PRP

Burston Garden Retirement Village, St Albans, Hertfordshire

Landscape and Visual Impact Assessment

Prepared by PRP on behalf of Castleoak
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Land to Rear of Burston Garden Centre
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Contents

1.1. Scope of Assessment

1.1.1. This assessment considers the landscape and visual impacts of the proposed development of land to the rear of Burston Garden Centre, North Orbital Road, St Albans AL2 2D5. It identifies an existing baseline against which the Application Site's capacity for change in respect to its existing landscape and visual context can be assessed.

1.1.2. The report describes the methodology applied to assess any predicted effects, the current baseline conditions, and the potential direct and indirect effects of the Proposed Development at construction and during operation. The assessment also considers the application of mitigation measures to prevent, moderate or offset any predicted adverse impacts, together with consideration for the potential residual effects remaining after mitigation.

Consultation

1.1.3. Further to email correspondence with St. Albans City and District Council it was agreed that due to the limited timescale the Authority will review the assessment scope and outcomes post-planning submission in May.

1.1.4. Comments received from other specialist consultants on the sensitivities of the natural environment (specifically views, landscape and ecology matters) have been reviewed and are addressed where appropriate within this assessment.

1.1.5. Reference is made to the St Albans green belt review - sites and boundaries study' prepared by SKM on behalf of St Albans City and District Council February 2014 in respect to landscape sensitivity and potential development capacity at a local level within the green belt.

Extent of the study area

1.1.6. The study area comprises all land within an approximate radius of 1.5km from the centre of the Application Site. The limited extent of the study area is due to the enclosed nature of the local landscape comprising a shallow undulating topography, mature woodland, built form and hedgerow context.

1.1.7. The degree of visual containment is high, with distant views within the study area limited to the western boundary via an opening between the mature woodland block of Birch Wood and How Wood and the built form associated with Chiswell Green.

1.1.8. Footpath HCC FP3 skirting the east boundary and grade II listed Burston Manor represent the most sensitive receptors to development of the site.

1.2. Key Legislation, Policy and Guidance Considerations

National Guidance

This assessment follows the guidance set out in the following key documents. The Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013 Guidance.

The Countryside Agency and Scottish natural Heritage, 2002. Landscape Character Assessment: Guidance for England and Scotland.

Legislative Framework

The applicable legislative framework in relation to the landscape and visual impacts includes the Hedgerow Regulations 1997. The Hedgerow Regulations provide protection to important hedgerows in the countryside by controlling their removal through a system of notification. Hedgerows can be classified as important for their biodiversity and historic value according to criteria set out within the Regulations.

Planning policies and their relevance to the Application Site are discussed in detail in the Planning Statement supporting this application. This section provides a summary of relevant policies at the national, regional and local levels.

National Planning Policy

The National Planning Policy Framework was released on 27 March 2012 and supersedes the Planning Policy Statements (PPS). The NPPF is underpinned by a presumption in favour of sustainable development. The core principles of the NPPF encourage the conservation and enhancement of natural and historic environments, for example the protection of important views. It is acknowledged that the NPPF is now the framework for decision-making in the planning process. However, technical aspects of EIA methodology (relevant to this Landscape and Visual Impact Assessment document) will continue to be guided by industry principles within the former PPS, for example:

- *Planning Policy Statement (PPS) 1: Delivering Sustainable Development (2005)*
- *PPS 5: Planning for the Historic Environment (2010) PPS 9: Biodiversity and Geological Conservation*

Local Planning Policy

The current adopted Local Plan is The District Local Plan Review 1994. This is being replaced by a new Local Plan to inform development proposals up to 2036. Local Plans "expired" after 27th September 2007 unless 'saved' in whole or in part. In 2007, a Direction was made saving specified policies of the District Local Plan Review 1994 enabling these to continue to inform the development plan for St Albans.

The policies identified in the 'saved list' are therefore the remaining operational policies within the District Local Plan Review 1994. Any policies not on the list have expired and no longer inform the development plan.

The policies most relevant to the proposed development of this site include:

Policy 1: Metropolitan Green Belt

As a key structuring policy all proposed development in the Green Belt (excluding Green Belt settlements or smaller villages within the Green Belt referred to in Policy 2 or in Very Special Circumstances) will not be granted permission other than for purposes including:

- Mineral extraction;
- Agriculture;
- Small scale facilities for participatory sport and recreation;
- Other uses appropriate to rural areas; and
- Conversion of existing buildings to appropriate uses without harm to the character and appearance of the countryside.

'New development within the Green Belt shall integrate with the existing landscape. Siting, design and external appearance are particularly important and [landscape enhancement] will normally be required.'

At a National level Green Belt Policy serves five strategic purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Policy 3: Housing Land Supply 1981-96 and 1986-2001

The council's key objectives for 'New Housing in Towns, Specified Settlements and Green Belt Settlements' are:

- To channel development in accordance with the Plan's key structuring policies, specifically Policy 1 – Metropolitan Green Belt and Policy 2 – Settlement Strategy;
- To encourage the provision of a wide range of housing types, with particular emphasis given to the meeting of local housing needs; and
- To achieve a high standard of housing design and layout, and protect areas of special character.

Policy 69: General Design and Layout

With specific regard to 'Context' – the massing and siting of buildings to create safe, attractive spaces of human scale

Policy 70: Design and Layout of New Housing

With specific regard to 'Design and Layout' – the scale and character of surrounding built form in terms of height, scale and density.

Policy 74: Landscape and Tree Preservation

Policy 75: Green Space within Settlements

Policy 77: Reuse and Adaptation of Buildings in the Green Belt

Policy 86: Buildings of Special Architectural or Historic Interest

With specific regard to 'Design and Layout' – the scale and character of surrounding built form in terms of height, scale and density.

St Albans Green Belt Review

The following documents were commissioned by the Council to inform its Local Plan and provide an evidence base for plan-making. These documents do not constitute planning policy.

'The Green Belt designation carries significant weight as a material consideration in planning policy and development management. Government policy is explicit that changes to Green Belt designations should be made through the Local Plan process, in the context of promoting sustainable development as set out in the National Planning Policy Framework (NPPF). 1.4.3. [These studies] therefore provide only one piece of evidence among a wide range of studies and considerations that must be taken into account before the Council can decide on any changes to Green Belt boundaries. Wider issues not considered by this study include infrastructure capacity (in relation to transport and local services and facilities), the availability of land for development (in relation to the market and land ownership), site access and District wide sustainability issues1.'

GB001 Green Belt Review Sites and Boundaries Study February 2014

GB004 Green Belt Review Purposes Assessment Final Report November 2013

GB006 Green Belt Review Purposes Assessment Annex 1 - Parcel Assessment Sheets for St Albans City & District Council' November 2013

The final report was completed in February 2014 and commissioned by St Albans City & District Council (SADC) to undertake a Green Belt Sites and Boundaries Study with the following primary objectives:

- to identify potential sites (with boundary lines) within allocated strategic sub-areas for potential release from the Green Belt for future development (note:- the Application Site is not included in these strategic sub-areas);
- to estimate the potential development capacity of each site; and
- to rank the sites in terms of their suitability for potential Green Belt release.
- The scope of the study identifies:
- further investigation of primary and secondary environmental constraints on individual parcels / sites;
- Landscape value analysis as an integral component of the detailed assessment;
- An assessment of the contribution of sites to sustainable patterns of development to inform subsequent sustainability appraisal;
- A detailed review of boundaries for those strategic sub-areas shortlisted for assessment;
- Development of a ranking system which identifies those parcels/sites most favourable for potential release from the Green Belt;
- Recommendations for revised Green Belt boundaries to be capable of enduring 20 years after the end of the Plan period (i.e. until 2050); and
- Recommendations for areas of land which should be safeguarded for future development needs beyond the Plan period.'

GB004 'Green Belt Review Purposes Assessment Final Report November 2013' overview

The purpose of the review is to provide a robust assessment of the various functions of different areas of the Green Belt within the Dacorum, St Albans and Welwyn Hatfield administrative areas.

GB006 Green Belt Review Purposes Assessment Annex 1 - Parcel Assessment Sheets for St Albans City & District Council November 2013' overview

This document forms an Annex to the Green Belt Review Purposes Assessment relating to St Albans City and District Council specifically. This study identifies areas of land which contribute least towards the objectives of the Green Belt.

'These [areas] have been identified under 'Next Steps' in the relevant Parcel Assessment Sheets, and classified as Strategic Sub Areas and Small Scale Sub Areas in the Final Report. The Final Report [ref GB004] contains more detailed information on methodology… environmental and historic features mapping.'

Of relevance to considerations for proposals to develop this Application Site the study identifies Parcel 26 on the 'Strategic Parcel Plan' which incorporates Burston Garden Centre. This parcel is given the reference

GB26 - Green Belt Land to North of Bricket Woodand is described by following attributes:

Description

'The parcel is located to the north of Bricket Wood and the south of Chiswell Green / How Wood. The boundary to the west follows the North Orbital Road (A405) and to the east follows the railway line. The parcel is very small at 156 ha and comprises a gently undulating chalk plateau rising gently to the southeast.'

Land use

'Predominantly arable farmland, plus inactive, unrestored, tipped areas, education, industrial, horticultural uses, Bricket Wood Sports and Country Club and Burston Garden Centre.'

Principle function/summary

'Significant contribution towards maintaining the existing settlement pattern (providing gaps between Chiswell Green, How Wood and Bricket Wood). Partial contribution towards preventing merging. Overall the parcel contributes significantly towards1 of the 5 [National] Green Belt purposes.'

Table 1

GB26 - Green Belt Purposes Assessment	Contribution
To check the unrestricted sprawl of large built-up areas	Limited or [None]
The parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage. It does not form a connection with a wider network of parcels to restrict sprawl	
To prevent neighbouring towns from merging	Partial
The parcel does not fully separate neighbouring 1st tier settlements however (with GB27, 28, 29 & 30) it provides the strategic gap between St Albans and Watford (Abbots Langley) to the south of the study area. This gap is 4.8km and contains the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street / Frogmore and Radlett Road. Therefore any reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms but would have a greater impact on 2nd tier settlements and local levels of visual openness.	
To assist in safeguarding the countryside from encroachment	Limited or [None]
Partial contribution. The parcel displays a mix of urban and rural characteristics. It contains arable land often bound by tall poorly managed hedgerows and there are a few pasture fields in addition to woodland to the east including ancient woodland. Open scrubland is found on the tipped site to the north of the M25. There is scattered built development including the garden centre, and single large dwellings. The M25 is also a key urban influence which dissects the parcel and is predominantly well concealed by planting but is highly audibly intrusive. Therefore urban influences are evident and the mix of built activities results in variable levels of visual openness.	
To preserve the setting and special character of historic towns	Limited or [None]
The parcel does not provide setting for any historic places.	
To maintain existing settlement pattern	Significant
The parcel provides secondary local gaps between 2nd tier settlements of Chiswell Green, How Wood and Bricket Wood. The gap between Chiswell Green and How Wood is extremely narrow at 0.1km, whereby at the north and south edges of the settlements it is the width of the North Orbital Road (A405). The central section of this gap acts as a green finger between settlements. The secondary local gap between Chiswell Green / How Wood to Bricket Wood ranges from 0.6km to 1km and contains the M25. There is limited perception of the gap or settlements from the M25 due to planting and tree cover which screens the motorway. The motorway corridor itself also contributes something to the general openness of the gap from other viewpoints within it. Any small scale reduction in the gaps would be likely to compromise the separation of settlements in physical and visual terms, as well as overall visual openness.	
Level of openness and countryside character	
Existence of built development The level of built development is very high at 2.2%. The area has undergone significant change in the 20th century and contains built development especially in the north of the parcel at urban edges in addition to the M25.	
Visual Openness Views are relatively contained both from outside and within the parcel with the widest vistas along the motorway corridor which is generally well screened by planning and woodland	
Countryside Character Contains a mix of land uses, displays urban fringe characteristics and woodland. The countryside has been eroded by built uses and exhibits some areas of poor management and dereliction.	

Proposals for development of the Application Site (Burston Garden Centre) - Green Belt Analysis

Tested against the five strategic purposes of the Green Belt as set out in the NPPF and the existing contribution to these purposes at a local level described in Table 1 Parcel GB26 - Green Belt land to north of Bricket Wood the following analysis (Table 2) indicates the capacity for change in the Green Belt as a consequence of the proposed development of the Burston Garden Centre site:

Table 2

Purposes of the Green Belt (under NPPF)	Existing baseline	With Proposed Development	Performance
(i) To check the unrestricted sprawl of large built-up areas	The Application Site lies in an isolated parcel of land confined by the mature woodland of How Wood to the east and Birch Wood to the south. The land is inset between the North Orbital Road (A405), settlements of Chiswell Green and How Wood to the north and south respectively. The site does not offer significant strategic connectivity within its own parcel (GB26) or to the wider network of parcels (GB25 and 27) to restrict sprawl.	The proposed development represents an increase in the existing built footprint within the Application Site resulting in moderate adverse impact for receptors using the public right of way (HCC FP3) and an overall reduction in the degree of openness. However the severity of this impact is mitigated by new landscape enhancements to the immediate boundaries and wider development resulting in limited and insignificant change for these receptors. The enclosed nature of the site (bordered by dense woodland vegetation to the east and south) checks the risk of significant connectivity to local built-up areas.	No or beneficial change
(ii) To prevent neighbouring towns merging into one another (coalescence)	In the Council's Assessment Parcel GB26 provides a significant contribution to maintaining existing settlement patterns. In reference to this the Application Site offers a 'secondary gap' between the settlements of Chiswell Green and How Wood. However its function in preventing coalescence of these areas is 'localised' and the perception of this gap within the overall Parcel is limited due to the extent of continuous mature tree cover. The Application Site provides no meaningful physical separation between the settlements of Chiswell Green and How Wood and the risk of coalescence is minimal due to the presence of the A405 corridor to the north and mature woodland belts associated with How Wood and Birch Wood to the east and south respectively.	There would be no appreciable change to the existing degree of openness separating Chiswell Green and the North Orbital Road to the north and How Wood settlements to the south due to the intervening woodland belts. The strategic layout of the Proposed Development combined with this intervening vegetation prevents all significant risk of coalescence.	No or beneficial change
(iii) To assist in safeguarding the countryside from encroachment	The Application Site is brownfield derelict horticultural land comprising areas of commercial glasshouses and degraded nursery fields. Although the site exhibits a degree of 'openness' it can by no means be characterised as open countryside. The land is not 'natural', publically accessible or completely undeveloped. The Burston Garden Centre commercial enterprise on land to the west within the Green Belt parcel (GB26) will remain as a viable business. The level of containment from the garden centre operations to the west, the highway corridor to the north and mature woodland boundaries to the south and east safeguards against significant encroachment into the local countryside.	The Application Site is well encapsulated on all sides from woodland boundaries to the south and east, non-public commercial land to the west and the North Orbital Road with associated vegetation and built form to the north. It is predicted that the Proposed Development of this site will result in limited but not significant risk of encroachment on the local countryside and reduction in the degree of openness (much of the local countryside is degraded in quality comprising scrub, commercial land and disused workings). Despite the predicted reduction in the degree of openness the Proposed Development represents a significant qualitative uplift on the landscape baseline of the site.	Limited or partial adverse change
(iv) To preserve the setting and special character of historic towns	The Application Site has no direct physical or visual connection to any local historic towns. The strategic masterplan demonstrates a sympathetic approach to the landscape setting and visual amenity of Grade II listed Burston Manor to the north of the site	The strategic layout of the Proposed Development, sensitive landscape enhancements and screening, and retention of key viewing corridors results in negligible adverse impact on adjacent Burston Manor and its setting. The baseline represents a poor quality degraded landscape to the south of the property; the proposals put forward a high quality landscape realm which represents a visual and physical enhancement of the existing outlook to the south from this property No other historic structures or features of special character would be affected by the scheme.	No or beneficial change
(v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The existing land is degraded and derelict with no landscape, visual amenity or ecological value. The land is private and offers no community or public benefit.	The Proposed Development and land-use represents an appropriate and sympathetic regeneration of a degraded site which will enhance the character of the immediate landscape and offer significant benefit to the local community opening disused private land up for public use.	No or beneficial change

Summary of findings

From this analysis it is concluded that the proposed development of the Application Site represents an increase in development footprint however any impact on the Green Belt will be localised and not result in significant sprawl, expansion or coalescence of adjacent settlements or encroachment into the countryside.

The Proposed Development offers an opportunity for the positive re-use of derelict private land and re-enrichment of a degraded parcel of over-cultivated Green Belt offering little landscape, amenity or ecological value. The proposals seek to enable public access and release the land for sustainable development which contributes significant local environmental, recreational and wider community benefits.

