoW users Direction of View: North Grid Reference: 12A: E:525456, N:232983 12B: E:525487, N:232967 AOD: 12A: +94m 12B: +90m Distance from the Site Boundary: 12A: 53m 12B: 88m	Receptors on public bridleway Weston 001 and the Icknield Way Trail long distance footpath (on the footbridge crossing the A505 Baldock bypass) experience partial views of BA2, the Urban Open Land and BA3 (in south eastern parts of the Site) through the intervening metal mesh parapet of the bridge (see Viewpoint 12A). As receptors travel south east and at the junction with public bridleway Weston 048, receptors experience, transient, partial middle distance views of the northern part of BA3 and land east of Clothall Common, between the A505 Baldock bypass and the settlement edge of Clothall Common (Viewpoint 12B). There are partial, long distance views of the arable farmland, the south eastern part of BA1, rising up beyond Clothall Common, towards Lower Bygrave (Viewpoint 12B). Beyond the footbridge and along public bridleway Weston 001, to the north west and south east, views towards the Site are restricted by intervening landform, vegetation and built form.	Value Views from Icknield Way Trail and Bridleway Weston 001/048 are transient and from a landscape designated Green Belt. From onsite observations this PRoW is a well trodden route and forms part of a long distance trail (Icknield Way) and Baldock southern circular trail (Baldock to Wallington). Therefore, the value for users of the PRoW and long distance trail is considered to be High .	PRoW Users Medium
		Susceptibility The context of the existing bridge crossing and infrastructure associated with the A505 bypass has a strong influence on the view. For PRoW users, their attention is focused and channelled down the trail, with sequential oblique views towards the Site, with glimpsed to partial views for the most part filtered, screened or channelled by intervening vegetation, infrastructure and built form, therefore their susceptibility is considered to be Low . Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase During construction, PRoW users travelling north west towards and into Baldock will experience temporary, transient oblique, partial to glimpsed, near to middle distance views of ground based construction activity, in a small proportion of BA2, the Urban Open Land and BA3, above and through existing intervening vegetation and through the metal mesh parapet of the bridge (Viewpoint 12A). Taller construction elements such as cranes, piling and on site machinery are likely to be visible above existing vegetation and built form and partial, long distance views of the south eastern part of BA1 (Viewpoint 12B), however this area is proposed as a parkland (Strategic Green Infrastructure) therefore it is anticipated construction activity is likely to be less intensive and associated with pathways, planting and play areas. Demolition and construction would result in a noticeable change to a very small proportion of the receptors' transient oblique view. The magnitude of change is considered Small Adverse .	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, the Proposed Development would introduce additional residential built form in BA2 and either a secondary school or residential built form in BA3 (flexible land use) to the rear of the Urban Open Land, in near to middle distance transient views, between and above existing intervening vegetation (all proposed built form up to 3 storey at up to 12.5m) (Viewpoint 12A). As receptors travel south east and at the junction with public bridleway Weston 048, it is anticipated receptors' views of Proposed Development in BA2 will be screened by intervening vegetation, with transient, partial middle distance views of either residential built form in BA3 or school playing fields / 3G pitches, alongside the A505 bypass. It is anticipated receptors will experience transient filtered and glimpsed views of the proposed employment development within BA10 (up to 3 storeys & up to 14m), above and to the rear of existing residential properties in Clothall Common and the Green Space east of Clothall Common. This would form a very small proportion of the overall transient oblique view, only where breaks in vegetation and existing bridge infrastructure occur along the PRoW and would be seen in the context of infrastructure associated with the A505 bypass and existing residential properties in Baldock and Clothall Common. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from this location. In the long term the continued growth of existing vegetation and enhancement measures within the Green Space East of Clothall Common, including further tree and scrub planting, would assist in softening and blending the built form into the immediate context. Given the bridge crossing and infrastructure associated with the A505 bypass heavily influencing the foreground view and intervening vegetation, the additional residential and employment built form as part of the Proposed Development is likely to be a subtle addition on the settlement edge of Clothall Common and Baldock and forming a visual extension of the current settlement edge and character set within and treed horizon. A very small proportion of the receptors' baseline view would be permanently lost, albeit replaced with strong green infrastructure to assimilate the development into the rural urban fringe setting – with the magnitude of change considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 13: VIEW FROM RESTRICTED BYWAY BYGRAVE 014 AND BRIDLEWAY BYGRAVE 002 Receptors: PRoW users Direction of View: South Grid Reference: E:524773, N:235838 AOD: +91m