

St Albans Local Plan 2041

Broad Locations – Landscape + Visual Appraisal

September 2024

Broad Locations

Landscape + Visual Appraisal

Scope

1. This report presents the analysis and recommendations of the 'Broad Locations – Landscape and Visual Appraisal' (LVA). It comprises a high-level landscape and visual appraisal of the 12 no. broad locations as listed below and contained within the Regulation 18 version of the New local Plan (Appendix 1). It also includes more recent amendments to the site boundaries for sites B1 and H1 that are reflected in the Regulation 19 Publication version.
2. The 12 no. broad locations are as follows:
 - H1 – North Hemel Hempstead
 - H2 – East Hemel Hempstead (North)
 - H3 – East Hemel Hempstead (Central)
 - H4 – East Hemel Hempstead (South)
 - B1 – North St Albans
 - B2 – North East Harpenden
 - B3 – West Redbourn
 - B4 – East St Albans
 - B5 – Glinwell, Hatfield Road, St Albans
 - B6 – West of London Colney
 - B7 – North West Harpenden
 - B8 – Harper Lane, North of Radlett
3. The LVA assumes that the principle of development is established at each Broad Location and provides a high-level landscape and visual appraisal of the site, and recommendations for how the landscape and visual effects of a development could be mitigated and enhanced.
4. For clarity, the appraisal does not address the principle of development at each Broad Location and is not a sensitivity assessment in that respect.
5. The appraisal and recommendations are 'light touch' and not a substitute for the more detailed and comprehensive information that is required as part of any planning application.

6. Site-specific impact assessments and baseline studies, carried out in line with national and local policy and industry good practice, will be required to establish the framework within which a development layout and design should evolve. As set out in Policy LG1 – Broad Locations, developments at the Broad Locations should be informed by a comprehensive Landscape and Visual Impact Assessment which addresses the recommendations of the LVA.
7. The Hemel Hempstead Broad Locations proposals should respond to the ‘North Hemel Hempstead Landscape Assessment’ by Hankinson Duckett Associates, where relevant.
8. Natural England is currently exploring an extension to the Chilterns National Landscape boundary. The outcomes of the review should be taken into account as required.
9. Other key baseline studies and strategic plans with landscape objectives, such as the ‘Hertfordshire Green Infrastructure Strategy, LUC, August 2022’ should be taken in to account where appropriate.

Methodology

10. The methodology was informed by other local planning authority approaches,¹ and industry good practice for landscape and visual appraisal ‘Guidelines for Landscape and Visual Impact Assessment, Third edition,’ (Landscape Institute and Institute of Environmental management and Assessment).
11. The appraisal was carried out by the planning authority’s Landscape Team, and the findings and recommendations were discussed and ratified by Spatial Planning Officers.
12. The appraisal was carried out in 4 key stages:
 - Stage 1 - Site Visits
 - Stage 2 - Desk Study
 - Stage 3 - Landscape + Visual Analysis
 - Stage 4 - Mitigation + Enhancement Measure

Stage 1 – Site Visits

¹ In particular the ‘Wealden District Council, Landscape and Visual Appraisal, New settlements and Large Urban Extensions, Produced by LUC, November 2023.’ Note: The document also included a landscape sensitivity assessment, which was not addressed in this report.

13. Site visits were undertaken by the Landscape Officers on 6th November 2023. Photographs and written notes were taken at each location. (The photos are not to scale and are provided for context only.)

Stage 2 – Desk Study

14. A desk-based study was carried out to gather information about the landscape and visual baseline of each broad location. This primarily drew on national/local landscape designations, and the landscape character area descriptions, evaluations, and strategy and guidelines, provided within the ‘Hertfordshire Landscape Character Area Statements, St Albans District.’
15. A range of GIS based planning constraints, and other data sources, were also reviewed including pylon easements, habitat inventories, Tree Preservation Orders, Conservation Areas, and definitive Rights of Way maps etc.
16. With regards to the Hemel Garden Communities location (H1, H2, H3, and H4) the appraisal also drew on the ‘North Hemel Hempstead Landscape Assessment.’²

Stage 3 – Landscape + Visual Analysis

17. An analysis of the potential effects of the development on landscape character and features, and visual amenity was carried out.
18. This included the potential effects on any relevant landscape designations such as the Chilterns National Landscape.

Stage 4 - Mitigation + Enhancement Measures

19. A suite of ‘strategic’ mitigation and enhancement measures that are relevant to the majority of sites were recommended, followed by ‘site specific’ mitigation measures that are relevant to each site.

Presentation of Appraisal + Recommendations

20. For each site a ‘Landscape + Visual Appraisal Sheet’ was completed setting out the appraisal and recommendations, and photos are provided, and these sheets are included in Appendix 1.
21. Within the landscape and visual baseline, extracts from the ‘Hertfordshire Landscape Character Area Statements, St Albans District’ are provided in italics.

² Hankinson Duckett Associates, May 2024 – DRAFT REV D

22. The strategic mitigation and enhancement measures are listed on the appraisal sheet and detailed in full below.

Strategic Mitigation + Enhancement Measures

- ***Respond to context and character.***
23. Understand the immediate/local/regional context of the site, ensuring it is well connected, and sits comfortably within its landscape/townscape setting. Conserve and enhance local landscape/townscape character, features, and views within, into and out of the site. Consider local precedents for landscape layout and design, detailing, and materials palettes, to create places that positively reinforce local distinctiveness.
24. Landscape and visual impact assessments will be required in line with 'Guidelines for Landscape and Visual Impact Assessment, Third edition,' (Landscape Institute and Institute of Environmental management and Assessment).
- ***Retain and protect important landscape features and views.***
25. Retain and protect existing hedgerows, trees, and woodlands, within the site and along site boundaries. Where existing trees are located within, or in close proximity, to a broad location, arboricultural impact assessments should be carried out in line with 'BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations.'
26. Buffers should be applied to these features in line with industry good practice, British Standards (BS 5837:2012), national/local policy, and Natural England and Forestry Commission 'standing advice' for ancient woodland, ancient trees, and veteran trees. Retain and protect important historic features, and views, vistas, and landmarks.
- ***Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife.***
27. Create a network of green/blue spaces and movement routes for people and/or wildlife that permeate throughout the development and knit with the landscape/townscape setting. Networks should be positively planned for at the inception of the development layout and design, they should permeate throughout the development and should not be retrofitted within the left-over space at the periphery of the site. Networks should be multifunctional and

integrate open spaces and streets, structural native planting, pedestrian/cycle routes, wildlife corridors, nature based sustainable drainage solutions,³and play provision.

- ***Provide new structural native planting.***

28. Structural native planting should be positively planned for at the inception of the development layout and design, it should not be retrofitted within the left-over space within a building and highways led layout. Open spaces, streets, garden/curtilage boundaries, should be of a suitable size to accommodate large scale mature plant specimens and maximum benefits for local wildlife, shade and urban cooling, surface water management. Landscape buffers that provide a visual mitigation function should be wide enough to support a layered habitat of tree/hedgerow/shrub/grassland planting to maintain an effective visual screen in times of leaf fall. New planting should be native species of local provenance, with non-natives and exotics in amenity and garden areas.

- ***Mitigate the impact of motorway/railway noise (B1, B3, B8, H2)***

29. Where railway lines/motorways are located within or in close proximity to a broad location, noise impact assessments should be carried out as required.

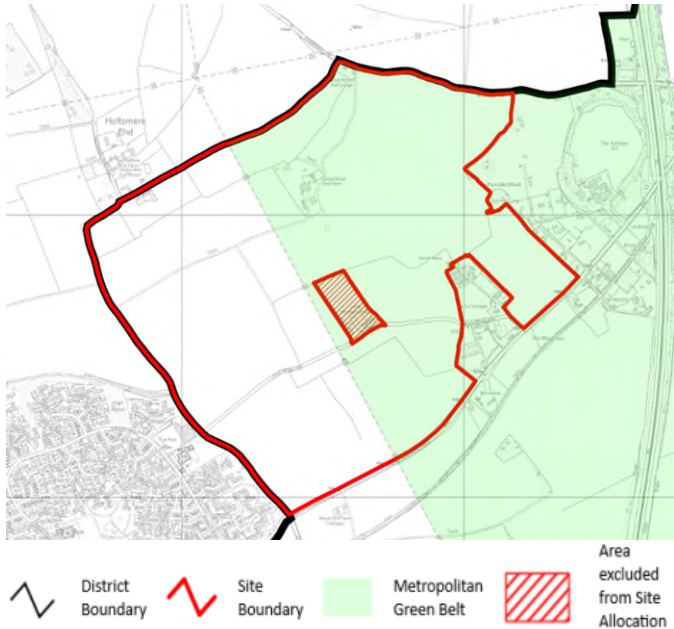
30. Noise mitigation should be positively planned for within the development layout and design, and not retrofitted. The use of unattractive utilitarian features such as earth bunds and acoustic fencing should be avoided in favour of landscape led solutions such as the arrangement of green infrastructure and open space, and the provision of strategic planting. Where utilitarian features cannot be avoided, they should be fully integrated within a high-quality and attractive landscaping scheme and their impact minimised by the use of locally distinct materials and detailing, and planting.

- ***Pylon Easement (H1, H2)***

31. Consider how development addresses pylon easements and no-build areas, in line with National Grid Guidelines [ASoP A4 AW\(27.05.03\) \(nationalgrid.com\)](#) this includes setting clear design objectives such as *‘to break down the linearity of the transmissions route into inter-related places rather than treating the route as one continuous strip...’*

³ "must benefit biodiversity and support the delivery of a range of ecosystem services." European Commission.

APPENDIX 1 – LANDSCAPE + VISUAL APPRAISAL SHEETS

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: NORTH HEMEL HEMPSTEAD	
Site Reference	H1 – North Hemel Hempstead, AL3 7AU
Proposed Development	Primarily residential 1,500 units (indicative) in total (1,125 in Plan period)
Site Location	The site is located to the northeast of Hemel Hempstead. The site’s northern and western boundaries are defined by Holtsmere End Lane (Parish Boundary), and the southern boundary by Hemel Hempstead Road. The eastern boundary is defined by a combination of footpath Redbourn 10 and field boundaries.
Site Plan	 <p> District Boundary Site Boundary Metropolitan Green Belt Area excluded from Site Allocation </p>
LANDSCAPE BASELINE	
Character Area(s)	95 – Revel End Plateau – area north of Little Revel End lane 96 – Upper Ver Valley – area south of Little Revel End lane
Landscape Character (key features and qualities of the site as set out in the LCA.)	95 - Revel End Plateau <ul style="list-style-type: none"> – An area of gently undulating upland. – Discrete woodland blocks help to screen the M1 motorway. – Surrounding gentle slopes define the character area boundary – <i>this is evident within the site where the distinct elevated ridgeline/plateau slopes away to the south.</i> – Arable farmland and isolated patches of pasture linked to the farmsteads are the predominant land uses -<i>there are distinct patches of pasture within the site associated with Holtsmere End Farm, Great Revel End Farm, and Little Revel End Farm.</i> <p><i>Distinct features:</i></p> <ul style="list-style-type: none"> - Great and Little Revel End Farms, overhead powerlines

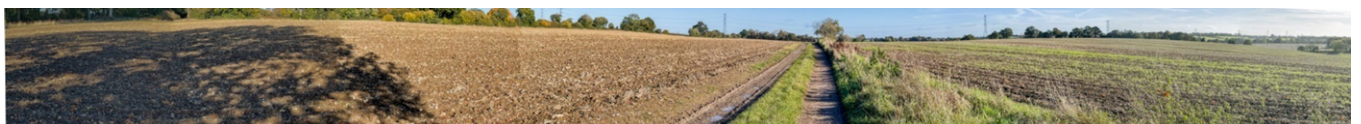
	<p><i>Topography:</i> ...flat area where Great Revel End Farm is located along with associated farmsteads and buildings. This in turn has a dry valley to the south which forms the northern edge of Hemel Hempstead. These topographical features create a gently rolling landscape.</p> <p><i>Settlements and built form:</i> Little Revel End Farm is a cluster of traditional agricultural buildings built of buff London brick and weatherboard with patterned terracotta roof tiles.</p> <p>96 – Upper Ver Valley</p> <ul style="list-style-type: none"> – Dry valley along Hemel Hempstead Road – A continuous strip of pasture tracks the base of the dry valley from Redbourn along the Hemel Hempstead Road.
<p>Strategy + Guidelines¹</p>	<p>95 – Revel End Plateau</p> <p><i>Strategy</i> - improve + conserve.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>utilise ancient hedge and field boundaries to locate the most appropriate location for wood restoration and expansion</i> – <i>encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create eco-corridors.</i> – <i>encourage the use of native stock of local provenance wherever possible and encourage the eradication of non-native species.</i> – <i>promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas.</i> – <i>promote...the creation of new ponds...</i> – <i>ensure that the surroundings of converted and new buildings are designed and maintained to be in keeping with their agricultural surroundings by ensuring that ‘Garden’ details are screened from view where possible and native species are used for hedging and tree planting to the perimeter.</i> – <i>encourage planting native species on settlement boundaries, with exotic/ornamental species only to internal faces.</i> <p>96 – Upper Ver Valley</p> <p><i>Strategy</i> - conserve + strengthen.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – As above. – <i>encourage the retention and enhancement of rights of way and recreational routes.</i>

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<ul style="list-style-type: none"> – <i>ensure that new and restored buildings are in keeping with the local vernacular.</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ Chilterns National Landscape to north. ▪ Pylon easement/no development zone.
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ Little Revel End Farm is located within the site and is strongly representative of the local settlement character. ▪ The existing settlement edge of Hemel Hempstead abuts part of the southwest boundary of the site and includes residential development, school, and supermarket. ▪ The existing settlement edge/Holtsmere End Lane is heavily vegetated and provides physical and visual separation between the settlement edge and the site.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> ▪ There are few detracting features in this area. Despite its magnitude, the M1 has only a moderately negative visual impact, partially due to the fact the road is in cutting for much of its length through the plateau and partially due to the mature hedgerows that line the route. Overhead power lines have a widespread visual impact.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ Potential intervisibility between edge of Chilterns NL and upper slopes along the northern edge of the site.
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The transition between the gently undulating and elevated upland in the north of the site and the dry valley along Hampstead Road. ▪ The pastoral landscape setting of the notable farmsteads at Great and Little Revel End , and Holtsmere End. ▪ The setting and character of Little Revel End Farm a notable cluster of traditional agricultural buildings ▪ The rural character of Little Revel End lane and associated hedgerow and trees.
Designated Landscapes	<ul style="list-style-type: none"> ▪ There is no intervisibility with the Chilterns National Landscape
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The site is physically and visually separated from the existing settlement and lacks connectivity. ▪ The robust settlement boundary vegetation provided along Holtsmere End Lane ▪ Extending the settlement of Hemel Hempstead to the northeast, reducing the gap between the settlement and Redbourn.

Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of public rights of way within the site ▪ Users of Little Revel End Lane – and the Nickey Line to the south ▪ Residents and visitors within the site and its setting ▪ Users travelling along Hemel Hempstead Road ▪ Receptors to elevated vantage points east of M1. ▪ View from Chilterns NL will require assessment.
CUMULATIVE EFFECTS	
Cumulative Effects with Other Broad Locations	<ul style="list-style-type: none"> ▪ Other broad locations - Future local communities to the west (Dacorum) and south (H2 – East Hemel Hempstead (North), H3 – East Hemel Hempstead (Central) H4 – East Hemel Hempstead (South))
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. ▪ Pylon Easement <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ In isolation the site does not relate well to the existing settlement pattern, only abutting it along part of its western boundary, and protrudes into the open countryside. Delivery of the site in combination with the other broad locations to the west (Dacorum), and south (H2 – East Hemel Hempstead (North), H3 – East Hemel Hempstead (Central) H4 – East Hemel Hempstead (South)), should ensure a more cohesive development that relates better its townscape and landscape context. Strategic mitigation and enhancement measures should address the cumulative landscape and visual effects of the sites. ▪ The existing pylon line easement provides a logical limit to the extent of built development eastwards, helping to maintain the open gap between Hemel Hempstead and Redbourn to the east. Avoid creating a contrived straight development edge along the line of the easement. Instead the topography, notably the transition between the elevated upland and dry valley slopes, should inform the sensitive treatment of the development edge to include structural planting to create a defensible edge to the green belt and a buffer to Redbourn. ▪ The site reduces the open gap between Hemel Hempstead and Redbourn to the east. Employ principles to maintain a strategic gap and provide more sustainable settlement edge landscape led land uses (such as structural planting and open space provision). ▪ Along the northern, southern, and western boundaries consider how the development relates to the existing highways and conserves and enhances the hedgerows and trees and rural character of the lanes and access tracks that border and cross the site. 	

- The development layout and design should be informed by the topography notably the flatter elevated landform in the north, and the distinct valley landform along Hemel Hempstead Road. The south facing sloping valley sides offer views to the south. Due to the sloping nature of the site the visual impact of the development upon views from the wider area to the north, east, and south should be assessed. Across the south facing slopes consider orientating open space to frame views out of the development and layering bands of structural tree planting along the contours to help soften the urban roofscape in views towards the development.
- Consider structural tree planting along the urban edge which should help soften views of the settlement edge and assimilate the development within its wider landscape setting – reflecting the existing condition of woodland planting along the existing settlement edge/Holtsmere End Lane.
- Along the eastern boundary there is an opportunity to integrate footpath Redbourn 10 within a new green route along here.
- Along the southern boundary consider how the development relates to Hemel Hempstead Road and the northern edge of the development at H2 – East Hemel Hempstead (North) beyond. Each development will address a different side of the road and should work in harmony to create one coherent street scene and sense of place.
- Consider conserving the pastoral/vegetated setting of Little Revel End Farm within the site, and Great Revel End Farm and Holtsmere End Farm that overlap the site boundaries.
- Consider opportunity for links with wider network of green infrastructure routes and assets such as including a connection between footpath Redbourn 013 and the Nickey Line to the south, running north-south through the site connecting with Little Revel End Lane, footpath Redbourn 011 and Holtsmere End Lane (along the northern site boundary). Opportunity to create green route along Little Revel End Lane.



VIEW EAST FROM FOOTPATH REDBOURN 011 – not to scale – for context only.

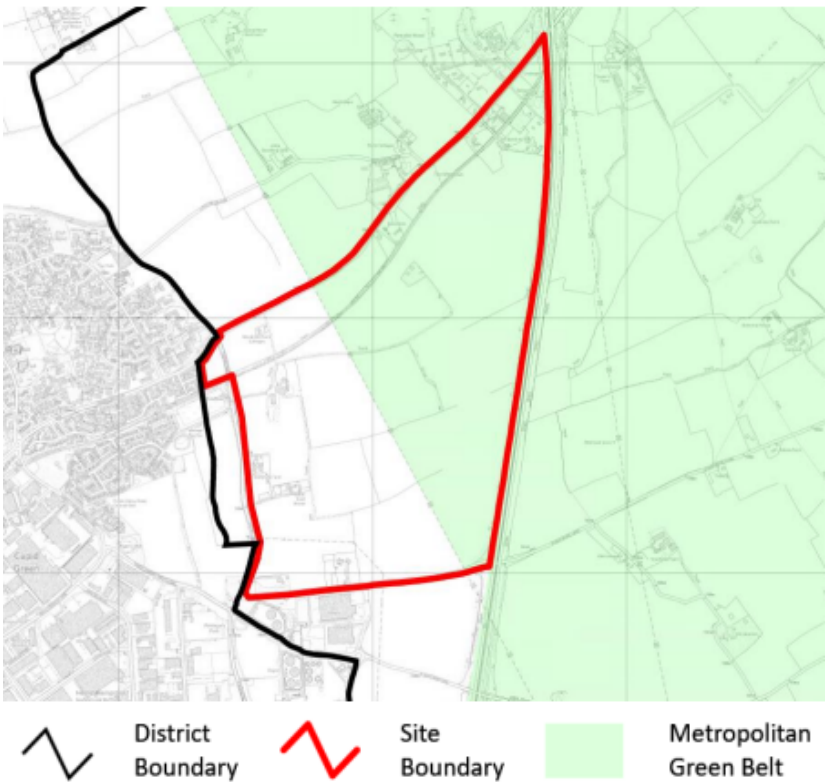


ST ALBANS NEW LOCAL PLAN

CLOSE UP VIEW LOOKING SOUTHEAST FROM LITTLE REVEL END LANE – not to scale – for context only.



VIEW FROM HOLTSMERE END LANE TO N EDGE OF HEMEL HEMPSTEAD – not to scale – for context only.

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: EAST HEMEL HEMPSTEAD (NORTH)	
Site Reference	H2 – East Hemel Hempstead (North), HP2 7HT
Proposed Development	Primarily residential 1,600 units (indicative) in total (1,235in Plan period)
Site Location	The site is located to the east of Hemel Hempstead. The site’s northern boundary is defined by Hemel Hempstead Road (B487), the eastern boundary by the M1 corridor, the southern boundary by Punch Bowl Lane, and the western boundary by Cherry Tree Lane (at its southern end) and the parish boundary (not a landscape feature) to the west.
Site Plan	 <p style="text-align: center;"> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	<p>96 – Upper Ver Valley – between Hemel Hempstead Road and Cherry Tree Farm.</p> <p>94 – Buncefield Plateau – between Cherry Tree Farm and Punch Bowl Lane.</p>
Landscape Character (key features and qualities of the site as set out in the LCA.)	<p>96 – Upper Ver Valley</p> <ul style="list-style-type: none"> – Dry valley along Hemel Hempstead Road – A continuous strip of pasture tracks the base of the dry valley from Redbourn along the Hemel Hempstead Road. – The railway line is now used as a public right of way for walkers and cyclists, known as the 'Nickey Line'. <p>94 – Buncefield Plateau</p>

	<ul style="list-style-type: none"> – An extensive, linear, undulating plateau confined to the west by the urban settlement of Hemel Hempstead. – The M1 motorway dominates the plateau's length and the industrial urban edge also strongly influences the character of the area. – The plateau is crossed by dry valleys, creating an undulating topography. – Much of the cultural pattern has been lost or interrupted by the motorway. – The industrial sector of Hemel Hempstead is clearly visible from the higher open ground. – Long views – Narrow lanes and isolated properties <p><i>Distinctive features</i> – Nickey Line , overhead powerlines, equestrian use alongside Hemel Hempstead Road</p>
<p>Landscape Character</p>	<p>96 – Upper Ver Valley</p> <p><i>Strategy</i>- conserve + strengthen.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>promote the creation of a network of new medium to large woodlands in the open arable landscape, particularly with a view to visually integrating the intrusive motorways and urban fringe development.</i> – <i>encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create eco-corridors.</i> – <i>encourage the use of native stock of local provenance wherever possible and encourage the eradication of non-native species.</i> – <i>promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas.</i> – <i>promote...the creation of new ponds...</i> – <i>ensure that the surroundings of converted and new buildings are designed and maintained to be in keeping with their agricultural surroundings by ensuring that ‘Garden’ details are screened from view where possible and native species are used for hedging and tree planting to the perimeter.</i> – <i>encourage planting native species on settlement boundaries, with exotic/ornamental species only to internal faces.</i> – <i>encourage the retention and enhancement of rights of way and recreational routes.</i> – <i>ensure that new and restored buildings are in keeping with the local vernacular.</i>
<p>Strategy + Guidelines¹</p>	<p>94 – Buncefield Plateau</p>

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<p><i>Strategy - restore + maintain.</i></p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>promote the creation of a network of new medium to large woodlands in the open arable landscape, particularly with a view to visually integrating the intrusive motorways and urban fringe development.</i> – <i>encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create Eco corridors.</i> – <i>promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible.</i> – <i>native tree species only should be planted on boundaries, with exotic/ornamental species only in close proximity to development.</i> – <i>ensure that landscape proposals for the context of roads and other developments fit the grain of the local landscape both horizontally and vertically; avoid significant impact on the local field pattern and use only locally native tree and shrub species for associated planting. It should not be axiomatic to enclose any new road with dense hedging on both sides – due reference should be made to local character and roads should be left open where appropriate.</i> – <i>promote a clear strategy for the visual and noise mitigation of all motorways, trunk roads and to positively integrate these corridors into the local landscape character.</i> – <i>ensure that ancient lanes and their associated hedgerows are retained, protected, enhanced, and integrated into new development with due regard to their historic, ecological and landscape value.</i> – <i>encourage the replacement of existing poor quality field gates and fencing with gates and fencing of a material and style that reflects the rural character of the locality.</i>
<p>Designations + Easements</p>	<ul style="list-style-type: none"> ▪ Pylon easement/no build zone. ▪ Aubrey Park (Listed Building, Ancient Monument) just outside northern tip of site
<p>Settlement Form + Edge Character</p>	<ul style="list-style-type: none"> ▪ Some isolated properties are located towards the fringe of the site fronting Hemel Hempstead Road, Cherry Tree Lane, and Punch Bowl Lane. ▪ Spencer’s Park Phase 2 East (at the pre-app stage) abuts the sites western edge along Cherry Tree Lane – this development is likely to retain the existing vegetated corridor along the lane. ▪ The Buncefield Oil Depot and industrial estate comprising large scale buildings and structures abuts part of the sites southern edge along Punch Bowl Lane.
<p>VISUAL BASELINE</p>	
<p>Visual Character</p>	<ul style="list-style-type: none"> ▪ There are few detracting features in this area. Despite its magnitude, the M1 has only a moderately negative visual impact, partially due to the fact the road is in cutting for much of its length through the plateau and partially due to the mature hedgerows

	that line the route. Overhead power lines have a widespread visual impact.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The transition between the flatter plateau area in the south and the dry valley along Hemel Hempstead Road. ▪ Remnant field boundaries comprising hedgerows and trees and a small copse. ▪ The rural character and quality of the Nickey Line and associated vegetation. ▪ The rural character of CherryTree Lane and Punch Bowl Lane and associated hedgerows and trees.
Designated Landscapes	<ul style="list-style-type: none"> ▪ N/A
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The robust (well vegetated) boundaries provided by Cherry Tree Lane and Punch Bowl Lane. ▪ Extending the settlement of Hemel Hempstead to the northeast, reducing the gap between the settlement and Redbourn. ▪ The rural setting of Aubrey Park
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of the Nickey Line and other public rights of way at Woodend Farm ▪ Users of Cherry Tree Lane and Punch Bowl Lane. ▪ Residents and visitors within the site and its setting ▪ Travellers along the M1 and Hemel Hempstead Road
CUMULATIVE EFFECTS	
Cumulative Effects	<ul style="list-style-type: none"> ▪ Spencer’s Park Phase 2 East (at reserved matters stage) – abuts site’s western edge along Cherry Tree Lane. ▪ Other broad locations - future local communities to the west (Dacorum) and north H1 – North Hemel Hempstead, H3 – East Hemel Hempstead (Central) H4 – East Hemel Hempstead (South))
MITIGATION + ENHANCEMENT	
Landscape and visual effects could be minimised or reduced by the following:	
STRATEGIC MEASURES	
<ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. 	

