

Landscape and Visual Impact Assessment

M Scott Properties Ltd

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Land to the west of Watling Street, Park Street, St Albans

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Landscape

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Executive Summary

Lockhart Garratt Ltd was appointed by M Scott Properties Ltd and others to prepare a Landscape and Visual Impact Assessment in respect of a proposed residential development on land to the west of Watling Street, Park Street, St Albans.

The landscape impact assessment concluded that the Site displays a transitional sub-urban character and feels more connected to the settlement edge than to the arable land to the west, particularly in the northern and southern sections of the Site.

Summary of Landscape Impacts

No adverse landscape impacts of Moderate or greater significance are anticipated.

Adverse landscape impacts of Moderate/Minor significance were identified upon the current use of the Site as an arable field. These impacts are not considered to be significant.

All other adverse landscape impacts were judged to be of a Minor significance. In addition, the mixed condition of boundaries and the mature trees along sections of the boundaries were judged to experience a beneficial impact of Minor significance as a result of the landscape planting mitigation measures identified within the proposals.

Summary of Visual Impacts

The visual impact assessment concluded that the Site is relatively well contained from views to the north and west, and to a lesser extent from the east as a result of the existing settlement edge and vegetation within the immediate setting of the Site.

Adverse visual impacts of Moderate significance were identified upon the residents of Old Orchard, largely as a result of the weak boundary structure adjacent to these dwellings. The inclusion of a new hedgerow with additional tree planting will serve to filter these views, which are not considered to be significant, and in all cases the magnitude of change has been judged to be Low.

All other visual receptors were judged to experience adverse impacts of Moderate/Minor or Minor significance, which are not considered to be unacceptable in visual terms.

Conclusions

It is the conclusion of this Landscape and Visual Impact Assessment that the proposed development is acceptable on both landscape and visual grounds, provided that the landscape strategy is implemented in order to protect views from the south and east and to help settle the proposed development into the existing landscape setting.

Table of Contents

1. INTRODUCTION	6
2. PLANNING POLICY BACKGROUND	7
3. BASELINE ASSESSMENT	16
4. LANDSCAPE BASELINE	21
5. VISUAL BASELINE	26
6. THE PROPOSALS.....	39
7. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER.....	42
8. ASSESSMENT OF EFFECTS – VISUAL ASSESSMENT	49
9. SUMMARY & CONCLUSIONS	55
10. APPENDICES	56

1. INTRODUCTION

Instruction

- 1.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Lockhart Garratt Ltd on behalf of M Scott Properties Ltd and others in respect of a proposed residential development on land to the west of Watling Street, Park Street, St Albans.

Scope

- 1.2. The assessment was undertaken using an established methodology, derived from the Landscape Institute and Institute of Environmental Management and Assessment jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3).
- 1.3. A copy of this assessment methodology is included within **Appendix 2** of this report.
- 1.4. The purposes of this report are as follows:
 - To assess the baseline landscape and visual characteristics of the Site, including desk survey information and first-hand field evidence;
 - To assess the proposals, and where appropriate, provide recommendations in relation to key landscape and visual mitigation requirements; and
 - To identify and assess the potential landscape and visual impact of the proposed development upon the established baseline.
- 1.5. A number of plans and photographs have been prepared to illustrate the character and visual environment of the site and its context, and these are appended to this report.
- 1.6. This report should be read in conjunction with all other information submitted in support of the planning application.

Site Location

- 1.7. The Site is located to the west of Watling Street on the western settlement edge of the village of Park Street, to the south of St Albans. The Site central grid reference is TL 14555, 04483 and the Site occupies an approximate area of 4.34 hectares. The planning application boundary is presented on the Baseline Information Map ref. 20-3933 within **Appendix 1**.

2. PLANNING POLICY BACKGROUND

National Planning Policy Background

National Planning Policy Framework (NPPF)

- 2.1. The latest version of the NPPF was published in July 2021, replacing a previous version of this document. It sets out the Government's planning policies for England, and how these should be applied, as well as setting out a framework for the production of locally prepared housing and development plans.
- 2.2. Chapter 8 of the NPPF relates to the promotion of healthy and safe communities. It states at Paragraph 92 that planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction, are safe and accessible, and enable and support healthy lifestyles. Measures to achieve these objectives include street layouts enabling easy pedestrian and cycle connections, active street frontages, clear and legible pedestrian and cycle routes, high quality public spaces that encourage active and continual use, and the provision of safe and accessible green infrastructure.
- 2.3. Paragraph 98 recognises the importance of access to a network of high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities.
- 2.4. Paragraph 100 states that planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to improve users' facilities and to create additional connections to existing networks.
- 2.5. Chapter 12 of the NPPF relates to the achievement of well-designed places. In particular, it recognises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps to make development acceptable to communities, and it establishes the creation of high quality, beautiful and sustainable places as a fundamental goal of the planning and development process.
- 2.6. Paragraph 130 sets out a number of positive design criteria that planning policies and decisions should ensure. These include contributing to the overall character of an area in the long term, being visually attractive, being sympathetic to local character and history, establishing or maintaining a strong sense of place, and creating safe, inclusive and accessible places that promote health and well-being.
- 2.7. Paragraph 131 recognises the importance of trees in creating high quality places, and contributing to climate change adaptation and mitigation. It recommends that planning policies and decisions ensure that new streets are tree-lined unless there are clear, justifiable and compelling reasons why this is not appropriate, and also promotes the incorporation of trees elsewhere in developments. To ensure the sustainability of these benefits, it recommends that appropriate measures should be in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 2.8. Paragraph 134 states that development that is not well designed should be refused, and it attributes significant weight to development that is in compliance with local design guidance, and/or which is outstanding or innovative, promoting high levels of sustainability.

- 2.9. Chapter 13 of the NPPF relates to the protection of Green Belt land. Paragraph 137 states that The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 2.10. Paragraph 138 lists the five purposes of the Green Belt as:
- 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.
- 2.11. Chapter 15 of the NPPF relates to the conservation and enhancement of the natural environment. Paragraph 174 states that planning policies should contribute to and enhance the natural and local environment by a range of measures including protecting and enhancing valued landscapes (in a manner commensurate with their statutory status or identified quality in the development plan) and recognising the intrinsic character and beauty of the countryside.
- 2.12. Paragraph 176 places great weight upon the conservation and enhancement of landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, and it identifies these areas as having the highest status of protection in relation to these issues. It states that development within these areas should be limited, and also that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

National Planning Practice Guidance (PPG)

- 2.1. Paragraph 034, Reference ID: 8-034-20190721 of the PPG presents the national guidance for landscape and planning. It states that:

“The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.”

- 2.2. Paragraph 041, Reference ID 8-041-20190721 of the PPG specifically addresses the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty. It states that:

“The National Planning Policy Framework makes clear that the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty. Its policies for protecting these areas may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process, and they are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas. Effective joint working between planning authorities covering designated and adjoining areas, through the preparation and maintenance of statements of common ground, is particularly important in helping to identify how housing and other needs can best be accommodated.

All development in National Parks, the Broads and Areas of Outstanding Beauty will need to be located and designed in a way that reflects their status as landscapes of the highest quality. Where applications for major development come forward, paragraph 172 of the Framework sets out a number of particular considerations that should apply when deciding whether permission should be granted.”

- 2.3. Paragraph 042, Reference ID 8-042-20190721 of the PPG recognises the importance of the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty. It states that:

“Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.”

- 2.4. Under the heading Light Pollution, paragraph 001 (Ref ID: 31-001-20140306), PPG refers to the risk of artificial lighting undermining enjoyment of the night sky in the countryside and, in paragraph 2, considers the potential effect on protected areas of dark skies or intrinsically dark landscapes. PPG then provides guidance for mitigation-by-design of artificial lighting, including location, timing and extent of lighting.

Local Planning Policy Background

City and District of St Albans District Local Plan Review (Saved Policies)

- 2.5. City and District of St Albans District Local Plan Review was originally adopted in 1994 and contains the current Local Plan for the District. In 2007, following updated national guidance a number of policies have now been deleted, however those saved policies not removed will remain in effect until such time as the new Local Plan is adopted.
- 2.6. Of those saved policies the following are considered to be of particular relevance to the Site:

Policy 2 – Settlement Strategy

“The District Council will seek to protect and enhance the essential character of existing settlements. Proposals contrary to the policies in the design and environment and the conservation and historic buildings chapters of this Plan (chapters 8 and 9) will not normally be permitted. The Council will have regard not only to the impact of individual

developments but also to the cumulative effect. In particular, the Council will seek to safeguard:

- (i) The character of specified settlements and Green Belt settlements (see Policies 5 and 6);*
- (ii) Green spaces within settlements (Policy 75);*
- (iii) Conservation areas (Policy 85).*

The nature and intensity of development acceptable in particular locations will reflect the following settlement hierarchy (see figure 4) and statement of policy. More detailed policy guidance is provided in the remainder of this Plan.

1. TOWNS

The following settlements are classified as towns and are excluded from the Green Belt:

*St. Albans;
Harpenden.*

Development will generally be concentrated in towns, but proposals should not detract from their essential character particularly in respect of (i)-(iii) above.

2. SPECIFIED SETTLEMENTS

The following large villages are classified as Specified Settlements and are excluded from the Green Belt:

*Bricket Wood;
Chiswell Green;
How Wood;
London Colney;
Park Street/Frogmore;
Redbourn; and
Wheathampstead.*

Residential densities on development sites within existing housing areas will generally be lower than in towns (see Policy 5). Proposals in specified settlements must be compatible with the maintenance and enhancement of their character and Green Belt boundaries. In particular, infill housing development will be permitted only where consistent with this approach.

3. GREEN BELT SETTLEMENTS

The following smaller villages are located within the Green Belt and are classified as Green Belt settlements:

*Annables, Kinsbourne Green;
Colney Heath ;
Folly Fields;
Gustard Wood;
Lea Valley Estate;
Radlett Road, Frogmore;
Sandridge;
Sleapshyde; and
Smallford.*

Apart from the exceptions in Policy 1, development will not normally be permitted except:

- a) the local housing needs described;*
- b) the local facilities and service needs of the settlement in which the development is proposed.*

Development must not detract from the character and setting of these settlements within the Green Belt.”

2.7. Policy 69 - General Design and Layout

“All development shall have an adequately high standard of design taking into account the following factors:

- I. Context - The scale and character of its surroundings in terms of height, size, scale, density or plot to floor space ratio;*
- II. Materials - Shall normally relate to adjoining buildings. Large isolated buildings in rural or settlement edge settings shall be clad in materials that take account of the general colour and tonal value of their background; and*
- III. Other policies - Applicants shall take into account all relevant policies and requirements.”*

2.8. Policy 70 - Design and Layout of New Housing

“The design of new housing development should have regard to its setting and the character of its surroundings and meet the objectives set out in (i) to (xii) below:

- (i) Design and layout - massing and siting of buildings shall create safe, attractive spaces of human scale;*
- (ii) Dwelling mix - to cater for a range of needs and provide a variety of layout and appearance, a mix of housing types and sizes will be negotiated on large schemes. Large concentrations of small dwellings should be designed in a manner that avoids domination of public spaces by overbearing hard surfaces and vehicles, and by lack of privacy for ground floor flats;*
- (iii) Roads and footpaths - Policy 34 shall be complied with in a manner that minimises pedestrian/ vehicular conflict and is visually attractive;*

- (iv) *Parking and garaging - the parking/ garaging requirements set out in Policies 40 and 43 shall be met without allowing the motor car to dominate public areas (see second sentence of (ii) above);*
- (v) *Landscape - proposals shall comply with Policy 74; and*
- (vi) *Privacy between dwellings - a tolerable level of visual privacy in habitable rooms and, to a lesser extent in private gardens, should be provided. This objective will normally be deemed to have been achieved if the following distances between facing windows to the rear of the dwellings have been achieved:*

Window to window distance 27 metres

Permanent rear boundary screen 1.8 metres high

A reduced window to window distance of 18 metres may be permitted if the proposed dwelling has no overlooking rear windows on upper floors and will not be overlooked by neighbouring dwellings with such windows.

Alternative methods of achieving a tolerable level of visual privacy, through such factors as screening and the disposition of land uses, will normally be acceptable.

Suitably increased distances will be required where:

- a) a feature of the character of the area is greater space between buildings;*
- b) dwellings contain living rooms rather than bedrooms at second storey or above (e.g. blocks of flats); and*
- c) relative levels would increase the extent of overlooking.*

Balconies and first floor conservatories shall not be permitted if privacy of existing adjoining dwellings and private gardens would be prejudiced.

Where dwellings are permitted, a condition removing permitted development rights for extensions or for the insertion of new windows will be imposed in locations where overlooking problems might occur;

- (vii) *Privacy between dwelling and rear boundary - so that further development of adjoining land is not compromised if the application site abuts existing residential land or land with potential for residential development, a minimum of half the above distances in (vi) shall normally be attained. Account should be taken of (vi), items a), b) and c) and the fact that there may be alternative methods of achieving privacy objectives;*
- (viii) *Orientation - sunlight and daylight requirements as set out in the Building Research Establishment Report "Site Layout and Planning for Daylight and Sunlight, A Guide to Good Practice" shall normally be achieved;*
- (ix) *Amenity space around dwellings - the size of a private garden should reflect the number of persons for which the dwelling has been designed, their likely range of activities and also local residential character. Gardens may be smaller where there is public open space nearby. In the case of flats, it will normally be appropriate to*

provide communally shared amenity space, although ground floor flats may benefit from private space adjacent to the dwelling.

- (x) *Defensible space - to provide a tolerable level of security and privacy, land adjacent to windows of habitable rooms at ground floor level shall normally be a minimum of 3 metres from areas to which the public has access (see also, second sentence of (ii) above). Exceptions may be made where it is necessary to accord with local character (see Policy 85, Development in Conservation Areas). Defensible space is considered to contribute to useful private amenity space (see (ix) above and proposed Design Advice Leaflet No. 1);*
- (xi) *(xi) Open space - developments with more than 30 dwellings each with 2 or more bedrooms shall normally be provided with toddlers play areas (3) on the basis of 3 sq. metres for every 5 such dwellings. In addition, developments of more than 100 dwellings shall normally be provided with appropriate public open space including children's playground(s) on the basis of 1.2 hectares () per 1,000 persons, e.g. 100 dwellings x 2.5 (average persons per dwellings) = 250 persons = 25% of 1.2 ha. = 0.3 ha. of public open space; and*
- (xii) *(xii) Materials - shall be durable and compatible with their location."*

2.9. Policy 74 - Landscaping and Tree Preservation

"The Council will take account of the following landscaping factors when considering planning applications:

(i) Retention of existing landscaping:

- a) significant healthy trees and other important landscape features, such as hedgerows, ponds and watercourses shall normally be retained unless it can be shown that retention is incompatible with overall design quality and/or economic use of the site;*
- b) on sites with significant existing landscaping, planning applications shall be supported by a full tree survey indicating all landscape features, tree species, canopy spread, trunk diameter and levels at the base of each tree;*
- c) trees shall not normally be severely topped or lopped, or endangered by construction work or underground services. In addition, buildings shall not be sited where they are likely to justify future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage; and*
- d) the Council will make tree preservation orders and/or attach appropriate landscaping conditions to planning permissions to safeguard existing trees and ensure that new planting is established and-protected;*

(ii) Provision of new landscaping:

- a) where appropriate, adequate space and depth of soil for planting must be allowed within developments. In particular, screen planting including large trees will normally be required at the edge of settlements;*
- b) detailed landscaping schemes will normally be required as part of full planning applications. Amongst other things they must indicate existing trees and shrubs to be retained; trees to be felled; the planting of new trees, shrubs and grass; and screening and paving. Preference should be given to the use of native trees and shrubs; and*

c) wildlife corridors shall be established in accordance with Policy 75, wherever opportunities occur.”

2.10. Policy 75 - Green Space Within Settlements

“In determining planning applications for development of green space within towns and specified settlements as defined in Policy 2, the Council will consider whether:

- (i) the land should be retained in open use or suitable replacement land and facilities can be provided elsewhere, because there is or would be a deficiency of open space in the area. If replacement sports pitches are to be provided, they must be laid out and playable before the existing site is vacated;*
- (ii) the proposed development would destroy the character of any remaining urban green space, or the environment of the surrounding area, or the strategic function of any open land with which the site is associated;*
- (iii) wildlife conservation has been provided for in the design and landscaping of the proposed development; and*
- (iv) the integrity and value of green chains such as watercourses and disused railway lines are maintained and whether there are opportunities to strengthen such chains.”*

2.11. Policy 102 - Loss of Agricultural Land

“Development which would result in the loss of agricultural land will be assessed against the following criteria:

- (i) Land Quality: development resulting in the loss of high quality agricultural land, classified by the Ministry of Agriculture as being of Grade 1, 2 or 3a, will normally be refused. An exception to the policy may be made if there is an overriding need for the development and there is no alternative land of a lower quality which could reasonably be used; and*
- (ii) Farm Economics and Management: where appropriate, the loss of agricultural land will be assessed against its effect on the integrity and viability of a farm holding. Planning applications for the development of agricultural land must be accompanied by an assessment of the agricultural gradings of the land made by the Ministry of Agriculture, or an independent expert approved by the Council.”*

2.12. Policy 106 - Nature Conservation

“The Council will take account of ecological factors when considering planning applications and will refuse proposals which could adversely affect:

- (i) Sites of Special Scientific Interest: Bricket Wood Common and Moor Mill Quarry;*
- (ii) Nature Reserves: Marshalls Heath, Wheathampstead and Broad Colney Lakes, London Colney;*
- (iii) Other sites of wildlife, geological or geomorphological importance;*
- (iv) Any site supporting species protected by the Wildlife and Countryside Act 1981; and*

- (v) *The natural regime of either surface or ground waters in river valleys and their wetlands.*

If planning permission is granted for development which could affect a site of conservation interest, it will normally be subject to conditions aimed at protecting the special features of the site. The Council will also seek a Section 106 Agreement to ensure the appropriate management of the site.”

Emerging St Albans City & District Local Plan 2020-2038

- 2.13. Following updated national guidance, St Albans City and District Council are currently in the process of preparing a new Local Plan for the period 2020 to 2038. Until such time as the new Local Plan is adopted, those saved policies contained within the previous Local Plan will remain in effect.

3. BASELINE ASSESSMENT

Study Area

- 3.1. For the purpose of this assessment, a study area with a radius of 2.5km, centred on the Site, was considered to be appropriate given the nature of the development (small scale residential) proposed. It is judged that beyond this distance any impact upon the character of the landscape or existing views is unlikely to be significant.

Site Overview

- 3.2. The Site is located to the west of Watling Street, on the western settlement edge of the village of Park Street, and to the immediate south of the city of St Albans.
- 3.3. The Site displays an irregular shape, with a strong taper towards the north and it occupies an approximate area of 4.34 hectares. The Site is comprised of a single, arable field.
- 3.4. Vehicular access is possible through the Site's western boundary, connecting to the adjacent field. Public access into the Site is not currently permitted and there are no Public Rights of Way (PRoW) within or immediately adjacent to the Site.
- 3.5. The Site's northern boundary is very small, with the overall Site area tapering to a point.
- 3.6. The northern part of the Site's eastern boundary consists of a section of low scrub and nettles lying on a small earth bank, running parallel to the footway and Watling Street, allowing for clear views of a section of the road and settlement beyond. Further south along this boundary lie a series of mature trees of mixed broadleaf species, which serve to restrict some of the views to the east.
- 3.7. The southern section of the Site's eastern boundary lies parallel to a series of rear gardens and it is separated from them by sections of good condition, wooden garden fences with some mature trees. However, gaps between the trees allow for some views of these properties and to a lesser extent their rear gardens.
- 3.8. The Site's southern boundary lies parallel to an area of overgrown grass and scrub, which separates the Site from the rear elevations of residential properties and their gardens along Old Orchard and Hawfield Gardens.
- 3.9. The Site's western boundary is comprised of a row of mature broadleaf trees along the southern section, which serve to restrict many of the views to the adjacent field to the west. The central section of the western boundary is comprised of a row of distinctive mature Scots pine trees, with spaces between these trees allowing for some views west into open countryside. The northern section of this boundary is comprised of an overgrown hedgerow and mature row of broadleaf trees, which serve to restrict views west beyond the Site.