Distance from the Site Boundary: 580m	PRoW Receptors on the junction between restricted byway Bygrave 014 and public bridleway Bygrave 002 (located on a localised ridge line) experience elevated views south across the rolling arable landscape, with the land falling towards the northern Site boundary before climbing again and falling to the existing settlement edge of Baldock. Due to the elevated vantage point and undulating nature of the topography, receptors experience middle to long distance views of BA1, where it borders the existing settlement edge of Baldock (Salisbury Road), around Bygrave Road towards the railway line (existing farmsteads visible) and as it extends towards Lower Bygrave, both north and south of Bygrave Road. The industrial units of Ashville Trading Estate on Royston Road, and rooftops of properties within Clothall Common, are discernible in long distance views. To the left of this the elevated, unmanaged land (which forms part of the Site – Land East of Clothall Common) is visible between Royston Road and the A505 Baldock bypass - beyond this the land rises and the undulating, wooded, scarp slopes of Wallington are visible along the horizon. Industrial units associated with Letchworth business park are discernible, within a treed horizon, in distant views – alongside electricity pylons running across the view, both forming visible detractors. Receptors have the potential to experience glimpsed, filtered distant views of the BA2 part of the Site during winter conditions, viewed alongside the Baldock Park homes caravan site and the settlement edge of Baldock.	Value Views from Bridleway Bygrave 002 and restricted byway Bygrave 014 are transient and from a landscape designated Green Belt. From onsite observations this PRoW is a well trodden route and forms part of the Baldock northern circular trail (Baldock to Ashwell) and Icknield Way Cycle Trail. The view is from and over a landscape considered of local importance, therefore the value is considered to be High .	PRoW Users High
		Susceptibility Users of the PRoW experience open, elevated, panoramic views across the rural landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is large scale, open, lacking in vegetation cover, undulating and predominantly rural in nature, however the viewpoint's proximity to the urban fringe of Baldock, Clothall Common and Letchworth is visually evident and disrupts the level of tranquility. Electricity pylons, industrial units and infrastructure associated with roads and railway corridor form visual detractors in the view. The BA2 and BA3 parts of the Site lie downhill in the distance and are visually well contained by, and would be seen in the context of, the existing settlement of Baldock and Clothall Common, whilst also set within landform and existing vegetation. The BA1 part of the Site is visually open due to the lack of vegetation cover, however it lies directly adjacent to the settlement edge of Baldock, which provides a degree of reference to the type of development proposed, therefore the susceptibility is considered to be Medium . Night time views: It is considered receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, PRoW users will experience temporary, transient, oblique, open, middle to long distance views of ground based construction activity in the central and southern parts of BA1, between and above existing intervening landform - however, there are likely to be glimpses of taller elements such as cranes and piling rigs, above the intervening landform. PRoW users will also experience, oblique, distant views of construction activity within BA10, BA3 and BA2 – however, these are anticipated to be filtered glimpsed views of the taller elements such as cranes, piling rigs and scaffolding above intervening built form and vegetation. The views of construction activity will be seen in the context and the backdrop of the existing residential and industrial built form, on the settlement edges of Baldock and Letchworth and alongside existing visual detractors. Given the scale of visual change across the length of the view, albeit predominantly in the middle to long distance, the magnitude of change is considered Medium Adverse .	
		Operation Phase (Year 0) At completion the proposed built form in BA1 would introduce additional residential built form on the settlement edge of Baldock and form a visual extension of the current settlement edge and character. The proximity of the residential development means that built form will be a new prominent and permanent feature in the view, bringing the receptors' perceptual awareness of the rural urban settlement of Baldock closer to the view. It is anticipated there would be partial glimpsed views of the upper storey and rooflines of the employment Proposed Development in BA10 and filtered glimpsed views of the upper storey and rooflines of the residential Proposed Development in BA3 and BA2, visible in the middle to long distance, to the rear and above the residential built form in BA1 and within the treed horizon. The AVR Wirelines (at Appendix 7.7) illustrate the proposed maximum parameter storey heights of the Proposed Development (employment up to 3 storeys / up to 14m and residential up to 3 storey / up to 12.5m) on the existing baseline view. For Viewpoint 13 both the employment and residential wirelines lie below the elevated landform of Wallington and St Mary's church spire and proposed development would be seen in the context and along side the existing residential and industrial built form set within a treed horizon, within Baldock and Letchworth. The magnitude of change is considered to be Medium Adverse .	