Landscape Characteristics

Natural England has prepared a map for the country showing the broad landscape character zones for each area. This Application Site lies within the Chilterns (Character Area 110), the key characteristics of which include:

- The chalk plateau is incised by parallel branching valleys gently shelving to the south-east into the London Basin. The large chalk aquifer is abstracted for water to supply London and its surrounds and also supports flows of springs, chalk streams and the River Thames;
- There are several chalk streams. Features associated with a history of modification include historic mills, watercress beds, culverts and habitat enhancements;
- The north-west-facing escarpment is an abrupt relief feature beside low-lying vales, breached notably by the Thames at the Goring Gap. The escarpment lowers northwards, terminating as distinct hills. The Chiltern ridge offers panoramic views;
- Within the Chilterns, views are enclosed within branching valleys, sunken route-ways and extensive woodland and hedgerow-enclosed fields. There are hidden, tranquil pockets along single track lanes and rights of way;
- A mixture of arable, grassland and woodland and the numerous commons reflects the dominance of Grade 3 agricultural land. Ancient woodland has remained on extensive clay-with-flint deposits, while very steep slopes are rarely cultivated. There are, however, not inconsiderable areas of Grade 1 and 2 land that are associated with lower-lying areas and river valleys;
- The Chilterns are one of the most wooded lowland landscapes in England. The area is particularly renowned for its extensive native beech woods, several of which are designated as part of the Chilterns beech woods Special Area of Conservation (SAC). Other distinctive features include rare box woods, 'hanging' woods on steep slopes and rare yew woods, including Hartslock Wood SAC;
- Pre-18th-century fields defined by ancient, often sinuous hedged boundaries are scattered throughout, including co-axial fields. Parliamentary enclosure fields are limited. Large modern fields, usually with ancient boundaries, cover the better agricultural land, most notably in the north-east;
- Remnants of various historic land use types can combine rich and diverse habitats and archaeology. Many key places are publicly accessible, including Registered Parks and Gardens, historic downland and common land. Traditional flood plain landscapes and orchards are the most restricted in extent. Historic route-ways, hedged boundaries and watercourses provide connectivity;
- Historic downland preserves prehistoric archaeology and supports high numbers of rare and scarce chalk grassland vascular plants, mosses and liverworts. Diversity is enhanced by a mosaic of chalk grassland, scrub and woodland, with Hartslock Wood SAC being one example;
- Species strongly associated with the Chilterns include the red kite, pasque flower, stag beetle, Chiltern gentian, shepherd's needle, chalkhill blue butterfly and native box. Aston Rowant SAC protects an internationally important juniper scrub population. Farmland birds and deer are a feature of the wider countryside;
- Nucleated settlements of medieval origin and land farmed since prehistory are found alongside watercourses and springs in the through-valleys and at the foot of the scarp. Elsewhere, dispersed farmsteads dating from the medieval period and mid-19th-century development around commons are characteristic of the plateau;
- The River Thames and its flood plain mark a distinctive area in the south. The river is a focus for settlement, abstraction and recreation;
- Major transport routes, including motorways, radiate from adjacent Greater London, associated with significant 20th-century development and extensive urban fringe areas;
- Brick and flint are the dominant traditional building materials, with Totternhoe Stone (clunch) being less common, but still a distinctive;
- Numerous parkland landscapes define large, historic estates. Designs by Humphry Repton and Lancelot 'Capability' Brown are represented, and the houses, follies and wooded features provide local landmarks; and
- Extensive rights of way, commons, open access downland, woodland and some parklands provide access to the countryside.

Strategic opportunities within the character area are identified as:

- Maintaining woodland on ancient woodland sites and conserving ancient hedgerow boundaries. Conserve ancient trees and veteran trees, planting or identifying nearby successors in order to secure the deadwood resource and associated biodiversity in the long term. Continue restoration of Plantations on Ancient Woodland Sites;
- Conserving the diverse arrangements and particular species compositions of wooded features in designed landscapes, incorporating native and exotic species in avenues, groves, belts, shrubberies and so on. Carry out historic landscape character assessments and devise management plans to inform conservation efforts. Ensure that succession planting respects the original plantings and seeks to maintain the historical continuity and sense of place. Target Registered Parks and Gardens, particularly those 'at risk', but also consider parklands of local importance and 'landmark trees';
- Managing all wooded features to benefit biodiversity, considering the needs of woodland species including woodland butterflies, birds and deadwood invertebrates;
- Conserving and recording archaeology in ancient and secondary woodland. Draw on best practice developed by, for example, the Chilterns AONB and North Wessex Downs AONB;
- Using historic landscape information to engage the public in discussion about change in the landscape, particularly in relation to tree clearance and scrub management on once-open common land and downland;
- Drawing on best practice developed by, for example, the Chiltern Woodlands Project, to ensure appropriate management of woodlands across the Chilterns;
- Drawing on the best practice example of the Chilterns Special Trees and Woods Project to engage the public in recording and celebrating wooded features beyond the Chilterns AONB. Focus such efforts in green spaces and along routes that are publicly accessible. Manage and enhance field boundaries and small woodlands as connections in the woodland network and also as part of a diverse habitat mosaic. Plant hedgerows where there is poor connectivity, particularly where this will also restore historic boundaries. Manage large, species-rich woodlands, such as the Chilterns Beechwoods SAC, as core areas in the ecological network. Focus particularly on conservation of ancient hedged boundaries and ancient woodlands in order to secure their high species richness;
- Planning clearance of secondary woodland where it would restore speciesrich and fragmented open habitats and restoring key views and historic landscapes. Due to the sensitivities of tree clearance and major landscape change, undertake this work in partnership with local stakeholders. Ensure that historic features are not negatively impacted by clearance. (Open habitats include grassland and heathland in downland, common land, farmland and flood plain settings.);
- Strengthening and developing new local markets for 'local', 'sustainable', 'traditional' woodland products, including wood fuel, which delivers climate regulation benefits;
- Managing the woodland resource to accommodate and drive appropriate woodland-based recreation activities that generate an income to support suitable woodland management. Draw from existing successful examples such as the visitor attractions at Wendover Woods and at Aston Hill Bike Park, the mountain bike course at Halton. Promote and manage demand for recreation to avoid unsustainable visitor numbers, recognising that recreational uses are not appropriate in some woodlands;
- Managing visitor pressure and forestry impacts on the woodland's ecological and historic environment features;
- Strengthening and enhancing multi-user access links between settlements and woodlands, facilitating greater community stewardship of local green spaces. Prioritise access to woodlands near to people's homes and workplaces, creating new woodlands where appropriate;
- Managing small woods associated with farmland as part of the wider ecological network and as a resource that can be managed to provide small-scale products of value to the farmer. Secure buffers in farmland adjacent to woodlands, veteran trees and hedgerow boundaries, particularly where high chemical input and deep ploughing is undertaken; and
- Creating new forestry infrastructure that makes sustainable woodland management more viable, such as rides and sawmills.

'Hertfordshire Landscape Character Assessment'

Hertfordshire's landscape character assessment describes the variations in character between different types of landscape in the county. It provides an evidence base for Local Plans and sets out strategies and guidelines for the protection, management and planning of the landscape.

The Application Site lies within Character Area 18 'Bricket Wood' of the assessment.

Location

'Between Bricket Wood, How Wood and the River Ver/Colne Valley.'

Landscape Character

'Between An area of mixed land uses and transitional character, including considerable woodland, unrestored mineral workings, educational, industrial, horticultural and arable land. The area has undergone significant change in the 20th century and is impinged upon by settlement at Bricket Wood and How Wood, together with a marked severance by the M25. The historic pattern is well preserved in Bricket Wood Common, but eroded in many other locations, showing poor management and some dereliction.'

Key Characteristics

- a number of ancient woodlands;
- poorly or partly restored mineral workings;
- strong severance by the M25 and railway line;
- secretive and secluded character of Bricket Wood Common ;
- tall and poorly-managed hedgerows with significant dieback; and
- scattered industrial and residential properties.

Distinctive Features

- ornamental grounds of HSBC College and associated sports centre; and
- wells and ponds at Bricket Wood Common

Physical influences

(i) Geology and soils

The geology comprises Aeolian silty drift and till. The soils are stoneless, slowly permeable, seasonally waterlogged coarse loamy soils and silty over clayey soils (Gresham series). Bricket Wood Common is located on acidic boulder clay which leads to a wet heath habitat. Moor Mill Quarry SSSI is a site of gravels, silts and chalky till which helps trace the diversion of the proto-Thames;

(ii) Topography

The area is a gently undulating plateau except at the eastern fringes, adjoining minor tributary valleys next to the River Colne. Degree of slope. Typically 1 in 80. Up to 1 in 12 on secondary valleys to Colne. Altitude range. 83 - 75m; (iii) Hydrology

Drainage on Bricket Wood Common is poor, particularly to the east of the railway. There are a number of small waterbodies and ponds scattered through the area, associated with either the Common, old farmsteads, old gravel workings or more ornamental lakes linked to the HSBC College. Minor streams flow along some of the local depressions;

(iv) Land cover and land use

Land cover can be broadly split between woodland, arable and disused minerals sites. Arable land, although present throughout the area, is not visually prominent due to the presence of tall though poorly-managed hedgerows. There are a few pasture fields remaining, associated with the settled fringe of Bricket Wood Common and adjacent settlement edges. Former mineral workings degrade the area, particularly adjacent to the M25, which itself is flanked by substantial earth bunds, thereby containing the area visually. A former minerals site on Lye Lane is to be restored for golf use;

(v) Vegetation and wildlife

Bricket Wood Common (SSSI) is an important example of lowland heath. Part of the site is ancient oak/hornbeam woodland but much has regenerated from the former open, wet, acidic heath to scrub woodland, including birch and oak. The Common merited three separate field studies in J.G. Dony's Flora of Hertfordshire. Significant areas of hornbeam coppice have developed into a series of eerie anthropomorphic forms. Active management maintains the mix of woodland habitats. Other tree species include hazel, aspen, alder buckthorn and sessile oak.

The main elements of heathland flora still survive due to recent management and include heather, heath grass, heath milkwort and heath spotted orchid. The Common also contains the largest colony of violet helleborine in the county. Many of the other woodlands, including Blackgreen Wood, Nottlers Wood and Mutchetts Wood are ancient, though poorly managed. Woodland edges are marked by deep ditches, banks and hornbeam coppice.

The woods are relatively drier than the Common and species include hornbeam, beech, oak and ash. Hedgerow species include elm, hawthorn, hazel and holly, although much of the elm is dying back. There are some local areas of dry heath associated with areas of gravel capping;

Historical and cultural influences

The traditional cohesion of the area has been disorientated by the extent of built development in the 20th century together with mineral extraction. The Common was historically managed by a combination of grazing, coppicing and burning.

(vi) Field pattern

Substantial areas of ancient woodland and common survive although much of the original field pattern has been affected by subsequent non-agricultural land use. Where present, fields are small/medium in size and irregular in form;

(vi) Transport pattern

Transport pattern. The majority of original local roads are narrow sinuous lanes with no verges. The St Pancras railway line dissects the area, most noticeably on the Common. The M25 severs the area and the M1 lies to the west;

(vii) Settlements and built form

The traditional pattern of dispersed properties and small hamlets adjacent to the commons can still be locally seen, e.g. at Smug Oak. However, these are invariably submerged by 20th-century development, including the Building Research Establishment (at Garston), which seems to have infiltrated the area in both open and woodland habitats. The main residential areas of Bricket Wood commenced in the 1930s. The exception is at Bricket Wood Common, where a small hamlet including the Old Fox pub nestles at the end of a sinuous narrow lane through the wood. The HSBC College has an institutional character with strongly ornamental grounds. This was initially the American Ambassador College, founded in 1959 and planned around a stuccoed villa;

(viii) Visual and Sensory Perception

Views are relatively contained both from outside and within the area. The jewel of the area is the Common, where there is a strong sense of seclusion and separation. Although certain areas, notably the Common, are well maintained, elsewhere the area has a feeling of neglect and transition. Fly-tipping is a common detractor. Unrestored mineral workings are clearly visible from public roads, e.g. Smug Oak Lane and Lye Lane, and many of the residential properties display defensive boundary details;

(ix) Rarity and distinctiveness

Although much of the landscape type is frequent, the Bricket Wood Common is unique within the county. The extensive wet acidic heath is a rare habitat and the area is classified as a High Biodiversity Area in the BAP;

(x) Visual impact

The M25 is a major built feature through the area, although it is in cutting for most of its length. At Blackgreen Wood extensive new planting has been

undertaken to create a new woodland edge.

(xi) Accessibility

There is an access land agreement over the extensive Bricket Wood Common. East of the railway line the Common can be very wet, which seasonally restricts

access. There is limited parking available along School Lane. Although known to the local population the area is not well signed. Elsewhere there are localised

footpaths and bridleways. Horse riding is a noted use, although some of the lanes are rat runs and potentially dangerous.

(xii) Community Views

The wooded landscape has some value for distinctiveness, including those for whom woodland is not their primary interest (D). Re Bricket Wood Common: 'a most fascinating backwoods region. Here are morasses, thick undergrowth, rare orchids and trees of many types' ('Elstree and the Colne Valley', Hertfordshire

Countryside Vol.20, No.83, March 1966).

(xiii) Landscape Related Designations

Watling Chase Community Forest (All).

SSSI: Moor Mill Quarry (geological interest).

SSSI: Bricket Wood Common.

Character Area 18 'Bricket Wood'

(xiv) Strategy and guidelines for managing change

To safeguard and manage the existing character of the area:

- support the Watling Chase Community Forest in the realisation of its objectives for the area;
- continue the management of the Common to benefit restoration of wet heathland flora;
- promote management on the Common to benefit restoration of coppice woodland;
- promote the re-establishment of low-density stock grazing and management by rotational cutting, turf stripping and/or controlled burning as appropriate;
- establish realistic and attractive countryside management schemes for all sites with heathland and acid grassland/scrub community potential. Create a mix of habitat types with a balance between wildlife and public access. Promote local initiatives for traditional management;
- promote the creation of additional woodlands, particularly with a view to visually integrating the intrusive motorways, urban fringe development and former mineral sites;
- improve public access arrangements to heaths and woodlands with attention to car park design and public safety;
- promote the appropriate management of coppice woodland in order to maintain a rich ground flora and the distinction between different management systems, such as high forest, coppice, coppice-with-standards and wood pasture;
- use ancient hedge and field boundaries to identify the most appropriate location for wood restoration and expansion;
- promote the creation of buffer zones between intensive arable production and important semi-natural habitats and the creation of links between semi-natural habitats;
- promote crop diversification and the restoration of mixed livestock/arable farming where possible;
- promote both the creation of new ponds and the retention/ enhancement for wildlife of existing ponds promote ï hedgerow restoration through locally appropriate measures including coppicing, laying and replanting/gapping-up;
- ensure that ancient lanes and their associated hedgerows, ditches and hedge banks are retained, protected, enhanced and integrated into new development with due regard to their historic, ecological and landscape value;
- traffic-calming measures, where considered necessary, must be of a scale and design that relates to the local landscape character of the settlement; and
- promote a clear strategy for the visual and noise mitigation of all motorways to positively integrate these corridors into the local landscape character ï encourage effective management along transport corridors to ensure thinning, selective felling and replanting is undertaken to achieve a varied age structure and locally indigenous species mix.

Visual Characteristics

1.2.1. Views across the western section of the Site are relatively open where vegetation is sparse and topography gradual. All distant views from the west are obscured by Burston Garden Centre and commercial glass houses.

1.2.2. Views towards How Wood and Chiswell Green residential areas are restricted from all directions by mature woodland.

1.2.3. Clear views of the site area available from the footpath/ (HCC FP3) running along the east boundary of the Application Site.

Sensitivities to Change

1.2.4. The woodland margin to the south and east boundaries is identified as sensitive to changes in land management.

1.2.5. The tranquillity and predominant rural character of the area is at potential risk from new development.

1.2.6. The skyline defined by Birch Wood and How Wood for views from the south and east are sensitive to potential visual impacts from new development.

1.2.7. Wildlife habitats associated with Birch Wood and How Wood.

1.2.8. Overall the proposed application site exhibits a moderate sensitivity to change in landscape character and visual characteristics. Within the study area the sense of tranquillity is high however inter-visibility is low. Opportunities are apparent to overcome potential impacts through appropriate siting of development, and design considerations including landscape enhancement and other mitigation measures.

1.2.9. The local footpath (HCC FP3) to the east and grade II used Burston Manor represent the most sensitive visual receptors.

Mitigation Measures for Consideration

1.2.10. Seek to protect and enhance key features which contribute to local distinctiveness through effective planning and positive land management measures.

1.2.11. Seek to improve the integrity of the landscape and reinforce its character by introducing new/enhanced elements where distinctive features or characteristics are depleted, absent or at risk from Proposed Development.

1.3. Assessment Methodology

Determination of the Baseline

1.3.1. Landscape and visual effects are independent but related issues; landscape effects result from changes in the landscape, its character and quality; visual effects result from the appearance of the changes and the consequent effect on visual amenity. Accordingly, this landscape and visual assessment identifies:

- Effects on Landscape Character: That is, the effects of the Development on discrete character areas and/or character types comprising features possessing a particular quality or merit; and

Visual Effects

Effects of the Development on views from visual receptors, and upon the amenity value of the views.