The Site Context

- 3.10. The Site lies within a peri-urban setting on the north-western edge of the small village of Park Street, St Albans.
- 3.11. Park Street is a small settlement that lies along the route of the old Roman road known as Watling Street and displays a linear settlement pattern. The Site lies very close to the large city of St Albans to the north, however is separated from it by the A414 major trunk road.

- 3.12. To the immediate north of the Site lies Watling Street, which adjoins the A414 via a large roundabout junction. This major road corridor lies within an area of small pasture and arable fields, and creates a clear separation between the settlements of Park Street and St Albans.
- 3.13. Further north, the city of St Albans lies beyond the A414 and continues north beyond the Study Area boundary. St Albans is an historic Roman city that displays a nucleated settlement pattern and has seen major growth and expansion over the last few centuries.
- 3.14. To the east of the Site lies Watling Street, associated with an old Roman road that connects the city of St Albans to the north with the city of London to the south. The northern section of the settlement of Park Street lies to the east of Watling Street and consists largely of post-war residential dwellings and a petrol filling station and convenience store.
- 3.15. Further east, the Abbey Line railway marks the eastern extent of the settlement of Park Street, and connects St Albans to Watford Junction. The A414 continues east, cutting through an area of small pasture fields and blocks of woodland, which serve to separate the settlements of St Albans and London Colney from Park Street.
- 3.16. Beyond the settlement of Park Street lies the River Ver within a shallow valley to the east, continuing north towards St Albans and south towards the southern settlement edge of Park Street and the M25 road corridor. At the very eastern extent of the Study Area, an additional railway line heads north to south, with the modern settlement of Napsbury Park lying at the Study Area edge.
- 3.17. To the immediate south of the Site lies a relatively modern residential area, located along Hawfield Gardens, Old Orchard and Magnolia Close. To the south beyond these properties lies a small area of pasture field and paddocks, which separate Park Street from the nearby settlement of How Wood, which lies to the west of the Abbey railway line.
- 3.18. Further south the village continues along Watling Street in a linear pattern before terminating at the M25 motorway. An area of flooded gravel pits, now used as fishing lakes lies to the south of the Site between Watling Street and How Wood, with numerous walking and cycle trails, and is known locally as Frogmore Lakes.
- 3.19. At the very southern edge of the Study Area lies the M25 major road corridor, which serves as a definitive boundary to the area of Greater London beyond.
- 3.20. To the immediate west of the Site lies a narrow strip of pasture with numerous trees and areas of scrub. A small caravan park lies within a wooded area within this field, along with an electricity substation and residential dwelling. These buildings are all separated from the Site by a mature row of trees and hedgerow and they were not perceptible from within the Site.
- 3.21. Further west lie a series of small arable and pasture fields, which lie separated from the A405 by a narrow belt of mature trees. This road corridor separates the settlement of Chiswell Green to the west from Park Street to the east and How Green to the south and connects to the A414 to the north.
- 3.22. Further west the settlement of Chiswell Green lies along the B4630, connecting to the city of St Albans to the north, and merging with the settlement of How Green to the south. Beyond Chiswell Green, at the western extent of the Study Area lie a series of small pasture fields and paddocks, along with some large areas of woodland, notably Park Wood.

Topography & Landform

- 3.23. The Site lies at between 75m-84m Above Ordnance Datum (AOD), with the land displaying a notable slope from east to west across the Site.
- 3.24. Beyond the Site boundary to the west, the land rises steadily towards Chiswell Green, with the western edge of the village sitting at approximately 105m AOD, before sloping away once again towards Potters Crouch to the north-west.
- 3.25. To the north, the land remains relatively flat towards the roundabout junction within the A414 and the A405 before rising towards St Julian's on the southern edge of St Albans, sitting at approximately 100m AOD at St Stephens before falling away once again towards the River Ver.
- 3.26. To the east, the land slopes gradually towards the River Ver, which lies at approximately 70m AOD and bounds the eastern edge of Park Street. Beyond the river, the land rises to approximately 85m AOD and then continues to undulate gradually toward London Colney, which lies at approximately 80m AOD on its western edge.
- 3.27. To the south, the landscape slopes gradually towards the River Ver and River Colne, which lie at approximately 65m AOD. Beyond these rivers, the landscape begins to rise once more along Oakridge Lane to a height of 101m AOD to the north of the sewage works, to the west of Radlett.

Public Rights of Way

- 3.28. There are no PRoW within the Site and the Site is not publicly accessible. A number of PRoW pass through the Study Area that may be affected as a result of the Site's development and these are listed below:
- PRoW St Alban's City 43 (Footpath) to the north of the Site;
 - PRoW St Alban's City 44 (Footpath) to the north of the Site;
 - PRoW St Alban's City 45 (Footpath) to the north of the Site;
 - PRoW St Alban's City 48 (Footpath) to the north-east of the Site;
 - PRoW St Alban's City 60 (Footpath) to the north-east of the Site;
 - PRoW St Alban's City 50, Ver Colne Valley Way (Long Distance Recreation Route) to the north-east of the Site;
 - PRoW St Stephen's 84, Ver Colne Valley Way (Long Distance Recreation Route) to the east of the Site;
 - PRoW St Stephen's 85 (Bridleway) to the east of the Site;
 - PRoW St Stephen's 14 (Footpath) to the south-east of the Site;
 - PRoW St Stephen's 89, Ver Colne Valley Way (Long Distance Recreation Route) to the south-east of the Site;
 - PRoW St Stephen's 16 (Footpath) to the south-east of the Site;
 - PRoW St Stephen's 87 (Footpath) to the south of the Site;
 - PRoW St Stephen's 91 (Footpath) to the south of the Site;
 - PRoW St Stephen's 19 (Footpath) to the south of the Site;
 - PRoW St Stephen's 33A (Footpath) to the south of the Site;
 - PRoW St Stephen's 33 (Footpath) to the south of the Site;
 - PRoW St Stephen's 94 (Byway) to the south of the Site;

- PRoW St Stephen's 35A, Ver Colne Valley Way (Long Distance Recreation Route) to the south of the Site;
 - PRoW St Stephen's 17 (Footpath) to the south of the Site;
 - PRoW St Stephen's 003 (Bridleway) to the south-west of the Site;
 - PRoW St Stephen's 18 (Footpath) to the south-west of the Site;
 - PRoW St Stephen's 44 (Footpath) to the west of the Site;
 - PRoW St Stephen's 28 (Footpath) to the west of the Site;
 - PRoW St Stephen's 21 (Footpath) to the west of the Site;
 - PRoW St Stephen's 80 (Footpath) to the west of the Site;
 - PRoW St Stephen's 81 (Footpath) to the west of the Site;
 - PRoW St Alban's City 41 (Footpath) to the north-west of the Site;
 - PRoW St Michael's 10 (Footpath) to the north-west of the Site;
 - PRoW St Michael's 008 (Footpath) to the north-west of the Site; and
 - PRoW St Alban's City 34 (Footpath) to the north-west of the Site.
- 3.29. The above list is not exhaustive and there are numerous PRoW that although unlikely to be directly affected should the development of the Site take place, should rightly be considered as part of the application process.
- 3.30. Consideration will be given to the effect of the proposals upon the character and visual quality of these Rights of Way.

Designations

Listed Buildings

- 3.31. There are no Listed Buildings within the Site, although there are a number of Listed Buildings that lie within the Study Area. Those heritage assets closest to the Site are listed below:
- Grade II Listed '52 Park Street', located 356m to the south of the Site;
 - Grade II Listed '61 and 63 Park Street', located 363m to the south of the Site;
 - Grade II Listed '65 and 67 Park Street', located 373m to the south of the Site;
 - Grade II Listed '68 Park Street', located 420m to the south of the Site;
 - Grade II Listed 'Watermill at corner of Bury Dell Lane', 420m to the south of the Site;
- 3.32. The heritage assets listed above lie separated from the Site by built form along Park Street and Hawfield Gardens, as well as the railway line. Therefore, it is considered that the Site does not form a part of the setting of these heritage assets and they are unlikely to be affected as a result of the proposed development.
- 3.33. A number of additional Listed Buildings lie further south along Park Street, as well as within the wider Study Area. Given the distance from Site and the intervening built form, it is considered that the Site does not form a part of the setting of these heritage assets and therefore they are unlikely to be affected as a result of the proposed development.

Watling Chase Community Forest

- 3.34. The Site lies within the Watling Chase Community Forest, close to its north-western extent.
- 3.35. The purpose of the Watling Chase Community Forest is described within the St Albans District Local Plan review 1994 (Saved and deleted Policies version 2020) as follows. *"The long-term*

vision for the forest is for widespread landscape improvement to provide a mosaic of land uses of predominantly broadleaved woodland, retained farmland and water features with increased opportunities for nature conservation, leisure and recreation.”

- 3.36. It is considered that whilst the Site is currently in agricultural use, its settlement edge location, with built form lying along two of its three boundaries somewhat diminishes this agricultural character, creating a transitional sub-urban character.
- 3.37. The Site is read as part of the built form along Park Street, and it shares less of a relationship to the open countryside and Watling Chase Community Forest to the west of the Site. It is also the case that there are no existing assets in the immediate vicinity of the Site that currently contribute to the core purposes of the Community Forest.

Conservation Area

- 3.38. The Site does not lie within the Park Street Conservation Area, and it is separated from it by the railway line and the intervening built form of the settlement itself. As a result, it is considered that the Site does not form a part of the setting of the Conservation Area and therefore it is unlikely to be affected as a result of the proposed development.

Scheduled Ancient Monuments

- 3.39. A number of Scheduled Ancient Monuments lie within the wider Study Area, located within the centre of the city of St Albans. It is considered that the Site does not form a part of the setting of these Scheduled Ancient Monuments, given the distance from Site and the intervening built form of St Albans, therefore they are unlikely to be affected as a result of the proposed development.

4. LANDSCAPE BASELINE

Overview

- 4.1. In order to accurately define the quality and character of the receiving landscape, it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
 - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape; and
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed.

Review of Published Landscape Character Assessments

National Level Assessment

- 4.3. Natural England (Countryside Agency) produced a countrywide landscape character assessment resulting in the published Character Map of England. The map includes large tracts of countryside that have similar characteristics in terms of landform, geology, land use and other landscape elements.
- 4.4. Within the Natural England Character Map of England document, the Site is located within National Character Area (NCA) 111 – Northern Thames Basin, the key characteristics of which are identified as follows, with those elements representative of the Site and its setting highlighted in bold text:
 - The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the ‘Bagshot Hills’ are notable to the northwest and extensive tracts of flat land are found in the south.
 - Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.
 - Areas capped by glacial sands and gravels have resulted in nutrient-poor, free-draining soils which support remnant lowland heathlands, although these are now small. Areas that have alluvial deposits present are well drained and fertile.
 - The water bearing underlying Chalk beds are a main source of recharge for the principal London Basin Chalk aquifer.
 - **A diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea**, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area

- The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.
 - The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.
 - **Mixed farming, with arable land predominating in the Hertfordshire plateaux**, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.
 - The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.
 - **Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London.** Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.
 - The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. **Market towns have expanded over time as have the London suburbs and commuter settlements**, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.
 - Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.
- 4.5. Based upon the above appraisal, it can be concluded that the urban context of the Site is such that it only represents the character of the Thames Basin Heaths to a limited extent.

County Level Assessment

Hertfordshire County Council Landscape Character Assessment – 2002

- 4.6. In February 2000, Hertfordshire County Council commissioned The Landscape Partnership to produce a Landscape Character Assessment and evaluation of the southern part of the county in accordance with the most current version of national guidance. The aim of the assessment was to provide a classification for all the landscape types and areas within this part of the county to support future development plans and to provide a framework for future planning applications within the area.
- 4.7. In 2001 an extension to the Landscape Character Assessment was carried out to give full coverage within St. Albans District, with a further assessment undertaken in 2003 to include Dacorum Borough.

- 4.8. Within the assessment, the Site is located within Landscape Character Area (LCA) 010 – St Stephens Plateau, see plan ref. 21-1837 within **Appendix 1**. The landscape character of this area is described as follows:

“A working farmed landscape of predominantly open arable fields which slopes from north-west to south-east. To the north several large mixed woodlands create a local sense of enclosure. Elsewhere hedgerows are sparse with few individual field trees. The settlement pattern is dispersed, connected by a series of narrow winding lanes. The historic land-use pattern is overlaid by a strong network of motorways and junctions. Wooded horizons are common to the north, west and south, whilst to the east the built edge of St Albans and Chiswell Green is prominent.”

- 4.9. They key characteristics of LCA 010 are noted as follows, with those considered to be relevant to the Site and its setting highlighted in bold text:

- **Undulating plateau to north, gently sloping to south east;**
- **Medium/large open arable fields throughout;**
- Visually interlocking mixed woodlands to north;
- Significant extent of motorways and interchanges with associated earthworks, lights and traffic;
- Narrow winding lanes with sparse clipped hedgerows;
- **Built edge of urban settlements to east;** and
- Dispersed settlement with scattered farmsteads.

- 4.10. Under the heading Visual and Sensory Perception the assessment notes:

“The area is widely visible from outside, including open views from the urban areas to the east. The scale of the landscape is medium to large. From within the area there are extensive views from the motorways, particularly the M1 and M10, but also from some of the narrow lanes on the arable landscape to the south. To the north the woodland provides a stronger sense of enclosure. The noise of the motorways is relentless and discordant. This landscape type is relatively common in the county. The most distinctive feature is the wooded farmland to the north on the plateau.”

- 4.11. Under the heading Visual Impact the assessment notes:

“The motorways present a strong built element in the landscape. The M1 is generally poorly integrated with little in the way of screen planting and a locally dominant influence of vehicles and lighting gantries. The M25 and the interchange with the M1 are better integrated. Despite their size, considerable earthworks and new planting reduce the scale of the feature and its visual impact. There has been some localised movement towards new recreational uses, such as the golf course at Potters Crouch west of the M1, although steep perimeter bunding to the M1 has done little to integrate the change of land use. The raw built edges of Chiswell Green and How Wood represent significant suburban impact.”

- 4.12. The evaluation of the landscape character area’s condition is considered to be moderate, and its robustness is considered to be weak. It is also noted that the impact of built development within the landscape is considered to be high.

- 4.13. Under Strategy and Guidelines for managing change, the assessment notes that supporting the Watling Chase Community Forest through woodland and hedgerow creation and management is an objective for this landscape character area. It is acknowledged that hedgerow retention, creation and enhancement are important factors within this scheme, particularly with regards to *'visually integrating the intrusive motorways and existing urban fringe development'*.
- 4.14. It is however considered that due to the settlement edge setting of the Site, it is considered to be only partially representative of the St Stephens Plateau Landscape Character Area.

Lockhart Garratt Landscape Character Assessment

- 4.15. As described in section 3 above, the Site is comprised of a single arable field, lying adjacent to Watling Street on the western settlement edge of the village of Park Street.
- 4.16. The Site displays a narrow irregular shape at its northern end, widening out into a triangular shape towards the southern extent of the field.
- 4.17. The existing Site boundaries are variable in composition and condition, with sections of mature hedgerow and boundary trees along the Site's western boundary. These sections of vegetation largely consist of mature broadleaf trees, however a section of mature Scots pine is located along the central section of this boundary, with large gaps between the trees.
- 4.18. The Site's eastern boundary consists of a scrubby, low earth bank towards its northern extent, and this is largely comprised of nettles and brambles. Towards the central and southern sections of this boundary, lie a number of large, mature trees that serve to restrict views into the Site. At the very southern extent of this boundary, the rear gardens of a number of residential dwellings along Watling Street join onto the Site, and they are comprised of some good condition, wooden garden fences, sections of low hedgerow and mature trees.
- 4.19. The Site's southern boundary largely consists of a wide, overgrown grass corridor, with scrubby vegetation and some mature trees, and clear views of some residential dwellings to the south of the Site.
- 4.20. The Site displays a varied landform, displaying a relatively flat topography in the northern section, with a pronounced fall in topography within the southern section from the eastern boundary down to the western boundary. As a result, whilst views of the Site are available from Watling Street, only partial sections of the Site are visible as a result of the varied topography.
- 4.21. The presence of the existing settlement edge can be experienced along both the eastern and southern boundaries of the Site, where boundary vegetation is low or devoid.
- 4.22. As a result, the Site displays a transitional sub-urban character and feels more connected to the settlement edge than to the arable land to the west, particularly in the northern and southern sections of the Site.

4.23. For the purposes of this assessment, the following are considered to be relevant receptors in terms of landscape character:

- Current use of the Site as an arable field;
- Mixed composition of boundaries;
- Mature trees along sections of the Site boundaries;
- Presence of settlement edge along southern and eastern boundary;
- Overall character of the Site; and
- Overall character of the setting of the Site.

5. VISUAL BASELINE

Overview

- 5.1. The visual baseline is identified through the use of LSS Elite 3D terrain modelling software to generate a Zone of Theoretical Visibility (ZTV), which shows the 'bare earth' visibility of potential structures on the Site based upon local topography, i.e. devoid of structures and vegetation. The extent of the visual envelope is then defined and tested through field investigation. The ZTV is shown on Plan ref. 20-3934 at **Appendix 1**.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified. This will involve the identification of the visual receptors through:
- Identification of the area in which development may be visible (the visual envelope);
 - Identification of publicly accessible, representative viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character areas; and
 - Identification of the different groups of people who may experience views of the development.

Description of Representative Views

- 5.3. The following sections will describe the view for each potential visual receptor that has been confirmed through the field assessment, as well as a number of 'negative views' that confirm a lack of visibility, and a number of illustrative views of the Site. A series of summer views are described below and presented at **Appendix 3**, shown on plan Ref. 20-3935. A series of additional views were requested by the Local Authority, which were taken during the winter months, and these are also described below, from viewpoint 23 to 28. All winter viewpoints are shown on plan Ref. 21-1902. All of these views are classified as Type 1 Visualisations, as described within the Landscape Institute Technical Guidance Note TGN 06-19 'Visual Representation of Development Proposals'.
- 5.4. A series of winter views were also requested by the Council in late 2021, and these are presented within **Appendix 4**.

Summer Views

Viewpoint 1: View from Watling Street, looking west

Grid Reference: TL 14574, 04796

Distance from Site: 30m

Nature of Receptor: Residents along Watling Street, Road users of Watling Street

- 5.5. The view looks west towards the Site's eastern boundary, and it illustrates the Site's close proximity to the road.

- 5.6. In the foreground, Watling Street is visible, running parallel to the Site's eastern boundary, with a wide grass verge to the east of the road, and a narrower grass verge to the west of the road. A number of street furniture items are visible along the road corridor.
- 5.7. In the centre of the view, the Site's eastern boundary is visible, comprised of a small earth bank with nettles and low shrubs, allowing for clear views west into the Site.
- 5.8. Beyond the Site, it is possible to view the Site's western boundary, comprised of a row of mature, mixed species trees, which create a strong, green barrier to views further west beyond the settlement.
- 5.9. With regard to road users of Watling Street, it is considered that traffic moving along this road will have clear views into the northern section of the Site, where the boundary vegetation is low. However, traffic will be moving along this road at approximately 30 mph, and road users are likely to have their attention focused on the road. They will already be influenced by the presence of built form to the east of the road.