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting (along the Site boundaries, within the strategic green infrastructure and the Proposed Development, particularly as a strong buffer along the northern edges of BA1) would have matured to provide additional screening and filtering of views towards the proposed built form from this location and would enhance the existing treed character on the settlement edge of Baldock, forming a well vegetated foreground and enhanced vegetated backdrop to Proposed Development. A large proportion of the receptors' baseline middle to long distance view would be permanently altered, albeit replaced with strong green infrastructure to assimilate the development into the rural urban fringe setting – with the magnitude of change considered to reduce to Small to Medium Adverse .	Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 14: VIEW FROM IVEL SPRINGS LOCAL NATURE RESERVE (LNR) & SCHEDULED MONUMENT Receptors: Recreational users of LNR, PRoW users and residential receptors Direction of View: East Grid Reference: E:524218, N:234492 AOD: +76m Distance from the Site Boundary: 76m	Receptors on public footpath Baldock 002 and 33 within Ivel Springs LNR, experience filtered and glimpsed views towards the small part of the Site that lies between North Road and Baldock allotments. This part of the Site is visually enclosed by existing hedgerow and tree vegetation. Breaks in the hedgerow along North Road (in winter conditions) provide glimpsed and filtered near distance views of arable farmland, within the north western parts of BA1. Residential properties that front onto North Road (A507), between Salisbury Road and Bygrave Road, have the potential to experience direct views from their upper storey windows towards the north western part of the Site - located adjacent to Baldock allotments and Ivel Springs LNR. This small part of the Site is visually enclosed at ground level by an existing hedgerow along North Road.	Value For PRoW, recreational users and residents, the view is from and over Ivel Springs LNR and Scheduled Monument, which contains an underground settlement site south of Blackhorse Farm and is a popular visitor attraction for recreational use within Baldock. Therefore, the value is considered to be Very High .	PRoW Users & Recreation Users of Ivel Springs LNR & residents High Residents in properties directly fronting onto North Road High
		Susceptibility For PRoW, recreational users and residents, the landscape has a high level of visual containment, with the extent of intervening vegetation limiting direct views of the Site, with the potential for glimpsed and filtered near distance views of development on the existing arable farmland, within the north western parts of BA1. The LNR and view lies directly adjacent to properties that front onto North Road (A507), between Salisbury Road and Bygrave Road, which provide a degree of reference to the type of development proposed within BA1, therefore the susceptibility is considered to be Low . Night time views: It is considered receptors would not be using the LNR, PRoW route or the allotments at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase People visiting Ivel Springs will have a greater perceptual awareness of the construction activities, due to their location adjacent (separated by North Road) to the north western boundary of BA1, however the existing boundary vegetation provides a high level of visual containment, limiting direct views of the Site. The main construction operations with potential to be visible will be associated with the residential built form of the Proposed Development in BA1 – whereas the construction activities within the small part of the Site adjacent to Baldock allotments (proposed as Strategic Green Infrastructure) are likely to be less intensive and associated with pathways and planting. During construction, receptors would experience temporary, glimpsed and filtered, transient oblique views above and through breaks in the intervening vegetation of the taller construction elements such as cranes, piling rigs and scaffolding - with ground based activities screened or heavily filtered by intervening vegetation. The construction activity would result in a temporary deterioration of a small proportion of their rural urban edge baseline view. The overall magnitude of change is considered to be Small Adverse . Residential receptors on North Road, adjacent to the Site are likely to experience direct views from their upper storey windows (less frequently inhabited) towards construction activity in the north western part of the Site, next to Baldock allotments (proposed as Strategic Green Infrastructure) – however these activities are likely to be less intensive due to the nature of the proposals. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Small Adverse .	EFFECT PRoW Users & Recreation Users of Ivel Springs LNR & residents Temporary Minor - Moderate Adverse (Not Significant) Residents in properties directly fronting onto North Road Temporary Minor - Moderate Adverse (Not Significant)
		Operation Phase (Year 0) On completion of the proposed development, PRoW and recreation users of Ivel Springs would experience sequential, near distance, glimpsed and filtered, views of the upper storeys and rooftops of built form within BA1 during winter months through breaks in the boundary vegetation, however for the most part views would be largely filtered and screened by the intervening vegetation. The addition of residential built form in the near distance view, would be seen in the context of and an extension to properties along North Road. The small part of the Site adjacent to Baldock allotments (proposed as Strategic Green Infrastructure) is proposed as allotments and public open space. The overall magnitude of change is considered to be Small Adverse . At completion residential receptors would experience direct views from their upper storey windows of the strategic green infrastructure area next to Baldock allotments, including proposed productive landscape, including allotments and orchards as a new public open space. The existing retained boundary hedgerow would provide a high level of visual containment and enclosure. The additional area of green infrastructure and allotments would form a visual extension of the receptors current baseline view and be seen in context of Baldock Allotments and the LNR existing character. The overall magnitude of change is considered to be Negligible Adverse . Night Time Impact It is considered receptors would not be using the allotments at night, therefore impacts would remain as reported for daytime.	