1.3.2. This assessment has been prepared informally as a contribution to the planning application process, in order to assist in the 'appraisal' modifications in land use and development, that may bring about change in the landscape and in visual amenity.

1.3.3. In determining the study area for the baseline it is important to distinguish between the study of the physical landscape and the study of visual amenity. The study area for the physical landscape considers both the immediate locality of Application Site and broader rural context. The study area for the visual assessment considers views close to the Proposed Development and those further away. The wider study area is shown at *Figure 1.8*

1.3.4. The baseline study comprises the following:

- Evaluation of the landscape character associated with the Application Site and its surroundings; and
- Identification of views across Application Site, and from the area surrounding the proposals.

1.3.5. The baseline study recognises a clear distinction between the 'impact', as the action being taken and the 'effect', being the result of that action. 'Impact' should not be used to mean a combination of several effects. The emphasis on 'likely significant' effects stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects.

1.3.6. The determination of the baseline is based primarily on professional judgement. While there is scope for quantitative measurement (for example, the numbers of trees lost to a Proposed Development), the assessment of change on landscape character or visual amenity must rely on qualitative judgements based on training, qualification and experience. This study has been carried out in an independent and fully transparent manner in order to address both the negative and positive effects of the proposals and in a form which is accessible and reliable for all parties concerned.

Assessing the Significance of Effects

1.3.7. In significance evaluation the terms sensitivity and magnitude are used as shorthand for the range of factors relevant to each effect (e.g probability, reversibility, spatial extent etc) and receptor (e.g value, importance, susceptibility, resilience etc). Current best practice promotes the use of new overarching terminology related to the two components of significance evaluation:

- *nature of receptor (to replace the shorthand 'sensitivity'); and*
- *nature of effect (to replace the shorthand 'magnitude').*

Prediction Methodology

Landscape Assessment

1.3.8. Landscape assessments encompass an appraisal of physical, aesthetic and intangible attributes including the sense of place, rarity or uniformity, and unspoilt appearance. The combination of landscape elements including trees, woodland, open space and parks and their arrangement, together with architectural styles, landscape patterns and the scale of landform, land cover and built development create areas with a unique sense of place or 'character'.

1.3.9. Within the study area, a number of distinct character areas have been defined. Each area has its own distinguishable character defined by a Landscape Character Area (LCA). For each LCA the existing value and condition of the landscape is assessed according to its relative value and condition.

1.3.10. The effect of a development upon landscape can include physical effects on the existing landscape character, and potential changes in character, condition and value of the affected landscape. The significance of landscape effects is assessed by taking account of the sensitivity of the receptor (the ability of the landscape to accommodate change) together with the nature, scale and/or magnitude and duration of the change.

1.3.11. Factors taken into account include:

- changes to the visual appearance of the development area (proportion, scale, enclosure, texture, colour, views).
- changes to the character of the Site, including the physical structure of the buildings and development patterns.
- perceived changes to the surrounding buildings, street scenes, routes or open space resulting from any changes to context and setting.
- the value of the landscape character to the public at a local, district, regional and national level.

1.3.12. The following matrix provides the basis for the assessment of effects against the sensitivity of the receptor and the scale and/or magnitude of predicted change. Moderate and Major effects are considered 'significant' adverse or beneficial as defined by the current EIA Regulations.
An impact assessed as Minor/Moderate is not considered 'significant' in this assessment.

Table 3 Matrix for establishing Significance of Effect

Magnitude of Impact	**Sensitivity / quality**			
	Very Low	Low	Medium	High
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact
Minor	Negligible impact	Minor impact	Minor / moderate impact	Moderate / significant impact
Moderate	Slight impact	Minor / moderate impact	Moderate / significant impact	Moderate / significant impact
Major	Slight / moderate impact	Moderate / significant impact	Moderate / significant impact	Major / significant impact

Landscape Sensitivity - Criteria for the Assessment of Landscape value

1.3.13. The following four-point scale has been used to define the sensitivity and capacity for change in each of the LCA:

- ***High:*** Nationally or regionally recognised landscape with a strong structure, characteristic patterns and a balanced combination of land form and land cover; posses features of national or regional value (may be nationally or regionally designated). Any detracting features are not sufficient to undermine sense of place.
- ***Medium:*** Nationally, regionally or locally recognised landscape structure with characteristic patterns and land uses; posses features of local value (may be locally designated). Any detracting features are not sufficient to undermine sense of place.
- ***Low:*** A notable landscape structure and patterns although the historic character may be masked by current land use. Scope to improve the character through management of the area; source features worthy of conservation. Some detracting features are present and notable in the landscape.
- ***Very Low:*** Weak landscape structure and characteristic patterns are masked by land use. Lack of management has resulted in degradation; frequent detracting features are present which harm sense of place.

Significance Criteria for Landscape Effects

1.3.14. In accordance with the above, the following seven-point contextual scale has been used to define the significance of identified effects for each Landscape Character Area (LCM) within the study area:

- ***Major beneficial:*** The Proposed Development would fit very well with the scale, landform and pattern of the landscape and bring substantial enhancements to the landscape.
- ***Moderate beneficial:*** The Proposed Development would fit well with the scale, landform and pattern of the landscape and maintain and/or enhance the existing landscape character.
- ***Minor beneficial:*** The Proposed Development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character.
- ***Neutral:*** The Proposed Development would cause a change in the landscape but this does not harm or bring significant benefits to the landscape.
- ***Negligible:*** The Proposed Development would cause very limited change in the landscape but creates no significant effects.
- ***Minor adverse:*** The Proposed Development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, including the introduction of elements that may not be uncharacteristic of the surrounding landscape.
- ***Moderate adverse:*** The Proposed Development would cause substantial permanent loss or alteration to one or more key elements of the landscape, including the introduction of elements that are prominent, but may not be substantially uncharacteristic with the surrounding landscape.
- ***Major adverse:*** The Proposed Development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting.

Visual Assessment

1.3.15. The first stage in the process of assessing the visual effects in relation to a particular development is normally to establish the area from which a proposal is likely to be visible.

1.3.16. Following verification on site, viewpoints that both characterise views of the Proposed Development and those which are of particular importance or potentially sensitive are selected.

1.3.17. The visual assessment has therefore been based on the selected representative viewpoints against which the effects of the Proposed Development have been assessed.

Table 4 Visual Sensitivity - Criteria for the Assessment of Visual Amenity

Sensitivity	Justification
High	• Observers whose attention or interest may be focused on the landscape and recognised views in particular. • Recognised/important viewpoints including those identified within and protected by policy. • Designed views including from within historic landscapes. • Residential properties - views from rooms occupied during daylight hours. • Users of Public Rights of Way and Recreational Trails. • Users of Land with Public Access.
Medium	• Views of the landscape are part of / but not the sole purpose of the receptors activities. • Residential Properties - Views from rooms unoccupied during daylight hours. • Those participating in outdoor sports or formal recreation. • Users of local roads where there are open views across the landscape and low levels of traffic.
Low	• Attention is focused upon the activity of the receptor and not upon the wider views. • Users of main roads travelling at speed, or local roads where the focus is on the road ahead owing to traffic conditions and the context/composition of the views. • Places of work.

Significance Criteria for Visual Effects

1.3.18. The significance of the visual effect resulting from the Proposed Development has been derived through the consideration of the potential sensitivity of change to the view, in addition to the magnitude of change to the view.

1.3.19. The sensitivity of the receptor relates to the amenity value of the view. As such, views from public paths or footpaths and residences, where the view is key to its quality, are considered more sensitive than transient views from roads or views from workplaces, schools or retail areas where the view is not likely to be key to the quality of the activity. Account is also taken of the degree to which attention is likely to be focused on the view and the number of people affected.

1.3.20. The magnitude of change to the view has been determined by the following:

- The extent of the view that would be occupied by the Proposed Development (e.g. glimpsed, partial or full).
- The proportion of the Proposed Development that would be visible from viewpoints (e.g. all of the Development or part of the Development).
- The distance of the viewpoint from the Proposed Development.
- Whether the view would focus on the Proposed Development. For example, where a building would effectively create a landmark or the view is directed towards a building by the landscape framework, or the Proposed Development forms one element in a panoramic view; and
- Whether the Proposed Development contrasts by form or character with its surroundings and/or whether the Proposed Development appears as an extensions or additions to the view's original context.

1.3.21. The latter point can depend on how far away the receptor is from the Proposed Development, whether the view is obscured, and the angle of the view point between the receptor and the Application Site.

1.3.22. In accordance with the above, the following seven-point contextual scale has been used to define the significance of identified effects for each selected viewpoint within the study area. Moderate and Major effects are considered 'significant'.

- ***Major beneficial:*** Development would cause a substantial improvement in the existing view.
- ***Moderate beneficial:*** Development would cause a noticeable improvement in the existing view.
- ***Minor beneficial:*** Development would cause a barely perceptible improvement in the existing view.
- ***Neutral:*** The Development would cause a change in views but this does not harm or bring significant benefits to the views.
- ***Negligible:*** No discernible deterioration or improvement in the existing view.
- ***Minor adverse:*** Development would cause a barely perceptible deterioration in the existing view.
- ***Moderate adverse:*** Development would cause a noticeable deterioration in the existing view.
- ***Major adverse:*** Development would cause a substantial deterioration in the existing view.

Limitations and Assumptions

1.3.23. The photography for the agreed verified views included in this assessment were taken in early spring 2018 prior to signifiant leaf growth ensuring that the study considers the worst case (Equivalent to winter condition).

1.3.24. The visual baseline includes both summer and winter views however commentary on the potential effects on these views during summer are made only if these differ from the winter condition.

1.3.25. Potential night-time effects are excluded from this assessments.

1.4. Baseline Conditions

Topography

1.4.1. The Application Site is characterised by a shallow sloping topography falling from 46m AOD at the north-west corner to 44mm AOD at the south-east corner.

Vegetation and Open Space

1.4.2. The distribution of open space and vegetation is illustrated in *Figure No.1.4 - Existing Significant Vegetation*. The local landscape comprises linear field boundaries associated with the arable land and pasture to the south and west, and established broadleaf woodland to the south and east.

1.4.3. How wood and Birch Wood incorporate a network of footpaths and bridleways and function as a significant recreational resource for the area.

Landscape Character

Landscape Character Area 1 (LCA1): Mixed residential settlement/schools

- This LCA is characterised by external amenity space associated with local schools and residential areas of Chiswell Green, Bricket Wood and How Wood
- The area consists of residential streetscape, general external amenity grassland, open playing field and hard playing surfaces
- The area is well defined with secured boundaries to educational establishments and often visually contained by single/two-storey built form, mature hedgerows and woodland belts.
- Inter-visibility is limited and long views obscured by medium density built form and mature boundary vegetation.
- The character area has medium landscape quality and low sensitivity to change.

Landscape Character Area 2 (LCA2: Commercial enterprise/ business parks

- This LCA comprises the buildings, infrastructure and surface car parks associated with local business parks within the study area, and commercial enterprise uses including Burston Garden Centre.
- The area is generally hard in character and vegetation lacks maturity and is predominantly ornamental in nature.
- Inter-visibility is limited and long views obscured by mature boundary vegetation.
- The character area has low landscape quality and low sensitivity to change.

Landscape Character Area 3 (LCA3): Care facility

- This LCA is characterised by a single component - Tenterden House Care Home off Lye Lane west of the Application Site.
- The area consists of amenity grassland, mature formal tree avenues and ornamental plant groupings.
- The character area is isolated and conveys medium landscape quality and medium sensitivity to change.

Landscape Character Area 4 (LCA4): Scrub/workings (disused)

- This LCA is characterised by areas of derelict agricultural/ industrial land and comprises re-colonised scrub and rough grassland.
- Inter-visibility is limited and long views obscured by mature boundary vegetation including field hedgerows.
- The character area conveys low landscape quality and low sensitivity to change.

Landscape Character Area 5 (LCA5): River/waterbody

- This LCA is characterised by the River Ver, its tributaries and lakes in and around Frogmore to the east of the Application Site.
- Inter-visibility is limited and long views obscured by mature woodland vegetation and built form
- The character area conveys high landscape quality and medium sensitivity to change, however the area is visually isolated from the Application Site and therefore not at risk of adverse impact.

Landscape Character Area 6 (LCA6): Pasture/arable land

- This LCA is widely dispersed in irregular blocks throughout the study area and east of the River Ver on associated floodplain.
- A proportion of the area has a heavily cultivated or grazed appearance which emphasises the shallow sloping topography of the local landscape
- Inter-visibility is high due to the expansive low-lying nature of the area
- The character area has high landscape quality and medium sensitivity to change.

Landscape Character Area 7 (LCA7): M25 corridor

- This LCA is associated with the M25 which sits in a deep cutting on land south of the study area
- Inter-visibility is low due to the recessed nature of the highway corridor and mature woodland boundaries
- The character area has low landscape quality and low sensitivity to change.

Landscape Character Area 8 (LCA6): Woodland

- This LCA is characterised by the mature woodland belts particularly associated with How Wood and Birch Wood east and south of the Application Site respectively.
- Inter-visibility is limited and long views obscured by mature woodland vegetation
- The character area conveys high landscape quality and medium sensitivity to change.

Visual Conditions

1.4.4. A total of 16 verified views have been identified in the scope of the visual baseline. The viewpoint locations are shown on *Figure 1.8 Visual Appraisal.*

1.4.5. It is important to note that the assessment incorporates winter views and thus demonstrates the period in which the degree of visual enclosure is at its least. The evidence confirms that from the outer zone of the study area the Application Site is well contained from the north by existing terrain and mature woodland vegetation south and east.

1.4.6. The nature of the shallow sloping topography and relative openness of the landscape results in a moderate degree of visual exposure from the west.

1.4.7. There are few viewpoints from which continuous and extensive views of the Proposed Development are gained however, these are restricted to close proximity views from the adjacent public right of way traversing the eastern boundary.

Receptors

1.4.8. The most sensitive receptors of existing views towards the Application Site and the quality of the views are described below. Receptors are grouped into two broad categories based on the current Guidelines - most sensitive and least sensitive.

Most Sensitive: People using local Public Right of Way and inhabitants of adjacent residential properties.

Least Sensitive: People travelling through or past the affected landscape in cars, on trains or other transport methods; and people at their place of work.

Key Views

1.4.9. This assessment is based on a mapping of Key Views rather than a Zone of Visual Influence (ZVI) which would be difficult to determine given the extent of intervening vegetation. The following descriptions record the visual conditions observed for the selected viewpoints, from which it is predicted that the whole or part of the Proposed Development is visible. Viewpoints are either 'representative' (for example, certain points chosen to represent views of users of particular footpaths and bridleways) or 'illustrative' (views to demonstrate a particular effect, for example restricted visibility from certain locations).

1.4.10. This section provides a written description of views which should be read in conjunction with the verified photography and AVR.

1.4.11. The selected views have been identified in order to consider and assess the potential impact from the Proposed Development and capacity for change in visual amenity in the local landscape. 7 viewpoints were selected for representative verifiable photomontages in order to illustrate any potential change in views and visual amenity. The key viewpoints concentrate on those receptors considered to be the most visually sensitive in the context of the Application Site.

View 1: View south from entrance to Burston Manor Farm

Key receptors: Neighbouring private properties

Sensitivity to change: High

View 2: View south from public right of way (HCC FP3) skirting eastern site boundary

Key receptors: Users of Public Right of Way

Sensitivity to change: High

View 3: View south from public right of way (HCC FP3) adjacent access to How Wood

Key receptors: Users of Public Right of Way

Sensitivity to change: High

View 4: View north from public right of way (HCC FP3) linking How Wood to A405 North Orbital Road

Key receptors: Users of Public Right of Way

Sensitivity to change: Medium

View 5: View north from How wood towards entrance to public right of way (HCC FP3)

Key receptors: Private residents and Users of Public Right of Way

Sensitivity to change: Medium

View 6: View west from Grovelands opposite footpath entrance to How Wood

Key receptors: Users of the Highway

Sensitivity to change: High

View 7: View west along Spruce Way towards How Wood

Key receptors: Private residents and users of the highway

Sensitivity to change: Medium

View 8: View south from public right of way (HCC FP3) linking Manor Drive to North Orbital Road

Key receptors: Users of the Highway

Sensitivity to change: High

View 9: View south from entrance to Albany Mews adjacent to A405 North Orbital Road

Key receptors: Users of Public Right of Way

Sensitivity to change: Medium

View 10: View south from footpath on verge to north side of A405 North Orbital Road

Key receptors: Users of Public Right of Way

Sensitivity to change: Medium

View 11: View west from footbridge on junction of A405 North Orbital Road/Tippendell Lane

Key receptors: Users of Public Right of Way and highway

Sensitivity to change: Medium

View 12: View west along Ruscombe drive towards How Wood off Tippendell Lane

Key receptors: Users of Public Right of Way

Sensitivity to change: Medium

View 13: View south from Chiswell Green Lane adjacent Butterfly World

Key receptors: Users of highway and occupants of residential properties

Sensitivity to change: Medium

View 14:View north from Birchwood Way

Key receptors: Users of highway and occupants of residential properties

Sensitivity to change: Medium

View 15: View east along public right of way (HCC FP18) linking Lye Lane to A405

Key receptors: Users of Highway and private residents

Sensitivity to change: Medium

View 16: View south from public right of way (HCC FP3) linking A405 to How Wood

Key receptors: Users of Public Right of Way

Sensitivity to change: Medium

1.5. Identification and Description of Changes Likely to Generate Effects

1.5.1. Landscape character and key views have been assessed for potential impact during both construction and operation. The landscape elements of the Proposed Development set out in the section below form part of the embedded mitigation strategy and are therefore incorporated into the assessment of effects.