Viewpoint 2: View from within Site, looking south

Grid Reference: TL 14527 04821

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Old Orchard

- 5.10. The view looks south across the Site, from the Site's northernmost tip, and illustrates the long, narrow form of the northern section of the field.
- 5.11. In the foreground, the recently ploughed arable field extends south, displaying a gradual rise in topography towards the eastern boundary.
- 5.12. To the right of the view, the Site's western boundary is clearly visible, comprised of a mature hedgerow and belt of mature trees, which serve to restrict views west into the adjacent field from this viewpoint.
- 5.13. To the left of the view, the Site's eastern boundary is visible, comprised of a shallow earth bank with nettles and low scrubby vegetation.
- 5.14. In the middle distance, the Site's eastern boundary protrudes into the field, bound by a line of mature trees, which create a strong feature within the view and serve to filter any views beyond these trees. The Site is seen to extend beyond this small woodland area to the south and west, although views become more restricted.
- 5.15. In the far distance, it is possible to see the Site's southern boundary, along with a small number of residential dwellings that lie adjacent to the Site's boundary, along Old Orchard.
- 5.16. These dwellings have some rear and upper floor windows that face towards the Site, and therefore it is considered that views of the Site from these properties is likely.

Viewpoint 3: View from within Site, looking west

Grid Reference: TL 14590 04650

Distance from Site: N/A – within Site

Nature of Receptor: For illustrative purposes only

- 5.17. The view looks west across the Site from the Site's eastern boundary and illustrates the narrow form of the northern section of the field.
- 5.18. In the foreground, the arable field demonstrates a flat topographic form from this viewpoint, with an area of ruderal vegetation along the field margin.
- 5.19. In the centre of the view, the Site's western boundary is comprised of a mature, overgrown hedgerow, with numerous large, mature trees lying beyond the hedgerow. As a result, views west beyond the Site are limited to views of the very tops of the trees within the adjacent field.

Viewpoint 4: View from within Site, looking west

Grid Reference: TL 14615 04570

Distance from Site: N/A – within Site

Nature of Receptor: For illustrative purposes only

- 5.20. The view looks west across the Site, from further south along the Site's eastern boundary, and illustrates the differing composition of the Site's western boundary along its length.
- 5.21. In the foreground the arable field slopes down towards the western boundary, which itself is comprised of a row of mature conifers, with large gaps between each tree.
- 5.22. To the right of the view, the end of the mature hedgerow is visible, which stops at the point of the row of conifer trees.
- 5.23. Gaps between these boundary trees allows for filtered views west into the adjacent field, which rises gradually towards the A405. This road is not however perceptible from this viewpoint.

Viewpoint 5: View from within Site, looking north

Grid Reference: TL 14580 04510

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Watling Street

- 5.24. The view looks north across the Site and illustrates the weaker sections within the Site's eastern boundary.
- 5.25. In the foreground, the arable field displays a gradual rise in topography towards the Site's eastern boundary. The boundary itself is comprised of a low earth bank, with low, scrubby vegetation. There are some large, trees along this boundary, however the trees are widely spaced and views through these gaps are available.
- 5.26. Beyond the Site boundary, it is possible to view the street furniture associated with Watling Street in the centre of the view. Beyond this, it is also possible to view glimpses of rooftops of residential dwellings along the eastern side of the road. These dwellings face towards the Site.
- 5.27. To the left of the view, a petrol filling station is visible along Watling Street. Beyond the immediate views of the road and built form associated with Watling Street, views further east are limited as a result of number of mature trees along the road corridor and within front and rear gardens.

- 5.28. With regard to residents along Watling Street, these dwellings face towards the Site, particularly where the Site's boundary vegetation displays many gaps.

Viewpoint 6: View from within Site, looking south-west

Grid Reference: TL 14580 04510

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Tippendell Lane

- 5.29. The view looks south-west across the Site, towards the Site's western boundary, and illustrates the rising landform beyond the Site to the west.
- 5.30. In the foreground, the arable field displays a falling topography towards this section of the western boundary.
- 5.31. Within the centre of the view, the Site's western boundary is clearly visible, and is comprised of a mature section of hedgerow to the right of the view, and a mature section of hedgerow with a row of large, mature trees to the left of the view.
- 5.32. Beyond the Site boundary lies an adjacent arable field, which rises towards the south and west. As a result of the lower section of hedgerow and rising land, it is possible to view a number of residential dwellings that lie along the southern edge of Tippendell Lane, on the northern settlement edge of How Wood.
- 5.33. These properties face north-east and it is considered likely that some views of part of the Site may be possible from these properties. However, views are distant, and likely to be partial and filtered by the intervening boundary vegetation.

Viewpoint 7: View from within Site, looking north-west

Grid Reference: TL 14502 04239

Distance from Site: N/A – within Site

Nature of Receptor: For illustrative purposes only

- 5.34. The view looks north-west across the Site from the Site's eastern boundary and illustrates the fall in topography from the east to the west across the field.
- 5.35. In the foreground and centre of the view, the arable field can be seen falling away towards the Site's western boundary, which is comprised of a mature hedgerow, with some large hedgerow trees, particularly to the left of the view.
- 5.36. In the middle distance, beyond the Site boundary it is possible to view the adjacent arable field, which rises up from a shallow valley along the Site's western boundary.
- 5.37. The adjacent field is bound by a mature hedgerow and a line of large, mature trees, which serve to restrict views further north and west beyond this adjacent field.

Viewpoint 8: View from within Site, looking east

Grid Reference: TL 14503 04309

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Old Orchard

- 5.38. The view looks east across the Site from the Site's south-western corner, and illustrates the rise in topography across the Site from west to east.
- 5.39. In the foreground, a narrow strip of ruderal vegetation is visible along the field margin. To the right of the view, a wide strip of overgrown grassland, with patches of scrub and nettles is visible, separating the Site from the residential area to the south.
- 5.40. In the centre of the view, it is just possible to view a line of garden fences and boundaries, marking the rear boundaries of properties along Watling Street. A line of large, mature trees lies along sections of this boundary and serves to filter views of these properties and gardens from this viewpoint.
- 5.41. To the right of centre, it is possible to view the rooftops of a number of residential dwellings that lie along Old Orchard. A number of these dwellings have their rear elevations facing towards the Site, along with their rear gardens.

Viewpoint 9: View from within Site, looking north-east

Grid Reference: TL 14503 04309

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Watling Street

- 5.42. The view looks north-east across the Site towards Watling Street, and illustrates the rise in landform across the Site from west to east.
- 5.43. In the centre of the view, the Site's eastern boundary is comprised of a series of wooden garden fences and sections of low hedgerow, along with a number of large, mature trees. Views through this vegetation are possible, allowing for partial glimpsed views of the rear elevations of residential dwellings along Watling Street.
- 5.44. A number of large, mature trees lie within the rear gardens of these properties, which serve to further filter views towards these properties, however views of some ground floor and upper floor windows are visible.
- 5.45. As a result of the rising topography and boundary vegetation and built form, views further east beyond the immediate context of Watling Street are not possible.

Viewpoint 10: View from within Site, looking south-east

Grid Reference: TL 14501 04432

Distance from Site: N/A – within Site

Nature of Receptor: Residents along old Orchard

- 5.46. The view looks south-east across the Site towards the Site's southern boundary and illustrates the visual interaction between the Site and the adjacent built form to the south.

- 5.47. In the foreground, the arable field falls away gradually to the west, to the left of the view. Beyond the field edge lies a narrow margin of ruderal vegetation.
- 5.48. In the centre of the view lies a wide strip of tall grass and scrub, with a small number of mature and semi-mature trees. Beyond this area lie the rear gardens and residential dwellings along Old Orchard.
- 5.49. These dwellings have either their rear or side elevations facing towards the Site, with some clear views of ground and upper floor windows. Views beyond the immediate setting of these properties are limited on account of the falling landform to the south beyond the Site.

Viewpoint 11: View from within Site, looking east

Grid Reference: TL 14528 04515

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Watling Street

- 5.50. The view looks east across the Site towards Watling Street, and illustrates the interaction between the Site and the residential properties along Watling Street.
- 5.51. In the foreground, the landform shows a gradual rise towards the eastern boundary. The site boundary is comprised of a series of wooden garden fences, particularly within the centre and to the right of the view. Views over these garden fences towards the rear aspects of some of these dwellings are possible.
- 5.52. To the left of centre lies a small area of woodland of mixed species associated with the rear garden of a residential property along Watling Street, which serves to restrict views further east.
- 5.53. A number of mature trees lie along the boundary, and within some of the rear gardens, at the very right of the view. The rising landform and presence of mature vegetation along this boundary result in views generally being restricted to the immediate setting of Watling Street.

Viewpoint 12: View from within Site, looking south

Grid Reference: TL 14528 04515

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Old Orchard

- 5.54. The view looks south across the Site towards Old Orchard, and illustrates the rise in landform towards the southern end of the field and across the field from west to east.
- 5.55. Whilst the landform undulations are relatively slight across the Site, they serve to contain many of the views to the south, east and west.
- 5.56. To the right of the view, a row of mature trees is visible along the Site's western boundary, creating a strong green backdrop to this section of the Site.
- 5.57. To the left of the view a section of wooden garden fences are visible, along with a row of mature trees, which lie along the boundary and within some of the rear gardens of properties along Watling Street.

- 5.58. In the middle distance, within the centre of the view, a number of residential dwellings are visible along Old Orchard to the south of the Site. Views of these dwellings are largely restricted to rooftop views from this viewpoint, on account of the undulating landform of the Site.

Viewpoint 13: View from within Site, looking north-east

Grid Reference: TL 14534 04694

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Watling Street, Residents along Mount Drive

- 5.59. The view looks north-east across the Site towards Watling Street, and illustrates the interaction between the road and the Site.
- 5.60. In the foreground, the Site is composed of arable land, with a slight fall in topography towards the north and west.
- 5.61. In the centre of the view, the Site's eastern boundary is visible, comprised of a small earth bank with some grass and scrub vegetation. Street furniture associated with Watling Street is clearly visible beyond the Site boundary.
- 5.62. To the left of the view, a small clump of mature trees creates a stronger boundary along the road edge, and serves to screen some of the views to the east, however some very filtered views of dwellings along Watling Street are possible between the trees.
- 5.63. In the centre of the view, beyond the Site, views of some residential dwellings along Mount Drive are visible, with some views of upper floor windows. These dwellings lie at an oblique angle to the Site, separated from Watling Street by their rear gardens.

Viewpoint 14: View from within Site, looking east

Grid Reference: TL 14534 04694

Distance from Site: N/A – within Site

Nature of Receptor: Residents along Watling Street

- 5.64. The view looks east across the Site from the northern end of the field, and illustrates the strong interaction between the Site and the built form along Watling Street.
- 5.65. In the foreground, the arable field displays a relatively flat topography within this northern section of the field.
- 5.66. In the centre of the view, the Site's eastern boundary is visible, comprised of a low earth bank with grass and scrub vegetation. A number of street lamps are visible along the road.
- 5.67. Beyond the Site boundary, clear views of a number of residential dwellings along Watling Street are available, including views of ground and upper floor windows. A large number of these properties have their front elevations facing towards the road and the Site.
- 5.68. To the far left of the view, the petrol filling station that lies along Watling Street is also visible, along with road signage and street furniture.

Viewpoint 15: View from Watling Street, looking south

Grid Reference: TL 14534 04694

Distance from Site: 73m

Nature of Receptor: Residents along Old Orchard, Road users of Watling Street, Pedestrian users of Watling Street

- 5.69. The view looks south towards the Site from the pedestrian footway that runs parallel to Watling Street.
- 5.70. In the foreground, the road can be seen heading south, with mature vegetation along sections of both sides of the road.
- 5.71. To the right of the view, a residential dwelling faces south towards the road, surrounded by mature trees.
- 5.72. In the centre of the view, the Site is visible as a result of the low section of the Site's eastern boundary. Views of the Site are partial, but the Site's southern boundary is visible, along with the existing residential dwellings along Old Orchard.
- 5.73. The mature woodland trees along the southern section of the Site's eastern boundary are clearly visible within the centre of the view.
- 5.74. With regard to road users travelling south along Watling Street, it is considered that the Site is visible, particularly the northern section of the Site. However, users would have fleeting glimpses of the Site whilst travelling along this road at 30mph, and are anticipated to have the majority of their attention focused on the road ahead. Influence from the existing built form along Watling Street and to a lesser extent Old Orchard, are also anticipated.
- 5.75. With regard to pedestrian users, it is considered that more attention is likely to be focused on the view ahead, including the presence of the Site to the west of the road.

Viewpoint 16: View from Public Footpath St Stephen's 33A, looking north

Grid Reference: TL 14656 03510

Distance from Site: 739m

Nature of Receptor: Users of St Stephen's 33A

- 5.76. The view looks north towards the Site from Public Footpath St Stephen's 33A, which lies within the Frogmore Lakes, an area of forested nature trails and fishing lakes.
- 5.77. In the foreground, an overgrown hedgerow runs parallel with the public footpath. Beyond the hedgerow lies Park Street Primary School, which is only visible as a series of rooftop views.
- 5.78. Beyond the school lies a wide tree belt, marking the route of an old railway branch line. This tree belt is comprised of mature mixed tree species, which serve to restrict any further views north beyond these trees.
- 5.79. As a result, the Site is not perceptible from this viewpoint.

Viewpoint 17: View from Long Distance Recreation Route St Stephen's Way 35A (Ver – Colne Valley Way), looking north

Grid Reference: TL 14969 03189

Distance from Site: 1138m

Nature of Receptor: Users of Long Distance Recreational Route St Stephen's Way 35A (Ver – Colne Valley Way)

- 5.80. The view looks north towards the Site from the Ver Colne Valley Way, which lies within the Frogmore Lakes, an area of forested nature trails and fishing lakes.
- 5.81. This PRoW heads south through the lakes area, visible at the far right hand side of the view, before taking a dog-leg route to the west and then south again, appearing at the far left hand side of the view.
- 5.82. In the centre of the view, an area of mature and somewhat overgrown woodland is visible, which serves to restrict any views further north beyond this viewpoint.
- 5.83. As a result, the Site is not perceptible from this viewpoint.

Viewpoint 18: View from Long Distance Recreation Route St Stephen's Way 84 (Ver Colne Way), looking west

Grid Reference: TL 14947 04320

Distance from Site: 309m

Nature of Receptor: Users of Long Distance Recreational Route St Stephen's Way 84 (Ver – Colne Valley Way)

- 5.84. The view looks west towards the Site from the Ver – Colne Valley Way, which lies to the east of Watling Street and the River Ver.
- 5.85. In the foreground, the River Ver is just visible, lying within an area of flooded pasture. A hedgerow is visible beyond the field, separating the field from eastern settlement edge of Park Street and the railway line.
- 5.86. Beyond the hedgerow lies a mature tree belt, which serves to restrict any views further west towards the settlement of Park Street.
- 5.87. As a result, the Site is not perceptible from this viewpoint.

Viewpoint 19: View from Public bridleway St Stephen's 85, looking north-west

Grid Reference: TL 15301 04161

Distance from Site: 688m

Nature of Receptor: Users of Public Bridleway St Stephen's 85

- 5.88. The view looks north-west towards the Site from Public Bridleway St Stephen's 85, which extends east away from the settlement of Park Street towards the A414.
- 5.89. In the foreground, the pasture field displays a gradual rise in topography towards the west and the settlement of Park Street.

- 5.90. In the centre of the view, a line of mature trees marks the site of a small area of mature woodland along Burydell Lane, along with a row of trees along the field boundary.
- 5.91. As a result of the rising landform and intervening vegetation, neither Park Street nor the Site are perceptible from this viewpoint.

Viewpoint 20: View from Tippendell Lane, looking north-east

Grid Reference: TL 14004 04187

Distance from Site: 519m

Nature of Receptor: Residents along Tippendell Lane

- 5.92. The view looks north-east towards the Site from Tippendell Lane, which lies on the northern settlement edge of How Wood.
- 5.93. In the foreground, the road heads south-east towards the right hand side of the view. The road is bound by a low scrubby hedgerow and post and wire fence, allowing for some views over the hedgerow into the adjacent arable field.
- 5.94. To the right of the view, some larger hedgerow trees are visible.
- 5.95. Beyond the adjacent field, glimpsed views of mature trees lying along the field boundary are possible, which may include some views of the Site's western boundary trees.
- 5.96. As a result of the intervening vegetation, views are considered to be limited but cannot be completely dismissed.
- 5.97. With regard to residents along Tippendell Lane, it is considered that any potential views of the Site would be distant and filtered by the intervening roadside hedgerow and field boundary vegetation.

Viewpoint 21: View from the junction of Mount Drive with Watling Street, looking west

Grid Reference: TL 14655 04557

Distance from Site: 26m

Nature of Receptor: Residents along Watling Street, Road users of Watling Street, Pedestrian users of Watling Street

- 5.98. The view looks west towards the Site from the junction of Mount Drive with Watling Street.
- 5.99. In the foreground, the road displays a gradual fall in topography towards the north, with a wide grass verge and pedestrian footway to the east of Watling Street, and a narrower grass verge to the west of Watling Street. A small section of pedestrian footway and a bus shelter lie along the western side of the road, to the left of the view.
- 5.100. The Site's eastern boundary is visible beyond the road, comprised of a section of low hedgerow and scrubby vegetation, allowing some clear views into the Site. A number of large, mature trees lie either side of this low vegetation and serve to screen some views of the Site.
- 5.101. Views of the Site from this viewpoint consist of the narrower section of the northern end of the field. Views of the Site's western boundary are also available, consisting of a thick, mature

hedgerow and hedgerow trees, creating a strong green backdrop to the Site, and preventing views further west beyond the Site.

Viewpoint 22: View from Public Footpath St Stephen's 44, looking south

Grid Reference: TL 14755 05253

Distance from Site: 479m

Nature of Receptor: Users of St Stephen's 44

- 5.102. The view looks south towards the Site from Public Footpath St Stephen's 44, which connects the city of St Albans to the town of Park Street.
- 5.103. In the foreground, a large arable field extends across the view, displaying a relatively flat landform. An area of mature woodland lies within the centre of the view creating a dominant feature on the skyline and serving to restrict many of the views of the settlement of Park Street.
- 5.104. Some glimpsed views of a rooftop belonging to a residential dwelling along Mount Drive are possible, but the remaining settlement lies largely hidden behind the woodland.
- 5.105. The Site itself lies at the western settlement edge, and is not perceptible from this viewpoint.

Additional Views requested by the Local Authority (Winter views)

Viewpoint 23: View from Public Footpath St Albans City 048, looking south-west

Grid reference: TL 15214, 05048

Distance from Site: 735m

Nature of Receptor: Users of Public Footpath St Albans City 048

- 5.106. The view looks south-west towards the Site from Public Footpath St Alban's City 048, which lies to the north of the A414 and connects St Albans to the Ver Colne Valley Walk.
- 5.107. In the foreground lies a pasture field, divided by a remnant mature hedgerow. Beyond the hedgerow lies further mature vegetation, all of which serve to screen views of the Site from this viewpoint, and therefore the Site is not perceptible.

Viewpoint 24: View from Public Bridleway St Stephen's 085, looking west

Grid reference: TL 15650, 04558

Distance from Site: 1033m

Nature of Receptor: Users of Public Bridleway St Stephen's 085

- 5.108. The view looks west towards the Site from Public Bridleway St Stephen's 085, which lies to the east of the Site and the settlement of Park Street, along the western slope of the Ver Colne Valley.
- 5.109. In the foreground lies a large pasture field that slopes down towards the River Ver within the valley bottom.
- 5.110. Beyond the river the landform rises towards the settlement of Park Street which is visible within the centre of the view.