- **Provide new structural native planting.**
- **Mitigate impact of motorway noise**
- **Pylon easement**

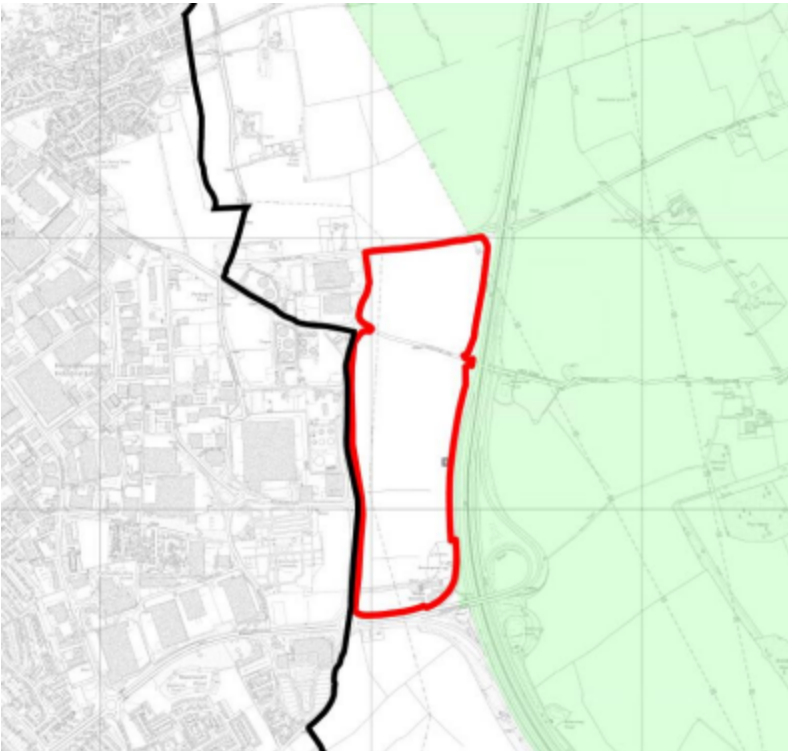
SITE SPECIFIC MEASURES

- In isolation the site does not relate well to the existing settlement pattern and protrudes into the open countryside. Delivery of the site in combination with the other broad locations to the north H1 – North Hemel Hempstead, and south H3 – East Hemel Hempstead (Central) and H4 – East Hemel Hempstead (South), as well as further development with the Dacorum Borough to the west, should ensure a more cohesive development that relates better its townscape and landscape context. Strategic mitigation and enhancement measures should address the cumulative landscape and visual effects of the sites.
- The site reduces the open gap between Hemel Hempstead and Redbourn to the east. Reflect the principles promoted within the adjacent location H1, to maintain a strategic gap and provide more sustainable settlement edge landscape led land uses (such as structural planting and open space provision).
- The site also encompasses several existing properties. How the development addresses and conserves and enhances the properties and their associated curtilages requires careful consideration to provide comfortable relationship and avoid creation of left over strips of land between existing and new uses.
- The northern ‘apex’ of the site is defined by Hemel Hempstead Road to the north, and the M1 corridor to the east.
- The central and southern part of the site extend between the existing settlement edge and the M1 corridor that provides a logical limit to the extension of development eastwards.
- Along the northern edge of the site, consider how the development relates to Hemel Hempstead Road and the southern edge of the development at (H1 – North Hemel Hempstead) beyond. Each development will address a different side of the road and should work in harmony to create one coherent street scene and sense of place. Along here, the location of the Nickey Line parallel to the highway results in a long and narrow strip of land, this will present a significant challenge to the workability of the overarching masterplan and will require careful consideration.
- Along the eastern boundary consider structural woodland planting alongside the M1 corridor to help mitigate noise and create a wildlife corridor that connects with the vegetated corridor of the Nickey Line.
- Conserve and enhance hedgerows and trees and rural character of the lanes that bound and cross the site.
- The development layout and design should be informed by the topography notably the flatter elevated plateau in the south, and the distinct valley landform along Hemel Hempstead Road.
- Avoid creating a contrived straight development edge along the line of the pylon easement.

- Consider opportunity for links with wider network of green infrastructure routes and assets. There is opportunity to create circular ‘green loop’ utilising Nickey Line, M1 corridor, Punch Bowl Lane, and Cherry Tree Lane, plus a north-south connection.



VIEW TOWARDS WOODEND FARM WITH NICKEY LINE TO THE LEFT – not to scale – for context only.

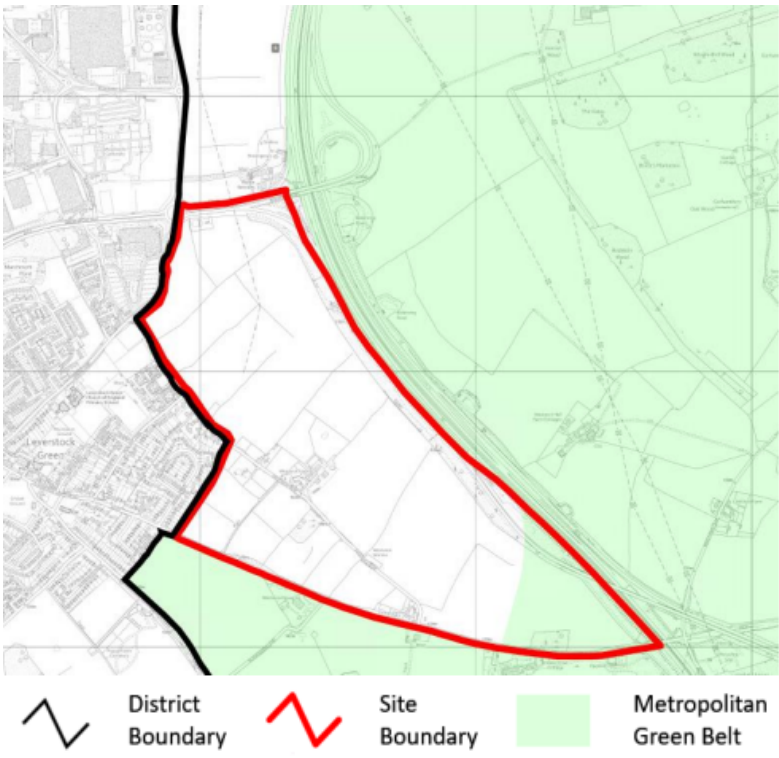
LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: EAST HEMEL HEMPSTEAD (CENTRAL)	
Site Reference	H3 – East Hemel Hempstead (Central), HP2 7LF
Proposed Development	Employment Led Mixed Use (Enterprise Zone)
Site Location	The site is located to the east of Hemel Hempstead. The northern boundary is defined by Punchbowl Lane, the eastern boundary by the M1, and the southern boundary by the A414.
Site Plan	 <p>The site plan map shows an aerial view of the area. A red outline delineates the site boundary, which is roughly rectangular and located to the east of the main urban area. A black outline shows the district boundary, which follows the western and southern edges of the site. A light green shaded area to the east of the site represents the Metropolitan Green Belt. A legend at the bottom of the map identifies these features: a black line for District Boundary, a red line for Site Boundary, and a green square for Metropolitan Green Belt.</p>
LANDSCAPE BASELINE	
Character Area(s)	94 – Buncefield Plateau
Landscape Character (key features and qualities of the site as set out in the LCA.)	<ul style="list-style-type: none"> – An extensive, linear, undulating plateau confined to the west by the urban settlement of Hemel Hempstead. – The M1 motorway dominates the plateau's length and the industrial urban edge also strongly influences the character of the area. – The plateau is crossed by dry valleys, creating an undulating topography. – Much of the cultural pattern has been lost or interrupted by the motorway. – The industrial sector of Hemel Hempstead is clearly visible from the higher open ground. – Long views

	<ul style="list-style-type: none"> – Narrow lanes and isolated properties
Strategy + Guidelines:¹	<p><i>Strategy</i> - restore + maintain.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>An extensive, linear, undulating plateau confined to the west by the urban settlement of Hemel Hempstead.</i> – <i>The M1 motorway dominates the plateau's length and the industrial urban edge also strongly influences the character of the area.</i> – <i>The plateau is crossed by dry valleys, creating an undulating topography.</i> – <i>Much of the cultural pattern has been lost or interrupted by the motorway.</i> – <i>The industrial sector of Hemel Hempstead is clearly visible from the higher open ground.</i> – <i>Long views</i> – <i>Narrow lanes and isolated properties</i> <p><i>Distinctive features</i> – Buncefield industrial development, oil depot, overhead powerlines</p>
Designations + Easements	<ul style="list-style-type: none"> ▪ Pylon easement/no build zone. (in tip of north-east corner)
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ An existing depot (Highways England) and residential property at Breakspears are located in the southwest corner of the site. ▪ The existing settlement of Hemel Hempstead adjoins the site to the west, abutting Hemel Hempstead industrial estate along the majority of the western edge. At the southern end of the western edge there is distinct open area that comprises a caravan storage facility, and Woodwells Cemetery
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> ▪ Open views eastward across the flat plateau towards the M1 corridor, feeling more rural towards the south (opposite the cemetery land). ▪ Along the M1 the site is visible in combination with H2 broad location beyond.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Remnant field boundaries comprising hedgerows and trees.

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<ul style="list-style-type: none"> ▪ Existing vegetation associated with existing depot and residence at Breakspears in the southeast corner. ▪ The rural character of Hogg End Lane and Punch Bowl Lane and associated hedgerows and trees.
Designated Landscapes	<ul style="list-style-type: none"> ▪ N/A
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The extension of the settlement edge and closure of the gap between it and the M1 corridor
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of St Michael Rural 003 footpath. ▪ Recreational users of Hogg End Lane and Punch Bowl Lane ▪ Gorhambury Grade II Registered Park and Gardens
CUMULATIVE EFFECTS	
Cumulative Effects	<ul style="list-style-type: none"> ▪ Other broad locations - future local communities to the west (Dacorum) and north H1 – North Hemel Hempstead, H2 – East Hemel Hempstead (North), H4 – East Hemel Hempstead (South))
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. ▪ Mitigate impact of motorway noise <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The site extends between the existing settlement edge and the M1 corridor that provides a logical limit to the extension of development eastwards. ▪ The site is proposed for employment led mixed use. Consider locating larger scale and more intensive employment land uses towards the centre of the site, where they relate better to the existing industry at Hemel Hempstead industrial estate. ▪ Along the eastern boundary consider structural woodland planting alongside the M1 corridor to help mitigate noise and create a wildlife corridor. ▪ Conserve and enhance hedgerows and trees and rural character of the lanes that bound and cross the site. 	

- Consider opportunity for links with wider network of green infrastructure routes and assets, such as rights of way network east of the M1.