PRoW Users & Recreation Users of Ivel Springs LNR & residents Short Term Minor - Moderate Adverse (Not Significant) Residents in properties directly fronting onto North Road Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting in BA1 (on the Site boundaries and within the Proposed Development) would enhance and strengthen the existing vegetation coverage along North Road and across the Site, softening the views of built form and helping to assimilate the proposed residential built form with the verdant character of the view. Where views of the proposed built form are still possible, they are anticipated to be glimpsed and filtered of the upper stories and roofs. The Proposed Development would introduce additional residential built form on the settlement edge of Baldock, forming a visual extension of the current settlement edge and character of residential built form set within trees and vegetation. The magnitude of	PRoW Users & Recreation Users of Ivel Springs LNR & residents Short Term Minor Adverse (Not Significant)

		residual change is considered to reduce to Negligible Adverse, for PRow and recreation users of Ivel Springs. In the long term, for residents structural planting along the Site boundaries and within the new public open space (allotments / orchards) will have matured and will assist in filtering and screening views. The green Infrastructure enhancements to this area of public open space will mature and provide an attractive landscape backdrop to the residents' view, resulting in an indiscernible change to the baseline view. The overall magnitude of change is considered to be Neutral.	Residents in properties directly fronting onto North Road Long Term Neutral (Not Significant)
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RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 15: VIEW FROM SALISBURY ROAD, BALDOCK Receptors: Residential Direction of View: East Grid Reference: E:524669, N:234514 AOD: +62m Distance from the Site Boundary: 2m	This viewpoint represents residential receptors on the northern, outer edge of Baldock - from properties on Salisbury Road, whose properties back and front onto BA1, where there are direct and oblique views of the north western parts of the Site (BA1). Existing vegetation within rear gardens provides a degree of filtering, particularly in summer months, however the lack of hedgerow and tree boundaries to fields in the northern parts of the Site – along with the open undulating nature of the landscape – affords views across the arable farmland towards the treed ridge line in the distance (route of Restricted Byway, Bygrave 014). There are also some isolated views from a number of farmsteads along Bygrave Road, near Half Way Farm, in the centre of the Site.	Value The view is from a side road off Salisbury Road and is representative of residential receptors on Salisbury Road, from and over a landscape with no landscape designations, albeit allocated for future housing development as part of North Herts Council Local Plan. Residents have direct and oblique views of BA1, across a predominantly rural landscape, therefore the value attached to this view considered to be Low .	Residents Medium
		Susceptibility Residential receptors have direct and oblique open views of BA1, across a predominantly rural landscape, with garden boundary vegetation providing a degree of screening. Farmsteads and associated outbuildings along Bygrave Road add built form of scale to the rural landscape and electricity pylons to the north form visual detractors. There is a moderate level of visual containment, due to the northern ridgeline (route of restricted byway Bygrave 014), existing vegetation and farmsteads along Bygrave Road, therefore the susceptibility is considered to be Medium .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase From within the residential properties, where upper storey windows look onto the Site (albeit from less frequently inhabited rooms), views of construction activities are anticipated to be open, elevated, near distance and including ground level and upper elements of construction activities within the north western part of BA1 - with garden boundary vegetation providing a degree of filtering and screening. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium to Large Adverse .	Temporary Moderate to Major Adverse (Significant)
		Operation Phase (Year 0) At completion, views of the Proposed Development are anticipated to be adjacent and near distance, direct to partial oblique views from the upper storey, but partially filtered by the existing curtilage and boundary vegetation, of the residential element of development in BA1 and entirely replacing the existing views of arable farmland, farmsteads and associated outbuildings. From within residential properties, where the upper storey windows look onto the Site, views of the proposed built form are anticipated to be open, near distance, albeit much reduced for ground floor views (from more frequently habitable rooms). The magnitude of change is considered to be Medium to Large Adverse . Night Time Impact The Proposed Development would result in a noticeable change to the night time view from residential receptors, with the introduction of additional light sources within the Site - however, this would be perceived in the context of existing light sources in Baldock, resulting in an imperceptible increase in the sky glow. Therefore, impacts would remain as reported for daytime.	Short Term Moderate to Major Adverse (Significant)