5.111. The eastern settlement edge is largely bound by mature vegetation, which serves to filter views of the settlement edge.

5.112. As a result of the distance from Site and the intervening vegetation, the Site is not perceptible from this viewpoint.

Viewpoint 25: View from Hawfield Gardens, looking north

Grid reference: TL 14650, 04158

Distance from Site: 152m

Nature of Receptor: Residents of Hawfield Gardens

5.113. The view looks north towards the Site from Hawfield Gardens, which lies to the south of the Site and the residential street of Old Orchard.

5.114. In the foreground, Old Orchard road extends north towards the Site's southern boundary, with two storey residential dwellings lying along both sides of the road, as well as at the northern end of the road.

5.115. There are gaps between some of these dwellings which could allow glimpsed views through to the proposed development, although the vast majority of the Site is screened by the presence of two storey buildings within the view.

Viewpoint 26: View from Old Orchard, looking north

Grid reference: TL 14522, 04201

Distance from Site: 43m

Nature of Receptor: Residents of Old Orchard

5.116. The view looks north towards the Site from Old Orchard, a residential street to the south of the Site.

5.117. In the foreground lies a mature hedgerow that runs along the length of Old Orchard road as it lies adjacent to an area of overgrown scrub to the south of the Site.

5.118. There are some minor gaps within the hedgerow which allow for some very filtered views into the adjacent scrub area, and potentially further north into the Site, however views are likely to be heavily filtered by the intervening vegetation.

Viewpoint 27: View from Mount Drive, looking west

Grid reference: TL 14717, 04718

Distance from Site: 136m

Nature of Receptor: Residents of Mount Drive

5.119. The view looks west towards the Site from Mount Drive, which lies at a slightly elevated position to the east of the Site.

5.120. In the foreground lie two storey residential dwellings and their front gardens, which serve to filter many of the views of the Site.

5.121. A gap between two of the dwellings allows for some views west towards the Site, and largely consist of views of a section of the Site's western boundary vegetation, as well as the adjacent field beyond the Site.

5.122. With regard to residents of Mount Drive, it is considered that some filtered views of the Site are available from this viewpoint.

Viewpoint 28: View from the car park adjacent to Tippendell Lane, looking east

Grid reference: TL 13712, 04484

Distance from Site: 789m

Nature of Receptor: Residents along Tippendell Lane

5.123. The view looks east towards the Site from a car park to the east of Tippendell Lane, which lies along the settlement edge of Chiswell Green.

5.124. In the foreground lies a children's play area to the right of the view, and an area of outdoor tennis courts to the left of the view.

5.125. Within the middle distance lies a mature hedgerow and line of mature trees which lie parallel to the North Orbital Road.

5.126. The Site lies beyond the road, and as a result of the distance from Site and the intervening vegetation, the Site is not perceptible from this viewpoint.

Visual Summary

5.127. The visual baseline assessment confirmed that views of the Site are predominantly confined to the immediate context of residents along Watling Street to the east directly opposite the northern section of the Site's eastern boundary and, to a lesser extent, residents from Mount Drive, along with residents along Old Orchard to the south. There is also the possibility for some longer distance filtered views from residents along Hawfield Gardens to the south and Tippendell Lane to the south-west of the Site.

5.128. The potential for longer distance views is noted, although the extent of visibility of the Site is more restricted than the ZTV indicated in the initial baseline assessment, due to the screening effects of structures and vegetation within the landscape. Any views from this distance are therefore seen within the context of any existing built form and the surrounding treescape.

5.129. Further detail in respect of the baseline visual assessment is included within **Appendix 3**.

6. THE PROPOSALS

Overview

- 6.1. As an overview, the proposals comprise the construction of a small-scale residential development of up to 95 dwellings, on land to the west of Watling Street, on the western settlement edge of Park Street.
- 6.2. Vehicular access into the Site will be taken via the Site's eastern boundary, from Watling Street.
- 6.3. It is considered that the main area of development will lie within the larger, southern section of the Site, however with some development to the north where space allows.

Design Development

- 6.4. The layout of the development has been informed by this appraisal of constraints and opportunities in a landscape-led approach. A map of known Site constraints and opportunities is also provided within the Design and Access Statement. The design will seek to balance the opportunity to create a range of new homes and associated uses in a sustainable location within the settlement of Park Street, whilst taking into account the Site's transitional sub-urban, settlement edge location.
- 6.5. The Strategy and Guidelines for Managing Change within the St Stephen's Landscape Character Assessment have also been material considerations within the design process, including the retention and creation of new hedgerows, creating ecological habitats and links and helping to create a visually improved settlement edge.

Landscape Design Strategy

- 6.6. The proposed illustrative landscape design strategy for this scheme is presented on drawing Ref. 22-0160.
- 6.7. The main developable area is located within the centre of the Site as a result of the existing Site constraints, including topography, the narrow shape of the Site and the presence of an easement along the western edge of the Site that restricts planting opportunities. The main concentration of dwellings will lie within the southern section of the Site, owing to the narrower shape of the northern section.
- 6.8. The proposed dwellings are to be of 1 and 2 storeys in height, with two small blocks of flats proposed to be 2.5 storeys in height. However, these tallest buildings lie within the larger, central area of the Site, and therefore do not lie close to the Site's boundaries and the existing adjacent dwellings, ensuring that visual impacts can be reduced, as a result of the built form that will surround them. A line of trees is proposed along the rear gardens of these slightly taller dwellings, in order to provide visual screening between these properties and those to the west, as well as to act as tiered screening when viewing the proposed development from the wider landscape context to the west in response to the sloping nature of the ground.
- 6.9. It is proposed to retain all boundary vegetation where possible. The Site's western boundary hedgerow will be retained and enhanced with additional tree planting, including the use of some native conifer species, for example yew, as well as native broadleaf species, to tie in with the existing Scots pine that lie along sections of this boundary.

- 6.10. It is also proposed to create small areas of minor tree and shrub planting taking into account the existing easement along this boundary, including for example rowan, field maple and whitebeam, to provide additional screening, as well as to create areas of visual and ecological interest along the western green infrastructure corridor. Additional tree planting will also be provided around the SUDs basin.
- 6.11. An area of wildflower meadow is also proposed along this western boundary, at the junction of the primary access road, along with a central feature tree to create visual interest when travelling south through the Site and to create a more legible settlement area.
- 6.12. A new hedgerow with tree planting is proposed for the sections of the Site's eastern boundary that are currently open, in order to extend the visual and habitat corridors around the Site, and to tie in with the existing trees that lie further south along this boundary.
- 6.13. A new hedgerow with tree planting is also proposed along the Site's southern boundary, to help filter views and to connect the Site's eastern and western boundary vegetation.
- 6.14. A children's play area will be located within the centre of the southern section of the Site, closest to the majority of dwellings. It will also be enclosed along the roadside by tree planting, to create areas of shade and protection from the road.
- 6.15. Street tree planting will also be provided, to create visual interest along the roadside, to create a sense of street identity, and to continue the green infrastructure links through the proposed development.
- 6.16. New pedestrian and cycle links will connect the proposed development to Watling Street and the existing settlement.
- 6.17. Two new areas of informal grassland with bulb planting are proposed within the Site, to create visual and ecological interest, as well as to provide outdoor spaces for residents to walk and relax.
- 6.18. The south-western corner of the Site is to remain as open space, largely as a result of the existing easement and the inclusion of drainage structures underneath the ground. As a result, tree planting will be limited, however it is proposed to create a circular path around the area, retaining large parts of it as amenity grassland for informal sports and recreation, with drifts of wildflower meadow planting along the path to create visual and ecological interest.

Mitigation Measures

- Retention and enhancement of all existing boundary vegetation where possible to preserve the degree of visual containment to the Site, and to ensure that the proposals are set within an established green infrastructure;
- Creation of new hedgerows and tree planting along the southern boundary, and sections of the eastern and western boundaries;
- Creation of pedestrian and cycle links to connect the development to Watling Street to the east;
- Creation of a wide landscape buffer along the Site's western boundary, retaining the existing boundary trees, planting new areas of trees and wildflower meadows, and creating two areas for SUDs;

- Creation of two small areas of informal planting and grassland within the northern and central sections of the Site, to create visual interest and to create open space for residents' use;
- Creation of a Local Equipped Area for Play, with additional tree planting within the central section of the Site, close to the greatest number of dwellings; and
- Addition of landscape planting within and between the built form, and within the street scene, to break up the solid structures, promote wildlife and create visual interest.

6.19. The mitigation measures outlined above will ensure that the proposals relate positively to the character of the Site and its setting and do not appear incongruous when viewed from the wider landscape.

7. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER

Overview

- 7.1. This Section will assess the anticipated effects upon the baseline landscape character as identified in section 4 above.
- 7.2. For each of the identified landscape receptors, the inherent value of the receptor and its susceptibility to the type of change proposed will be combined to derive an overall sensitivity score. The effect of the proposed development will be described, and its magnitude determined in line with the methodology at **Appendix 2**. This will then be combined with the sensitivity of the receptor to give an overall judgement of the significance of impact.
- 7.3. The relevant baseline characteristics of the Site, which form the landscape receptors for the purposes of this assessment, are as follows:
- Current use of the Site as an arable field;
 - Mixed condition of boundaries;
 - Mature trees along sections of the Site boundaries;
 - Presence of settlement edge along southern and eastern boundary;
 - Overall character of the Site; and
 - Overall character of the setting of the Site.

Assessment of Landscape Value

- 7.4. In absence of external measures of landscape value, for example designations, the value of the Site has been assessed in relation to a number of suggested indicators of value within Box 5.1 of the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), considering each of the following factors:
- Landscape Quality (condition);
 - Scenic Quality;
 - Rarity;
 - Representativeness;
 - Conservation Interest;
 - Recreation Value;
 - Perceptual Aspects; and
 - Associations.
- 7.5. The Landscape Institute Technical Guidance Note TGN 02-21 ‘Assessing Landscape Value Outside National Designations’ has been used to interpret valued landscapes, with the TGN giving the definition of a valued landscape as ‘*an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes*’. It is however acknowledged that ‘everyday’ landscapes may still have value to some people.
- 7.6. The TGN 02-21 has also been used to further inform the value of the identified landscape receptors, considering each of the following factors:
- Natural Heritage;
 - Cultural Heritage;

- Landscape Condition;
- Associations;
- Distinctiveness;
- Recreational;
- Perceptual (Scenic);
- Perceptual (Wildness and Tranquillity); and
- Functional.

Assessment of Effects in Relation to Identified Receptors

Current use of the Site as an arable field

- 7.7. With regard to the value of this receptor, the Site is currently in use as an arable field and is not publicly accessible. It is acknowledged that the field itself could offer some functional landscape value, however this is limited as a result of the presence of built form to the immediate east and south of the Site, and the presence of Watling Street that runs along the entire eastern Site boundary and is audibly and visually experienced within the Site and its setting. The Site feels less connected to the arable fields to the west of the Site, as a result of the strong vegetation along much of the Site's western boundary. Taking all of these factors into consideration, this receptor is judged to be of **Low** value.
- 7.8. The influence of built form along the Site's eastern and southern boundaries results in the Site displaying a transitional sub-urban characteristic. As a result, this receptor is judged to be of **Low** susceptibility to the type of change proposed.
- 7.9. The overall sensitivity of this receptor is therefore judged to be **Low**.
- 7.10. It is acknowledged that the proposed development of the Site would alter the character and function of the Site, however its influence is limited as a result of the immediately adjacent settlement edge.
- 7.11. It is proposed that the main access into the development would be along the Site's eastern boundary, close to the junction of Mount Drive, with an existing agricultural access along the western boundary to be closed and planted with hedgerow trees.
- 7.12. The Site is bound along two of its three sides by built form and road infrastructure, with open countryside lying along the Site's western boundary. However, the Site feels less connected to the surrounding open countryside as a result of the falling topography across the Site from east to west, and the mature hedgerow and line of trees along this boundary, which serve to separate the Site from the adjacent field. Therefore, the effects of the overall loss of an arable field within this landscape would be limited.
- 7.13. It is considered that the retention and enhancement of the Site's western and eastern hedgerows, along with the creation of a new hedgerow along the Site's southern boundary would mean that the proposed development could relate positively to its setting, through sensitive and robust landscape planting, incorporating a number of existing mature trees that lie along sections of both the eastern and western boundaries, as well as the initial approach to Park Street from the northern end of Watling Street.

7.14. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Medium**.

7.15. The overall impact upon this receptor is therefore judged to be an adverse effect of **Moderate/Minor** significance.

Mixed condition of boundaries

7.16. With regard to the value of this receptor, the Site displays a varied composition of boundary features, including low scrub sections of nettles and brambles, garden fences and long stretches of mature trees. As a result, where the boundary vegetation is dense and mature, the Site feels contained to views into the existing settlement or the immediate open countryside, for example along stretches of the Site's western boundary. However, sections of the eastern boundary display poor or little vegetation cover and look unsightly in comparison to the mature hedgerow trees that exist further south along this boundary.

7.17. These low sections also allow for a connection between the Site and the settlement of Park Street and the built form along Watling Street. Taking all of these factors into consideration, this receptor is judged to be of **Low** value.

7.18. With regard to the susceptibility of this receptor, the Site's varied boundary structure displays both poor and weak sections of vegetation, along with strong belts of mature broadleaf and conifer trees. These mature sections of vegetation, in particular along the Site's western boundary create a strong visual landscape feature and serve to contain the Site from the open countryside to the west.

7.19. Weaker sections of the boundaries allow the Site to feel connected to the existing built form, and they look overgrown and unsightly in comparison to the mature trees. It is proposed that these weaker sections of vegetation would be improved through the proposed development scheme, and existing vegetation should be retained in order to maintain the robust boundary of the Site from the open countryside to the west.

7.20. This directly reflects one of the five year targets detailed within the Watling Chase Forest Plan Review 2001, "*Securing landscape, heritage and biodiversity benefits in the non-wooded parts of Watling Chase where opportunities are presented by new development or on agricultural or reclaimed land, including hedgerow restoration*".

7.21. Therefore, taking all of these factors into consideration, this receptor is judged to be of **Low** susceptibility to change.

7.22. The overall sensitivity of this receptor is therefore judged to be **Low**.

7.23. As a result of a lack of vegetation along the northern section of the eastern boundary, the northern section of the Site shares a relationship to Watling Street and the built form that lies along the eastern side of this road. Some views south into the Site towards the existing dwellings to the south are also possible as a result of the weak vegetation.

7.24. The proposed development seeks to retain all existing boundary vegetation where possible, and to enhance weaker sections with further planting. It is anticipated that the Site's eastern boundary will be enhanced along its length with a new hedgerow, with the exception of a vehicular access gap and two smaller pedestrian and cycle gaps, to create a green edge to the Site when viewed from the approach to the settlement from the north.

- 7.25. A new hedgerow is also proposed along the Site's southern boundary, which is currently comprised of an overgrown strip of scrub and nettles. A new hedgerow boundary along this edge would create a more cohesive boundary to the development and would look visually more attractive. It would also create a better ecological corridor, connecting to the existing hedgerows and trees to the east and west.
- 7.26. The Site's western boundary hedgerow is mature with a number of large, non-native trees which add visual interest within the landscape. It is considered that these trees would be retained, assuming safety permits, to retain this characteristic feature within the landscape. Any weak sections along the western boundary would be gapped up with additional trees and shrubs.
- 7.27. It is anticipated that the strengthening of all boundary vegetation will create a more robust boundary feature than that which currently exists.
- 7.28. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Low** and beneficial in nature.
- 7.29. The overall impact upon this receptor is therefore judged to be a beneficial effect of **Minor** significance.

Mature trees along sections of the Site boundaries

- 7.30. With regard to the value of this receptor, much of the Site's western boundary and sections of the eastern boundary display numerous large, mature trees of varying species. Whilst the majority of these trees are broadleaves, some large conifers exist along the western boundary and add interest within the landscape. These boundary trees are also likely to serve as wildlife habitats and corridors to a number of species. When travelling south or north along Watling Street, the presence of these boundary trees create a strong feature within the view, and also serve to separate the Site from the immediate open countryside to the west. Taking all of these factors into consideration, this receptor is judged to be of **Medium** value.
- 7.31. With regard to the susceptibility of this receptor, the Site's western boundary, and sections of the Site's eastern boundary display a variety of mature broadleaf and conifer tree species, which create a visually interesting landscape feature when travelling north and in particular south along Watling Street, and serve to create a strong green boundary to the settlement edge to the west. It is judged that this receptor is of **Medium** susceptibility to change.
- 7.32. The overall sensitivity of this receptor is therefore judged to be **Medium**.
- 7.33. When travelling south or north along Watling Street, the presence of these boundary trees creates a strong feature within the view, and also serves to separate the Site from the immediate open countryside to the west. These boundary trees are also likely to serve as wildlife habitats and corridors to a number of species.
- 7.34. It is proposed that all of the existing boundary vegetation is to be retained where possible, and it is anticipated that vegetation in particular along the western boundary and the southern section of the eastern boundary would be retained and enhanced where gaps exist.
- 7.35. This retention and enhancement of vegetation, along with the creation of new hedgerows to the north-east and south, would serve to improve the condition and habitat potential of these wildlife corridors, whilst also retaining the sense of enclosure within the Site.

- 7.36. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Low** and beneficial in nature.
- 7.37. The overall impact upon this receptor is therefore judged to be a beneficial effect of **Moderate/Minor** significance.

Presence of settlement edge along southern and eastern boundary

- 7.38. With regard to the value of this receptor, the existing settlement edge of Park Street is currently experienced along the Site's eastern and southern boundaries, through clear views of Watling Street and numerous residential dwellings, which either face towards the Site or have their rear gardens abutting the Site. As a result, the Site feels connected to the settlement, particularly to the north, south and east, with only some partial views into open countryside to the west. The presence of built form along both sides of Watling Street, which runs parallel to the Site, means that the Site feels connected to the settlement pattern of Park Street. Taking these factors into consideration, this receptor is judged to be of **Low** value.
- 7.39. With regard to the susceptibility of this receptor, the Site is bound to the east and south by the presence of the existing settlement edge, experienced through the visual connection of Watling Street and its associated street furniture and signage, residential dwellings along Old Orchard and residential dwellings and rear gardens along Watling Street. As a result, the Site displays a transitional sub-urban character and feels more connected to the settlement than the adjacent arable fields to the west. Therefore, this receptor is judged to be of **Low** susceptibility.
- 7.40. The overall sensitivity of this receptor is therefore judged to be **Low**.
- 7.41. Weak vegetation along the Site's northern section of the eastern boundary allows for a clear connection between the northern section of the Site and the existing built form and road to the east. A lack of boundary structure along the southern edge of the Site, allows for a clear connection with the existing built form to the immediate south.
- 7.42. Any proposed development within the Site would not appear entirely incongruous within this context, and would feel contained by the existing mature vegetation along the Site's western boundary.
- 7.43. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Low**.
- 7.44. The overall impact upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Overall character of the Site

- 7.45. With regard to the value of this receptor, the Site represents a single, arable field, displaying a relatively varied topography. Influence of existing built form is strongly experienced within the northern section of the Site and at the very southern end of the Site, with clear views of Watling Street and numerous residential dwellings. Clear views into the Site are possible on account of the weak boundary vegetation to the north-east of the Site, allowing the Site to feel connected to the existing settlement edge. Existing built form along both the Site's eastern and southern boundaries, along with the tapered form of the northern boundary, mean that the Site's influence is relatively limited and results in the Site feeling connected to Park Street and Watling Street. The presence of mature, varied species of trees along sections of the boundaries creates

a strong landscape feature, and therefore taking all of these factors into consideration, this receptor is judged to be of **Low** value.