Landscape Elements of Proposed Development

Movement and Legibility

1.5.2. The Proposed Development mitigates potential impacts on existing public rights of way and offers the potential for new pedestrian connections within the Proposed Development. The following enhancements to movement and legibility include:

- Improved pedestrian access across the Application Site associated with the new access road off North Orbital Road and provision of footpath connections to currently private lane.
- New access road and associated infrastructure strengthens site legibility.

Open Space and Vegetation

1.5.3. The Proposed Development will incorporate:

- Reinforcement to existing tree belts and vegetation structure.
- Key trees woodland margin and under-storey to be conserved.
- New low level structure planting to complement the new buildings and landscape spaces.
- New high quality hard and soft landscape associated with Proposed Development to routes and open spaces.
- New screen planting and fencing to mitigate potential landscape and visual effects from new parking areas.
- New boundary screen planting to establish a visual continuity the woodland edge.

Land Use

1.5.4. The Proposed Development is for a new Care Village of mixed tenure and function. The Proposed Development incorporates a substantial high quality landscape setting with improved connectivity to the local residential areas of How Wood and Chiswell Green.

Potential Construction Impacts

1.5.5. Construction impacts may be short-term or temporary in nature. Potential impacts on the landscape resource during construction include:

- The presence of construction traffic, construction plant and equipment.
- Elevated noise affecting the enjoyment of local PRoW.
- Site clearance, soil stripping and excavation works.
- Introduction of built elements (buildings, frontages etc).
- Removal of trees and/or tree works on retained trees.

1.5.6. Potential impacts and effects on visual amenity during the construction phase include:

- The presence of construction traffic and/or presence of construction plant and equipment.
- The introduction/removal of built fabric (buildings, frontages etc).
- Relationships with the existing adjoining residential properties.
- The removal of trees and/or tree works on retained trees.
- Diversion of existing utilities.
- Security and safety lighting.
- Installation of hoarding to perimeter of contract site.

Assumed Mitigation During Construction

1.5.7. For the purposes of assessing the impacts on the landscape resource and visual receptors the following mitigation measures have been included in this assessment:

- Noise emissions from construction plant will be minimised through the adoption of best practice techniques.
- Measures which address the 'high risk' of nuisance caused by dust generation during the demolition process and other construction related activities.
- Floodlighting associated with the construction works will be sufficient to enable operations, as required, throughout the proposed working hours. Good working practices will be incorporated to reduce potential glare and light spill set out in the Institute of Lighting Professionals Guidance Notes on the Reduction of Obtrusive Light, 2012.

Potential Operational Impacts

1.5.8. Operational impacts may be short-term, long-term, temporary or permanent in nature. Potential impacts and effects on the landscape resource during operation include:

- The presence of additional traffic.
- The presence of new built elements and their influence on the existing landscape character
- Changes to the existing public access and distribution of open space.

1.5.9. Potential impacts and effects on visual amenity during the operation phase include:

- Visual effects associated with additional traffic movements.
- Visual effects of new built elements
- Overlooking.
- The potential impact on existing levels of night-time lighting.

Assumed Mitigation During Operation

1.5.10. Good working practices to reduce potential glare and light spillage will be implemented in accordance with the ILP Guidance Notes on the Reduction of Obtrusive Light, 2012.

1.6. Assessment of Likely Significant Effects

1.6.1. The assessment tables indicate the predicted direct and indirect impacts for representative landscape and visual receptors during the construction stage (construction impacts) and on completion of the development (operational impacts). The tables include embedded mitigation, i.e. measures which are included in the scheme for approval and by which potential adverse impacts may be reduced, avoided, compensated or enhanced for predicted construction or operational effects. Scope for potential additional mitigation is considered in Section 1.7 of this report.

1.6.2. Predicted summer effects are only assessed where they differ significantly from the winter condition.

Table 5 – Assessment of Construction Impacts on Landscape Character Areas

Landscape Character Area (LCA)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects	Predicted Night Time Effects
LCA1 - Mixed residential settlement/schools	Medium	Construction activities are predicted to result in a moderate adverse impact on the quality of the local residential areas of How Wood and Bricket Wood (all other locations within LCA unaffected).	Moderate	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Haulage routes will be carefully maintained • Wheel washing and speed restrictions will apply at entry and exit points	Minor Adverse	No Change	N/A (Not Applicable)
LCA2 - Commercial enterprise / business parks	Low	Construction activities likely to affect quality of adjacent Burston Garden Centre. However due to close proximity sense of openness to the east partially restricted and some noise disturbance will result.	Moderate	Moderate Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Site lighting and construction activities will be set back from boundaries where possible	Minor Adverse	No Change	N/A
LCA 3 - Care facility	Medium	Construction activities unlikely to affect character area due to distance from Proposed Development and intervening vegetation and built form. Tower Cranes potentially visible on horizon.	Minor	Negligible	• None Required	Negligible	No Change	N/A

Landscape Character Area (LCA)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects	Predicted Night Time Effects
LCA 4 - Scrub/Working (disused)	Low	Construction activities unlikely to affect landscape quality due to distance, intervening builtform and vegetation. The predicted impact will be negligible.	Minor	Negligible	• None Required	Negligible	No Change	N/A
LCA 5 - River/Waterbody	High	Construction activities unlikely to affect landscape quality and sense of tranquillity due to distance and intervening built form and vegetation.	Minor	Negligible	• None Required	Negligible	No Change	N/A
LCA 6 - Pasture/Arable Farmland	Medium	Construction activities unlikely to affect character area due to distance from Proposed Development, intervening landform, vegetation and built form.	Minor	Negligible	• None Required	Negligible	No Change	N/A
LCA 7 - M25 Corridor	Low	Construction activities unlikely to affect landscape quality of character area due to distance from Proposed Development, intervening built form and vegetation.	Minor	Negligible	• None Required	Negligible	No Change	N/A
LCA 8 - Woodland	High	Construction activities likely to negatively affect character area immediately to the east and south of the Proposed Development for public recreational activities with How Wood and Birch Wood respectively, however impact will be short - term	High	Major Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Haulage routes will be carefully maintained • Wheel washing and speed restrictions will apply at entry and exit points	Moderate Adverse	Minor Adverse	N/A

Table 6 - Assessment of Operational Impacts on Landscape Character Areas

Landscape Character Area (LCA)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects	Predicted Night Time Effects
LCA1 - Mixed Residential Settlement/Schools	Medium	Proposed Development is predicted to result in a minor adverse impact on the adjacent areas of How Wood and Birch Wood after mitigation due to screening effect of local woodland (all other locations within LCA unaffected).	Moderate	Moderate Adverse	• Additional boundary planting will be introduced to filter views of the Proposed Development from adjacent character area boundary • Introduction of fully integrated landscape framework and enhanced external amenity to Application Site. • Introduction of new physical boundary features	Minor Adverse	No Change	N/A
LCA2 - Commercial Enterprise/Business Parks	Low	Predicted minor adverse impact on character area due to the relative proximity to the Application Site and change in degree of openness (all other locations within LCA unaffected).	Moderate	Moderate Adverse	• Additional boundary planting at interface with Burston Garden Centre • Introduction of fully integrated landscape framework and enhanced external amenity to Application Site.	Minor Adverse	No Change	N/A
LCA 3 - Care Facility	Medium	Limited impact due to distance and isolation of character area and restricted access to the general public.	Minor	Negligible	None Required	Negligible	No Change	N/A
LCA 4 - Scrub/Workings (disused)	Low	Limited impact due to distance and isolation of character area, low landscape quality and restricted access to the general public.	Minor	Negligible	None Required	Negligible	No Change	N/A
LCA 5 - River/Waterbody	High	Limited impact due to distance and isolation of character area and restricted access to the general public.	Minor	Negligible	None Required	Negligible	No Change	N/A
LCA 6 - Pasture / Arable Land	Medium	Limited impact due to distance and isolation of character area and restricted access to the general public.	Minor	Negligible	None Required	Negligible	No Change	N/A
LCA 7 - M25 Corridor	Low	Limited impact due to distance of character area and low landscape quality.	Minor	Negligible	None Required	Negligible	No Change	N/A

Landscape Character Area (LCA)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects	Predicted Night Time Effects
LCA 8 - Woodland	High	Moderate impact due to relative openness and proximity to Proposed Development. Predicted minor adverse impact on tranquillity of local How Wood and Birch Wood following mitigation.	Moderate	Moderate Adverse	• Introduction of fully integrated landscape framework and enhanced external amenity and public access to Application Site. • Additional boundary planting will be introduced to filter views of the proposed development from adjacent character area boundary • Introduction of new physical boundary features	Minor Adverse	No Change	N/A

Table 7 – Assessment of Construction Impacts on Visual Receptors

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 1 - View south from entrance to Burston Manor Farm	High	Construction activities predominantly screened from view by intervening vegetation and built form Works likely to be audible due to close proximity of receptor.	Moderate	Moderate Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Existing mature hedgerow boundaries and tree belts will be retained where viable • Site lighting and construction activities will be set back from boundaries where possible	Minor Adverse	No Change	N/A
View 2 - View south from public right of way (HCC FP3) skirting eastern site boundary	High	Receptor offers direct open panoramic view of application site from public right of way. Construction site and infrastructure works clearly visible from this viewpoint.	Major	Major Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Existing mature hedgerow boundaries and tree belts will be retained where viable • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with LPA.	Moderate Adverse	No Change	N/A
View 3 – View south from public right of way (HCC FP3) adjacent access to How Wood	High	Receptor offers direct open panoramic view of application site from public right of way. Construction site and infrastructure works clearly visible from this viewpoint.	Major	Major Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Existing mature hedgerow boundaries and tree belts will be retained where viable • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with LPA.	Moderate Adverse	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 4 - View north from public right of way (HCC FP3) linking How Wood to A405 North Orbital Road	High	Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor.	Minor	Moderate Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Existing mature hedgerow boundaries and tree belts will be retained where viable • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with LPA.	Minor Adverse	No Change	N/A
View 5 - View north from How Wood towards entrance to public right of way (HCCFP3)	Medium	Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor.	Minor	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Existing mature hedgerow boundaries and tree belts will be retained where viable • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with LPA.	Negligible	No Change	N/A
View 6 - View west from Grovelands opposite footpath entrance to How Wood	Medium	Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor.	Minor	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques.	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 7 - View west along Spruce Way towards How Wood	Medium	Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor.	Minor	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques.	Negligible	No Change	N/A
View 8 - View south from public right of way (HCCFP3) linking Manor Drive to North Orbital Road	High	New road infrastructure works partially visible from this viewpoint although limited intervening vegetation and topography. Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor. Tower Cranes may be evident from this receptor.	Moderate	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques.	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 9 - View south from entrance to Albany Mews adjacent to A405 North Orbital road	Medium	New road infrastructure works partially visible from this viewpoint although limited intervening vegetation and topography. Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor. Tower Cranes may be evident from this receptor.	Moderate	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques.	Negligible	No Change	N/A
View 10 - View south from footpath on verge to north side of A405 North Orbital Road	Medium	New road infrastructure works partially visible from this viewpoint although limited intervening vegetation and topography. Construction activities fully screened from view by intervening vegetation. Works likely to be audible due to close proximity of receptor. Tower Cranes may be evident from this receptor.	Moderate	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques.	Negligible	No Change	N/A
View 11 – View west from Footbridge on Junction of A405 North Orbital Road/ Tippendell Lane	Medium	Construction activities will not affect this receptor due to distance and intervening vegetation.	Negligible	Negligible	• None Required	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 12 - View west along Ruscombe drive towards How Wood off Tippendell Lane	Medium	Construction activities predominantly screened from view by intervening vegetation. Tower cranes may be evident due to relative elevation of receptor.	Minor	Negligible	• None Required	Negligible	No Change	N/A
View 13 - View south from Chiswell Green Lane adjacent to Butterfly World	Medium	Construction activities predominantly screened from view by intervening vegetation. Tower cranes may be evident due to relative elevation of receptor.	Minor	Negligible	• None Required	Negligible	No Change	N/A
View 14 - View north from Birch Wood Way	Medium	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	• None Required	Negligible	No Change	N/A
View 15 - View east along public right of way (HCC FP18) linking Lye Lane to A405	Medium	Construction activities predominantly screened from view by intervening vegetation and built form. Tower Cranes will be visible due to proximity of viewpoint.	Minor	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques	Negligible	No Change	N/A
View 16 - View south from public right of way (HCC FP3) linking A405 to How Wood	Medium	Construction activities predominantly screened from view by intervening vegetation and built form. Tower Cranes will be visible due to proximity of viewpoint.	Minor	Minor Adverse	• Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques	Negligible	No Change	N/A

Table 8 – Assessment of Operational Impacts on Visual Receptors

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 1 - View south from entrance to Burston Manor Farm	High	Proposed Development fully screened from view by intervening vegetation and built form.	Minor	Minor Adverse	• Introduction of fully integrated landscape framework and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements to minimise potential impact.	Negligible	N/A	N/A
View 2 - View south from public right of way (HCC FP3) skirting eastern site boundary	High	Receptor offers direct open panoramic view of proposed development from public right of way. Predicted impact is significant due to public nature of receptor. The degree of openness is reduced by proposed boundary treatment and buffer planting resulting in a minor adverse impact.	Major	Moderate Adverse	• Introduction of fully integrated landscape framework boundary treatment and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements to minimise potential impact.	Minor Adverse	No Change	N/A
View 3 - View south from public right of way (HCC FP3) adjacent access to How Wood	High	Receptor offers direct open panoramic view of proposed development from public right of way. Predicted impact is significant due to public nature of receptor. The degree of openness is reduced by proposed boundary treatment and buffer planting.	Major	Moderate Adverse	• Introduction of fully integrated landscape framework boundary treatment and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements to minimise potential impact.	Minor Adverse	No Change	N/A
View 4 - View north from public right of way (HCC FP3) linking How Wood to A405 North Orbital Road	High	The Proposed Development is predominantly screened for this receptor by intervening vegetation.	Minor	Minor Adverse	• Introduction of fully integrated landscape framework and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements to minimise potential impact.	Negligible	No Change	N/A
View 5 - View North from How Wood towards entrance to public right of way (HCC FP3)	Medium	The Proposed Development is predominantly screened for this receptor by intervening vegetation.	Negligible	Negligible	• None Required	Negligible	No Change	N/A
View 6 - View west from Grovelands opposite footpath entrance to How Wood	Medium	The proposed development is screened by intervening predominantly vegetation and built form.	Minor	Adverse	• Introduction of fully integrated landscape framework and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancement to minimise potential impact.	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 7 - View west along Spruce Way towards How Wood	Medium	The proposed development is screened by intervening predominantly vegetation and built form.	Minor	Minor Adverse	• Introduction of fully integrated landscape framework and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements to minimise potential impact from new housing area.	Negligible	No Change	N/A
View 8 - View south from public right of way (HCC FP3a) linking Manor Drive to North Orbital Road	High	The proposed development is predominantly screened by intervening vegetation and built form. New road infrastructure is visible from this receptor.	Minor	Minor Adverse	• Installation of infrastructure tree planting associated with new access road and development edge • Installation of appropriate and consistent boundary fencing • Introduction of fully integrated landscape framework and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements to minimise potential impact	Negligible	No Change	N/A
View 9 - View south from entrance to Albany Mews adjacent to A405 North Orbital Road	Medium	The proposed development is predominantly screened by intervening vegetation and built form. New road infrastructure is visible from this receptor.	Moderate	Minor Adverse	• Installation of infrastructure tree planting associated with new access road and development edge. • Installation of appropriate and consistent boundary fencing • Introduction of fully integrated landscape framework and enhanced external amenity to Application Site • Consideration given to siting, levels and landscape enhancements. to minimise potential impact	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Summer Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 10 - View south from footpath on verge to north side of A405 North Orbital Road	Medium	The proposed development is predominantly screened by intervening vegetation and built form. New road infrastructure is visible from this receptor.	Minor	Negligible	None Required	Negligible	No change	N/A
View 11 - View west from footbridge on junction of A405 North Orbital Road / Tippendell Lane	Medium	The Proposed Development will not affect this receptor due to distance and intervening vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 12 - View west along Ruscombe Drive towards How Wood of Tippendell Lane	Medium	The Proposed Development is fully screened for this receptor by intervening vegetation and landform.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 13 - View south from Chiswell Green Lane adjacent to Butterfly World	Medium	The Proposed Development will not affect this receptor due to distance intervening built form and vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 14 - View north from Birch Wood Way	Medium	The Proposed Development is fully screened for this receptor by intervening vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 15 – View east along public right of way (HCC FP18) linking Lye Lane to A405 North Orbital Road	Medium	The Proposed Development is fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 16 - View south from public right of way (HCC FP3) linking A405 North Orbital Road to How Wood	Medium	The Proposed Development is fully screened for this receptor by intervening vegetation and builtform.	Negligible	Negligible	None Required	Negligible	No change	N/A

1.7. Scope for Mitigation

Embedded Mitigation

1.7.1. Embedded mitigation measures have been considered for all potential landscape and visual impacts as part of an iterative design process. Identified measures include responsive design to avoid or reduce potential adverse effects including the careful siting, scale and height of new built, ground modelling, proposals for compensation and enhancement planting, and strategic landscape management and operational procedures. In the majority of cases the existing topography, built form and boundary vegetation restrict significant adverse effects on existing landscape and visual amenity within the identified study area.