		Operation Phase (Year 15) For residential receptors, in the long term the proposed buffer and structural planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from the rear and front of their properties, softening and blending the built form into the immediate rural settlement edge context. A large proportion of the receptors' baseline view would be permanently altered, albeit replaced with strong green infrastructure to assimilate the development into the rural urban edge setting – with the magnitude of change considered to reduce to Small to Medium Adverse .	Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 16: VIEW FROM WESTON HILLS LNR Receptors: Recreational users Direction of View: North Grid Reference: E:525208, N:232954 AOD: +105m Distance from the Site Boundary: 215m	Viewpoint 16 is from the northern end of Weston Hills LNR, within the open scrub and grassland area, which features informal pathways. In the north eastern, part, openings in the scrub vegetation, provide receptors with open elevated views, down towards Baldock, which lies in a bowl in the distance and Letchworth elevated on raised landform, both flanked and filtered by scrub and tree vegetation, which runs across the foreground of the view. There are partial glimpsed and filtered, middle distance views of Walls Field, between layers of existing vegetation, visible alongside residential properties within Clothall Common. The landform rises up beyond Clothall Common, where undulating arable farmland is visible along the horizon in distant views, including the northern elevated ridgeline of the BA1 part of the Site, which is discernible above built form within Clothall Common. Electricity pylons and wind turbines feature along the horizon in the far distance, forming visible detractors in the view.	Value The view is from and over Weston Hills, a Local Wildlife Site and Local Nature Reserve of County importance and is a popular visitor attraction for recreational use within Baldock. Therefore, the value is considered to be High .	Recreational Users Medium
		Susceptibility Views towards the Site are down towards Baldock, which lies in a bowl in the distance, flanked and filtered by existing vegetation both in the foreground and distance. The high level of visual containment due to intervening vegetation, landform and built form results in partial glimpsed and filtered views of Walls Field and BA1, situated alongside Clothall Common, therefore the susceptibility is considered to be Low . Night time views: It is considered receptors would not be using the LRN at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	
		Construction Phase During construction, receptors would experience temporary, glimpsed and filtered, middle to distant views of onsite construction activity in BA1 and BA3, through and above breaks in the vegetation - for the most part partially screened by the layers of intervening vegetation and landform. Ground level construction activities, such as earth works and vehicle movements, will be predominantly screened from view, however breaks in the vegetation during winter may allow distant glimpsed views of some ground level activities in small parts of BA1. The main construction operations with potential to be visible will be concentrated in the northern elevated parts of BA1, adjacent to the existing settlement edge of Baldock and will be distant, glimpsed views of the taller elements such as cranes, piling rigs and scaffolding above the intervening vegetation and existing built form. Given the distance and limited proportion of the view under influence, the magnitude of change is considered Small Adverse .	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion the Proposed Development would, for the most part, be screened by layers of intervening vegetation and existing built form, with potential during winter months for receptors to experience partial to filtered / glimpsed views of the Proposed Development's roofline / upper storeys in a small proportion of their middle to distant views, above and between existing vegetation. This would form a very small proportion of the overall view and would be seen in the context and to the rear of existing residential development within Baldock and Clothall Common. The AVR Wirelines (at Appendix 7.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. For Viewpoint 16, a very small proportion of the wireline, associated with proposed residential development within BA1, features along the view between breaks in the existing vegetated skyline. Proposed employment in BA10 is screened by intervening vegetation in the foreground. The proposed maximum parameter storey heights of the Proposed Development are set below and do not break the horizon. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting across the Site (woven amongst / around Proposed Development, through green links, along Bygrave Road and within the strategic green infrastructure) would enhance the existing vegetated character of Clothall Common and Baldock settlements and would assist in blending the proposed residential built form and any views of upper extents and rooflines into the treed horizon, resulting in a barely perceptible change from the baseline view. The magnitude of change is therefore considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY	
VIEWPOINT 17: VIEW FROM BRIDLEWAY BYGRAVE 001 Receptors: Users of the PRow Direction of View: South East Grid Reference: E:524310, N:235009 AOD: +55m Distance from the Site Boundary: 0m	Viewpoint 17 is from Bridleway Bygrave 001, where it enters BA1 at its north western boundary, off North Road. The PRow runs along a localised valley depression, which also forms the Site’s northern boundary of BA1. The receptor’s direction of view is focused and channelled along the route by hedgerow vegetation, towards Bygrave. From this location the landform rises towards a localised ridgeline, featuring open arable farmland, which encloses and prevents views south east towards the settlement of Baldock or the wider areas of the Site. Built form, outbuildings and a storage yard located off North Road are visible in the near distance, to the right of view, which introduce urbanising elements to a predominantly rural view. The upper spire from the Church of St Mary (Grade I) within Baldock is discernible, punctuating above the ridgeline in distant views.	Value Views from PRow Bridleway Bygrave 001 are transient and the route is identified in the archaeological and heritage assessment as ‘Millers Way’ a historic routeway between North Road and Bygrave, therefore these views are considered to be of local importance and value. From onsite observations this PRow is a well trodden route and forms part of the Baldock northern circular trail (Baldock to Ashwell). Therefore, the value for users of the PRow is considered to be High .	PRow Users Medium	