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: EAST HEMEL HEMPSTEAD (SOUTH)	
Site Reference	H4 – East Hemel Hempstead (South), HP2 4PA
Proposed Development	Primarily residential 2,400 units (indicative) in total (1,940 in Plan period)
Site Location	The site is located to the east of Leverstock Green, Hemel Hempstead. The northern boundary is defined by the A414, the eastern boundary by the A414/M1, and the southern boundary by Hemel Hempstead Road A4147.
Site Plan	 <p> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	10 - St Stephen’s Plateau – area broadly south of Westwick Farm 94 – Buncefield Plateau – area broadly north of Westwick Farm
Landscape Character (key features and qualities of the site as set out in the LCA.)	10 - St Stephen’s Plateau <ul style="list-style-type: none"> – <i>Undulating plateau</i> – <i>Medium/large open arable fields</i> – <i>Significant extent of motorways and interchanges with associated earthworks, lights and traffic</i> – <i>narrow winding lanes with sparse clipped hedgerows</i> – <i>dispersed settlement with scattered farmsteads</i> 94 – Buncefield Plateau

	<ul style="list-style-type: none"> – <i>An extensive, linear, undulating plateau confined to the west by the urban settlement of Hemel Hempstead.</i> – <i>The M1 motorway dominates the plateau's length and the industrial urban edge also strongly influences the character of the area.</i> – <i>The plateau is crossed by dry valleys, creating an undulating topography.</i> – <i>Much of the cultural pattern has been lost or interrupted by the motorway.</i> – <i>The industrial sector of Hemel Hempstead is clearly visible from the higher open ground.</i> – <i>Long views</i> – <i>Narrow lanes and isolated properties</i>
<p>Strategy + Guidelines:¹</p>	<p>10 - St Stephen's Plateau</p> <p><i>Strategy – improve + reinforce</i></p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>Support the Watling Chase Community Forest in the realisation of its objectives for the area</i> – <i>Promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible</i> – <i>Promote the creation of a network of new woodlands in the open arable landscape, particularly with a view to visually integrating the intrusive motorways and existing urban fringe development. Develop a mix of medium to large woods near the motorways and urban areas (developing the existing pattern to the north) and also smaller copses linking with hedgerow restoration on the open arable areas, emphasising topographical variation</i> – <i>Promote appropriate woodland management for existing plantation woodlands, including encouraging the replacement of softwoods with indigenous native deciduous communities, hedgebank management and reestablishing a rich ground flora</i> – <i>Improve public access arrangements to woodlands with attention to car park design and safety</i> – <i>Promote crop diversification and the restoration of mixed livestock/arable farming where possible. Include equestrian uses where feasible</i> – <i>Broaden the range of recreational opportunities</i> – <i>Ensure all existing and proposed recreational land uses include appropriate measures to manage and enhance the existing landscape setting and historical and ecological value. Particular attention should be given to ensure earthwork proposals complement natural landform patterns</i>

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<p>94 – Buncefield Plateau</p> <p><i>Strategy</i> - restore + maintain.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>An extensive, linear, undulating plateau confined to the west by the urban settlement of Hemel Hempstead.</i> – <i>The M1 motorway dominates the plateau's length and the industrial urban edge also strongly influences the character of the area.</i> – <i>The plateau is crossed by dry valleys, creating an undulating topography.</i> – <i>Much of the cultural pattern has been lost or interrupted by the motorway.</i> – <i>The industrial sector of Hemel Hempstead is clearly visible from the higher open ground.</i> – <i>Long views</i> – <i>Narrow lanes and isolated properties</i> <p><i>Distinctive features</i> – Buncefield industrial development, oil depot, overhead powerlines</p>
<p>Designations + Easements</p>	<ul style="list-style-type: none"> ▪ N/A
<p>Settlement Form + Edge Character</p>	<ul style="list-style-type: none"> ▪ The site encompasses and adjoins scattered farmsteads and residences, that are characteristic of this area, along Westwick Row and Hemel Hempstead Road. ▪ The existing settlement edge of Hemel Hempstead at Leverstock Green and Breakspear Park abuts the western site boundary
<p>VISUAL BASELINE</p>	
<p>Visual Character</p>	<ul style="list-style-type: none"> ▪ <i>The motorways present a strong built element in the landscape. The M1 is generally poorly integrated with little in the way of screen planting and a locally dominant influence of vehicles and lighting gantries. The M25 and the interchange with the M1 are better integrated. Despite their size, considerable earthworks and new planting reduce the scale of the feature and its visual impact. There has been some localised movement towards new recreational uses, such as the golf course at Potters Crouch west of the M1, although steep perimeter bunding to the M1 has done little to integrate the change of land use.</i> ▪ Breakspear Park, a business park, is highly visible.
<p>Intervisibility with Chilterns National Landscape</p>	<ul style="list-style-type: none"> ▪ N/A
<p>POTENTIAL DEVELOPMENT EFFECTS</p>	

Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Remnant field boundaries comprising hedgerows and trees, and woodland copses. ▪ The rural character of Westwick Row and associated hedgerow and trees.
Designated Landscapes	<ul style="list-style-type: none"> ▪ N/A
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The rural setting of the existing residence and their curtilages.
Visual Amenity	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Users of St Michael Rural 005 footpath ▪ Residents along Westwick Row ▪ Users of neighbouring Centurion Golf Club ▪ Gorhambury Grade II Registered Park and Garden
CUMULATIVE EFFECTS	
Cumulative Effects	<ul style="list-style-type: none"> ▪ Other broad locations - future local communities to the north H1 – North Hemel Hempstead, H2 – East Hemel Hempstead (North), and H3 – East Hemel Hempstead (Central).
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. ▪ Mitigate impact of motorway noise <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The southern part of the site (southeast of St Michael Rural 005 footpath) does not relate well to the existing settlement pattern and protrudes into the open countryside. The masterplan will have to work hard to make the southern most communities feel part of a wider cohesive settlement, and to mitigate the landscape and visual effects of this ‘promontory’ of development. ▪ Along the eastern boundary consider structural woodland planting alongside the A414/M1 corridor to help mitigate noise and create a wildlife corridor. ▪ Conserve and enhance hedgerows and trees and rural character of Westwick Row. ▪ Conserve and enhance St Michael Rural 005 footpath. 	

- Consider opportunity for links with wider network of green infrastructure routes and assets, such as rights of way network east of the M1, and Bunkers Park Open Space and Long Deans the west, and the Centurion Golf Club to the south.

SITE PHOTOS



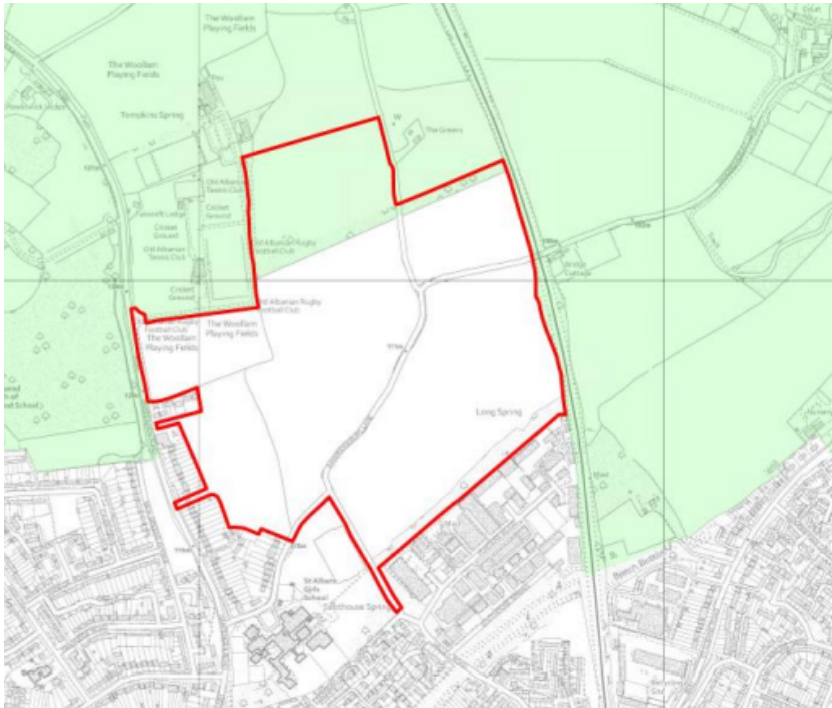
VIEW EAST FROM PANCAKE LANE – not to scale – for context only



VIEW NORTH WEST FROM WESTWICK WARREN – not to scale – for context only



VIEW SOUTH FROM WESTWICK ROAD – not to scale – for context only

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: NORTH ST ALBANS	
Site Reference	B1 - NORTH ST ALBANS, AL3 6DD
Proposed Development	Primarily residential 1,097 units (indicative) (this includes 150 from planning permission 5/2021/0423)
Site Location	The site is located to the north of St Albans. The northern boundary of the area to be removed from the Green Belt is defined by a hedgerow boundary with open countryside beyond. The eastern boundary is defined by the railway line. The southern and western boundaries are defined by the existing settlement, to the south is Porters Wood industrial estate, and to the west is the ribbon development of residential housing fronting Harpenden Road. St Albans Girls School is to the southwest corner of the site.
Site Plan	 <p> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	102 - Ayres End Valleys and Ridges
Landscape Character (key features and qualities of the site as set out in the LCA.)	<ul style="list-style-type: none"> – Open dry valleys overlooked by smaller areas of plateau on the fringes - undulating. – Quiet area with few visual detractors except the A1081 and mainline railway to the west. – Small woods on upper slopes emphasise the valleys. – Area served by narrow, winding roads lined by dense mixed hedgerows. – Mixed arable, pasture and recreational land uses.

	<ul style="list-style-type: none"> – Distinctive features include new playing fields for St Albans School and Old Albanians at Cheapside Farm off A1081, and St Pancras-Sheffield mainline railway and gantries
Strategy + Guidelines¹	<p><i>Strategy - improve + conserve.</i></p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>use indigenous species and native stock of local provenance wherever possible.</i> – <i>promote hedgerow restoration and creation throughout the area , particularly in the south , to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible.</i> – <i>promote both the creation of new ponds and the retention/enhancement for wildlife of existing ponds.</i> – <i>improve public access arrangements including the scope for circular walks from adjacent settlements and access to woodlands.</i> – <i>ensure that ancient lanes and their associated hedgerows are retained, protected, enhanced and integrated into any new development with due regard to their historic, ecological and landscape value.</i> – <i>ensure that the surroundings of converted and new buildings are designed and maintained to be in keeping with their agricultural surroundings. ‘Garden’ details are to be screened from view where possible and native species used for hedging and tree planting on the perimeter.</i> – <i>new buildings and structures to be in keeping with the local vernacular and remaining historic character of the site .</i> – <i>Developments on the urban edge to be integrated by the use of native woodland, copses and hedgerows.</i> – <i>promote planting schemes that will reduce the impact of existing urban development on the landscape of adjacent areas.</i> – <i>promote planting to screen the impact of the mainline railway and A1081</i> – <i>maintain and develop the traditional pattern of roadside verges as a local feature and a wildlife resource Where development is likely to affect verges and damage is unavoidable, development should include details of protection of the remaining verge and replacement of its nature conservation value within the proposed scheme. This is particularly important where verges include hedgebanks, sunken lanes, ditches, and hedges.</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ Railway easement ▪ TPO Woodland along the Southeastern boundary of the site
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ There are no existing buildings or settlements within the site. ▪ The existing settlement of St Albans adjoins the site to the south and west.

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<ul style="list-style-type: none"> ▪ The southern settlement edge is defined by Porters Wood/Soothouse Spring industrial estate. ▪ The western settlement is defined by the long rear garden boundaries of detached housing fronting Harpenden Road and Sandridgebury Lane. There are also some detached houses fronting the site along Harpenden Road. ▪ The northwest corner overlaps the Old Albanian RFC rugby fields. ▪ The southwest corner is defined by the St Albans Girls School playing/football fields.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> ▪ The site slopes from a high point in the northwest corner, to the eastern site boundary. East of Sandridgebury Lane a distinct dry valley undulation extends between the highway and the eastern site boundary. ▪ From the corner of Sandridge Lane long views across the fields are terminated by the hedgerows, trees, and woodlands that skirt the site. ▪ The railway is raised on an embankment and open (lacks vegetation) allowing unattractive views of the gantries and overhead lines and passing trains.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The gently sloping topography and distinct undulation in the eastern part of the site. ▪ The rural character of Sandridgebury Lane and Valley Road, and their associated hedgerow and trees. ▪ Existing hedgerows and trees, and Long Spring wood. ▪ The sense of tranquillity.
Designated Landscapes	<ul style="list-style-type: none"> ▪ There is no intervisibility / or impact on setting of Chilterns National Landscape.
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Established woodland at 'Long Spring' providing robust settlement edge. ▪ The northern site boundary is defined by a distinct hedgerow and strip of vegetation to the open countryside beyond. ▪ The eastern site boundary is defined by the railway line embankment and earthworks, and associated gantries, to the east. ▪ The existing settlement edge of St Albans abuts the western and southern site boundaries.

	<ul style="list-style-type: none"> ▪ Along the western edge, ribbon development of residential properties fronting Harpenden Road, rear gardens back onto the site with boundaries of high fencing and vegetation. ▪ Along the southern edge, the distinct woodland corridor of ‘Long Spring’ and public right of way, provides a physical barrier and visual screen to the neighbouring industrial estate.
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of footpath St Albans City 096 (within Long Spring) and Bridleway Sandridge 009 to the north. ▪ Recreational users and travellers along Sandridgebury Lane. ▪ Residents along Harpenden Road. ▪ Train passengers.
CUMULATIVE EFFECTS	
Cumulative Effects with Other Broad Locations	N/A
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. ▪ Mitigate railway noise. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The site is defined by the existing settlement edge to the south and west, and the railway line provides a logical limit to the extension of development eastwards. ▪ With regards to the northern site boundary, its eastern end is well defined by a strip of existing vegetation, however the remaining boundary does not positively relate to any existing landscape features and appears contrived. The central boundary section extends northwards across an open field, and the western end extends northwards taking in a large recreational field associated with the Old Albanian RFC. <p>The arrangement of land uses, and edge conditions will require careful consideration along here to ensure that the new development sits comfortably within the landscape setting. Opportunities to keep built development south of the distinct vegetation strip and hedgerow boundaries and soften the urban edge with hedgerows/copses/woodland planting should be considered, and it is noted that the northern vegetation strip forms the boundary of the area to be removed from the Green Belt. There may also be opportunities to cluster more formal recreational land uses, which are similar in character, with the existing provision at Old Albanian RFC.</p>	

Consider back-to-back arrangement between new development and existing residences along Harpenden Road to provide comfortable relationship and avoid creation of left over strips of land between existing and new uses.