Avoidance Measures

1.7.2. A strategy of impact avoidance has been adopted from the outset of the design process. The Proposed Development employs the following design principles to intercept potential adverse impacts:

- Embrace opportunities to retain and enhance landscape quality, ecological value and visual amenity.
- Insert new structure planting to reinforce boundaries and movement corridors.
- Retain and reinforce important tree groups and boundary vegetation.
- Establish vibrant well connected public realm and recreational space to promote local pedestrian and cycle movement and calm vehicle traffic speeds.
- Introduce robust areas of new planting to reduce the perceived density of the development and enhance the visual amenity from key views.

1.7.3. Where potential adverse landscape and visual impacts result from the Proposed Development measures will be adopted to reduce the significance of these effects:

- Establish strong landscape edges incorporating diverse native tree and shrub planting, scrub to provide cover for wildlife and strengthen local distinctiveness.
- Upgrade the quality of existing public rights of way bordering the Application Site, reinforcing existing boundaries by introducing diverse hedgerow species to benefit amenity, strengthen biodiversity and optimise opportunities for wildlife movement and inhabitation.
- Establish legible movement network to promote sustainable transport uses in particular cycling and walking.
- Where viable replace and conserve existing trees/ hedgerows in accordance with the recommendations of BS5837.

Further Recommended 'Additional Mitigation', Compensation and Enhancement

1.7.4. Where potential adverse impacts cannot be avoided or reduced, additional mitigation, compensation and enhancement measures will be considered. The following potential additional mitigation could further enhance the landscape character and visual amenity of the Proposed Development and moderate adverse impacts on landscape character and views:

- Consider advanced infrastructure planting to boundaries and vehicle access locations (outside the main area of construction activity) which has the opportunity to mature and establish from an early stage in the build programme; and
- Implement a comprehensive Landscape and Ecological Management Plan to ensure full commitment to the long-term design objectives and landscape management responsibilities for the Application Site.

1.8. Residual Effects

1.8.1. This section considers the residual effects which remain after the incorporation of embedded mitigation measures. These measures are integral to the Proposed Development and provide material consideration in this assessment. Consideration is given to the beneficial effects of the maturing of new planting and specific secondary mitigation measures such as the introduction of physical barriers to alleviate adverse impacts during the early years of operation. The assessment of residual operational effects is based on a 15 year initial term in the life of the project.

Residual Effects on Landscape During Construction

1.8.2. A carefully designed and managed Code of Construction Practice (COCP) will minimise the potential adverse effects on local landscape character arising from construction. An important component of this process will be the protection of all trees, hedgerows and vegetation under the current British Standard (BS 5837). The residual landscape effects during construction are stated in the Tables (Section 1.6 Assessment of Likely Significant Effects).

Residual Effects on Views During Construction

1.8.3. The phased and early implementation of a proportion of the planting works associated with the new access road and development edges will assist in minimising predicted adverse visual effects during the construction phase for close up views from public footpaths and highways to the south and east.

1.8.4. Particular attention will be paid to the potential visual effects upon users of the public right of way east of the site (HCC FP3).

1.8.5. Well managed and controlled site activities and the application of good practices (as outlined within a COCP will minimise the potential adverse visual effects arising from the construction phase.

Residual Effects on Landscape at Operation

1.8.6. The future residual effects of the Proposed Development on landscape character will be largely confined to the Application Site and its immediate surroundings.

1.8.7. The Proposed Development will introduce localised changes in landscape character and pattern by the replacement of the existing degraded land with residential housing, care facilities and associated public realm.

1.8.8. The large proportion of the identified Local Character Areas will remain unchanged due to their relative isolation and the degree by which the Application Site is screened by existing mature woodland belts.

1.8.9. It is predicted that any adverse effects on landscape character will lessen over time as the proposed infrastructure planting works mature. The careful management of retained trees and boundary vegetation will also deliver localised positive benefits for identified local character areas overlapping or adjacent to the Application Site, including potential ecological enhancement.

1.8.10. The main benefits in landscape terms arise from the maturing of the boundary landscape and tree planting associated with the new public realm which will assist in assimilating the newly proposed built form with the local environment.

1.8.11. Large proportion of local character areas will remain unchanged due to their relative isolation and the degree by which the Application Site is screened by existing significant vegetation.

Residual Effects on Views at Operation

1.8.12. Substantial new tree and shrub planting is proposed along the existing Application Site boundaries and within the new public realm which will effectively balance the effects of the Proposed Development when viewed from proximate public receptors to the east.

1.8.13. The successful establishment and maturing of the proposed native boundary planting will provide a valuable resource and localised benefits to a proportion of selected visual receptors to the east of the Application Site.

1.8.14. The newly installed fencing and buffer planting minimises the adverse impact of the Proposed Development on adjacent land and mitigates adverse impacts on Burston Manor to the north.

1.8.15. The embedded mitigation proposed in the landscape strategy will assist the integration of the Proposed Development within the visual amenity of the surrounding landscape such that the Residual Visual Effects for the majority of selected views is Negligible.

1.9. Summary and Conclusions

Summary of Effects on Landscape during Construction

1.9.1. The existing Application Site has medium landscape amenity value and makes a moderate beneficial contribution to the character of the study area. During the construction phase a negligible impact will result for a majority of identified Local Character Areas (LCA) and a minor adverse impact on the local woodland due to the reduction in the degree of openness to the north and west. In these cases the impacts will be localised and private affecting a small proportion of the population inhabiting properties of How Wood and users of the Public Right of Way running along the eastern boundary. It is important to note that all predicted adverse impacts during the construction phase will be of a short-term nature.

1.9.2. The north, east and south boundaries are to a significant degree contained within existing mature vegetation thus significantly reducing potential adverse effects on adjacent character areas. The woodland and residential character areas of How Wood, Birch Wood and How Wood respectively will experience a minor adverse impact during construction due to a predicted depletion in the degree of openness and tranquillity however the effects on these areas will be of a temporary nature. A 'Code of Construction Practice' will identify measures taken to address potential adverse impacts on retained vegetation, site biodiversity, public rights of way and residential areas through the build period. During the construction phase the precise impact of heavy vehicle movement on the local road network will be carefully managed. The routing of construction traffic including times of operation will be carefully controlled. Construction activity within the site boundary will be mitigated by effective hoarding of the site's boundary including wheel washing of vehicles and phasing to ensure sensitive construction procedures are well used. Recommended additional mitigation may include advanced infrastructure planting along the site's boundaries (particularly the interface with the existing right of way to the east) would establish green structure and screening at an early stage of the operation phase.

Predicted impacts:

LCA 1 and 2 are predicted to experience a minor adverse impact (however this will be temporary in nature)
LCA 8 is predicted to experience a moderate adverse impact (however this will be temporary in nature)

Summary of Effects on Landscape at Operation

1.9.3. In general terms the existing site is agricultural in character comprising open cultivated land contained within a tall timber close-board fence and mature woodland canopy to the south and east. In accordance with the guidance the amenity of the existing site is of moderate value where the degree of openness does make a positive contribution and accentuates the prominence of the local woodland. The predicted operational impacts on the landscape within the study area is made in light of this existing context.

1.9.4. In summary the magnitude of change experienced by the majority of identified character areas is negligible given the degree of encapsulation from the wider environment . The site will incorporate high quality landscape amenity as an integral component of the masterplan. Links to the existing pedestrian network are improved offering new local opportunities for recreation and amenity onto land which is currently inaccessible and provides no direct benefits to the local community.

1.9.5. Any predicted short-term adverse impact resulting from the Proposed Development on identified Landscape Receptors will diminish with time as new planting matures and the existing landscape character is transformed.

Predicted impacts:

LCA 1 and 2 are predicted to experience a minor adverse impact with embedded mitigation
LCA 8 is predicted to experience a minor adverse impact with embedded mitigation

Summary of Effects on Views during Construction

1.9.6. In most cases the impacts will be localised and short-term affecting a small proportion of the population either using the local footpaths or highways, residing or working in the vicinity of the site. The existing shallow sloping topography, intervening built form associated with the residential neighbourhood of How Wood to the east and mature vegetation blocks to the south and east. Construction impacts on views into the site will derive from:

- Location of tower cranes
- Location of construction site compound
- Location of temporary and permanent lighting
- Stripping site, breaking existing hard-standings and stockpiling of materials in areas to be identified
- Construction traffic.

Predicted impacts:

Views 1 and 4 are predicted to experience a minor adverse impact with embedded mitigation (however this will be temporary in nature)

Views 2 and 3 are predicted to experience a moderate adverse impact with embedded mitigation (however this will be temporary in nature)

Summary of Effects on Views at Operation

1.9.7. For the majority of views the predicted impact will be negligible due to the visual isolation and restricted inter-visibility of the Application Site. The only adverse impacts affects the existing public right of way bordering the east boundary which will experience a reduction in the degree of openness. The impact on these views is an inevitable consequence of proposed d evelopment and the predicted impact on such short distance views is similar to that which can be expected of any comparable development proposal in any location. Following the implementation of embedded landscape mitigation this impact is not predicted to be significant.

Predicted impacts:

View 2 is predicted to experience a minor adverse impact with embedded mitigation

View 3 is predicted to experience a minor adverse impact with embedded mitigation

Conclusions

1.9.8. The proposed landscape enhancements including new native tree and shrub planting to the Application Site's boundaries and new access road will result in a strengthening of the overall degree of screening of the Proposed Development for public receptors associated with the east boundary. New native boundary buffer planting to the south will reduce predicted adverse effects for views from private receptors (Burston Manor) and the introduction of a consistent architectural treatment to replace the chaotic mix of structures and degrade ground that characterises the existing land is also predicted to mitigate adverse effects for filtered views from private properties in adjacent How Wood.

1.9.9. The only receptors which will experience long-term adverse effects (minor adverse) are viewpoints 2 and 3 from the public right of way alongside the eastern boundary after the application of embedded mitigation which will diminish the severity of this impact as the new planting matures. This is as a consequence of the reduction in the degree of openness to the west. New boundary planting and landscape infrastructure associated with the Proposed Development, removal of the blank close-board fence boundary and the opening of private land for public access are considered significant enhancements to the amenity of the footpath.

1.9.10. In conclusion the proposed landscape mitigation including new public realm and boundary infrastructure planting will restrict the predicted adverse impact on landscape character and views, resulting in a well encapsulated development that sits sympathetically in its rural edge of settlement environment where visual effects will be negligible for the majority of selected views.

1.10. References

1. The Hedgerow Regulations 1997: Statutory Instrument 1997; No 1160, Crown Copyright 1997. Office of the Deputy Prime Minister (2005) Planning Policy Statement 1: Delivering Sustainable Development: London: HMSO.
2. Landscape Character Assessment for the Hertfordshire County Council
3. St. Albans City and District Council Green Belt Assessment 2014
4. Landscape Institute and Institute of Environmental Management & Assessment (2012) Guidelines for Landscape and Visual Impact Assessment (Third Edition).
5. The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland.
6. British Standards Institute (2012) British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

LVA 01
Figures

Baseline Conditions – Site Location

Figure 1.1 Site Location

Baseline Conditions – National Landscape Character Areas Map

The map distinguishes the regional landscape character of the broad study areas. Natural England has produced a Countryside Character Map for England, which identifies broad areas of distinct and individual Countryside Character. The character and take account of the physical landform and the effect of human activities on the natural world. The National Framework of Character Areas identifies and describes the diversity of landscape character areas across England and provides a common starting point for more detailed local assessments.

The site lies within the Chilterns (Character Area 110), the key characteristics of which include:

- The extensively wooded and farmed Chilterns landscape is underlain by chalk bedrock that rises up from the London Basin to form a north-west facing escarpment offering long views over the adjacent vales.
- The countryside is a patchwork of mixed agriculture with woodland, set within hedged boundaries.
- Furthest from London, the natural and built features of the countryside are recognised as special and attractive in approximately half the National Character Area (NCA) by the designation of the Chilterns Area of Outstanding Natural Beauty (AONB) and, in a small area south of the River Thames, by the North Wessex Downs AONB.
- Farming of the valleys and escarpment began in the Neolithic and continues to this day as a major land use. Arable farming is concentrated on deep, welldrained soils found in the valleys, along the scarp foot and beneath the hills in the north.
- Common land and downland exist as fragments of their former extents. Commons are numerous across the plateau, providing green space near to people's homes.
- Throughout the area, historic buildings and also some more recent constructions display locally distinctive uses of local materials, particularly brick and flint. Large mansions and follies are frequent in the countryside, many relating to Registered Parks and Gardens.

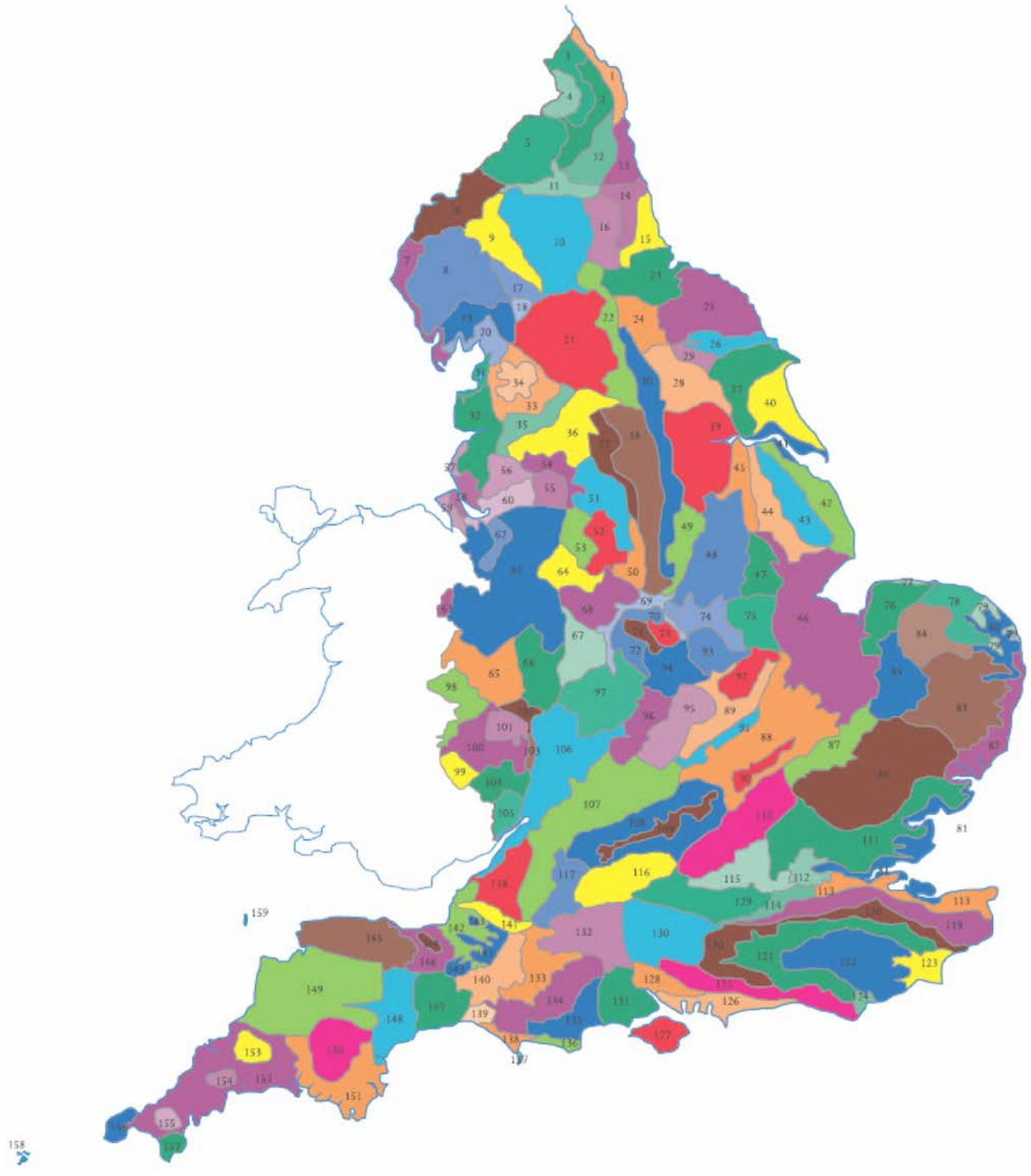


Figure 1.2 National Landscape Character Areas Maps

Baseline Conditions – Topography

Key

- Application site
- <75m
- 75 – 80m
- 80 – 85m
- 85 – 90m
- 90 – 95m
- 95 – 100m
- > 100m