		Susceptibility Users of the PRow are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is undulating and predominantly rural in nature, with urban influence present, due to near distance, direct views of built form off North Road. The view encompasses the northern extent of BA1 and strategic housing allocation as part of North Herts Local Plan. Policy SP14: Site BA1 – North of Baldock highlights that the ridgeline through BA1 is considered the most appropriate limit for built development, therefore the area of BA1 visible in this view is proposed to form part of the green infrastructure network as public open space. The existing landform, ridgeline and hedgerow boundary provide visual containment, enclosing and channelling the view along Bridleway Bygrave 001. There is the potential for glimpsed and filtered views of the upper limits of the Proposed Development beyond the ridgeline, however there are good opportunities for mitigation and enhancement within the GI network, therefore the susceptibility is considered to be Low . Night time views: It is considered receptors would not be using the PRow route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase Users of the PRow will have a greater perceptual awareness of the construction activities, due to their location, within and through the northern part of BA1. During construction, receptors would experience temporary open or partial, transient oblique views of the onsite machinery and construction activity within BA1, in close and near distance views. The receptor’s angle of view is direct and their direction of travel / activity likely focused toward the Site, particularly where the route of the PRow runs through the Site. The main construction operations with potential to be visible will be concentrated on the northern parts of BA1 along the ridgeline, associated with the residential built form of the Proposed Development – whereas the construction activities within the northern facing slopes part of BA1 (proposed as Strategic Green Infrastructure) are likely to be less intensive and associated with pathways, planting and play areas. Ground level construction activities, such as earth works and vehicle movements, will be predominantly visible on the south facing slopes of BA1, whereas taller elements such as cranes and piling rigs, are also likely to be visible along the skyline above the intervening landform. The construction activity would result in a temporary deterioration of their rural baseline view. The magnitude of change is considered to be Medium to Large Adverse .		Temporary Moderate Adverse (Potential to be Significant)
		Operation Phase (Year 0) At completion, the PRow and Millers Way (historic footpath) will be retained in the same alignment, unsurfaced on northern edge of BA1. There will be a new landscape setting as part of Bygrave Common (strategic green infrastructure) a new community public parkland and natural landscape on the northern edge of BA1, which will include areas of habitat and ecological enhancement, formal open space and space for recreational activities. The parkland will be visible in the near distance extending to the middle distance. Receptors are likely to experience open, near distance views of the upper limits and rooftops of the residential built form (up to 3 storeys at up to 12.5m) of the Proposed Development, running along the ridgeline, to the rear and set behind the new parkland setting. For users of the PRow travelling between North Road and Ashwell Road, along the northern boundary of BA1, the proximity of the residential development means that built form will be a new prominent and permanent feature in the view, bringing their perceptual awareness of residential built form and the rural urban settlement of Baldock closer to the view (alongside the existing built form and urbanising elements off North Road in the right of view), therefore the magnitude of change is considered Medium to Large Adverse .		Short Term Moderate Adverse (Potential to be Significant)
		Operation Phase (Year 15) In the long term, the green infrastructure framework (including landscape structural planting along the boundaries of BA1, along the ridgeline and new tree and scrub planting through the parkland of Bygrave Common) will have matured and will provide an attractive landscape and experience when sequentially passing through and along the PRow. For users of the PRow, the landscape planting within BA1 as part of the new open space of Bygrave Common will likely provide additional filtering of views towards the proposed built form on the south facing slopes of BA1. Where views of the proposed residential built form in BA1 are still possible, they are anticipated to be oblique, sequential, partial glimpsed and filtered of the upper stories and roofs. The magnitude of residual change is considered to reduce to Medium Adverse .	Long Term Minor - Moderate Adverse (Not Significant)	

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINTS 18A & 18B VIEW FROM BYGRAVE ROAD (NORTH & SOUTH) Receptors: Vehicle users of Bygrave Road and Farmstead Residents Direction of View: 18A: South 18B: North Grid Reference: 18A: E: 525548 N:234863 18B: E: 525548 N:234863 AOD: +68m Distance from the Site Boundary: 0m	Viewpoints 18A & 18B are from Bygrave Road, which cuts through the BA1 part of the Site - experienced by vehicle users and is representative of farmstead residential receptors located on Bygrave Road. Vehicular receptors experience transient views along Bygrave Road, which changes in character along its length. From North Road in the west, views are channelled and enclosed by residential built form fronting either side of Bygrave Road. At the junction with Salisbury Road and the settlement edge of Baldock, the view becomes rural and is enclosed and channelled by hedgerow. Breaks and gaps in the hedgerow provide open, expansive views across the arable, undulating farmland of BA1. Farmsteads cottages and agricultural outbuildings feature, fronting Bygrave Road, breaking up the open rural views, particularly to the south. Where the road becomes national speed limit, vehicular receptors experience open views across the undulating, arable farmland of BA1, due to lack of hedgerow and tree vegetation (represented by viewpoint 18B). At the north eastern part of BA1 at Lower Bygrave, Bygrave Road becomes Ashwell Road and residential built form fronts one side. When heading south west there are open views across BA1 towards the northern settlement edge of Baldock, along with industrial units within Ashville Trading Estate – flanked by vegetation, in the middle distance, urbanising the view and providing a visual connection to Baldock – alongside electricity pylons running across the view, both forming visible detractors (represented by viewpoint 18A). There are indirect, oblique, partial middle distance views, beyond the railway line embankment, of the elevated land east of Clothall Common, the upper limits of residential properties within Clothall Common and cottages along Royston Road, including within BA10.	Value The view from Bygrave Road is experienced by transient road users, from a landscape with no designations and of at most local importance, therefore the value is considered Low. For farmstead residents on Bygrave Road who have direct, partial to filtered views towards BA1, the surrounding rural landscape and the settlement edge of Baldock (albeit from and of an undesignated landscape of local value at most), the value is also considered to be Low.	Vehicle users of Bygrave Road Low Farmstead Residents Medium