- 7.46. With regard to the susceptibility of this receptor, the Site represents a single arable field, bound along two of its three boundaries by existing built form, with open countryside to the west. The lack of boundary vegetation along large sections of the Site's eastern and southern boundaries creates a strong visual connection between the settlement edge and the Site. The presence of Watling Street is strongly felt, particularly within the northern section of the Site. As a result, the Site feels more connected to the modern settlement edge and therefore this receptor is judged to be of **Low** susceptibility to the type of change proposed.
- 7.47. The overall sensitivity of this receptor is therefore judged to be **Low**.
- 7.48. It is acknowledged that the proposed development will result in the loss of an arable field, resulting in a change to the overall character and function of the Site through the introduction of a residential development. However, the relative containment of the Site through the surrounding settlement edge and existing vegetation means that its loss within the wider agricultural setting is likely to be limited.
- 7.49. It is anticipated that all existing boundary vegetation would be retained and enhanced where possible, along with the creation of new boundary hedgerows along the Site's southern and part of the eastern boundaries, to help contain the Site from wider views. Along with tree planting and wildflower meadow creation within the Site, this will help to create a strong green infrastructure around and through the Site, connecting to the existing on-site and offsite vegetation.
- 7.50. The presence of built form is already experienced within the immediate setting of the Site, in particular to the north, east and south, and therefore the presence of built form within the Site would not appear incongruous within this setting.
- 7.51. Taking all of these factors into consideration, the magnitude of change upon these receptors is judged to be **Low**.
- 7.52. The overall impact upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

Overall character of the setting of the Site

- 7.53. With regard to the value of this receptor, the Site and its setting lie within the Hertfordshire County Council Landscape Character Assessment St Stephen's Plateau LCA, which is described as being of moderate condition and weak robustness. The Site and its setting also lie within the north-western corner of the Watling Chase Community Forest. However, the Site lies within a settlement edge setting, with built form surrounding the Site's northern, eastern and southern boundaries. Whilst open countryside extends to the immediate west of the Site in the form of agricultural fields, the wider landscape setting is influenced by built form to the south at How Wood, to the west at Chiswell Green and to the north at the City of St Albans. A busy network of public highways also criss-crosses the wider landscape setting, creating a sub-urban characteristic within the wider setting of the Site. Taking all of these factors into consideration, this receptor is judged to be of **Low** value.

- 7.54. With regard to the susceptibility of this receptor, the Site lies at the north-western settlement edge of Park Street, bound to the south and east by the village and Watling Street. Whilst open countryside extends to the west of the Site, the influence of this open countryside is limited as a result of the undulating topography and strong vegetation along the Site's western boundary.
- 7.55. The wider setting of the Site is influenced by existing built form and major road infrastructure, in what is a heavily built up area sandwiched between the M25 motorway and the city of St Albans. Taking all of these factors into consideration, this receptor is judged to be of **Low** susceptibility to change.
- 7.56. The overall sensitivity of this receptor is therefore judged to be **Low**.
- 7.57. The Site lies within a wedge-shaped area of land that sits within the north-western corner of the existing settlement, and it could be considered to be a rounding off of the village of Park Street.
- 7.58. Whilst the central section of the Site feels slightly more contained to the wider setting as a result of the mature trees along the western boundary, and the presence of garden fences and some trees along the southern section of the eastern boundary, the northern and southern sections of the Site are strongly influenced by the presence of built form and road infrastructure.
- 7.59. As a result of the strong presence of the existing settlement edge, and the close proximity of adjacent settlements at How Wood, St Albans, Frogmore and Chiswell Green and associated road infrastructure, the setting of the Site cannot be considered to be tranquil and undisturbed.
- 7.60. The area of open fields to the west of the Site does act to prevent the coalescence of settlements, however as a result of the mature vegetation along the Site's western boundary, the Site shares less of a relationship to this small area of open fields. The development of the Site would not result in the loss of the ability of this area of fields to prevent the coalescence of Park Street with Chiswell Green or How Wood, representing a logical rounding-off of the existing settlement.
- 7.61. The retention and addition of new planting along the Site's boundaries and within and between the built form on Site, will create green connections to the existing offsite vegetation, providing additional habitats and wildlife corridors.
- 7.62. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Low**.
- 7.63. The overall impact upon this receptor is therefore judged to be an adverse effect of **Minor** significance.

8. ASSESSMENT OF EFFECTS – VISUAL ASSESSMENT

Overview

- 8.1. This section will assess the anticipated effects of the proposed development upon the visual receptors identified in Section 5 above.
- 8.2. For ease of assessment, the various viewpoints will be grouped into the following visual receptors which they represent:
 - Residents along Watling Street;
 - Residents along Mount Drive;
 - Pedestrian users of Watling Street;
 - Road users of Watling Street;
 - Residents along Old Orchard;
 - Residents along Hawfield Gardens; and
 - Residents along Tippendell Lane.
- 8.3. For each receptor, an assessment will be made of its value and susceptibility to change and the anticipated magnitude of change upon the current visual amenity of the receptor. These judgements will then be combined to determine the overall significance of the anticipated impact as set out within the methodology in **Appendix 2**.

Visual Assessment

Residents along Watling Street – Viewpoints 1, 5, 9, 11, 13, 14, 21

- 8.4. With regard to inward views from Watling Street, a small number of dwellings face towards the northern section of the Site along its eastern boundary, with the potential for partial views of the Site from ground floor and upper floor windows.
- 8.5. A number of large existing trees lie along this boundary, although the very northern section of the eastern boundary is devoid of vegetation.
- 8.6. With regard to the value of this receptor, as a result of the low eastern Site boundary with clear views of the intervening busy road and Site beyond, it is judged that this receptor is of **Medium** value.
- 8.7. With regard to the susceptibility of this receptor, these views are partial with the busy road in the foreground, although the open countryside is currently visible beyond the road. Taking these factors into account, the susceptibility is judged to be **Medium**.
- 8.8. The overall sensitivity of this receptor is judged to be **Medium**.
- 8.9. The proposals include the creation of a new hedgerow along the entire length of this boundary, with the exception of a gap for vehicular access, and smaller gaps for pedestrian and cycle access. Views through these access gaps from these visual receptors is considered to be limited and partial, as a result of the existing and proposed new vegetation along the boundary.
- 8.10. Once the new hedgerow has matured, views of the proposed new development will be limited to partial upper floor and rooftop views. The addition of individual trees along this boundary, which will be allowed to grow taller than the hedgerow, will serve to further filter any potential

views. The very northern tip of the Site will also remain undeveloped and be landscaped as an area of informal open space.

- 8.11. It is also considered that existing views from these receptors currently include views of traffic moving along Watling Street, and therefore cannot be considered to be tranquil and unspoilt. The addition of partial views of development within views from these receptors would not appear entirely incongruous.
- 8.12. Taking all of this into account, the magnitude of change upon this receptor is judged to be **Low**.
- 8.13. Therefore the overall initial impact upon this receptor is judged to be an adverse effect of **Moderate/Minor** significance. However, once the new planting has matured (post-completion at year 15), this impact has the potential to be reduced to **Minor** significance.

Residents along Mount Drive – Viewpoint 13, 27

- 8.14. With regard to inward views from Mount Drive, it is considered that a small number of dwellings along this road will have oblique, partial views of the northern section of the Site, as a result of a slight rise in topography to the east and the weak boundary vegetation along the northern section of the Site's eastern boundary.
- 8.15. These dwellings lie at an oblique angle to the Site, and are separated from it by their rear gardens, wooden garden fences and Watling Street.
- 8.16. With regard to the value of this receptor, as a result of the oblique angle views, it is judged that this receptor is of **Medium** value.
- 8.17. With regard to the susceptibility of this receptor, views are oblique, partial and influenced by the existing road, however the open countryside is currently visible beyond the road. Taking these factors into account, the susceptibility is judged to be **Medium**.
- 8.18. The overall sensitivity of this receptor is judged to be **Medium**.
- 8.19. It is considered that views over the road towards development within the narrow northern section of the Site could be possible. However, the development proposals include the creation of a new hedgerow with additional tree planting along this weaker section of the eastern boundary, which will over time as the planting matures, serve to filter many of the views of the new development, potentially restricting views to filtered rooftop views.
- 8.20. It is also considered that existing views from these receptors currently include views of traffic moving along Watling Street as well as potential views of the existing dwellings along Watling Street, and therefore cannot be considered to be tranquil and unspoilt. The addition of partial views of development within views from these receptors would not appear entirely incongruous.
- 8.21. Taking all of this into account, the magnitude of change upon this receptor is judged to be **Low**.
- 8.22. Therefore the overall impact upon this receptor is judged to be an adverse effect of **Moderate/Minor** significance.
- 8.23. However, once the new planting has matured (post-completion at year 15), this impact has the potential to be reduced to **Minor** significance.

Pedestrian users of Watling Street – Viewpoints 15, 21

- 8.24. With regard to pedestrian users travelling south along Watling Street, it is considered that the Site is visible, particularly the northern section of the Site. However, influence from the existing built form along Watling Street and to a lesser extent Old Orchard, are also anticipated in these views.
- 8.25. Pedestrians travelling north along Watling Street, have some filtered views into the northern section of the Site, as well as influence from the existing built form along Watling Street.
- 8.26. With regard to the value of this receptor, as a result of partial views of the Site and the influence of existing built form, this receptor is judged to be of **Medium** value.
- 8.27. With regard to the susceptibility of this receptor, views are partial, and filtered by some existing vegetation along sections of the eastern boundary. Influence from the existing built form along Old Orchard and Watling Street, as well as the presence of a busy road result in this receptor being judged to be of **Medium** susceptibility to change.
- 8.28. The overall sensitivity of this receptor is judged to be **Medium**.
- 8.29. With regard to inward views from pedestrians moving along Watling Street from the south to the north, views of the proposed development would not become available until pedestrians are close to the new access point into the Site, as a result of the existing dwellings and mature vegetation along the southern section of the Site's eastern boundary.
- 8.30. Any potential views would only be available of the narrow northern section of the Site. It is proposed to plant a new hedgerow with additional tree planting along this open section of the boundary, and therefore views would be restricted to potentially upper floor and rooftops only, once the planting has matured.
- 8.31. Pedestrians already experience built form within the view along both sides of the road for part of the route, and then along the eastern side of the road at the northern extent of the Site. Therefore, the addition of built form along a small section of the western side of this road would not appear incongruous within this landscape.
- 8.32. With regard to inward views from pedestrians moving along Watling Street from the north to the south, views into the Site are more available, with views available into both the northern and central section of the Site.
- 8.33. However, it is proposed to plant a new hedgerow with additional tree planting along this open section of the eastern boundary, and therefore views would be restricted to potentially upper floor and rooftop views only, once the planting has matured. The very northern tip of the Site will also remain undeveloped and be landscaped as an area of informal open space in order to further reduce views of built form. The presence of development within the northern section of the Site would prevent views further into the central and southern sections of the Site.
- 8.34. Pedestrians already experience views of built form along the eastern side of the road, as well as distant views of built form along Old Orchard, and therefore the presence of filtered views of development along the eastern side of Watling Street would not appear entirely incongruous within this street scene.

- 8.35. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Low**.
- 8.36. Therefore the overall impact upon this receptor is judged to be an adverse effect of **Moderate/Minor** significance.

Road users of Watling Street – Viewpoints 1, 15, 21

- 8.37. With regard to inward views of road users travelling along Watling Street, it is considered that views when travelling south will be fleeting and limited to the northern section of the Site only, however when heading south, views of more of the Site could be available. Influence from the existing built form along Watling Street and to a lesser extent Old Orchard, are also anticipated in these views.
- 8.38. With regard to the value of this receptor, views are considered to be fleeting as the traffic moves along at approximately 30mph. It is considered that road users are likely to be focused on the road ahead, and therefore this receptor is judged to be of **Low** value.
- 8.39. With regard to the susceptibility of this receptor, views are already influenced by existing built form along Watling Street and Old Orchard, and therefore this receptor is judged to be of **Low** susceptibility to change.
- 8.40. The overall sensitivity of this receptor is judged to be **Low**.
- 8.41. With regard to inward views of road users towards the proposed development, traffic is moving along this road at 30mph, and it is considered that road users will have their attention focussed on the road ahead, particularly as there is a fuel station along this road with traffic pulling into and out of the forecourt on a regular basis, along with residential driveways, a bus stop and traffic lights at the junction of Mount Drive.
- 8.42. The proposals also include the planting of a new hedgerow with additional tree planting along this open section of the eastern boundary, and therefore views would be restricted to potentially upper floor and rooftop views only, once the planting has matured. The very northern tip of the Site will also remain undeveloped and be landscaped as an area of informal open space to reduce views of built form.
- 8.43. Road users already experience views of built form along the eastern side of the road, as well as distant views of built form along Old Orchard, and therefore the presence of filtered views of development along the eastern side of Watling Street would not appear entirely incongruous within this street scene.
- 8.44. Taking all of these factors into consideration, the magnitude of change upon this receptor is judged to be **Low**.
- 8.45. Therefore the overall impact upon this receptor is judged to be an adverse effect of **Minor** significance.

Residents along Old Orchard – viewpoints 2, 8, 10, 12, 15, 26

- 8.46. These dwellings have some rear and upper floor windows that face towards the Site, and therefore it is considered that views of the Site from these properties is likely.
- 8.47. With regard to residents of Old Orchard, this receptor is therefore judged to be of **High** value.

- 8.48. With regard to the susceptibility of this receptor, it is considered that some partial views of built form along Watling Street, as well as the road itself could be visible from some of these properties, however views are largely of an arable field, and therefore this receptor is judged to be of **High** susceptibility to change.
- 8.49. The overall sensitivity of this receptor is judged to be **High**.
- 8.50. With regard to inward views from Old Orchard, some residents are anticipated to experience filtered views of the development potentially from ground floor and upper floor windows.
- 8.51. However, there are a small number of existing trees that lie along the boundaries of these existing gardens, which serve to filter some of the views.
- 8.52. It is proposed to create a new hedgerow with hedgerow trees along this southern boundary where none currently exists, which over time as the planting matures, will serve to further filter views of the proposed development from these properties.
- 8.53. The wide buffer of overgrown grass and scrub that lies parallel to the Site's southern boundary will also remain undeveloped, outside of the proposed development area, and therefore will provide a wide offset from the development Site and the existing dwellings.
- 8.54. It is considered that existing views from Old Orchard have limited views of the wider open countryside beyond the Site to the west, as a result of the mature trees along the Site's western boundary, which are anticipated to remain visible above the proposed development, owing to their height.
- 8.55. Taking all of these factors into account, the magnitude of change upon this receptor is judged to be **Low**.
- 8.56. Therefore, the overall impact upon this receptor is judged to be an adverse effect of **Moderate** significance.

Residents along Tippendell Lane – Viewpoints 6, 20, 28

- 8.57. With regard to residents along Tippendell Lane, these properties face north-east looking across arable fields towards the settlement of Park Street, and it is considered likely that some views of part of the Site may be possible from these properties. However, views are distant, and likely to be partial and filtered by the intervening boundary vegetation.
- 8.58. Therefore, this receptor is judged to be of **Low** value.
- 8.59. With regard to the susceptibility of this receptor, it is considered that any views from this distance would be filtered by the existing vegetation to the west of the Site. It is considered that some views of the existing built form along Watling Street could also be visible, and therefore this receptor is judged to be of **Low** susceptibility to change.
- 8.60. The overall sensitivity of this receptor is judged to be **Low**.
- 8.61. With regard to inward views from Tippendell Lane, it is judged that distant views of rooftops of the proposed development could be available, as a result of the undulating landform to the south-west.

- 8.62. However, views from these receptors would be limited to partial views of the central and northern sections of the Site, in particular the eastern half of the Site which lies at a higher level in the landscape than the western half.
- 8.63. It is proposed to incorporate landscape planting within and between the built form of the proposed development along the slope, creating a tiered screening effect, which will soften the views of the proposed dwellings. It is also considered that the enhancement of the Site's western boundary vegetation will, over time as the planting matures, close any gaps within the vegetation and further filter any views of the Site.
- 8.64. It is considered that any remaining views will be very distant and filtered and viewed within the context of the existing dwellings along Watling Street, and therefore the magnitude of change upon this receptor is judged to be **Low**.
- 8.65. Therefore the overall impact upon this receptor is judged to be an adverse effect of **Minor** significance.

Residents along Hawfield Gardens – View 25

- 8.66. With regard to residents along Hawfield Gardens, these properties face towards the southern boundary of the Site, but lie separated from it by residential dwellings along Old Orchard.
- 8.67. Some gaps between the residential dwellings along Old Orchard could allow for some potential views of the Site, although these views are already characterised by the immediate presence of existing built form and road infrastructure.
- 8.68. Therefore, this receptor is judged to be of **Low** value.
- 8.69. With regard to the susceptibility of this receptor, it is considered that any views from these dwellings would be influenced by existing built form and road infrastructure and would be extremely limited as a result, and therefore this receptor is judged to be of **Low** susceptibility to change.
- 8.70. The overall sensitivity of this receptor is judged to be **Low**.
- 8.71. With regard to inward views of the proposed development from Hawfield Gardens, it is judged that distant views of rooftops of the proposed development could be available, although these would be extremely limited as a result of the intervening built form.
- 8.72. It is proposed to plant a new hedgerow and additional trees along the Site's southern boundary, along with tree planting between the built form, which will serve to further break up the views of built form from these existing dwellings, and therefore the magnitude of change upon this receptor is judged to be **Low**.
- 8.73. Therefore, the overall impact upon this receptor is judged to be an adverse effect of **Minor** significance.

9. SUMMARY & CONCLUSIONS

Summary of Landscape Impacts

- 9.1. A Landscape Design Strategy is included within **Appendix 1** to illustrate the mitigation measures proposed across the Site, including the retention and strengthening of boundary vegetation, and small areas of informal open space.
- 9.2. No adverse landscape impacts of Moderate or greater significance are anticipated.
- 9.3. Adverse landscape impacts of Moderate/Minor significance were identified upon the current use of the Site as an arable field. These impacts are not considered to be significant.
- 9.4. All other adverse landscape impacts were judged to be of a Minor significance.
- 9.5. In addition, the mixed condition of boundaries and the mature trees along sections of the boundaries were judged to experience a beneficial impact of Minor significance as a result of the landscape planting mitigation measures identified within the proposals.

Summary of Visual Impacts

- 9.6. The visual impact assessment concluded that the Site is relatively well contained from views to the north and west, and to a lesser extent from the east as a result of the existing settlement edge and vegetation within the immediate setting of the Site.
- 9.7. Adverse visual impacts of Moderate significance were identified upon the residents of Old Orchard, largely as a result of the weak southern boundary structure adjacent to these dwellings. The inclusion of a new hedgerow with additional tree planting will serve to filter these views, which are not considered to be significant and in any case, the magnitude of change has been judged to be Low.
- 9.8. All other visual receptors were judged to be an adverse impact of Moderate/Minor or Minor significance, which are not considered significant within the planning balance.