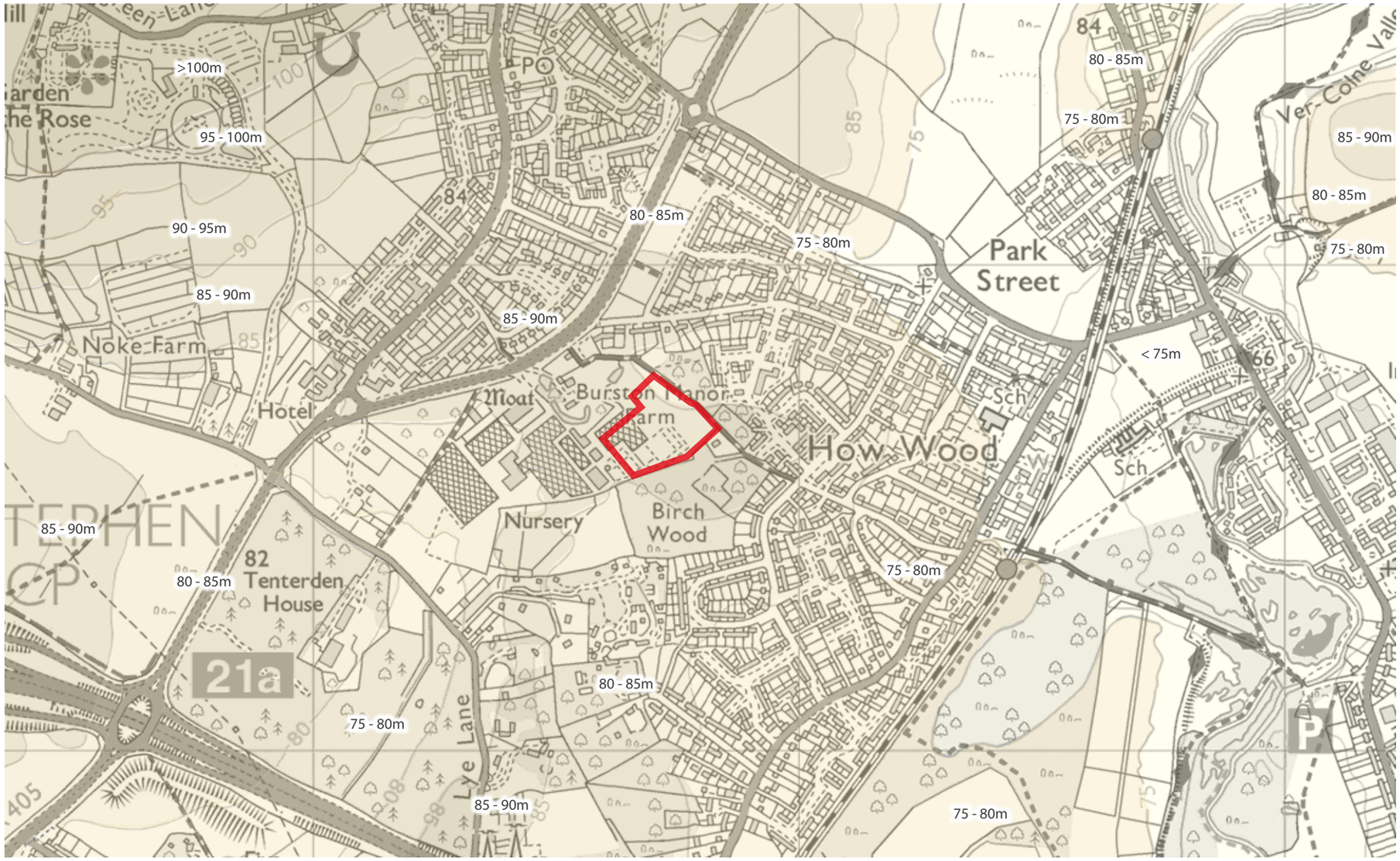


Figure 1.3 Topography Plan

N

0 500m 1km

Baseline Conditions – Existing Significant Vegetation

Key

- Application Site
- Significant existing vegetation

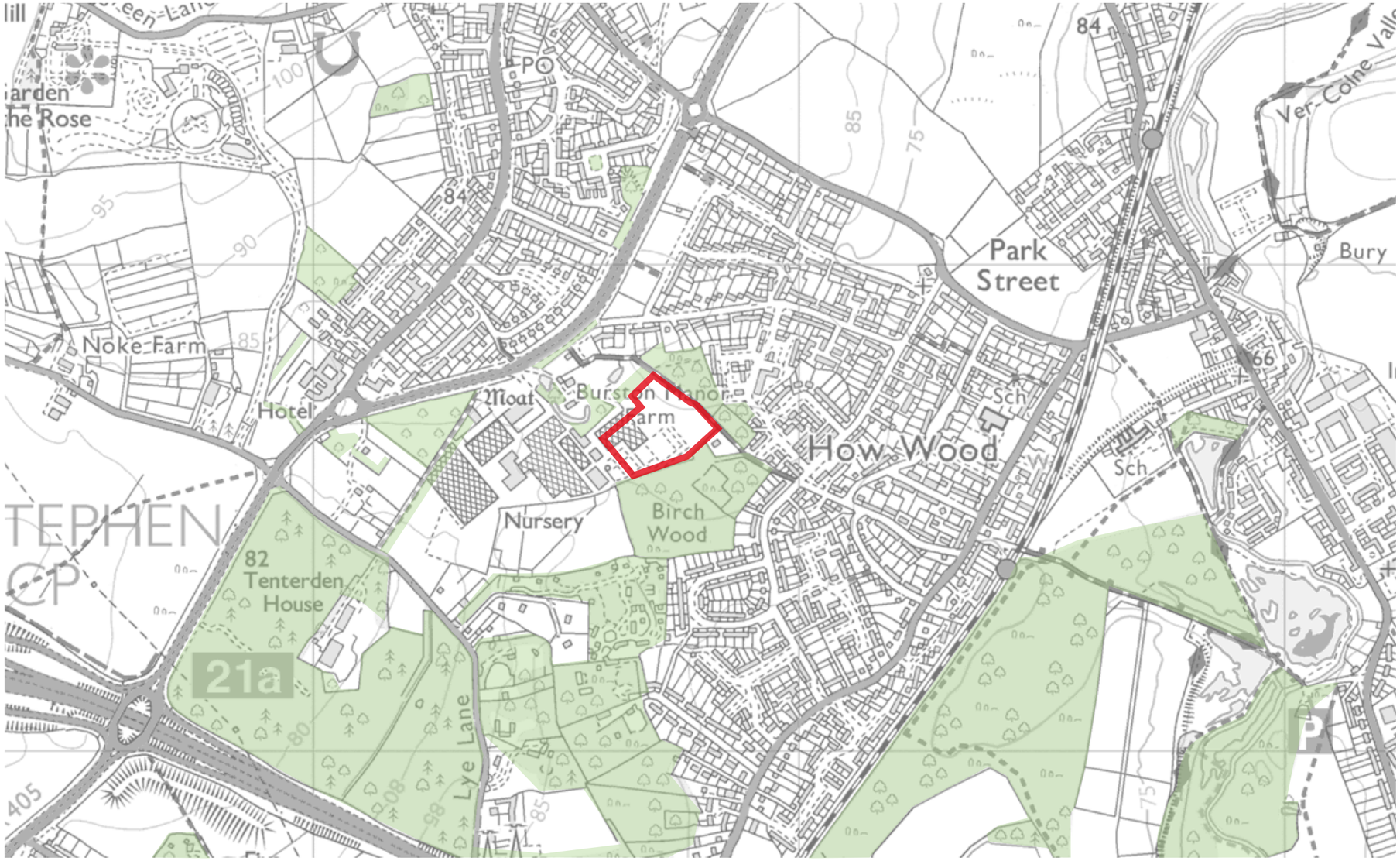


Figure 1.4 Existing Significant Vegetation Plan

N

0 500m 1km

Baseline Conditions – Movement

Key

- Application Site
- Major roads / Motorway
- Dual Carriageway
- Local road
- Railway
- Other routes with pedestrian access
- Footpath / Bridleway
- National trail / Long distance / Recreational route
- Permissive footpaths
- CP Local public car park

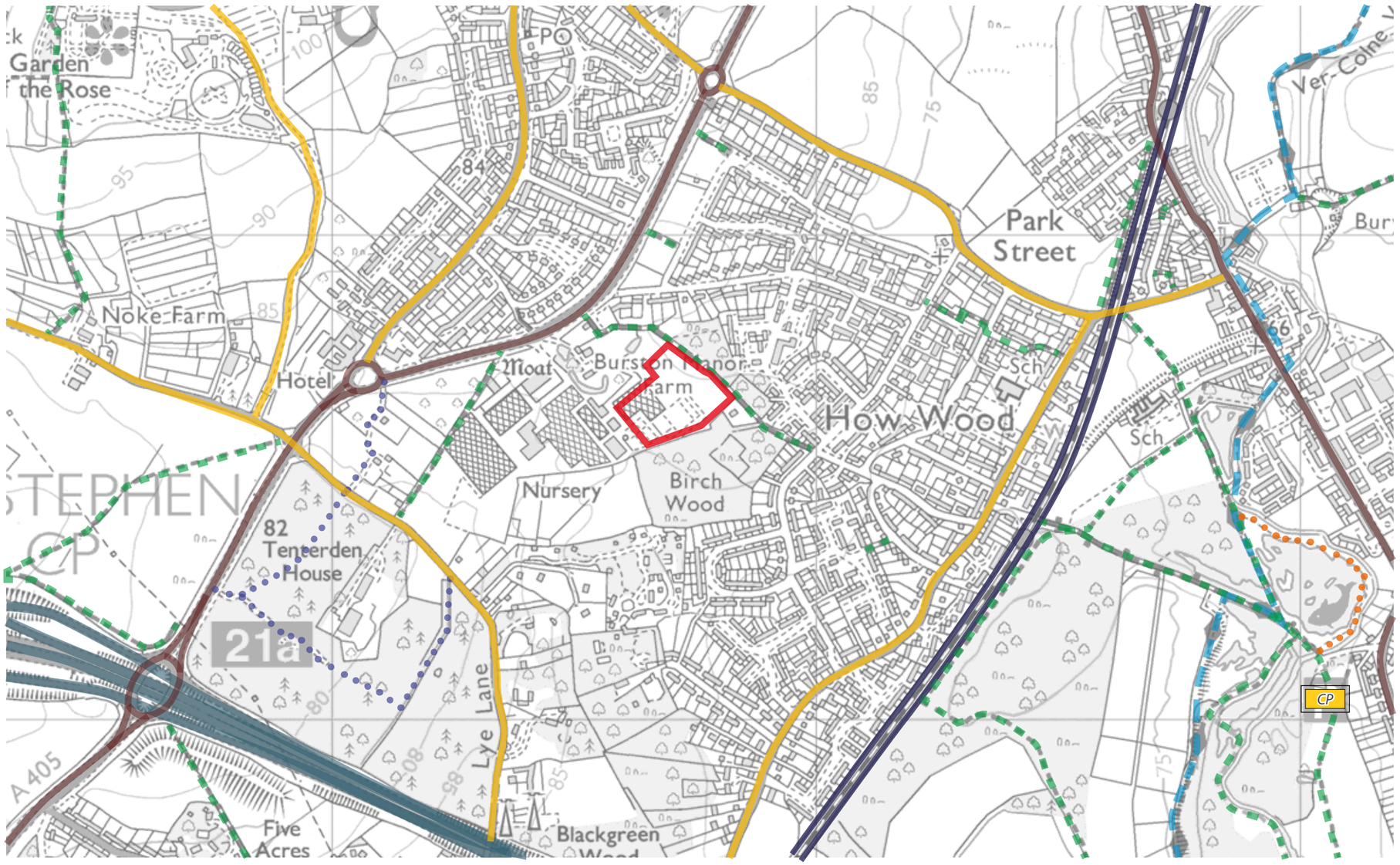


Figure 1.5 Movement Plan

N

0 500m 1km

Baseline Conditions – Designations and Significant Features

Key

- Application Site
- Green belt boundary
- Listed buildings
- Built form
- Ancient woodland
- Priority habitat / Nature conservation (Deciduous Woodland)
- Priority habitat / Nature conservation (Traditional orchards)

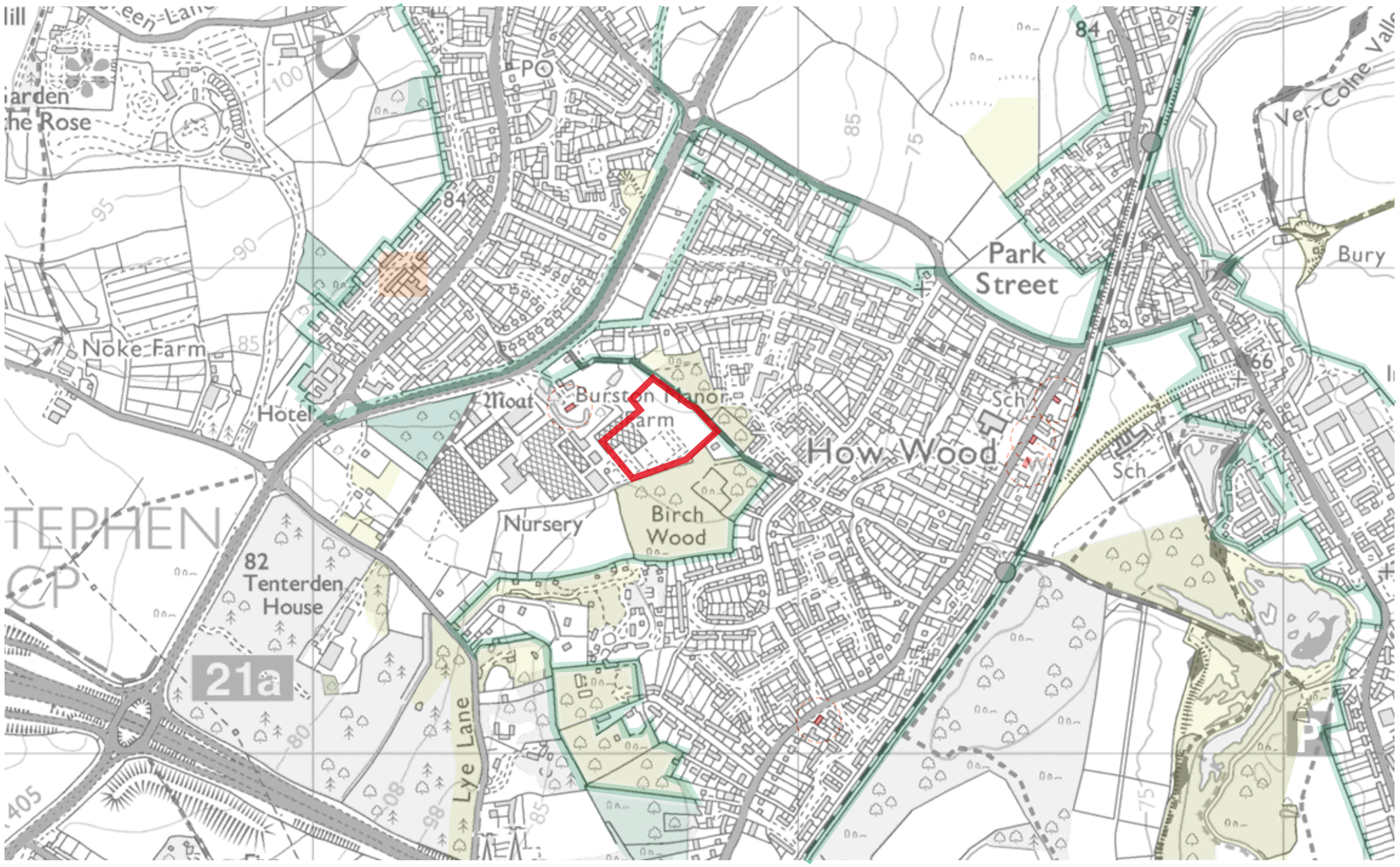


Figure 1.6 Designations and significant Features

N

0 500m 1km

Baseline Conditions – Landscape Character Areas

Key

- Application Site
- Mixed residential settlement / schools
- Commercial enterprise / business parks
- Care facility
- Scrub / workings (disused)
- River / waterbody
- Pasture / arable farmland
- M25 corridor
- Woodland
- 3 Location and reference for landscape character area photographs