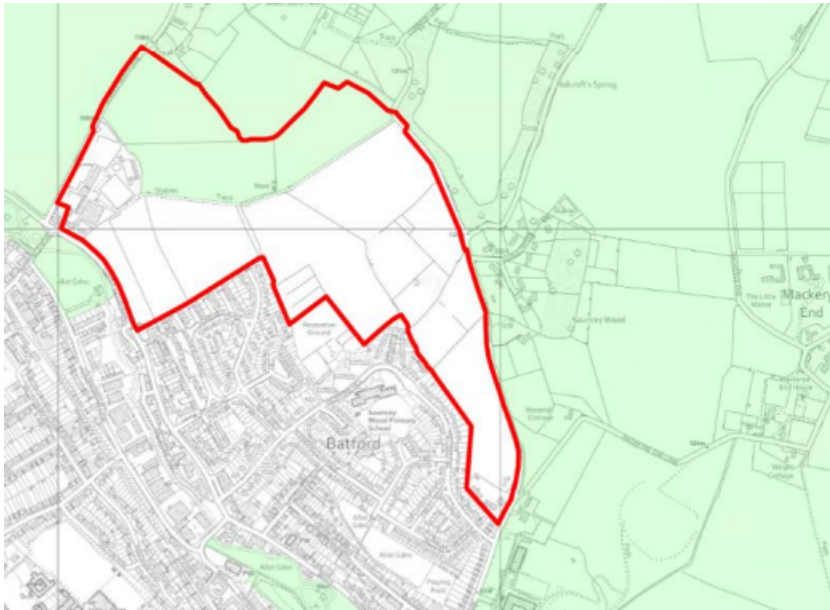
- To the south, provide landscape buffer to protect Long Spring Wood. Consider development fronting this edge to positively address trees, provide passive surveillance of footpath St Albans City 096, and enhance visual amenity of residences. Opportunity to extend Long Spring wood habitat, alongside railway to connect with the existing vegetation strip to the north.
- To the east, mitigate visual and noise effects of railway embankment and gantries with new structural shrub/tree/woodland planting and enhance landscape setting of footpath St Albans City 096 along here.
- Conserve and enhance hedgerows and trees and rural character of Sandridgebury Lane and Valley Road that cross the site. Opportunity to create circular walk with Sandridgebury Lane, Valley Road and footpath St Albans City 96.
- The development layout and design should be informed by the gently sloping and undulating topography, and the distinct dry valley undulation in the east of the site. Consider orientating open spaces and streets to frame views to the woodland edges.
- Consider opportunity for links with wider network of green infrastructure routes and assets such as Woollam Playing Fields / Old Albanian RFC (west), Harpenden Common (northwest), Heartwood and Nomansland Common (north), Symondshyde Great Wood (northeast).



VIEW WEST FROM SANDRIDGEBURY LANE – not to scale – for context only.



VIEW EAST FROM SANDRIDGEBURY LANE – not to scale – for context only.

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: NORTHEAST HARPENDEN	
Site Reference	B2 – North East Harpenden, AL5 5EG
Proposed Development	Primarily residential 738 units (indicative)
Site Location	The site is located to the northeast of Harpenden. The site’s eastern boundary is defined by Common Lane, and Bower Heath Lane to the northwest. The southern boundary abuts the existing settlement edge comprising residential housing estates.
Site Plan:	 <p> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s):	33 – Upper Lea Valley – western and eastern areas 34 – Blackmore End Plateau – central area north of Potters Hill Park
Landscape Character (key features and qualities of the site as set out in the LCA.)	33 – Upper Lea Valley <ul style="list-style-type: none"> – A marked valley form with a narrow river corridor. Arable cropping dominates on the slopes. A good number of estate woodlands creates a mature wooded feel to the east. Parklands are a notable feature making use of both slopes and the river valley. 34 – Blackmore End Plateau <ul style="list-style-type: none"> – An elevated plateau area with extensive arable fields. Despite recent landscape change there is a strong sense of continuity closer to the settlements and around some of the notable historic houses and parklands. The area has a tranquil and remote feel with good opportunities for informal recreation.

<p>Strategy + Guidelines:¹</p>	<p>33 – Upper Lea Valley</p> <p><i>Strategy</i> – improve + conserve.</p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>Improve the network of woods within the open arable landscape between Wheathampstead and Harpenden by planting on the tops of the slopes to emphasise the valley form and to screen the raw built edges of 20th century development.</i> – <i>Resist the targeting of redundant or derelict pasture for development.</i> – <i>Encourage the creation of wetland landscape features such as reed beds, ponds, scrapes, alders, and pollarded willows.</i> – <i>Promote hedgerow restoration through locally appropriate measures including coppicing, laying and replanting/gapping-up</i> – <i>Support improved access along the river corridor with more links to the river itself.</i> – <i>Maintain and develop the traditional pattern of roadside verges, sunken lanes and hedgebanks as a local feature and a wildlife resource.</i>
	<p>34 – Blackmore End Plateau</p> <p><i>Strategy</i> – improve + conserve.</p> <ul style="list-style-type: none"> – <i>Extend the network of woodlands across the plateau. Promote the expansion of woodland beyond ancient woodland boundaries, especially where this will help in creating habitat links across arable areas.</i> – <i>Maintain and extend the rights of way across the area.</i> – <i>Promote the appropriate management of woodland in order to maintain a rich ground flora and the distinction between different management systems, such as high forest and coppice-with-standards.</i> – <i>Promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries and/or rights of way and to include additional hedgerow trees.</i> – <i>Maintain the local pattern of hedgerows and species, including the presence of holly standards</i> – <i>Promote both the creation of new ponds and the retention/enhancement of existing ponds for wildlife.</i> – <i>Promote the use of traditional hedged field enclosure for pasture in place of timber or wire fencing.</i> – <i>Protect the traditional pattern of local lanes and the associated features, including hedgebanks, sunken lanes, verges and hedges.</i>

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<ul style="list-style-type: none"> – <i>Maintain the tranquil qualities of the area while allowing access for visitors to focal points like Ayot St. Lawrence. Protect the area from further active recreational facilities and built development.</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ Landscape Conservation Area – Policy 104 – area of high landscape quality proposals will pay regard for setting, siting, design, and external appearance. Landscape improvements will normally be required... ▪ Tree Preservation Order – along part of northern site boundary ▪ Priority Deciduous Woodland Habitat location adjacent to the site allocation
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ The existing settlement of Harpenden, comprising residential housing and a school abuts the site southern edge.
VISUAL BASELINE	
Visual Character	<p>33 – Upper Lea Valley</p> <ul style="list-style-type: none"> ▪ The major visual impacts are localised and comprise the built edge of settlement. <p>34 – Blackmore End Plateau</p> <ul style="list-style-type: none"> ▪ This area is only locally visible from surrounding areas due to the level and elevated landform. It is a generally coherent landscape with some areas unified and contained while others are downgraded by the impact of extensive arableisation and with open and exposed views over the area.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The distinction between the three distinct landscape character units, strongly defined by their topography. From north to south they are, the west facing undulating slopes of the Lea River valley, the flatter elevated and more open plateau, and the enclosed small scale pastoral fields. ▪ The rural and tranquil nature of the plateau area. ▪ The rural character of Common Lane and Bower Heath Lane. ▪ Existing hedgerow and tree field boundaries, including along the public rights of way.
Designated Landscapes	<ul style="list-style-type: none"> ▪ Landscape Conservation Area – Policy 104 – area of high landscape quality proposals will pay regard for setting, siting, design, and external appearance. Landscape improvements will normally be required...

<p>Settlement Form, Edge + Setting</p>	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The robust (well vegetated) boundaries provided by Common Lane ▪ The hedged but more open boundary provided by Bower Heath Lane. ▪ A more open an exposed development edge to the north.
<p>Visual Amenity</p>	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of public rights of way, including (Harpenden - 34 & Wheathampstead - 61) ▪ Users of Common Lane and Bower Heath Lane ▪ Residents and visitors within the site and its setting, area of open access at Bower Heath.
<p>CUMULATIVE EFFECTS</p>	
<p>Cumulative Effects</p>	<ul style="list-style-type: none"> ▪ N/A
<p>MITIGATION + ENHANCEMENT</p>	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The site wraps around the existing settlement edge and consumes Greenacres Equestrian Centre and appears to coalesce with the settlement at Sauncey Wood. To the north, the new development edge conditions will require careful consideration to conserve and enhance the distinct cluster of pastoral fields and hedgerows that provide the setting to the properties along Bower Heath Lane. ▪ The site can be split into three distinct landscape areas – northern, central, and southern (see below). The development proposals should seek to respond positively to the unique character and context of each area, whilst ensuring that they function as a whole, and as an extension of the existing settlement. Key opportunity to play on the experience and contrast of moving between areas of openness and enclosure. <p><i>Northern area: west facing undulating slopes of the Lee River valley</i> – this area is larger in scale, sloping, and more elevated and open. There are views between the site and the wider townscape and landscape to the west and south. Careful consideration should be given for mitigating the settlement edge whilst maintaining the sense of openness. Across the slopes consider orienting open space and streets to frame views out of the development towards the</p>	

open/wooded horizons and layering bands of structural tree planting along the contours to help soften the roofscape in views towards the development.

Central Area: The flatter elevated and more open plateau – this area is the transition between the larger more open and elevated area to the north, and the smaller scale more enclosed area to the south. Longer distance views are shortened by the linear woodlands to the eastern side of Common Lane, providing a sense of enclosure. Across the slopes consider orienting open space and streets to frame views out of the development towards the open/wooded horizons and layering bands of structural tree planting along the contours to help soften the roofscape in views towards the development.

Southern Area: The enclosed small scale pastoral fields – this area is a small-scale valley enclosed by slopes to the eastern side of Common Lane. The topography provides a sense of enclosure and intimacy and, due to the screening effect of the intervening topography and vegetation, feels remote from the existing settlement. The conservation and enhancement of the existing hedgerows and fields, and footpath Wheathampstead 061 (between Whittings Close and Sauncey Wood), will require careful consideration to maintain the rural character – consider avoiding development here or small-scale low-density layouts that can accommodate a significant structure of soft landscaping. Screen rear garden boundaries of Milford Hill.


- Conserve and enhance hedgerows and trees and rural character of Common Lane. Opportunity to create green pedestrian/cycle route parallel to Common Lane linking with footpath Wheathampstead 060.
- Consider opportunity for links with wider network of green infrastructure routes and assets such as Porters Hill Park/playground and allotments.



VIEW NORTH WEST FROM COMMON LANE - not to scale – for context only



VIEW EAST FROM PROW OFF BOWER HEATH LANE – not to scale – for context only

SITE LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: WEST REDBOURN	
Site Reference:	B3 – West Redbourn, Redbourn, AL3 7HZ
Proposed Development	Primarily residential 545 units (indicative)
Site Location	The site is located to the west of Redbourn. The site’s northern boundary is defined by Lybury Lane and an access track that runs between Lybury Lane and Nichols Farm. The eastern boundary abuts the settlement edge of Redbourn. The western boundary is defined by the M1 corridor, and the southern boundary is defined by Gaddesden Lane.
Site Plan:	 <p>The site plan map shows the site boundary in red, the district boundary in black, and the Metropolitan Green Belt in green. The map includes labels for Redbourn and Gaddesden Lane. A legend at the bottom identifies the symbols: a black line for District Boundary, a red line for Site Boundary, and a green square for Metropolitan Green Belt.</p>
LANDSCAPE CHARACTER BASELINE + STRATEGY	
Character Area(s)	95 – Revel End Plateau
Landscape Character (key features and qualities of the site as set out in the LCA.)	<i>An area of gently undulating upland with a discontinuous field pattern bordering the M1 corridor. Discrete woodland blocks help to screen the motorway. Surrounding gentle slopes define the character area boundary. The limit of the settlement of Redbourn coincides with the edge of the plateau to the east. Arable farmland and isolated patches of pasture linked to the farmsteads are the predominant land uses. A nursery, recreation ground and school playing fields influence the area's character on the northern edges of Redbourn and the M1 corridor interrupts the area's unity.</i>

	<i>Distinctive features – overhead powerlines</i>
Strategy + Guidelines: ¹	<p>Strategy - improve + conserve.</p> <p>Guidelines</p> <ul style="list-style-type: none"> – <i>Encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create eco-corridors</i> – <i>Encourage the use of native stock of local provenance wherever possible and encourage the eradication of nonnative species</i> – <i>Promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas</i> – <i>Promote both the creation of new ponds and the retention / enhancement for wildlife of existing ponds</i> – <i>Provide new uncropped or grass field margins to link areas of wildlife importance and /or existing and proposed rights of way</i> – <i>Ensure that the surroundings of converted and new buildings are designed and maintained to be in keeping with their agricultural surroundings by ensuring that ‘Garden’ details are screened from view where possible and native species are used for hedging and tree planting to the perimeter</i> – <i>Encourage planting native species on settlement boundaries, with exotic/ornamental species only to internal faces</i> – <i>Promote a clear strategy for the visual and noise mitigation of all major roads within the area and to positively integrate these corridors into the local landscape character</i> – <i>Encourage effective management along transport corridors to ensure thinning, selective felling and replanting is undertaken to achieve a varied age structure and appropriate species mix.</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ Pylon easement along western edge of site ▪ Redbourn Conservation Area and Grade I Listed Parish Church of St Mary is located adjacent to the Site Allocation so future development will need to be respectful to the setting.
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ There are no existing buildings or settlements within the site. ▪ The northern site boundary is defined by Lybury Lane and a farm access track – these are open highways with the exception of a hedgerow along the eastern edge of the lane. ▪ The existing settlement edge of Redbourn abuts the eastern site boundary – predominantly comprising the back gardens of residential properties. ▪ The M1 corridor and its associated cuttings/embankments/gantries and vegetation in combination with the pylon line and easement are located along the western edge.