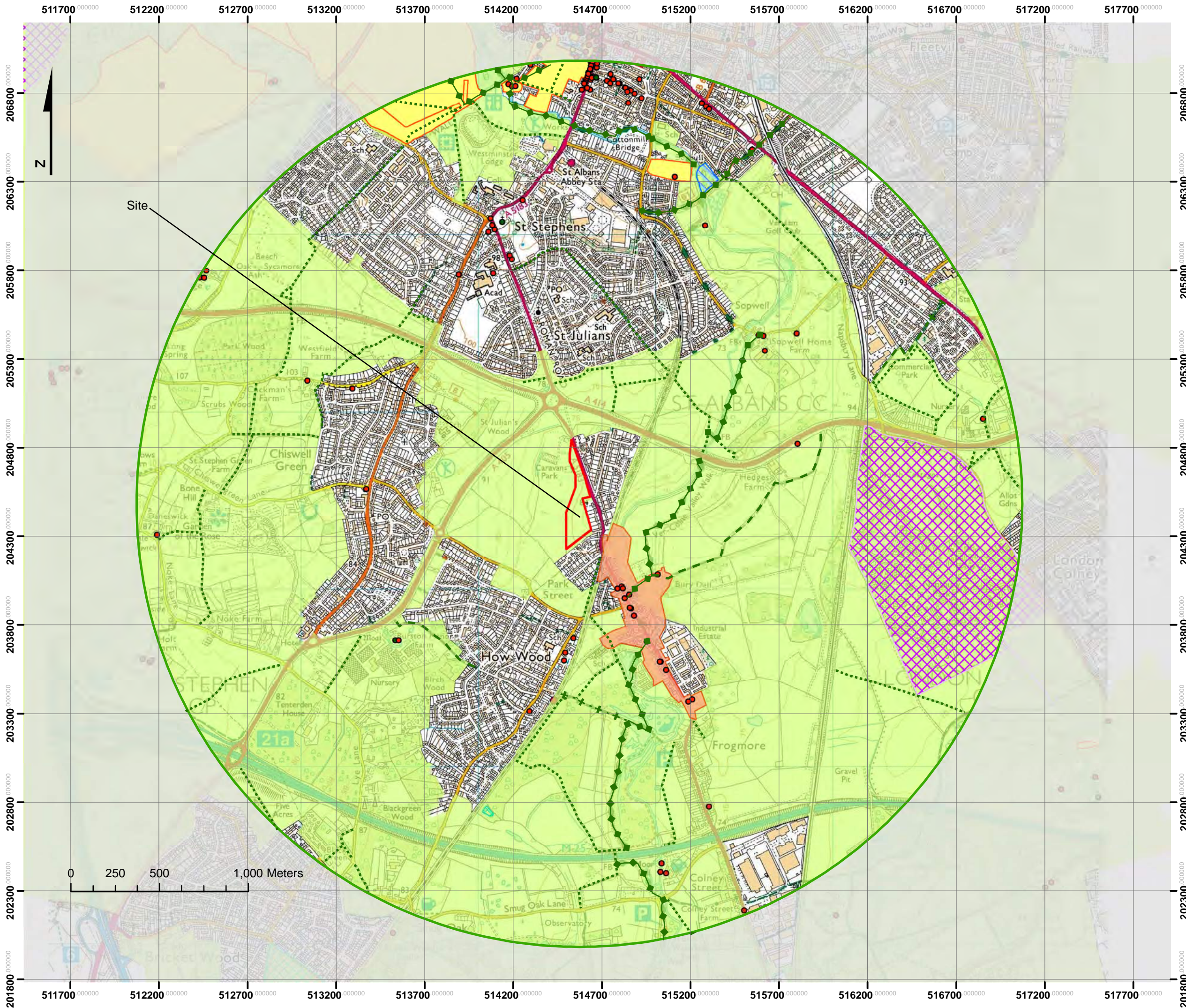
Conclusions

- 9.9. It is the conclusion of this Landscape and Visual Impact Assessment that the proposed development is acceptable on both landscape and visual grounds, provided that the landscape strategy is implemented in order to protect views from the south and east and to help settle the proposed development into the existing landscape setting.

10. APPENDICES

Appendix 1: Supporting Plans

References:	Baseline Information Map:	20-3933
	Zone of Theoretical Visibility:	20-3934
	Illustrative Landscape Design strategy:	22-0160
	Layout Drawing:	SCOT210806 IL-01 C



Legend

- Study Area
- Site Boundary
- Listed Buildings:**
- Grade I
- Grade II
- Grade II*
- + + + + Byway Open to All Traffic
- - - - Public Bridleway
- Public Footpath
- ◆ ◆ ◆ ◆ Long Distance Recreation Route
- Conservation Area
- Sites of Special Scientific Interest
- Local Nature Reserves
- Registered Parks & Gardens
- Scheduled Ancient Monument
- Metropolitan Green Belt

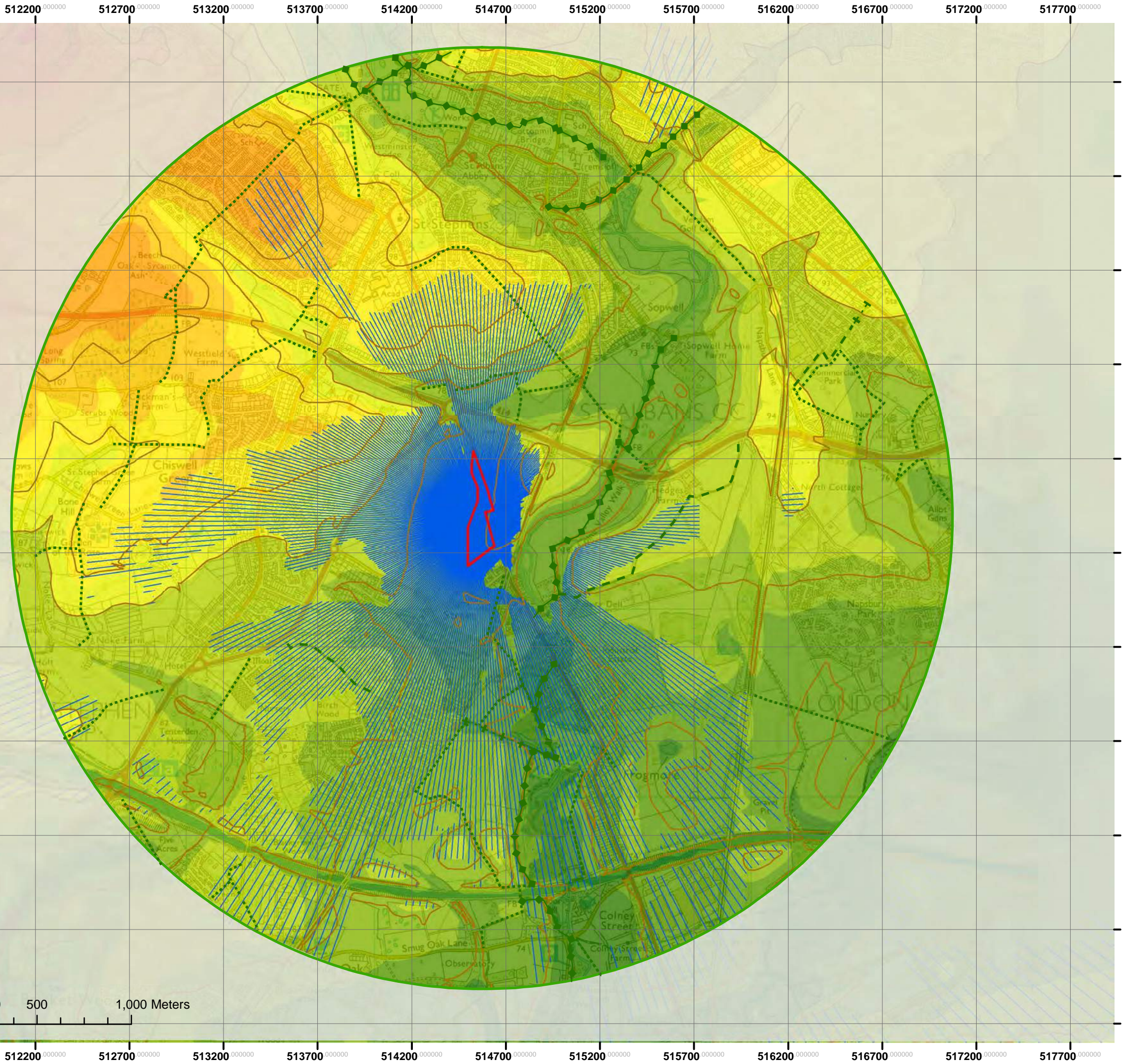
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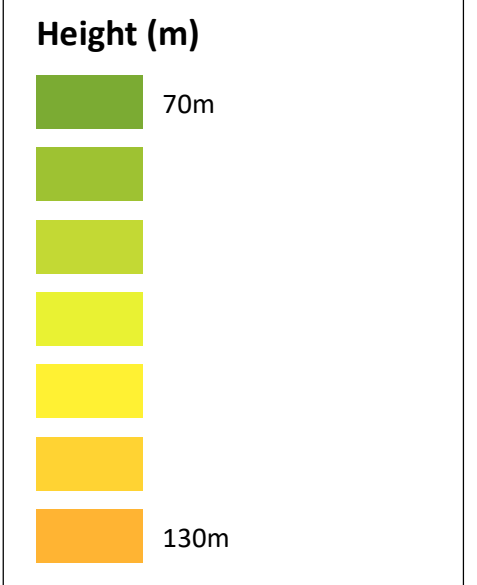
TITLE:	Baseline Information Map
	Land to the west of Watling Street, Park Street
CLIENT:	M Scott Properties Ltd
MAP REF:	20-3933
VERSION:	1
DATE:	27/08/2020
SCALE:	1:20,000@A3
APPROVED BY:	ID
PRODUCED BY:	ACB

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- ### Legend
- Study Area
 - Site Boundary
 - + + + + Byway open to All Traffic
 - - - - Public Bridleway
 - Public Footpath
 - ◆ ◆ ◆ ◆ Long Distance Recreation Route
 - — — — Line of Sight (1.5m)
 - — — — Contours (10m)



REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: **Zone of Theoretical Visibility**

PROJECT/SITE: **Park Street, St Albans**

CLIENT: **M Scott Properties Ltd**

MAP REF: **20-3934**

VERSION: **1**

DATE: **05/10/2020** SCALE: **1:20,000@A3**










APPROVED BY: **ID** PRODUCED BY: **ACB**

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Key:

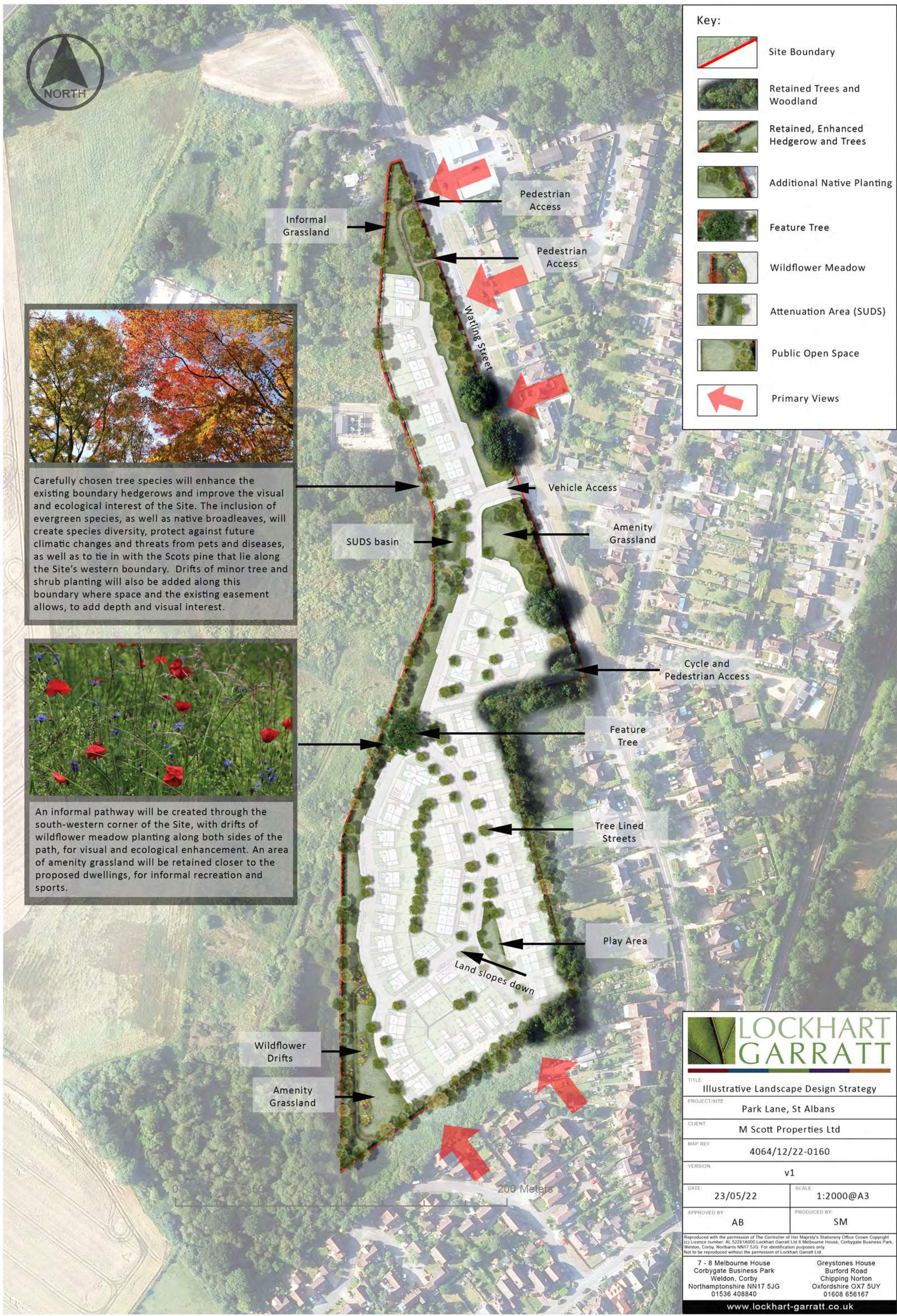
-  Site Boundary
-  Retained Trees and Woodland
-  Retained, Enhanced Hedgerow and Trees
-  Additional Native Planting
-  Feature Tree
-  Wildflower Meadow
-  Attenuation Area (SUDS)
-  Public Open Space
-  Primary Views



Carefully chosen tree species will enhance the existing boundary hedgerows and improve the visual and ecological interest of the Site. The inclusion of evergreen species, as well as native broadleaves, will create species diversity, protect against future climatic changes and threats from pets and diseases, as well as to tie in with the Scots pine that lie along the Site's western boundary. Drifts of minor tree and shrub planting will also be added along this boundary where space and the existing easement allows, to add depth and visual interest.



An informal pathway will be created through the south-western corner of the Site, with drifts of wildflower meadow planting along both sides of the path, for visual and ecological enhancement. An area of amenity grassland will be retained closer to the proposed dwellings, for informal recreation and sports.



LOCKHART GARRATT

TITLE: Illustrative Landscape Design Strategy

PROJECT/SITE: Park Lane, St Albans

CLIENT: M Scott Properties Ltd

MAP REF: 4064/12/22-0160

VERSION: v1

DATE: 23/05/22 SCALE: 1:2000@A3

APPROVED BY: AB PRODUCED BY: SM

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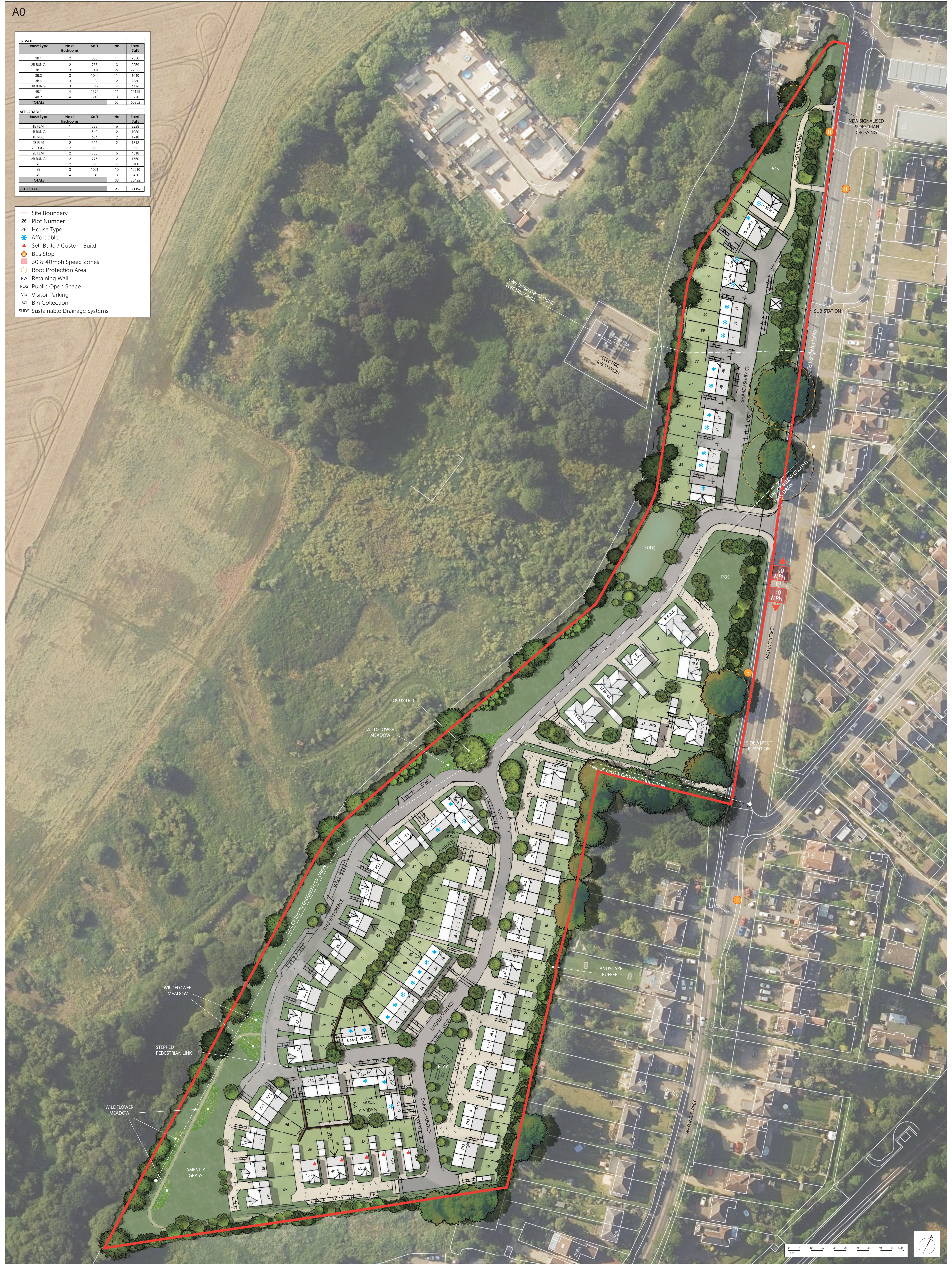
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PRIVATE					
House Type	No of Bedrooms	Sqft	No	Total Sqft	
2B.1	2	850	11	9350	
2B.BUNG	2	753	3	2259	
3B.1	3	1001	22	22022	
3B.3	3	1040	1	1040	
3B.4	3	1180	2	2360	
3B.BUNG	3	1119	4	4476	
4B.1	4	1375	11	15125	
4B.2	4	1249	3	3747	
TOTALS			57	60352	

AFFORDABLE					
House Type	No of Bedrooms	Sqft	No	Total Sqft	
1B.FLAT	1	538	6	3228	
1B.BUNG	1	540	2	1080	
1B.MAS	1	624	2	1248	
2B.FLAT	2	656	2	1312	
2B.FOG	2	654	1	654	
2B.FLAT	2	753	6	4518	
2B.BUNG	2	775	2	1550	
3B	2	850	4	3400	
3B	3	1001	10	10010	
4B	4	1140	3	3420	
TOTALS			38	39422	

SITE TOTALS	
	95 121106

- Site Boundary
- 26 Plot Number
- 2B House Type
- ★ Affordable
- ▲ Self Build / Custom Build
- Bus Stop
- 30 & 40mph Speed Zones
- Root Protection Area
- RW Retaining Wall
- POS Public Open Space
- VIS Visitor Parking
- BC Bin Collection
- SUDS Sustainable Drainage Systems



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Rev	Description	Date	Au	Ch
A	Planning Issue	24.01.22	PR/AA	PR/-
B	Updated Red Line Along Watling Street	11.02.22	PR	AA
C	Update to trees/shrubs	11.05.22	PR/ER	PR

Project Land West of Watling Street, Park Street
 Drawing Illustrative Layout - 01

Client	M SCOTT PROPERTIES LTD	Date	25.11.21
Job no.	SCOT210806	Rev.	C
Dwg no.	IL-01	Scale	1:500@A0
Author	PR/AA	Checked	PR/-
Status	PLANNING	Office	Romsey
Client ref.	-		

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Appendix 2: Lockhart Garratt Assessment Methodology

**Landscape & Visual Impact Assessment
Methodology**

**NICHOLSONS
LOCKHART GARRATT**

Leading solutions for the natural environment

Date: 2021



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Table of Contents

1. INTRODUCTION	4
2. DEFINING THE STUDY AREA.....	5
3. DESCRIPTION OF EFFECTS	6
4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS	7
5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS.....	14
6. UNDERSTANDING SIGNIFICANT EFFECTS	18

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1. INTRODUCTION

- 1.1. This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3), jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- 1.2. In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

2. DEFINING THE STUDY AREA

- 2.1. Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.
- 2.2. A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

3. DESCRIPTION OF EFFECTS

- 3.1. The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect upon a receiving environment, it is necessary to consider the effect magnitude, i.e. the degree of change, together with the sensitivity of the receptor.
- 3.2. This assessment will identify whether the effects are:
- Adverse, Beneficial or Neutral - Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
 - Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
 - Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 15, of the Operational Phase.
 - Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

Significance of Effects (EIA only)

- 3.3. A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2011. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS

Identifying and Assessing the Landscape Baseline

- 4.1. In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.
- 4.2. The identification of these features will be informed through:
 - Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
 - Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
 - Identification of landscape-based designations;
 - Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
 - Assessment of the general condition of the receiving landscape;
 - Assessment of the relative value of the receiving landscape (see below);
 - Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).
- 4.3. Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the site assessment, and will make reference to published landscape character assessments and the application of sound professional judgement based upon the evidence at hand.
- 4.4. Criteria for the selection of local landscape character areas within the likely study area include:
 - Proximity and influence on the site;
 - Physical connections with the site (for example public rights of way, roads, vegetation and vegetation belts); and
 - Visual connection with the site (particularly where the view is a key characteristic of the local area).