		Susceptibility The sequential journey on Bygrave Road from the west passes through the settlement of Baldock, before entering an urban fringe character featuring farmsteads, outbuildings and pasture paddocks. From the east the receptor passes through Lower Bygrave and experiences open views across the Site towards the settlement edge of Baldock, therefore the receptor has many references to the type of development proposed on the sequential journey. The view features detracting features in the form of Ashville Trading Estate, overhead electricity pylons, outbuildings / sheds at the farmsteads and infrastructure associated with the railway line, which all have a noticeable influence on the sequential journey. Vehicles travel along the road at a relatively high speed and occupants are generally focused on the direction of travel, with an appreciation of the wider landscape being of limited importance to their journey, therefore the susceptibility is considered to be Low. The context of the settlement edge of Baldock and existing detracting features in the form of industrial units within Ashville Trading Estate and Letchworth business park, along with electricity pylons, have a strong influence on the view. The landscape in this location, including BA1 part of the Site, is open, large scale, with limited visual containment due to the lack of existing vegetation cover. It is considered farmstead residential receptors have a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation along the edges of BA1 and Bygrave Road. Therefore, susceptibility to the nature of development proposed is considered to be Medium.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, vehicular receptors will experience disruption due to the proposed modifications to Bygrave Road (through BA1 of the Site) into an active travel route closed to vehicular access with the exception of local vehicular access to existing properties on Bygrave Road. Depending on the phasing and timing, whilst Bygrave Road remains open to vehicles, users will experience transient, open, close range to near distance views of the ground based construction activity In BA1 associated with residential built form. The construction activity would be visible as part of the receptors' sequential journey, with the potential for the road to be closed to accommodate construction activities. The construction activity would result in a temporary deterioration of their urban fringe baseline view. The magnitude of change is considered to be Medium Adverse. From the few farmsteads (retained in BA1 along Bygrave Road), where property windows look onto the Site, views of construction activities are anticipated to be open, elevated, near distance and including ground level and upper elements of construction activities within the north and south of BA1 - with garden boundary vegetation providing a degree of filtering and screening. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium to Large Adverse. Night Time Impact Construction activities would introduce a new direct source of lighting - however, the impact is likely to be limited to construction working hours, reducing the potential for night time impacts to the early evening in winter. Although, the surrounding area is influenced by the existing context of Baldock, the close proximity would result in a reasonable perceptible change from the baseline level of sky glow.	EFFECT Vehicle users of Bygrave Road Temporary Minor Adverse (Not Significant) Farmstead Residents Temporary Moderate to Major Adverse (Significant)
		Operation Phase (Year 0) At completion, Bygrave Road will be transformed from the main east-west active travel route through BA1, repurposing the existing carriageway through the heart of the development area and closing the road off to private cars (apart from local access). Starting in close proximity to the potential new station entrance, connecting to and through the mixed-use Local Centre and primary school. Vehicular users will use the new proposed primary street through BA1, connecting North Road with the A505, via a new bridge across the railway line into BA1. Vehicular receptors will permanently lose their sequential views along Bygrave Road, replaced with using the new primary street through BA1, fronted by residential built form, where Bygrave Road remains and is improved as an active travel route in BA1. Although the change will be considerable and the character redefined, the proposals would promote more frequent active travel through the Site and to Baldock, providing a better and more accessible experience for pedestrian and cycle users along Bygrave Road. On balance, these benefits would be outweighed by imposition of new built form on the Site. The magnitude of change is considered to be Small Adverse. For residential receptors at completion, views of the Proposed Development are anticipated to be near distance, direct to partial	

		oblique views from the properties, but partially filtered by the existing curtilage and boundary vegetation, of the residential element of development in BA1 and entirely replacing the existing views of arable farmland, farmsteads and associated outbuildings. The permanent transformation of Bygrave Road into an active travel route passing in front of the farmsteads, will improve the visual amenity and experience for residential receptors by reducing vehicle movements in front of their properties. On balance, the magnitude of change is considered to be Medium to Large Adverse. Night Time Impact The Proposed Development would result in a noticeable change to the night time view from residential receptors, with the introduction of additional light sources within the Site - however, this would replace the light sources as part of the baseline view from farmsteads within BA1 being removed to accommodate the proposed residential development and be perceived in the context of existing light sources in Baldock, resulting in a negligible increase in the sky glow. Therefore, impacts would remain as reported for daytime.	