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<ul style="list-style-type: none"> ▪ To the south the distinct open area of St Marys Church, cemetery, and associated grounds.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> – <i>It is generally a coherent landscape with some areas downgraded by the impact of the adjacent urban development or transport corridor (M1). Views within the area are filtered by vegetation, particularly hedgerow trees and high verges. It is a medium to large scale landscape with open views across the arable fields.</i> – <i>The influences of the settlements of Redbourn and Hemel Hempstead and their adjacent land uses are more significant on the character. Overhead power lines have a widespread visual impact.</i> <ul style="list-style-type: none"> ▪ The site is relatively flat and sloping up to the north and south – offering open views across the site into the townscape and landscape beyond. ▪ The M1 is more visually impactful in this area due to its elevation on an embankment at its southern end, over Gaddesden Lane.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The rural character of Gaddesden Lane, and the rural and open character of Lybury Lane. ▪ Existing hedgerows and trees – predominantly along the site boundaries. ▪ Open arable landscape.
Designated Landscapes	<ul style="list-style-type: none"> ▪ There is no intervisibility / or impact on setting of Chilterns National Landscape. ▪ Setting of Redbourn Conservation Area
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The open setting of Redbourn – between the settlement edge and the M1 corridor ▪ Established vegetation along the site boundaries – including with existing residential.
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of footpaths Redbourn 001A, 007, 008, 009A, 021, 045 that run along the eastern edge, and cross, the site. ▪ Users of bridleways 023 and 39, along Flamsteadbury Lane ▪ Recreational users travelling along Gaddesden Lane and Lybury Lane.

	<ul style="list-style-type: none"> ▪ Users of the networks of rights of way that extend across the wider mor elevated landscape to the north and south. ▪ Residents along the western settlement edge of Redbourn. ▪ Users travelling along the M1.
CUMULATIVE EFFECTS	
MITIGATION + ENHANCEMENT	<ul style="list-style-type: none"> ▪ N/A
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. ▪ Mitigate motorway noise. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ Understand and respond to the locally distinct character of Redbourn’s valued landscapes such as Redbourn Common and the River Ver. Consider the positive relationship between open space and built form. ▪ The site occupies the distinct open tract of land between the existing settlement edge and the M1 motorway corridor. The M1 corridor provides a logical limit, and sense of containment, to the extension of the settlement edge westwards. ▪ The northern most field parcel of the site wraps around a distinct cluster of farm buildings and associated grass paddocks (which abut Lybury Lane along their eastern edge). Due to the sloping topography of the field parcel (orientated away from the existing settlement edge and towards Lybury Lane), the absence of any development to the other (eastern) side of Lybury Lane, and the ‘severing’ effect of the open paddocks, the northern part of the site feels remote and disconnected from the existing settlement. In addition the development of this parcel may result in coalescence with the existing properties along Lybury Lane to the north, which in turn may result in ribbon development. The approach here will require careful consideration to conserve the rural character of Lybury Lane and setting of the existing settlement, avoid incremental encroachment along Lybury Lane and create a legible settlement gateway. Options include avoiding built development in this field parcel or creating a robust landscape buffer strip to accommodate layers of structural shrub/tree/woodland planting and provide a defensible edge to the Green Belt. ▪ From the wider area to the south, there are oblique views across the proposed development as it cascades across the elevated and sloping topography. Across the slopes consider layering bands of structural tree planting along the contours to help soften the roofscape in views towards the development. 	

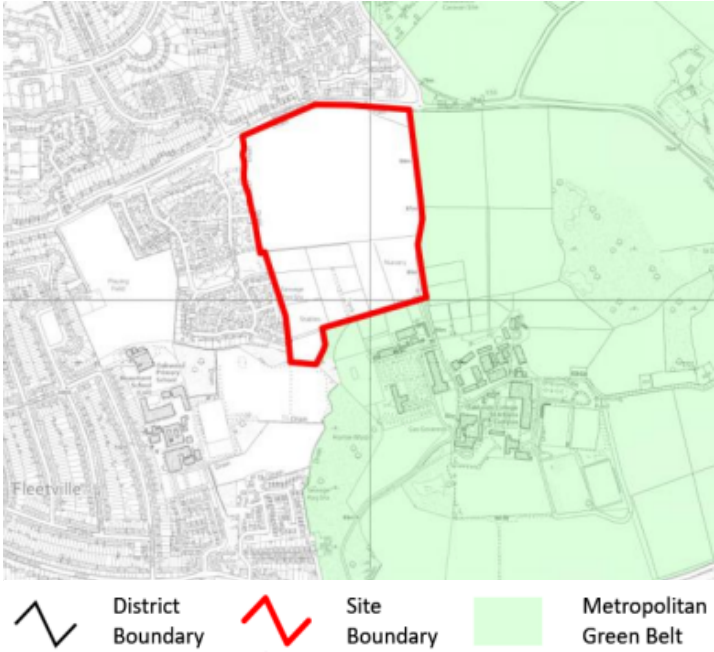
- To the south, respect setting of Redbourn Conservation Area and Grade I Listed Parish Church of St Mary
- To the west, mitigate visual and noise effects of M1 embankment/cutting/gantries with new structural shrub/tree/woodland planting. Opportunity to provide a green pedestrian/cycle route along here.

Consider opportunity for links with wider network of green infrastructure routes and assets such as Redbourn Common, Flamsteadbury Park, Tassel Hall Allotments to north. Opportunity to create green route through centre of site (north to south) connecting to Nickey Line in the south.

SITE PHOTOS



VIEW WEST FROM PROW AT FLAMSTEADBURY PARK – not to scale – for context only.

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: EAST ST ALBANS	
Site Reference	B4 – East St Albans, AL4 9JJ
Proposed Development	Primarily residential 472 units (indicative) (additional to adjoining permission)
Site Location	The site is located along the eastern edge of St Albans. The northern and eastern site boundaries are defined by Sandpit Lane and North Drive respectively. To the west is a new housing development, and to the south Oaklands college.
Site Plan:	 <p> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	31 – De Havilland Plain
Landscape Character (key features and qualities of the site as set out in the LCA.)	<ul style="list-style-type: none"> – <i>An extensive level plain</i> – <i>Parkland and horticultural landscape of Oaklands College</i> – <i>Incoherent and jumbled landscape, particularly to the south and centre</i>
Strategy + Guidelines:¹	<p>Strategy - improve + restore.</p> <p>Guidelines</p> <ul style="list-style-type: none"> – <i>Support the Watling Chase Community Forest in the realisation of its objectives for the area</i> – <i>Retain the characteristic large-scale openness to the north of the area (which is most unusual for the southern part of the county)</i>

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

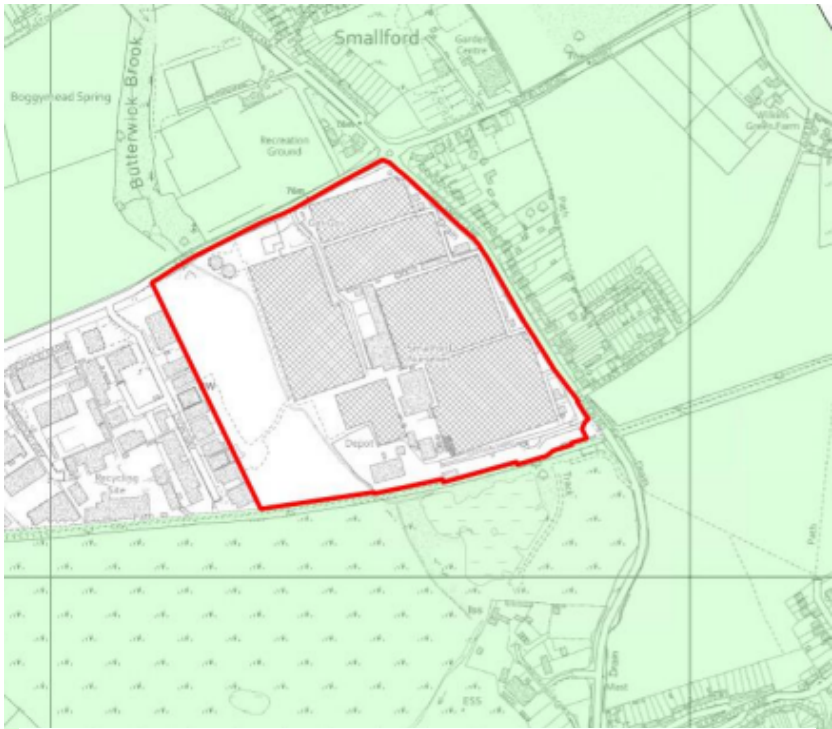
	<p><i>but with a restored structure of hedges, ditches and woodland blocks</i></p> <ul style="list-style-type: none"> – <i>Retain long views where possible to appreciate the flat landform</i> – <i>Promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodlands. Pattern to follow historic field boundaries where possible. Hedges to include standard trees</i> – <i>Promote the planting of new small to medium woodlands, particularly on areas of restored mineral extraction to the centre and south</i> – <i>Promote both the creation of new ponds and the retention/enhancement for wildlife of existing ponds</i> – <i>Develop a new landscape character in the disturbed and incoherent areas to the south</i> – <i>Screen/soften the visually intrusive built features on the perimeter</i> ... – <i>Improve the poor existing network of rights of way over the area and develop opportunities for rights of way linkages alongside hedges, streams, water features, arable areas, airfield land and restored mineral workings</i> – <i>Develop a strategy to enhance the parkland setting of Oaklands College within the context of the existing horticultural uses. Remove urbanising features and inappropriate planting, e.g. Leyland cypress.</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ Large Area TPO across the whole site.
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ The site appears well related to the existing settlement edge that abuts its northern and western site boundaries – existing hedgerow and tree planting along here. ▪ Overlaps and coalesces with Oakland College and its associated grounds – open along here. ▪ Open North Drive along eastern edge. ▪ There are no existing buildings or settlements within the site.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> – <i>This is largely an open and exposed landscape which nonetheless has a private and remote feel in places.</i> – <i>Localised items are the batching plant on Oaklands Lane, glasshouses and nurseries. Over much of the area there is a sense of semi-dereliction or poor management. There has been extensive land-use change and little of the original pattern remains.</i> <ul style="list-style-type: none"> ▪ Relatively flat and sloping from South to North ▪ Offering open views across site and open area to the east
Intervisibility with Chilterns AONB	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	

Landscape Character + Features	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Open landscape character ▪ Small copse in north-east corner of site ▪ Home Wood to south of site ▪ Existing field/site boundary hedgerows and trees ▪ Rural character of Sandpit Lane ▪
Designated Landscapes	<ul style="list-style-type: none"> ▪ There is no intervisibility / or impact on setting of Chilterns National Landscape.
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Coherence of Oaklands college and its setting
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of bridleway Sandridge 051 along North Drive ▪ Receptors at Oaklands College ▪ Residents of St Albans to north and west
CUMULATIVE EFFECTS	
Cumulative Effects with Other Broad Locations	<ul style="list-style-type: none"> ▪ N/A
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The site is defined by the existing settlement edge to the north and west, and North Drive provides a logical limit to the extension of development eastwards. In addition, development here would mirror the extent of development on the other (northern) side of Sandpit Lane. ▪ To the south, the site overlaps a distinct group of smaller field enclosures associated with Oaklands College. Opportunity to create new woodland along eastern and southern site boundaries to link with copse (in northeast corner of site) and Home Wood (to the south of the site) and redefine setting of Oaklands College. ▪ Assess and mitigate impact on views from the wider area to the southeast (East Drive), in particular new eastern and southern settlement edges - create new robust landscape buffer to Green Belt. 	

- Consider opportunity for links with wider network of green infrastructure routes and assets such as open space in neighbouring development at Osprey Drive and Verulam playing fields beyond, Oaklands College, and Alban Way beyond.