Assessing Landscape Sensitivity

- 4.5. The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to the type of change proposed.
- 4.6. **Susceptibility** is defined as the inherent sensitivity of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

Table 1: Landscape Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	<ul style="list-style-type: none"> • No or very few detracting features; • Townscapes are likely to include a high proportion of historic assets; • Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	<ul style="list-style-type: none"> • Landscapes would be considered to have a high degree of intimacy, generally strong landscape structure, a high level of intactness and contain features worthy of protection; • Few detracting features; • Has some potential to accommodate change which is in keeping with the positive aspects of local character. • Townscapes may include a high proportion of historic assets; • Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	<ul style="list-style-type: none"> • Landscapes would be considered of good landscape structure, with some detracting features or evidence of recent change. • Townscapes may include a proportion of historic assets or of cultural value locally. • Demonstrates some potential to accommodate change through appropriate mitigation.
Low	<ul style="list-style-type: none"> • Landscapes that contain strong evidence of previous landscape change and little representation of their former character; • Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.
Negligible	<ul style="list-style-type: none"> • Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.

Landscape Value

- 4.7. The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty.
- 4.8. At a local level, Local Planning Authorities may have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- 4.9. The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment (NPPF para 170). In the absence of such an assessment it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to a set of appropriate criteria, such as those suggested in Box 5.1 of GLVIA3.

Table 2: Landscape Value

Value	Typical Criteria	Typical Scale	Examples
Very High	Landscape is recognised as an area of great importance, quality and rarity. Almost always recognised by national or international designation.	International National	World Heritage Sites National Parks Areas of Outstanding Natural Beauty
High	Landscape is recognised as being of high quality, importance and rarity, representing a number of recognised value criteria. Often identified through local landscape designations.	Regional Local	Wild or picturesque landscapes. Settings of designated landscapes. Areas whose value is expressed through published assessments or cultural celebration, e.g. art, history or literature.
Medium	Landscape is recognised as being of medium quality, importance and rarity. Typically undesignated but value may be expressed through published assessment. Represents some recognised value criteria.	Regional Local	Generally intact rural landscapes. Landscapes that are representative of published character.
Low	Landscape is of low quality, importance and rarity. Typically degraded with detracting features and in poor condition, but with some potential for restoration or improvement.	Local	Intensive arable landscapes. Landscapes with strong human influence or intensive management, e.g. golf courses.
Negligible	Landscape is of very low quality, importance and rarity. Typically degraded with many detracting features, and poorly managed. Change is likely to improve these landscapes.	Site	Unrestored mineral workings. Industrial landscapes.

Table 3: Overall Landscape Sensitivity

Vs.		Identified Landscape Value				
		Very High Value	High Value	Medium Value	Low Value	Very Low Value
Identified Susceptibility	Very High Susceptibility	Very High	High	High / Medium	X	X
	High Susceptibility	High	High	Medium / High	Medium / Low	X
	Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low
	Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible
	Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible
		Sensitivity				

Landscape Magnitude of Change

4.10. The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

Table 4: Magnitude to Change to Landscape Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

4.11. When assessing the magnitude of change consideration will be given to:

- **The size or scale of the development:** the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- **The extent of the development** – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
 - Site level;
 - Immediate setting;
 - At the scale of the local landscape character area; and
 - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- **The permanency of the development:** consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- **The change to the key characteristics of the receiving landscape:** taking into account:
 - Changes to the appearance of the site;
 - Changes to identified landscape features;
 - Changes to key or special qualities or characteristics of the landscape; and
 - Changes in the landscape setting of heritage assets and landscape-related designations.
- **The proposed mitigation:** consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

Significance of Landscape Effect

4.12. The level of effect upon the receptor should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of each identified receptor.

4.13. This will identify whether the effects are:

- **Adverse or Beneficial** - beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
- **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be associated with a development, i.e. an increase of traffic on a particular route.
- **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.

- **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.

4.14. The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

Table 5: Landscape Significance of Effect*

Vs.		Sensitivity of Landscape Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
		Significance of Landscape Effect				

* To be read in conjunction with Table 9 below.

5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

- 5.1. As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.
- 5.2. On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:
- Identification of the area in which the development may be visible (the visual envelope;
 - Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
 - Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
 - Identification of those views which can be considered characteristic of the landscape character area;
 - Identification of the different groups of people who may experience views of the development.

Sensitivity of Visual Receptors

- 5.3. The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.

Table 6: Visual Sensitivity Thresholds

Visual Sensitivity	Threshold Definition
Very High	Viewers on public rights of way or accessible land whose prime focus is on the high quality of the surrounding landscape, and who are often very aware of its value. Examples include viewers within nationally designated landscapes such as National Parks or AONB's and users of National Trails.
High	Viewers on public rights of way whose prime focus is on the landscape around, or occupiers of residential properties with primary views affected by the development. Examples include viewers within regional/local landscape designations, users of Long Distance Routes or Sustrans cycle routes, or the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or people passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity and not susceptible to changes in the surrounding landscape.

Magnitude of Change of Visual Receptors

5.4. The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
 - The mass and scale of the development visible and the change experienced from an identified location; and
 - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:

- The proposals will result in a long term or short term effect;
- The development is reversible or changes the status of the site (for example to previously developed land); and
- Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

Table 7: Magnitude of Change to Visual Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a view.
No Change	It is also possible for a view to experience no change due to it being totally compatible with the character of the visual environment or not visible due to intervening structures or vegetation.

Significance of Visual Effect

5.5. The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 8 below outlines how the assessment of significance is undertaken.

Table 8: Visual Significance of Effect*

Vs.		Sensitivity of Visual Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None
	Significance of Landscape Effect					

* To be read in conjunction with Table 9 below.

6. UNDERSTANDING SIGNIFICANT EFFECTS

- 6.1. For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- 6.2. It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- 6.3. The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

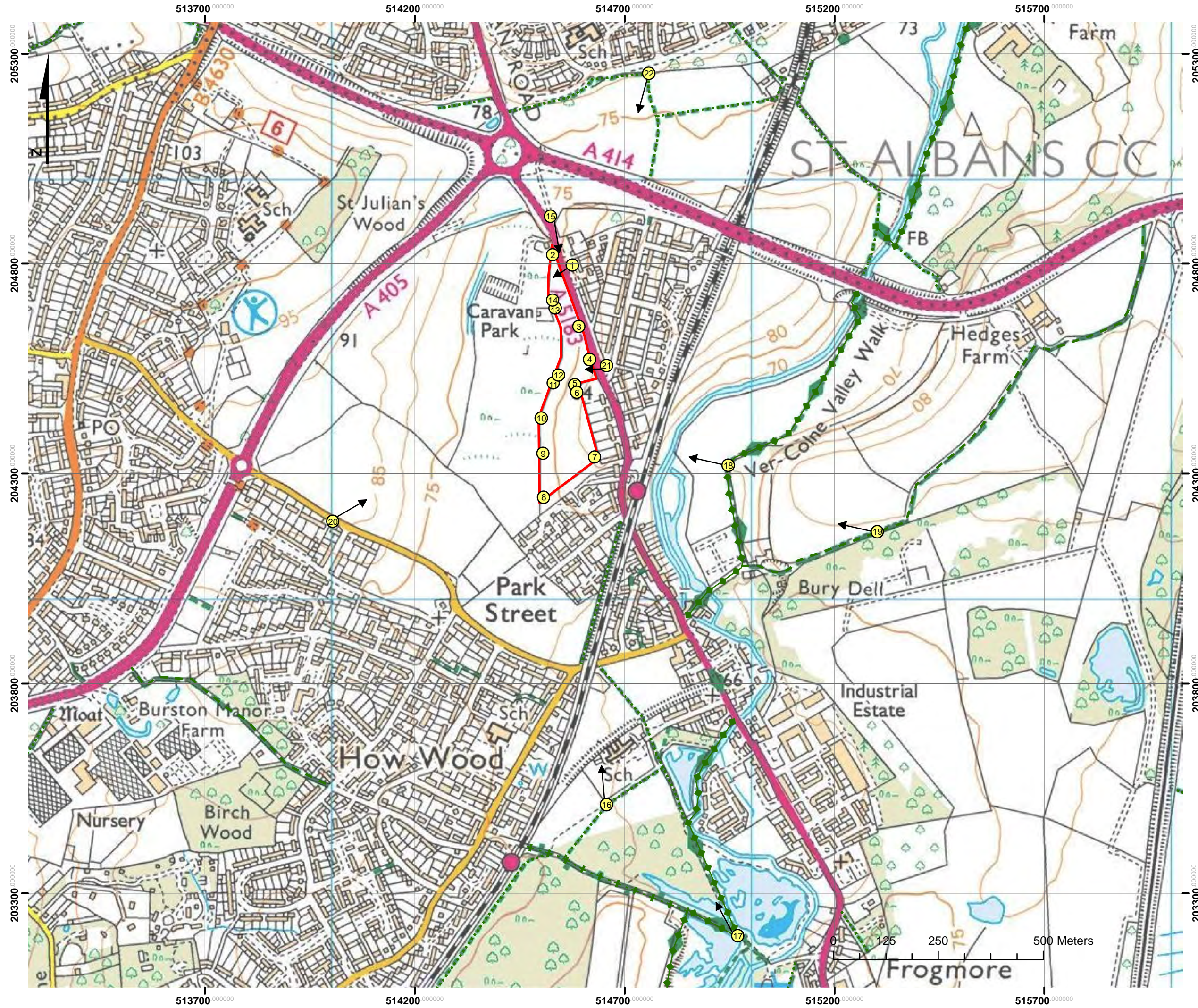
Definition of Significance Thresholds

Table 9: Significance Thresholds

Significance	Threshold Definition
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape.
Minor	A low magnitude of change that materially affects a landscape that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in an effect of neutral significance due to the change being compatible with local character or not visible.

Appendix 3: Summer Views Visual Assessment – Photographic Record

Reference: Viewpoint Location Map: 20-3935
Visual Assessment: 20-3902



Legend

- Viewpoint Location
- + + + Byway Open to All Traffic
- - - Public Bridleway
- . . . Public Footpath
- ◆ ◆ ◆ Long Distance Recreation Route
- Site Boundary

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE: Viewpoint Location Map

PROJECT/SITE: Park Street, St Albans

CLIENT: M Scott Properties Ltd

MAP REF: 20-3935

VERSION: 1

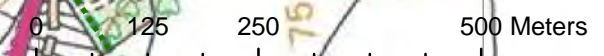
DATE: 05/10/2020 SCALE: 1:8,500 @A3

APPROVED BY: ID PRODUCED BY: ACB

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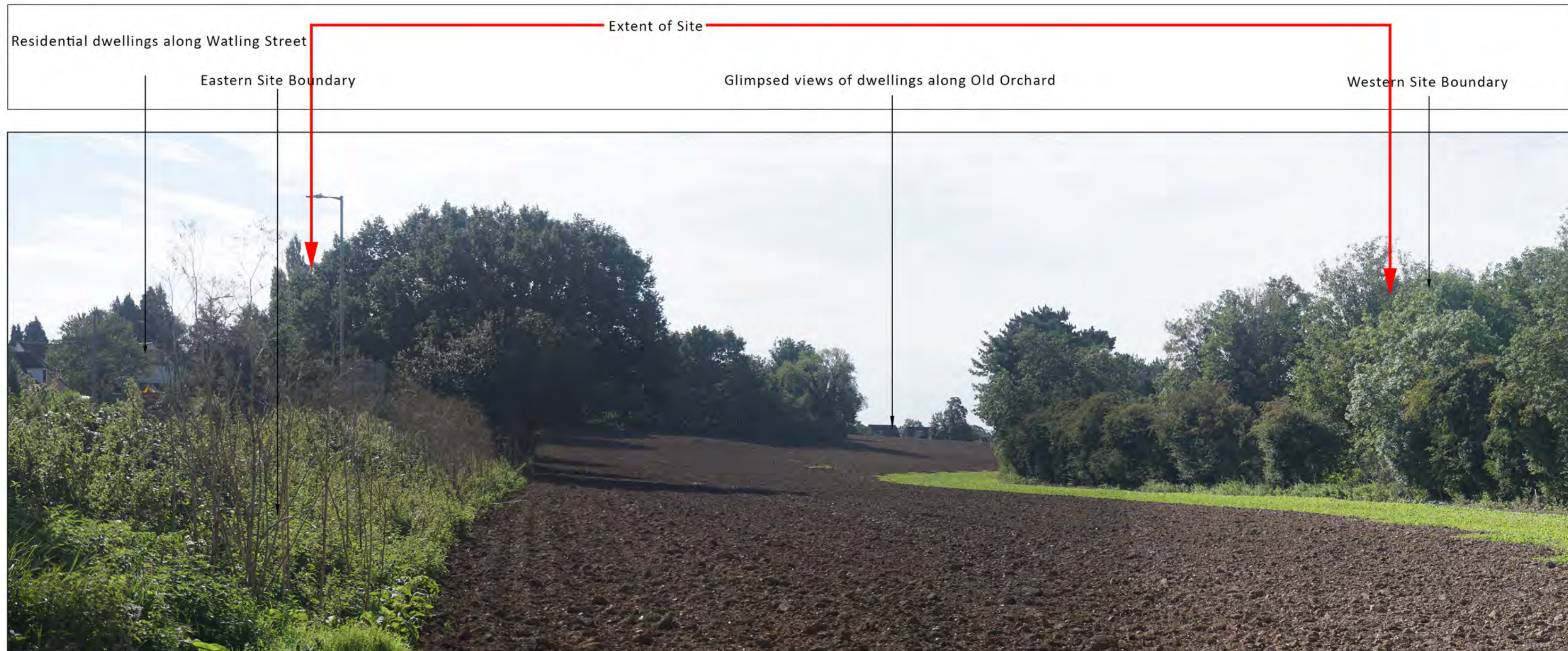


Location: View from Watling Street, looking west.

Grid Reference: TL14574, 04796

TITLE: Viewpoint 1	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
APPROVED BY: AB	PRODUCED BY: SM
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Location: View from within Site, looking south.

Grid Reference: TL14527, 04821


	
TITLE:	Viewpoint 2
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
AB	SM
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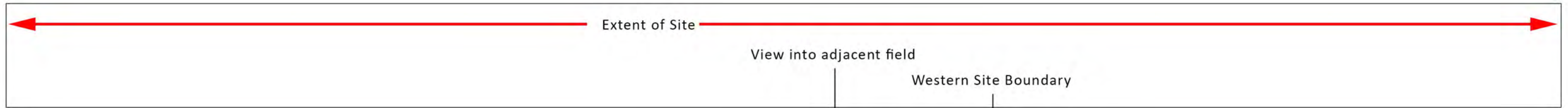


Location: View from within Site, looking west.

Grid Reference: TL14590, 04650


	
TITLE: Viewpoint 3	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from within Site, looking west.

Grid Reference: TL14615, 04570


	
TITLE: Viewpoint 4	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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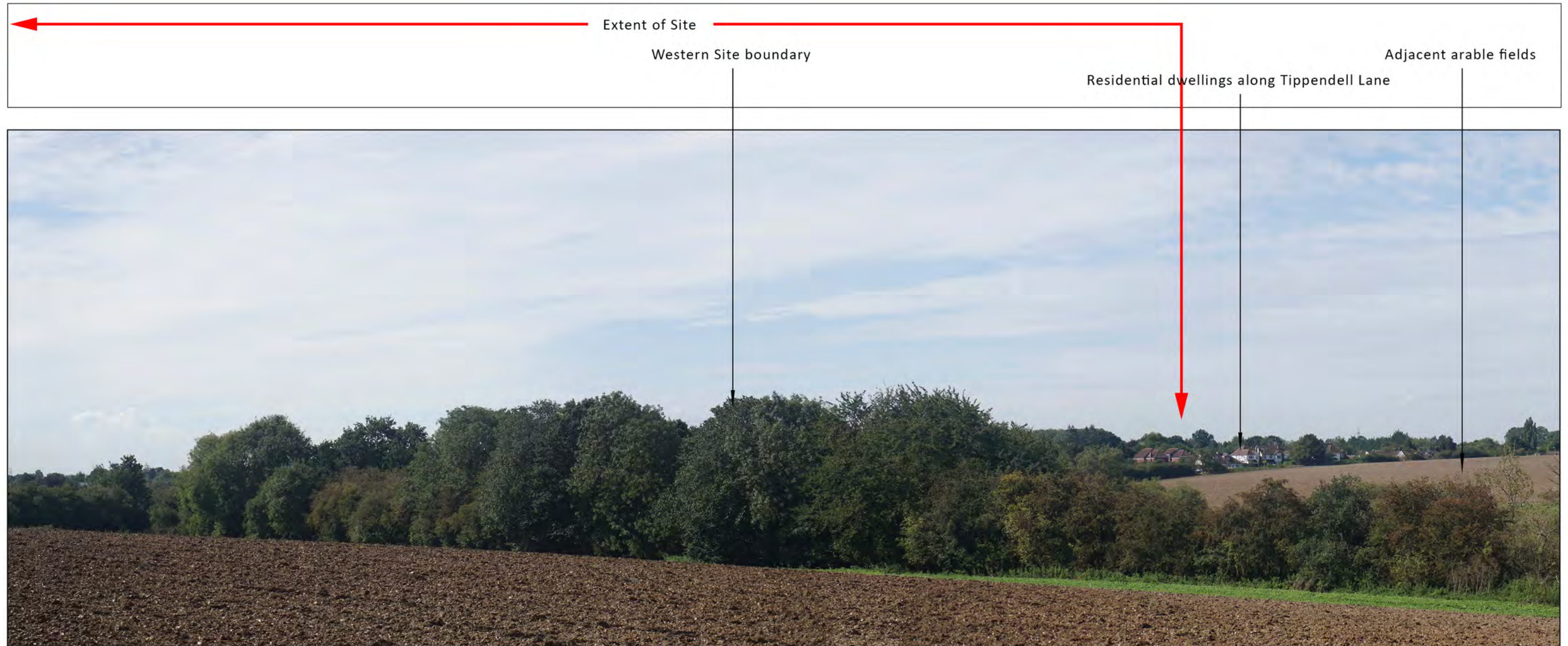


Location: View from within Site, looking north.