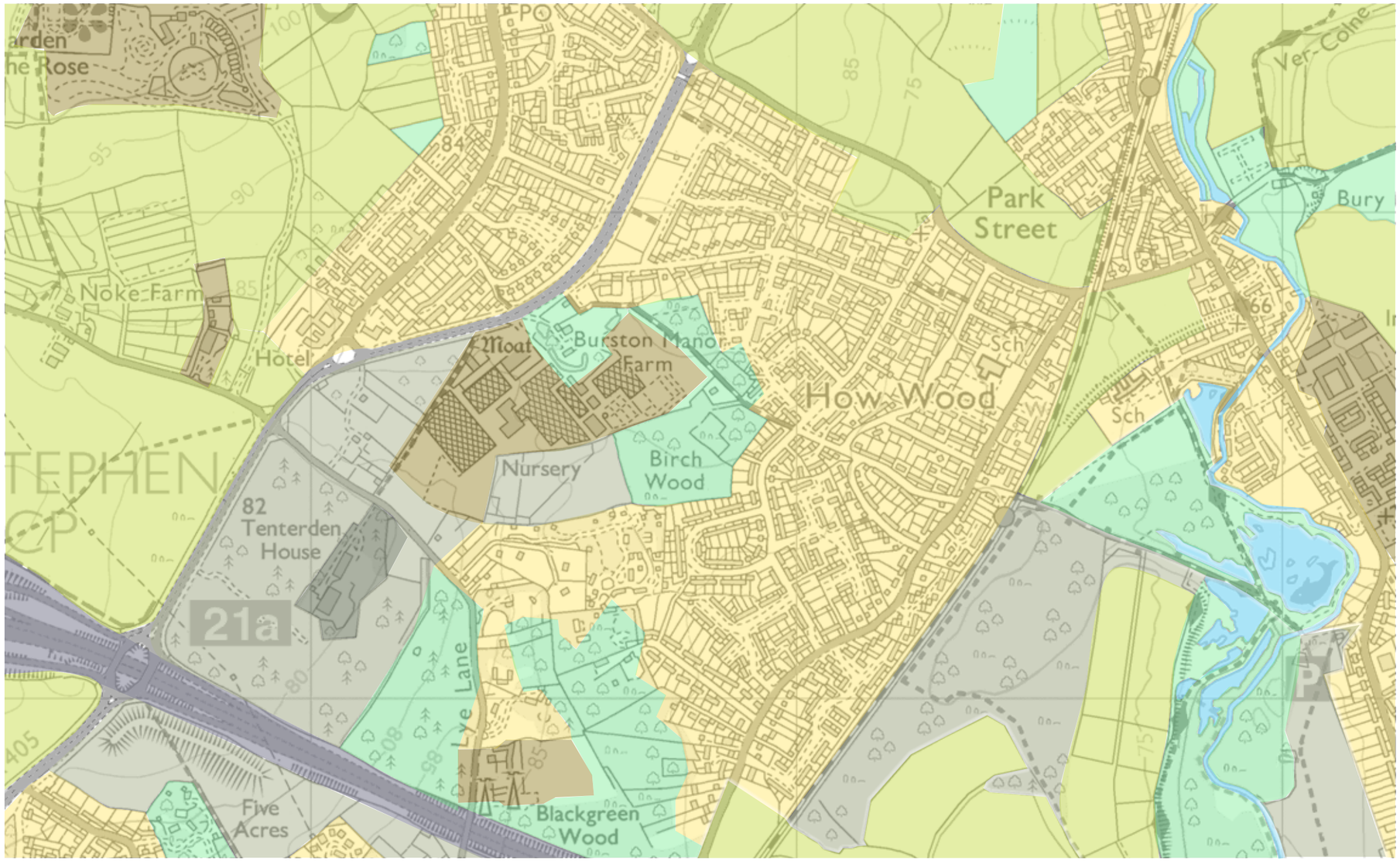


Figure 1.7 Site appraisal / Landscape Character Assessment

Baseline Conditions – Visual Appraisal

Key

Application Site

Approximate zone of visual influence (ZVI) 'Defined by topography, built form and vegetation blocks'

9 Location of AVR views

8 Location of verified photographic views

Viewpoint 1: Lat: 51° 43.273' N, Lon: 0° 21.518 W
Viewpoint 2: Lat: 51° 43.285' N, Lon: 0° 21.348 W
Viewpoint 3: Lat: 51° 43.242' N, Lon: 0° 21.251 W
Viewpoint 4: Lat: 51° 43.166' N, Lon: 0° 21.140 W
Viewpoint 5: Lat: 51° 43.142' N, Lon: 0° 21.055 W
Viewpoint 6: Lat: 51° 43.233' N, Lon: 0° 21.132 W
Viewpoint 7: Lat: 51° 43.285' N, Lon: 0° 21.163 W
Viewpoint 8: Lat: 51° 43.293' N, Lon: 0° 21.572 W
Viewpoint 9: Lat: 51° 43.282' N, Lon: 0° 21.602 W
Viewpoint 10: Lat: 51° 43.329' N, Lon: 0° 21.474 W
Viewpoint 11: Lat: 51° 43.537' N, Lon: 0° 21.233 W
Viewpoint 12: Lat: 51° 43.471' N, Lon: 0° 21.023 W
Viewpoint 13: Lat: 51° 43.694' N, Lon: 0° 21.843 W
Viewpoint 14: Lat: 51° 43.025' N, Lon: 0° 21.254 W
Viewpoint 15: Lat: 51° 43.223' N, Lon: 0° 21.658 W
Viewpoint 16: Lat: 51° 43.301' N, Lon: 0° 21.463 W

Site visit: 14.04.18
Weather: Clear
Visibility: Good/5000m

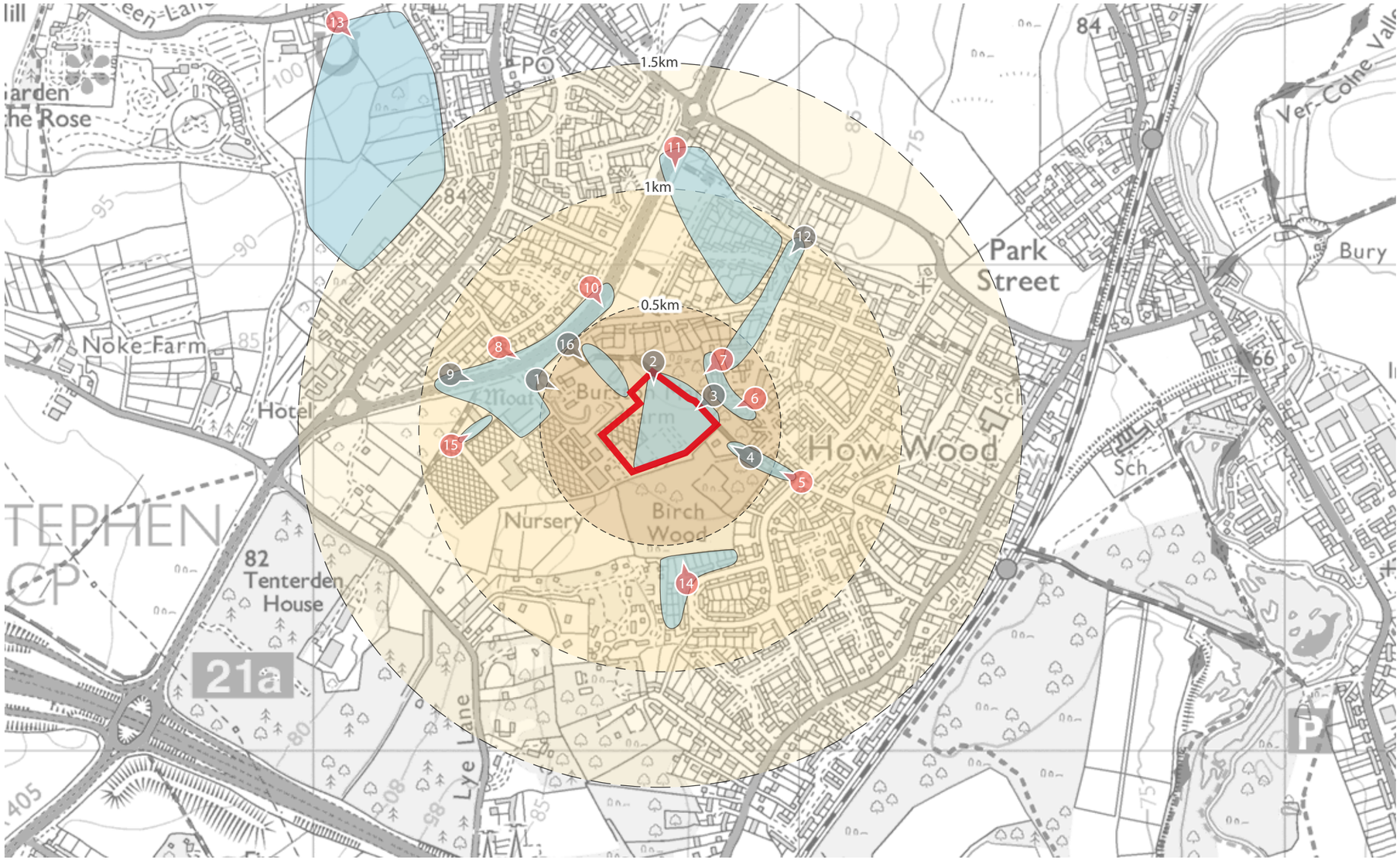


Figure 1.8 Visual appraisal

Baseline Conditions – Landscape Character Area Photographs


LCA1


LCA2


LCA3


LCA4


LCA5


LCA6


LCA

LVA 02
Photographic Viewpoints

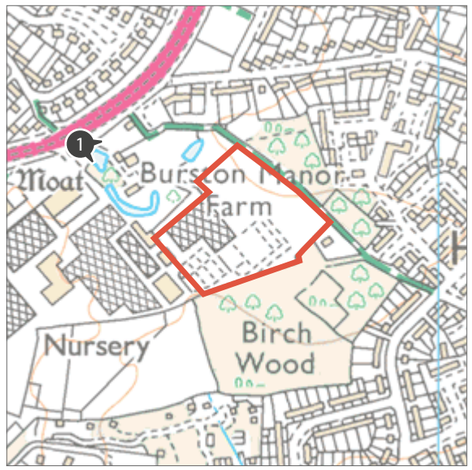
Approx. extent of Application Site beyond vegetation and built-form

Entrance to Burston Manor Farm

Burston Manor (Grade II)

Entrance to Burston Garden Centre

View 1 - **View South from Entrance to Burston Manor Farm**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.273' N
Lon: 0° 21.518 W
Date: 14.04.18

N

View 2 - **View South from Public Right of Way (HCC FP3) skirting eastern site boundary**

Distance: 0m
Visibility: Good / Clear
Alt:
Lat: 51° 43.285' N
Lon: 0° 21.348 W
Date: 14.04.18

N

Approx. extent of Application Site

How Wood

Access to How Wood via HCC FP3

View 3 - **View South from Public Right of Way (HCC FP3) adjacent access to How Wood**

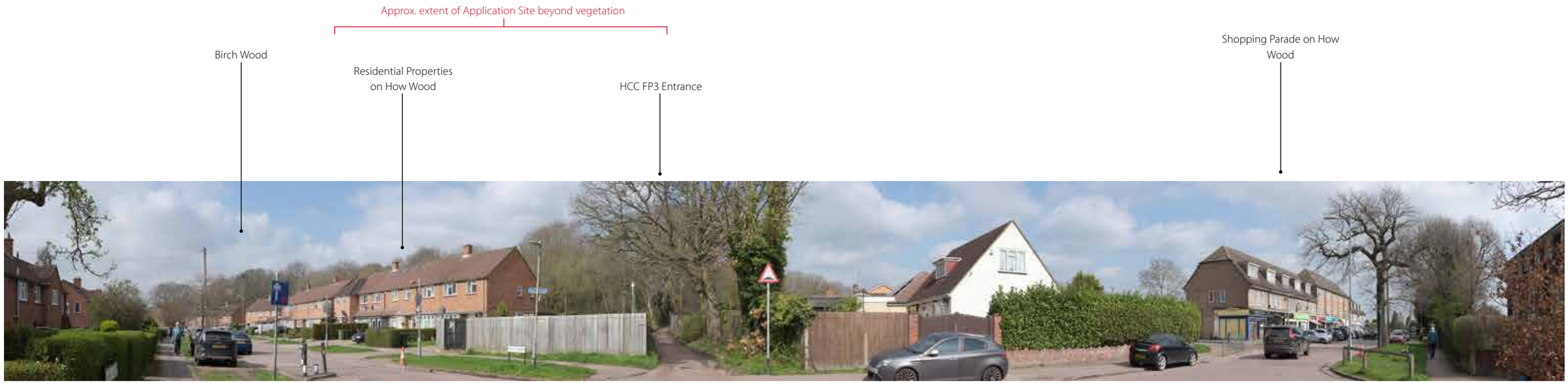
Distance: 0m
Visibility: Good / Clear
Alt:
Lat: 51° 43.242' N
Lon: 0° 21.251 W
Date: 14.04.18

N

View 4 - **View North from Public Right of Way (HCC FP3) linking How Wood to A405 North Orbital Road**

Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.166' N
Lon: 0° 21.140 W
Date: 14.04.18

N



View 5 - **View North from How Wood towards Entrance to Public Right of Way (HCC FP3)**

Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.142' N
Lon: 0° 21.055 W
Date: 14.04.18

N

View 6 - **View West from Grovelands opposite footpath entrance to How Wood**

Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.233' N
Lon: 0° 21.132 W
Date: 14.04.18

N

Approx. extent of Application Site beyond vegetation and built form

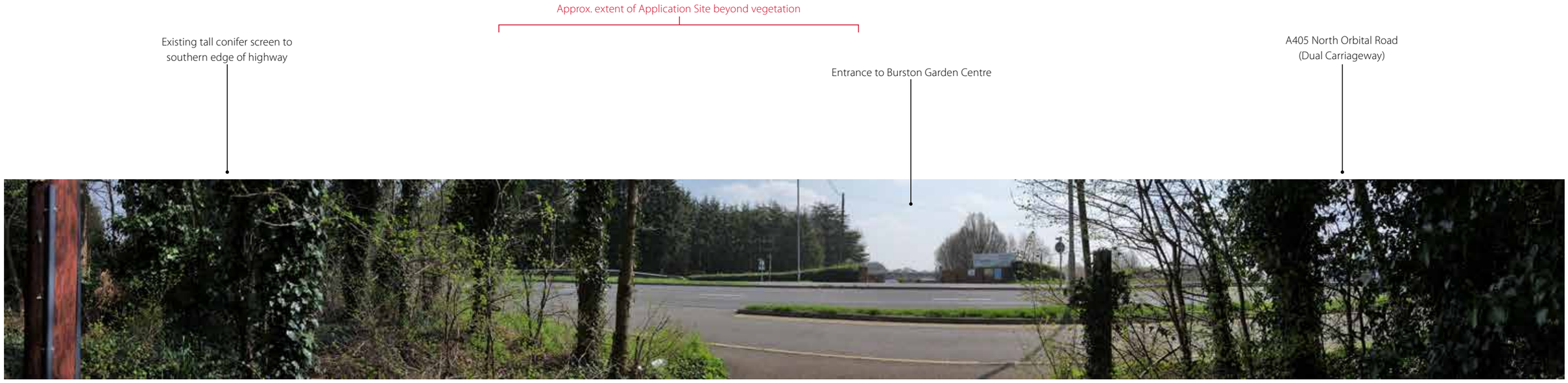
Residential Properties on Spruce Way

How Wood

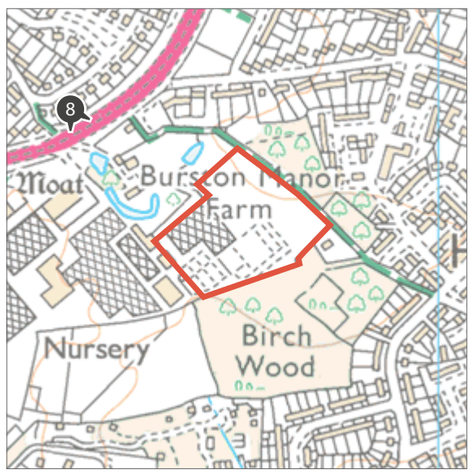
View 7 - **View West along Spruce Way towards How Wood**

Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.285' N
Lon: 0° 21.163 W
Date: 14.04.18

N



View 8 - **View south from Public Right of Way (HCC FP3) linking Manor Drive to North Orbital Road**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.293' N
Lon: 0° 21.572 W
Date: 14.04.18

N

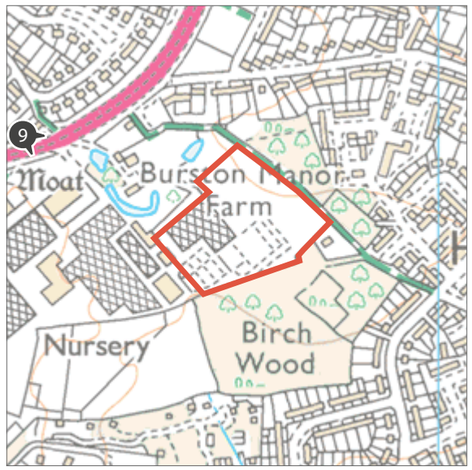
Approx. extent of Application Site beyond vegetation