VIEW EAST FROM OSPREY DRIVE - not to scale – for context only

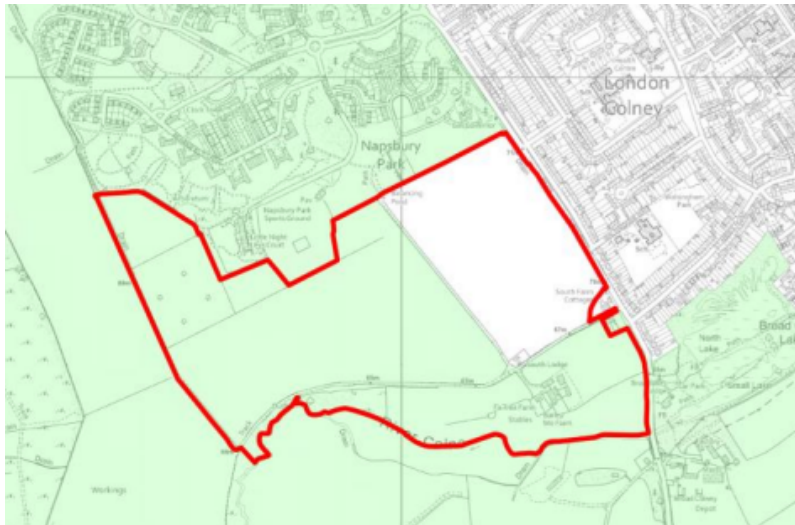
LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: GLINWELL	
Site Reference	B5 - Glinwell, Hatfield Road, St Albans, AL4 0HE
Proposed Development	Primarily residential 484 units (indicative)
Site Location	The site is located at Smallford between St Albans and Hatfield, defined by Hatfield Road (A1057) to the north, Station Road to the east, the dismantled railway line/Alban Way/Smallford Trail to the south, and the trading estate to the west.
Site Plan	 <p style="text-align: center;"> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	<p>N/A – developed area</p> <p>(Bound by 31 - De Havilland Plain to the north and 30 – Colney Heath farmland to the south)</p>
Landscape Character (key features and qualities of the site as set out in the LCA.)	<p>Although the site is not within a landscape character area it is representative of the characteristics of the landscape character areas that abut the site – most notably:</p> <ul style="list-style-type: none"> – ...with ribbon development and expansion from the adjacent urban areas, there is a sense of urban pressure. – The extent of built development within and on the perimeter of the area is generally well concealed by vegetation. Exceptions are some

	<p><i>of the <u>large industrial units and glasshouses at Smallford and the A414</u></i></p> <ul style="list-style-type: none"> – <i>urban-fringe development and glasshouses</i> – <i>incoherent and jumbled landscape, particularly to the south and centre</i> <p>– Distinctive features - Alban way, Butterwick Brook flows through the site</p>
Strategy + Guidelines¹	<p><i>Strategy - improve + restore.</i></p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>encourage effective landscape management along transport corridors to ensure thinning, selective felling and replanting is undertaken to achieve a varied age structure and locally indigenous species</i> – <i>reduce the visual impact of adjacent built areas, e.g. Smallford</i> – <i>improve public access and signing to areas of interest including the Alban Way (Smallford Trail) and Smallford gravel pits. Provide stopping places along the Alban Way for sitting and picnicking</i> – <i>screen/soften the visually intrusive built features on the perimeter...</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ N/A
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ The site is located within a distinct tract of urban development, sandwiched between Hatfield Road to the north and the Alban Way to the south, which extends between St Albans and Smallford. ▪ The site is occupied by a group of large-scale glasshouses. ▪ Hatfield Road and St Albans Rugby and Football Club is located to the north. ▪ The existing settlement of Smallford, a distinct ribbon of housing fronting Station Road, adjoins the site to the east. ▪ Alban way, Smallford Fishery and heath is located to the south. ▪ The western edge is adjoined by the existing trading estate.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> ▪ The site is relatively well screened to views from the wider area by the existing site boundary vegetation.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	Development on the site could affect:

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

	<ul style="list-style-type: none"> ▪ The landscape setting of Butterwick Brook ▪ The rural character of the Alban way, and its associated vegetation and trees. ▪ Existing hedgerows and trees along site boundaries.
Designated Landscapes	<ul style="list-style-type: none"> ▪ There is no intervisibility / or impact on setting of Chilterns National Landscape.
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Established planting along site boundaries – however it is noted that a lot of the existing planting is non-native conifer species of limited environmental value. ▪ Along the southern edge, the distinct woodland corridor of the Alban Way, provides a physical barrier and visual screen.
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of the Alban Way ▪ Residents along Station Road. ▪ Users of Hatfield Road and Station Road.
CUMULATIVE EFFECTS	
Cumulative Effects with Other Broad Locations	N/A
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The site is largely developed and well defined by the existing highways and settlement. ▪ Restore and enhance Butterwick Brook corridor linking with the existing vegetation along the Brook and Boggymead Spring to the north, and the Alban Way and Smallford Heath to the south. ▪ To the south, conserve and enhance wooded character of Alban Way with new native planting. ▪ To the north and east, provide strategy to replace the existing non-native conifer species with structural native shrub, hedgerow, and woodland planting. 	

- Consider opportunity for links with wider network of green infrastructure routes and assets such as Alban Way, Smallford heath, St Albans Rugby and Football Club, and Oaklands College.

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: WEST OF LONDON COLNEY	
Site Reference	B6 – West of London Colney, AL2 1LN
Proposed Development	Primarily residential 324 units (indicative)
Site Location	The site is located on the western edge of London Colney. The existing settlement of Napsbury Park abuts the northern site boundary, with residential housing and schools to the east. The western and southern boundaries of the area to be removed from the Green Belt are defined by an access track that runs between Shenley Lane and Napsbury Park.
Site Plan:	 <p> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	19 – Vale of St Albans
Landscape Character (key features and qualities of the site as set out in the LCA.)	<ul style="list-style-type: none"> – <i>broad and shallow basin of the upper River Colne, with some extensive panoramas over arable fields, both along the Vale and up towards Shenley Ridge to the south. Mixed land uses include arable, extensive areas of active and restored mineral extraction and urban fringe development.</i> – <i>institutional parkland landscapes associated with redundant Victorian psychiatric hospitals at Napsbury and Harperbury</i> <p><i>Distinctive features – Napsbury water tower</i></p> <p><i>Settlements and built form: ...larger houses set in parkland. Napsbury Hospital opened in 1905 and is an example of the echelon-style mental asylum. The grounds, now listed, were designed by William Goldring in an informal parkland style, incorporating a number of exotic trees. Isolated clusters of attendant cottages sprang up later in the 20th century.</i></p>

<p>Strategy + Guidelines:¹</p>	<p><i>Strategy – reconstruct</i></p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> – <i>Support Watling Chase Community Forest in the realisation of its objectives for the area</i> – <i>Woodland planting should provide screening for motorways, roads and intrusive built development at London Colney and Colney Street</i> – <i>Provide ecological and visual linkage via a substantial network of hedges between woodlands and hedgerow trees.</i> – <i>Ensure that the mature 'institutional parkland landscapes' are retained in redevelopment proposals and that public access is encouraged.</i> – <i>Maintain framed views to attractive natural and built features, including Shenley Ridge, Napsbury water tower and All Saints pastoral centre chapel.</i> – <i>Develop the network of rights of way within the area and improve accessibility from local settlements and over major obstacles, e.g. motorways and railways.</i> – <i>Ensure that any new built development is visually integrated into the landscape with minimal impact.</i> – <i>Encourage the creation of acidic grassland / wetland habitats along the River Colne</i>
<p>Designations + Easements</p>	<ul style="list-style-type: none"> ▪ Watling Chase Community Forest. ▪ Historic England Register of Historic Parks and Gardens: Napsbury Hospital (Grade II) – the designation covers the property (South Lodge) in the southern corner of the site and the track (Southern Approach) that runs along the western site boundary. The north and south drives, based on a former straight road to St Albans (OS 1883), were used as the spine of the ground layout. ▪ Located adjacent to Napsbury Conservation Area. ▪ Locally Listed Buildings to the north within the Napsbury Park residential area to the North. ▪ TPO Area to the North across Napsbury Park.
<p>Settlement Form + Edge Character</p>	<ul style="list-style-type: none"> ▪ Low density and high-quality landscape edge of Napsbury Park to the north, in contrast to high density almost grid like settlement pattern to the east – interface between the two. ▪ River Colne corridor to the south.
<p>VISUAL BASELINE</p>	

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

Visual Character	<ul style="list-style-type: none"> – <i>There are extensive views both into and within most of the area, particularly where the M25 comes off Shenley Ridge. The area has lost a large part of its historic character and is now an open and disjointed area with road and rail noise being a detracting feature. The parkland areas have a strong sense of neglect.</i> ▪ Long distance views across the site and between the site Shenley Ridge to the south. ▪ Significant views from the Napsbury Park Residential Area, including from landmark buildings and open space. which is also within the Napsbury Conservation Area. Setting of the Conservation Area will be a key consideration.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Flat arable field ▪ Existing hedgerows and trees along site boundaries ▪ Open setting of Napsbury Park ▪ Open setting of River Colne corridor to south.
Designated Landscapes	<ul style="list-style-type: none"> ▪ The character and setting of the historic southern approach and South Lodge. ▪ Setting of registered parkland and Conservation Area, and landmark listed buildings in Napsbury Park.
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Encroachment of defined settlement edge of London Colney west of Shenley Lane ▪ Separation between more formal settlement edge to the east and less formal Napsbury Park to the north – how address?
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of Bridleway London Colney 004 along southern site boundary (along the river corridor), and footpath London Colney 006 to the west ▪ Users travelling along Shenley Lane B5378 ▪ Residents/workers at London Colney and Napsbury Park to the north and east ▪ Residents/visitors/workers along Shenley Ridge to the south
CUMULATIVE EFFECTS	
Cumulative Effects with Other Broad Locations	<ul style="list-style-type: none"> ▪ Education allocation to west

MITIGATION + ENHANCEMENT

Landscape and visual effects could be minimised or reduced by the following:

STRATEGIC MEASURES

- **Respond to context and character.**
- **Retain and protect important landscape features and views.**
- **Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife.**
- **Provide new structural native planting.**

SITE SPECIFIC MEASURES

- The context of the site varies greatly in each direction. To the north, the distinct lower density and more sinuous development layout of Napsbury set within attractive landscaped grounds, is in stark contrast to the more dense and formal grid settlement pattern of London Colney to the east. To the south the distinct pastoral corridor of the River Colne provides a logical limit to the extension of development, and is in stark contrast to the open countryside to the west.

The proposed development, including the land use layout and edge conditions, will need to work hard to respond positively and rationalise how it knits with its immediate townscape and landscape setting, whilst creating its own distinct character and sense of place. There is an opportunity to reflect high quality materials, layout, design, of Napsbury Park Conservation Area, Park and Garden.


- The northern site boundary abuts the registered park and garden (Napsbury Hospital) and the designation also runs along the western site boundary covering the access track 'Southern Approach' and 'South Lodge.' Understanding the special qualities of these valued features and their settings (Including views out of the parkland and into the development), and how they are addressed and interpreted by the development, will require careful consideration.
- Consider locating and orientating streets/open space to frame views to the open countryside and Shenley Ridge to the south.
- Consider opportunity for links with wider network of green infrastructure routes and assets such as London Colney, Napsbury Park to the north (there is an opportunity to use the South Drive), the Bridleway London Colney 004 to the south and provide recreational access to the River Corridor, and footpath London Colney 006 to the west.