		Operation Phase (Year 15) The improvement to Bygrave Road will result in an obvious improvement to pedestrian and cyclists users on Bygrave Road, where for vehicles their new route and view along the primary street through BA1 will result in a barely perceptible change, as they will continue to drive and experience sequential views on the settlement edge of Baldock. In the long term, the green infrastructure framework (including structural planting along the boundaries of Bygrave Road and internally within the residential area of BA1) will have matured and will provide an attractive landscape and experience, sequentially passing through and along Bygrave Road and the active travel route. Bygrave Road will provide an attractive new landscaped route, dedicated for walking and cycling movement network around Baldock. The magnitude of change is considered to be Negligible Adverse. In the long term proposed buffer and structural planting along Bygrave Road, Site boundaries and within the Site will have matured to provide additional screening and filtering of views towards the proposed built form from the rear and front of farmstead properties, softening and blending the built form into the immediate rural settlement edge context. A large proportion of the receptors' baseline view would be permanently altered, albeit replaced with strong green infrastructure to assimilate the development into the rural urban edge setting – with the magnitude of change considered to reduce to Small to Medium Adverse.	Vehicle users Long Term Negligible Adverse (Not Significant) Farmstead Residents Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASILINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 19A: VIEW FROM YEOMANRY DRIVE, CLOTHALL COMMON VIEWPOINT 19B: VIEW FROM YEOMANRY DRIVE & EISENBERG CLOSE, CLOTHALL COMMON VIEWPOINT 19C: VIEW FROM YEOMANRY DRIVE & HURST CLOSE, CLOTHALL COMMON Receptors: Residents Direction of View: North Grid Reference (Summer): 19A: E:525573 , N:234317 19B: E:525486 , N:234291 19C: E:525328 , N:234248 AOD: +68m Distance from the Site Boundary: 30m Note: Viewpoints 19a, 19b & 19c summer baseline are in slightly different locations to the winter baseline views, following a request from the Local Authority to amend.	Viewpoints 19A, 19B & 19C are from Yeomanry Drive and are representative of residential properties on the northern edge of Clothall Common. A landscape bund and embankment with tree planting visually and physically separates Yeomanry Drive from Royston Road. During winter conditions, and due to the occasional break in vegetation, there are glimpsed and filtered views of the upper limits of residential properties on Royston Road and industrial units within Ashville Trading Estate. Residents on Yeomanry Drive (on the northern residential edge of Clothall Common), at the junctions with Hurst Close, Ivedale View, Eisenberg Close and Rhee Spring - whose properties directly back, front or side onto Yeomanry Drive at its interface with Royston Road - have the potential for oblique filtered to glimpsed views of the BA10 part of the Site in this location, limited by the visual enclosure created by the landscape bund / embankment along Royston Road and existing tree and scrub vegetation.	Value Residents have enclosed and visually contained views of a landscape bund separating Yeomanry Drive from Royston Road and from an undesignated townscape / landscape in the direction of the Site, therefore the value is considered to be Low .	Low
		Susceptibility From nearby residential properties, the majority of the allocated Site is screened from view. There is the potential for oblique filtered to glimpsed views of the BA10 part (employment allocation) of the Site in this location, due to the visual enclosure created by the landscape bund / embankment along Royston Road and existing tree and scrub vegetation, albeit this would be seen in the context of the existing Ashville Trading Estate, therefore the susceptibility is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, residents on the northern edge of Clothall Common, on Yeomanry Drive, would experience (during winter conditions due to the occasional break in vegetation), glimpsed and filtered, near distance views of the construction operations associated with BA10 – however due to the intervening vegetation and landform the views would be of the taller construction elements such as cranes, piling and on site machinery. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Small Adverse .	EFFECT Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion of the Proposed Development, receptors are likely to experience oblique, near distance, filtered to glimpsed views of upper limits and rooftops of proposed employment built form fronting Royston Road in BA10 (up to 3 storeys, up to 14m), however set back behind the landscape bund / embankment and existing tree and scrub vegetation, and seen in the context of the existing industrial built form at Ashville Trading Estate. The active travel spine through BA1 and BA10 is proposed to connect into the northern edge of Clothall Common, therefore this break in the existing vegetation and bund (to accommodate the route) will provide oblique, near distance, partial views of the proposed employment built form in BA10 (Viewpoint 19C). The magnitude of change for these receptors is considered to be Small Adverse Night Time Impact The scheme would introduce additional lighting into near distance night time views however, this would be to the rear of intervening vegetation and in the context of existing lighting sources at Ashville Trading Estate and the settlement edge of Baldock and Clothall Common, resulting in an imperceptible increase in the extent of features visible beyond the daytime view. Therefore, impacts would remain as reported for daytime.	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting within and on the boundaries of BA10 would enhance and strengthen the existing vegetation coverage across the Site softening the views of built form and helping to assimilate the proposed employment built form with the verdant character of the view. Where views of the proposed built form are still possible, they are anticipated to be glimpsed and filtered of the upper stories and roofs, through breaks in the intervening vegetation, during winter months. The Proposed Development would introduce additional employment built form on the settlement edge of Baldock, seen in the context of Ashville Trading Estate, forming a visual extension of the current settlement edge and character. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)