Access to Burston Manor Farm

Burston Garden Centre

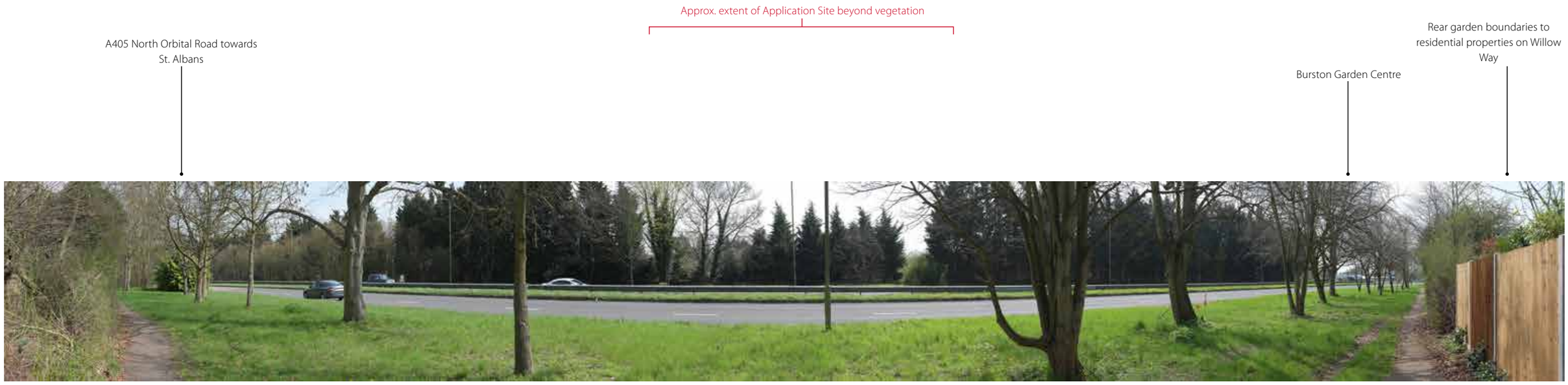
A405 North Orbital Road (Dual Carriageway)

View 9 - **View South from entrance to Albany Mews adjacent to A405 North Orbital Road**

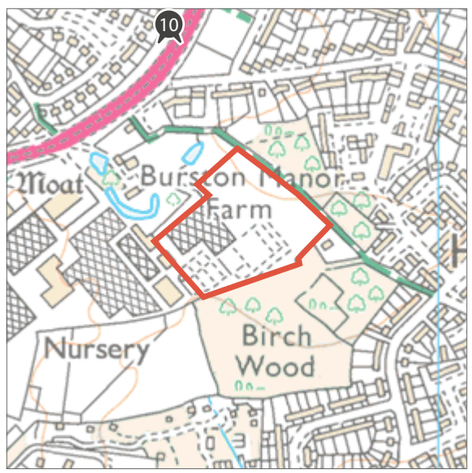


Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.282' N
Lon: 0° 21.602 W
Date: 14.04.18

N



View 10 - **View South from footpath on verge to North side of A405 North Orbital Road**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.329' N
Lon: 0° 21.474 W
Date: 14.04.18

N

Approx. extent of Application Site

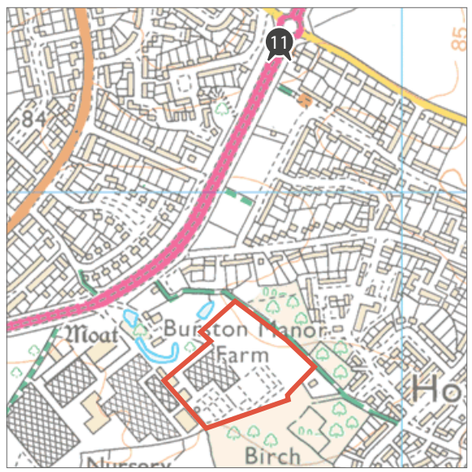
A405 North Orbital Road towards St. Albans

Tippendell Lane

How Wood

A405 North Orbital Road (Dual Carriageway)

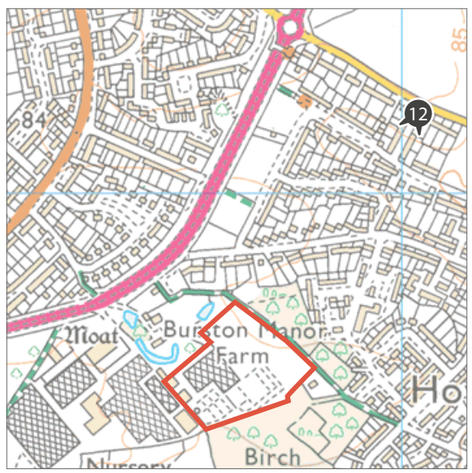
View 11 - **View West from footbridge on junction of A405 North Orbital Road / Tippendell Lane**



Distance: 500 - 1000m
Visibility: Good / Clear
Alt:
Lat: 51° 43.537' N
Lon: 0° 21.233 W
Date: 14.04.18

N

View 12 - **View West along Ruscombe Drive towards How Wood off Tippendell Lane**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.471' N
Lon: 0° 21.023 W
Date: 14.04.18

N

Approx. extent of Application Site

Chiswell Green Lane

Chiswell Green Farm

Residential properties on
Forge End / Long Fallow

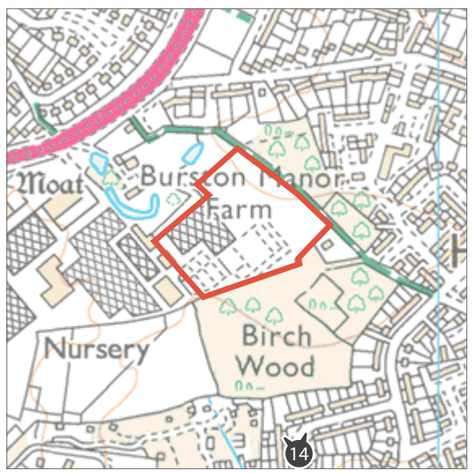
Butterfly World
(beyond vegetation)

View 13 - **View South from Chiswell Green Lane adjacent to Butterfly World**

Distance: 1000 - 1500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.694' N
Lon: 0° 21.843 W
Date: 14.04.18

N

View 14 - **View North from Birchwood Way**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.025' N
Lon: 0° 21.254 W
Date: 14.04.18

N

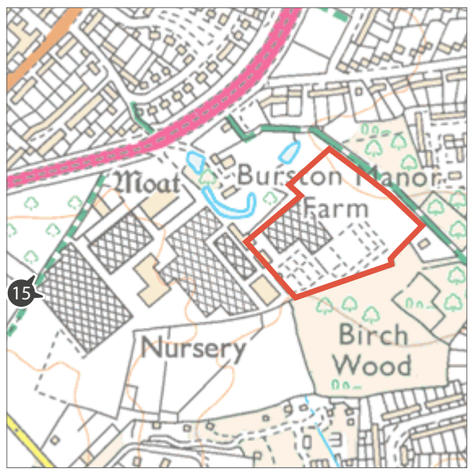
Approx. extent of Application Site beyond built form and vegetation

Hedgerow boundary to Copsewood

HCC FP 18

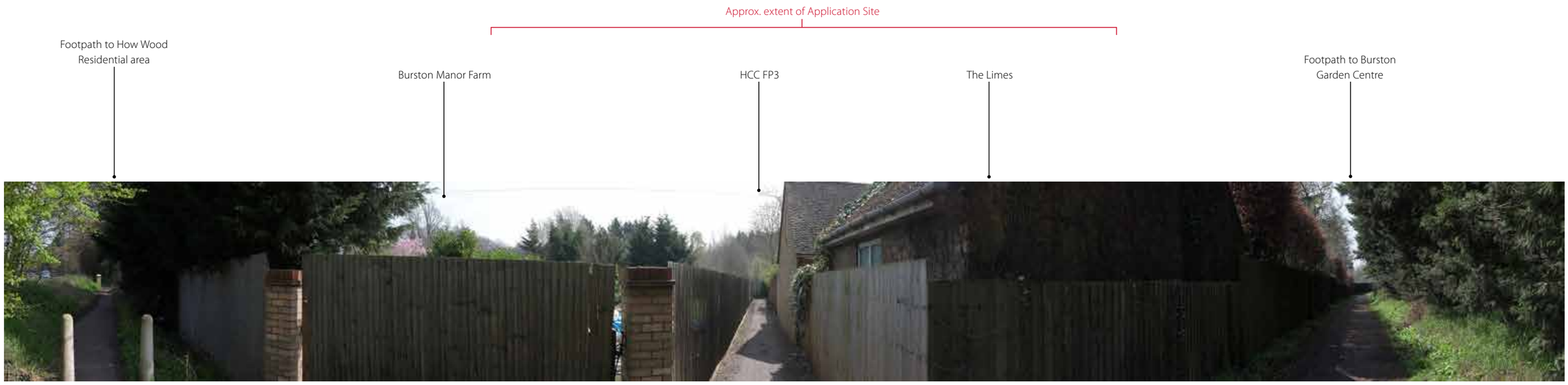
Fence boundary to Burston Garden Centre (Glass houses)

View 15 - **View East along Public Right of Way (HCC FP 18) linking Lye Lane to A405 North Orbital Road**



Distance: 0- 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.223' N
Lon: 0° 21.658 W
Date: 14.04.18

N



View 16 - **View South from Public Right of Way (HCC FP3) linking A405 North Orbital Road to How Wood**

Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.301' N
Lon: 0° 21.463 W
Date: 14.04.18

N

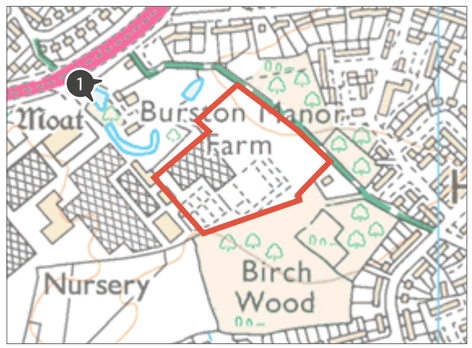
LVA 03
Accurate Visual Representations

View 1 - View south from entrance to Burston Manor Farm

View 1 - **Existing**

View 1 - **Year 1 with mitigation**

View 1 - **Year 15 with mitigation**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.273' N
Lon: 0° 21.518 W
Date: 14.04.18

N

View 2 - Winter - View south from Public Right of Way (HCC FP3) skirting eastern site boundary

View 2 - **Existing**

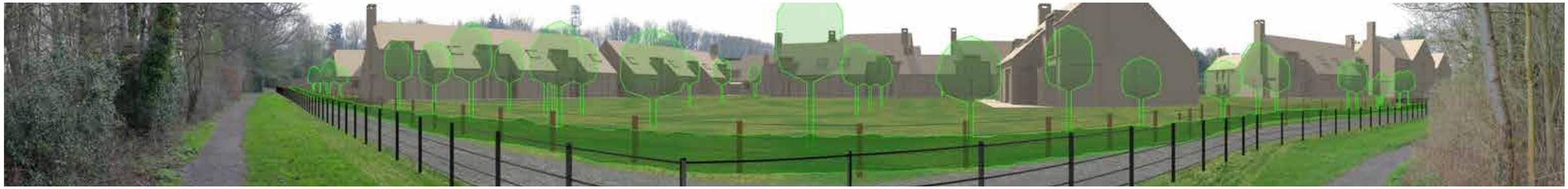
View 2 - **Year 1**

View 2 - **Year 15**

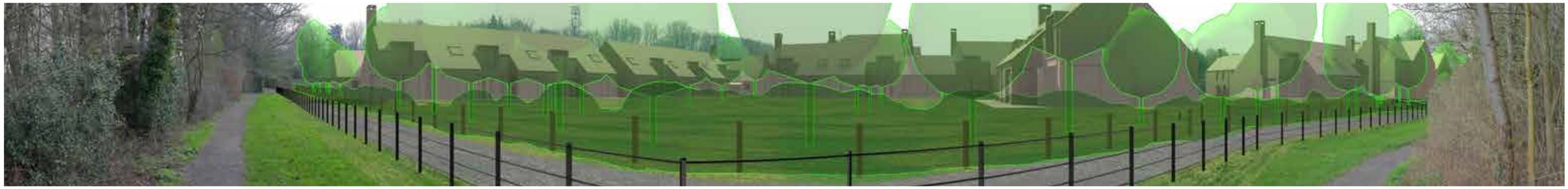
Distance: 0m
Visibility: Good / Clear
Alt:
Lat: 51° 43.285' N
Lon: 0° 21.348 W
Date: 14.04.18

View 3 - View south from Public Right of Way (HCC FP3) adjacent access to How Wood

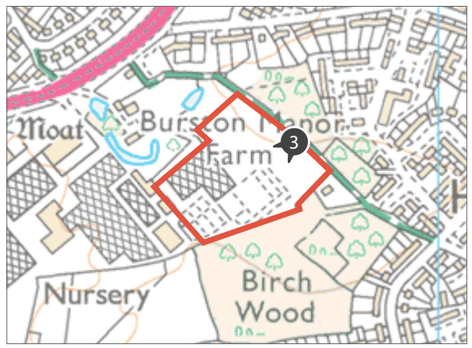
View 3 - **Existing**



View 3 - **Year 1**



View 3 - **Year 15**



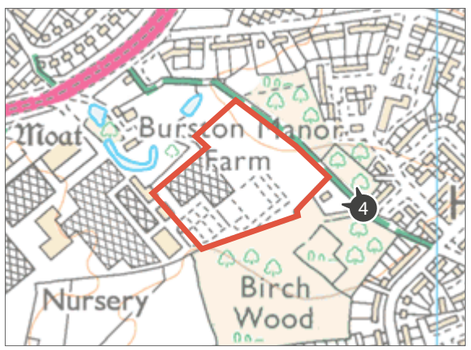
Distance: 0m
Visibility: Good / Clear
Alt:
Lat: 51° 43.242' N
Lon: 0° 21.251 W
Date: 14.04.18

View 4 - View north from Public Right of Way (HCC FP3) linking How Wood to A405 North Orbital Road

View 4 - **Existing**

View 4 - **Year 1**

View 4 - **Year 15**



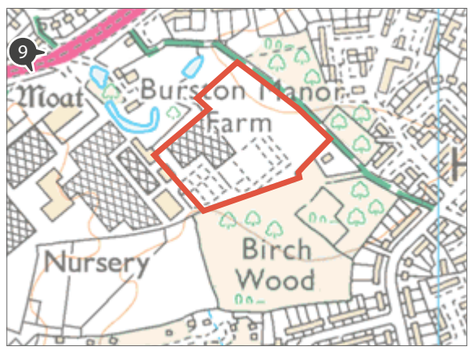
Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.166' N
Lon: 0° 21.140 W
Date: 14.04.18

View 9 - View south from entrance to Albany Mews adjacent to A405 North Orbital Road

View 9 - **Existing**

View 9 - **Year 1**

View 900 - **Year 15**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.282' N
Lon: 0° 21.602 W
Date: 14.04.18

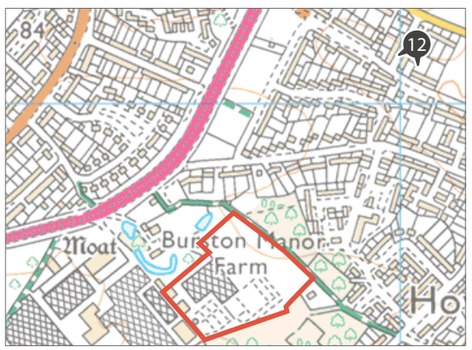
N

View 12 - View west along Ruscombe Drive towards How Wood off Tippendell Lane

View 12 - **Existing**

View 12 - **Year 1**

View 12 - **Year 15**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.471' N
Lon: 0° 21.023 W
Date: 14.04.18

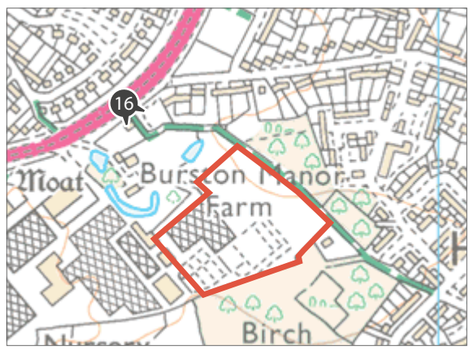
N

View 16 - View south from Public Right of Way (HCC FP3) linking A405 North Orbital Road to How Wood

View 16 - **Existing**

View 16 - **Year 1**

View 12 - **Year 16**



Distance: 0 - 500m
Visibility: Good / Clear
Alt:
Lat: 51° 43.301' N
Lon: 0° 21.463 W
Date: 14.04.18