VIEW FROM NAPSBUURY PARK PAVILION – not to scale – for context only



VIEW SOUTH – not to scale – for context only

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: NORTH WEST HARPENDEN	
Site Reference	B7 – North West Harpenden, AL5 3NP
Proposed Development	Primarily residential 293 units (indicative)
Site Location	The site is located to the northwest of Harpenden. The site’s southeastern and southwestern boundaries are defined by the existing settlement edge, the rear of residential properties along Bloomfield Road, and Luton Road respectively. The northwest site boundary is defined by Cooters End Lane, and the northeast boundary by Ambrose Lane.
Site Plan	 <p> District Boundary Site Boundary Metropolitan Green Belt </p>
LANDSCAPE BASELINE	
Character Area(s)	104 – Thrales End Plateau
Landscape Character (key features and qualities of the site as set out in the LCA.)	<ul style="list-style-type: none"> - <i>An area of open arable plateau and associated slopes on the northern fringes of Harpenden. Strong farmed estate feel with only a few isolated properties. Minimal tree and hedge cover except the discrete woods of Graves Wood in the north and Ambrose and Westfield Woods on the built edge of Harpenden in the south. Extensive views to the north towards Luton and towards Harpenden on rising land to the south, where the impact of the residential areas is softened by extensive tree cover within mature gardens.</i> <p><i>Distinctive features:</i></p> <ul style="list-style-type: none"> - <i>The Kings School, early 20th Century timber frame – ochre cupola and ornamental grounds</i> - <i>length of sunken lane on Cooters End Lane</i>

	<p><i>Land cover and land use:</i></p> <ul style="list-style-type: none"> - <i>To the south 'The Kings School' is set in landscaped grounds enclosed by high hedges off Ambrose Lane.</i> - <i>To the south east woodland softens the built edge of Harpenden.</i> <p><i>Visual and sensory perception:</i></p> <ul style="list-style-type: none"> - <i>The edges of the area are visible from the adjacent valleys and the built edge of Harpenden while the plateau itself is more concealed from view. On the plateau there is an open and exposed feel with few features to frame views except to the southern edge where the woods and hedgerows provide some containment.</i>
<p>Strategy + Guidelines:¹</p>	<p><i>Strategy – restore condition + maintain character.</i></p> <p><i>Guidelines</i></p> <ul style="list-style-type: none"> - <i>Promote the creation new woodlands to the southwest of the area to soften the impact of Harpenden, utilizing ancient hedge and field boundaries to determine the most appropriate location for woodland restoration and expansion.</i> - <i>Encourage the reversal of habitat fragmentation and the creation and improvement of habitat links to create ecological corridors</i> - <i>Promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible.</i> - <i>Promote both the creation of new ponds and the retention/enhancement for wildlife of existing ponds.</i> - <i>Create a network of rights of way with links from Harpenden and the Lea Valley Walk</i> - <i>Ensure that ancient lanes and their associated hedgerows are retained, protected, enhanced and integrated into any new development with due regard to their historic, ecological and landscape value.</i> - <i>Ensure that the surroundings of converted and new buildings are designed and maintained to be in keeping with their agricultural surroundings. Ensure that 'garden' details are screened from view where possible and native species are used for hedging and tree planting on the perimeter.</i> - <i>Native tree species only should be planted on boundaries, with exotic/ornamental species only in close proximity to the dwelling.</i> - <i>Traffic calming measures, where considered necessary, must be of a scale and design that relates to the local landscape character of the settlement.</i> • <i>Maintain and enhance the traditional pattern of roadside verges as a local feature and a wildlife resource Where development is likely to affect verges and damage is unavoidable, development should include details of protection of the remaining verge and replacement of its nature conservation value within the proposed</i>

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

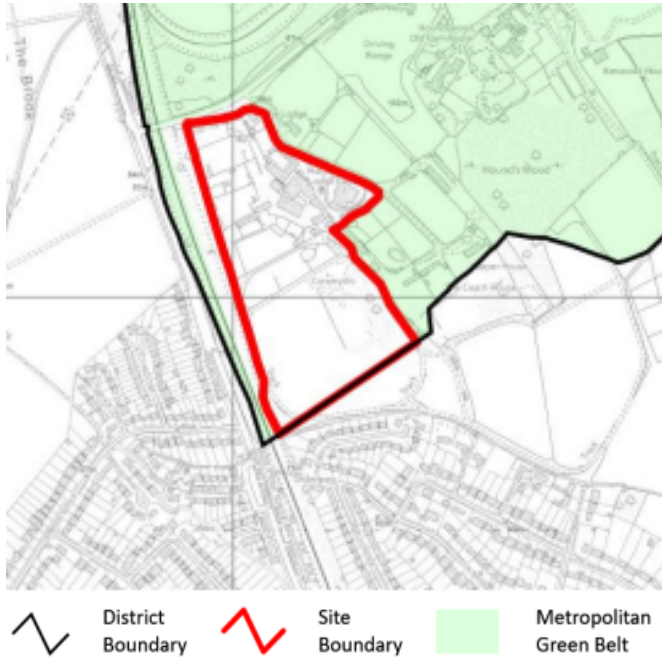
	<i>scheme. This is particularly important where verges include hedgebanks, sunken lanes, ditches and hedges.</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ TPO In the Eastern Corner of the Site Allocation, connected to Ambrose Wood which is also under a TPO. ▪ The Chiltern Way national trail – along Cooters End Lane ▪ The Site Allocation is located within the Landscape Conservation Area. ▪ Harpenden Conservation Area located to the East of the Site Allocation.
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ There is no existing development within the site – the existing settlement edge abuts the southeastern and southwestern site boundaries, and the Cooters End Farm is located on the northwestern boundary, and ‘The Kings School’ to the northeast. ▪ The edge condition along the south east boundary comprise the impermeable ribbon of rear gardens to residential properties along Bloomfield Road. ▪ The edge conditions along the southwestern boundary compromise Luton Road (A1081) and established vegetation including hedgerows and trees. ▪ To the northwest (along Cooters End Lane) the edges are relatively open. ▪ To the northeast (along Ambrose Lane) the edges are more enclosed by the existing vegetation along the lane and associated with ‘The Kings School’ site.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> - <i>The suburban edge of Harpenden to the south is prominent from the area and from the A1081. However the built development is significantly softened by the presence of many mature trees within gardens. To the south, Harpenden BUPA Hospital and the Highfield Oval are set between and behind mature woodland to restrict their impact on the countryside. There are views to the north towards Luton and the Vauxhall car plant.</i>
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features:	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The consistency of the south facing slopes, and transition with the Thrales End Plateau to the north. ▪ The small woodland block in the eastern corner of the site – that connects with woodland beyond the site. ▪ The existing vegetation along Luton Road. ▪ The isolated rural settings of Cooters End farm and ‘The Kings School.’ ▪ The rural character of Cooters End Lane/Chiltern Way national trail and Ambrose Lane and associated hedgerow and trees.

	<ul style="list-style-type: none"> ▪ The sense of openness to the northwest – across to the plateau top
Designated Landscapes	<ul style="list-style-type: none"> ▪ There is no intervisibility with the Chilterns National Landscape.
Settlement Form, Edge + Setting	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The site appears as a logical extension of the existing settlement to the northern side of Luton Road, mirroring the existing development to the southern side – well contained by Cooters End Lane and Ambrose Lane. ▪ The northern more elevated part of the site could result in the encroachment of the settlement edge towards the Thrales End plateau. ▪ The robust settlement boundary vegetation provided along Luton Road.
Visual Amenity	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Users of the Chiltern Way national trail/Cooters End Land, and Ambrose Lane.
CUMULATIVE EFFECTS	
Cumulative Effects with Other Broad Locations	<ul style="list-style-type: none"> ▪ N/A
MITIGATION + ENHANCEMENT	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The site occupies an arable field parcel, defined by the existing settlement edge to the southeast and southwest, and bound by Ambrose Lane and Cooters End Lane to the northeast and northwest. The new development edge will abut the distinct landscape grounds of Kings School, and Cooters End and associated curtilage. ▪ The development layout and design should be informed by the south facing slopes and potential views into the site from the existing townscape to the west, and from the existing landscape to the north and west respectively. Across the slopes consider layering bands of structural tree planting along the contours to help soften the roofscape in views towards the development. 	

- Provide structural planting along boundary with Ambrose Lane to provide the following mitigation and enhancements – demarcate the plateau edge and create wooded horizon and back drop to settlement edge in views from wider area (ensure building heights sit below wooded horizon); extend the existing woodland in the eastern corner of the site; protect the rural character of Ambrose Lane and setting of ‘The Kings School’ provide robust defensible edge to the Green Belt.
- Provide structural planting along boundary with Cooters End Lane to enhance character and quality of Chiltern Way National Trail and create robust defensible edge to the Green Belt. This should link with structural planting along Ambrose Lane to the north (see above), and existing vegetation along Luton Road to the south.
- Consider back-to-back arrangement between new development and existing residences along Bloomfield Road to provide comfortable relationship and avoid creation of left over strips of land between existing and new uses.



VIEW FROM LUTON ROAD - not to scale – for context only

LANDSCAPE + VISUAL APPRAISAL SHEET	
SITE NAME: HARPER LANE	
Site Reference	B8 – Harper Lane, North Radlett, WD7 7HU
Proposed Development	Primarily residential 274 units (indicative)
Site Location	The site is located to the north of Radlett and comprises an existing employment area in its northern half and an open green field in its southern half. The northern boundary is defined by Harper Lane (B556), the eastern boundary is defined by the employment area access roads to the east, the railway corridor and associated vegetation are to the west, and the settlement edge (residential housing at The Heath) of Radlett to the south.
Site Plan	 <p>The site plan map shows Harper Lane (B556) at the top. A red line indicates the site boundary, which follows Harper Lane to the north, then turns east and south. A black line indicates the district boundary. A green shaded area represents the Metropolitan Green Belt. A legend at the bottom identifies the symbols: a black line for District Boundary, a red line for Site Boundary, and a green square for Metropolitan Green Belt.</p>
LANDSCAPE BASELINE	
Character Area(s)	21 – High Canons Valleys and Ridges
Landscape Character (key features and qualities of the site as set out in the LCA.)	<ul style="list-style-type: none"> – a series of narrow settled ridges of sinuous form – woodland blocks and copses scattered throughout the area. <p><i>Land cover and land use - The predominant land use is pastoral, particularly on the plateau areas and the western slopes. Pasture is primarily for horses, and often associated with stud farms.</i></p> <p><i>Visual and sensory perception - Locally the area has a strong sense of enclosure, both within the settled, well treed plateau and in some of the more intimate valleys.</i></p>

Strategy + Guidelines¹	<p><i>Strategy – restore condition + conserve character.</i></p> <ul style="list-style-type: none"> – <i>promote hedgerow restoration and creation throughout the area to provide visual and ecological links between existing and proposed woodland areas. Pattern to follow historic field boundaries where possible and to reconnect rows of isolated field trees.</i> – <i>create woodland copses adjacent to intrusive features</i> – <i>promote both the creation of new ponds and the retention/enhancement for wildlife of existing ponds traffic-calming measures, where considered necessary, must be of a scale and design that relates to the local landscape character of the settlement</i>
Designations + Easements	<ul style="list-style-type: none"> ▪ Railway line along the western site boundary ▪ Listed Building located to the east of the Site Allocation.
Settlement Form + Edge Character	<ul style="list-style-type: none"> ▪ The northern part of the site is developed comprising a range of commercial uses. ▪ The existing settlement edge of Radlett is physically separated from the site by the railway line to the west, and a wedge of open land and vegetation to the south. ▪ Harper House Grade II listed building, and associated landscape grounds, to the east.
VISUAL BASELINE	
Visual Character	<ul style="list-style-type: none"> – <i>The core of the area has suffered little from incursion of modern built development. There are a number of features on the perimeter.</i> ▪ The site is well enclosed and hidden to public viewpoints largely due to the existing topography and vegetation, including the railway line cutting and associated vegetation along the western site boundary, the existing equestrian development along the eastern site boundary, and the existing vegetation along the settlement edge to the south.
Intervisibility with Chilterns National Landscape	<ul style="list-style-type: none"> ▪ N/A
POTENTIAL DEVELOPMENT EFFECTS	
Landscape Character + Features	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ Existing woodland/tree planting within the site and along the site boundaries. ▪ The pastoral setting of Harper Lodge Farm. ▪ Setting of listed building. ▪ Noise from railway.
Designated Landscapes	<ul style="list-style-type: none"> ▪ N/A

¹ The list of guidelines provided is not exhaustive, proposals should refer to the landscape character assessment and address all relevant guidelines in full.

<p>Settlement Form, Edge + Setting</p>	<p>Development on the site could affect:</p> <ul style="list-style-type: none"> ▪ The site is visually and physically isolated from the existing settlement and could affect the ability to successfully integrate and connect the existing and new communities. This could result in an inward-looking development.
<p>Visual Amenity</p>	<p>Development on the site could affect the visual amenity of:</p> <ul style="list-style-type: none"> ▪ Residents/workers/visitors to the neighbouring residences/farmstead/golf driving range.
<p>CUMULATIVE Effects</p>	
<p>Cumulative Effects with Other Broad Locations</p>	<ul style="list-style-type: none"> ▪ N/A
<p>MITIGATION + ENHANCEMENT</p>	
<p>Landscape and visual effects could be minimised or reduced by the following:</p> <p>STRATEGIC MEASURES</p> <ul style="list-style-type: none"> ▪ Respond to context and character. ▪ Retain and protect important landscape features and views. ▪ Create multifunctional green/blue infrastructure and open space networks for people and/or wildlife. ▪ Provide new structural native planting. ▪ Mitigate railway noise. <p>SITE SPECIFIC MEASURES</p> <ul style="list-style-type: none"> ▪ The northern part of the site overlaps an existing industrial estate, and the southern part overlaps an open field parcel and woodland block. ▪ The context of the site varies greatly in each direction. To the north, the site is bound by Harper Lane and the woodland planting associated with the Tyttenhanger minerals development. To the east the site abuts the existing complex of farm and residential properties. To the west and south the site is physically and visually severed from Radlett by the railway corridor, and an established tree belt to the rear of properties along The Heath. <p>The proposed development, including the land use layout and edge conditions, will need to work hard to respond positively to its context and provide important connections into the surrounding townscape and landscape setting.</p> <ul style="list-style-type: none"> ▪ There is an opportunity to retain and integrate existing tree planting across the site within new high quality green infrastructure and open space networks. ▪ Create landscape buffer between new development, to protect pastoral setting of Harper Lodge Farm and neighbouring properties. There is an opportunity to reflect a parkland setting to reflect that found at nearby Harperbury. 	

- Utilise existing access from Harper Lane to avoid impact on existing vegetation.