Grid Reference: TL14580, 04510


	
TITLE: Viewpoint 5	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
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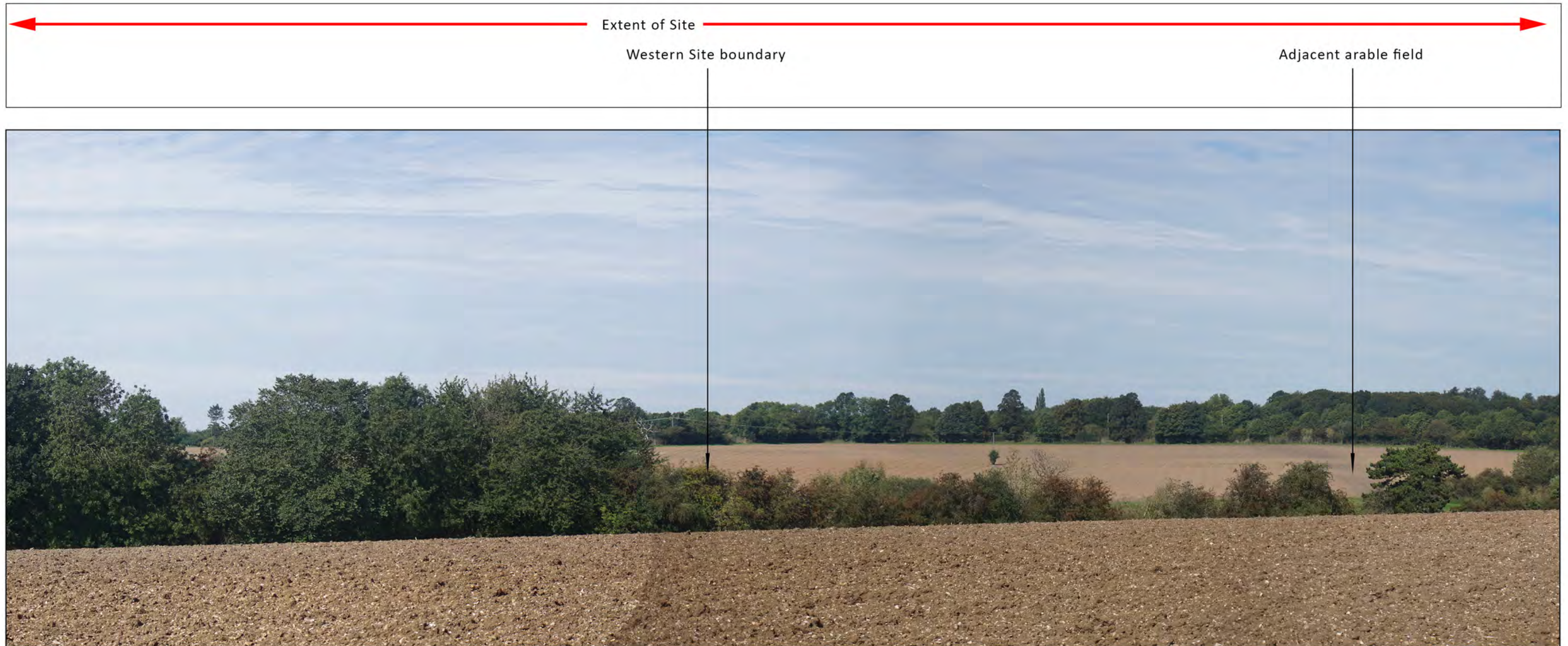


Location: View from within Site, looking south-west.

Grid Reference: TL14580, 04510


			
TITLE:	Viewpoint 6		
PROJECT/SITE:	Park Lane, St Albans		
CLIENT:	M Scott Properties Ltd		
MAP REF:	4064/12/20-3902		
VERSION:	v1		
DATE:	10/09/20		
APPROVED BY:	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">AB</td> <td style="text-align: center;">SM</td> </tr> </table>	AB	SM
AB	SM		
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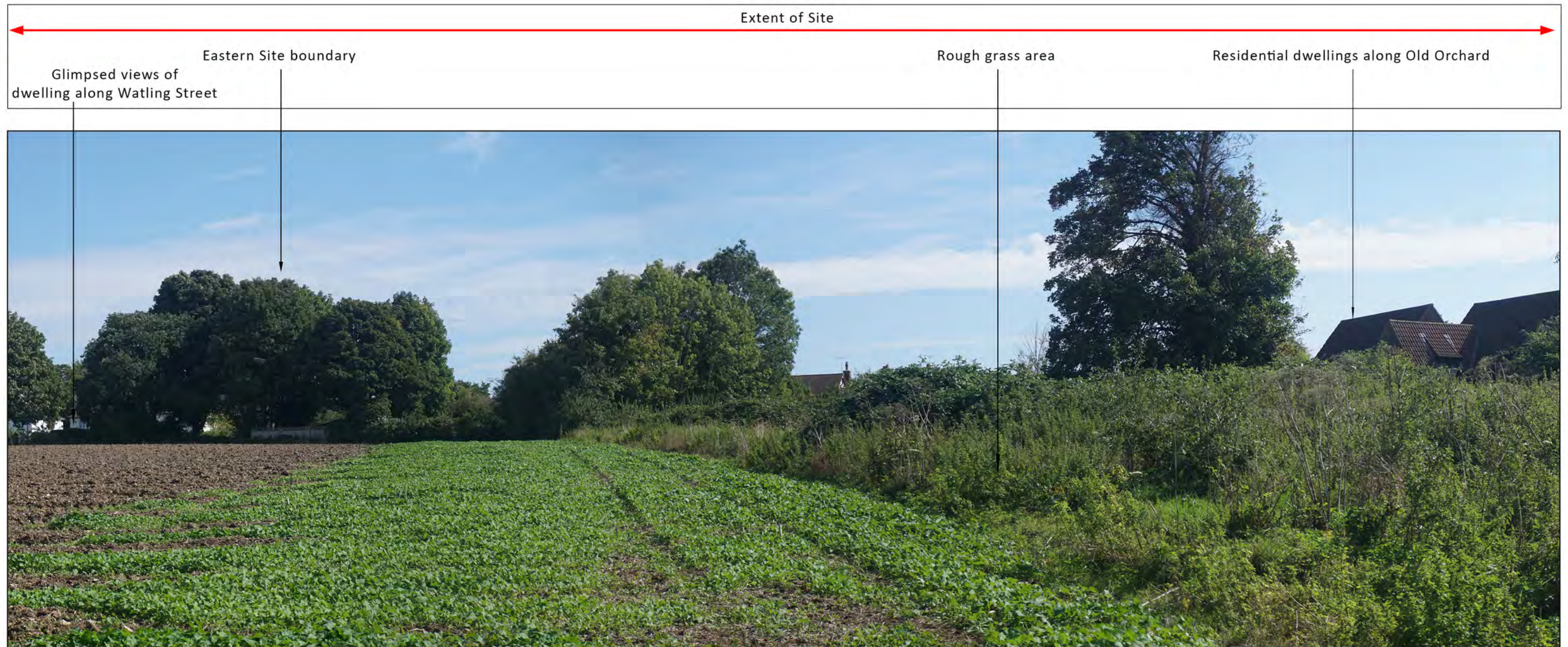


Location: View from within Site, looking north - west.

Grid Reference: TL 14630 04339

	
TITLE:	Viewpoint 7
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Location: View from within Site, looking east.

Grid Reference: TL14506 04244


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TITLE: Viewpoint 8	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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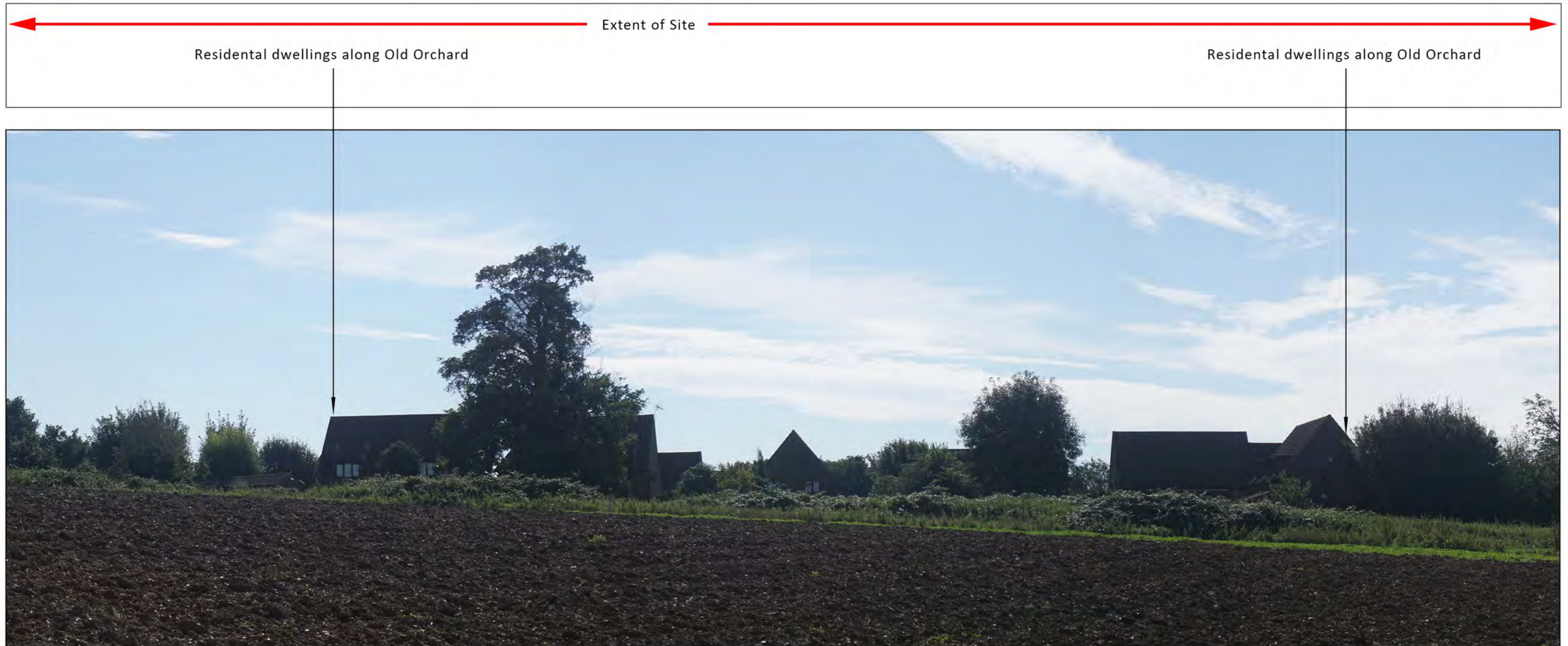


Location: View from within Site, looking north - east.

Grid Reference: TL14503, 04350


	
TITLE:	Viewpoint 9
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Location: View from within Site, looking south - east.

Grid Reference: TL14501, 04432


	
TITLE: Viewpoint 10	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from within Site, looking east.

Grid Reference: TL14528, 04515

	
TITLE:	Viewpoint 11
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
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Location: View from within Site, looking south.

Grid Reference: TL14528, 04515


	
TITLE:	Viewpoint 12
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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AB	SM
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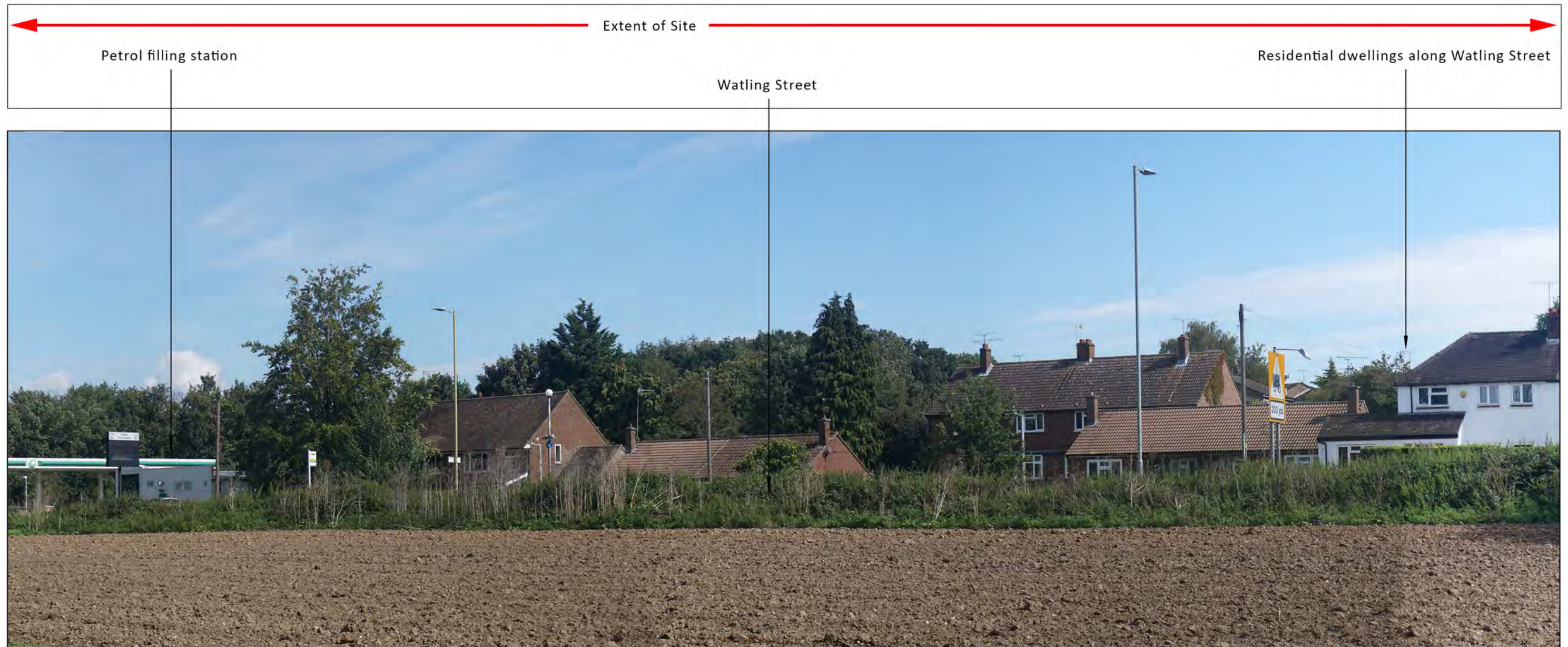


Location: View from within Site, looking north - east.

Grid Reference: TL14534, 04694

	
TITLE: Viewpoint 13	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from within Site, looking east.

Grid Reference: TL14534,04694


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TITLE:	Viewpoint 14
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Location: View from Watling Street, looking south.

Grid Reference: TL14522, 04912


	
TITLE:	Viewpoint 15
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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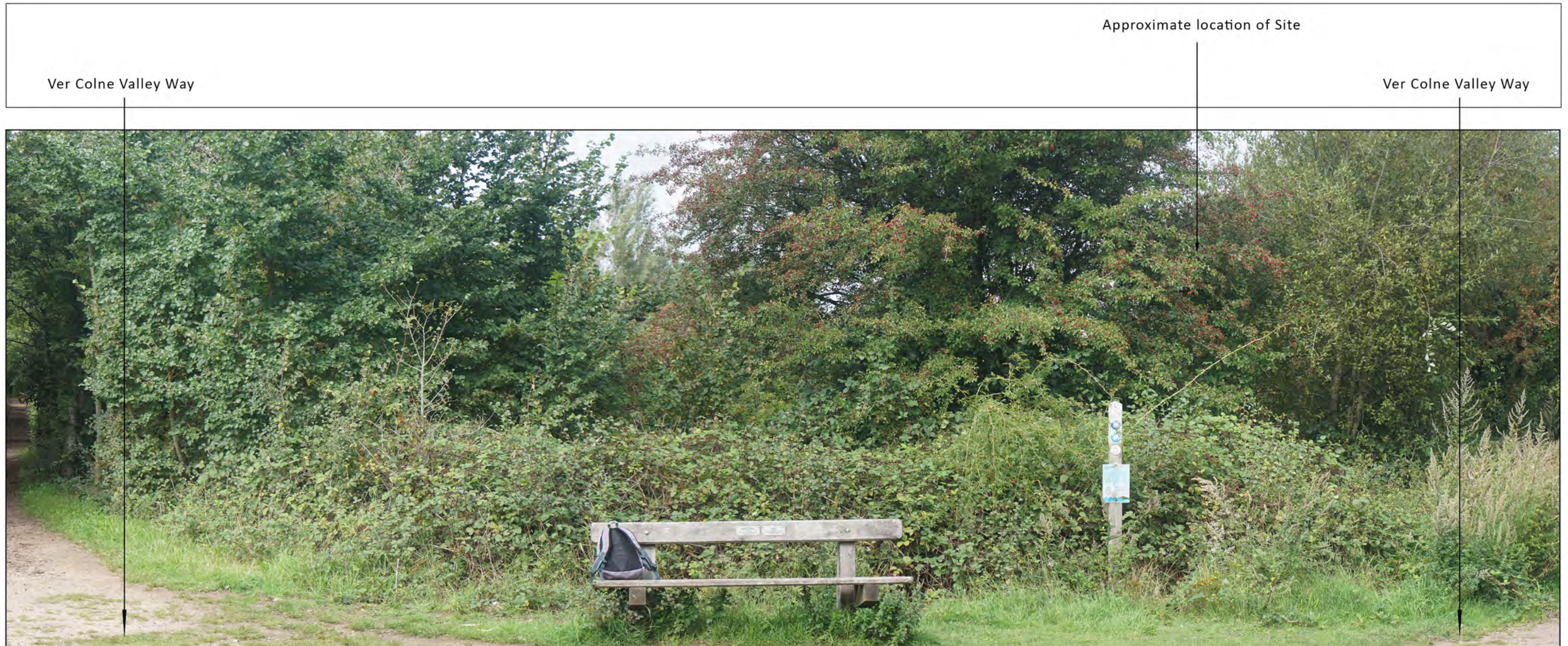


Location: View from Public Footpath St Stephen's 33A, looking north.

Grid Reference: TL14656, 03510

	
TITLE:	Viewpoint 16
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
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Location: View from Long Distance Recreation Route St Stephen's 35A (Ver Colne Valley Way), looking north.

Grid Reference: TL14969, 03189

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TITLE: Viewpoint 17	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from Long Distance Recreational Route St Stephen's 84 (Ver Colne Valley Way), looking west.

Grid Reference: TL14947, 04320

	
TITLE:	Viewpoint 18
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
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Approximate location of Site



Location: View from Public Bridleway St Stephen's 85, looking north - west.

Grid Reference: TL15301, 04161

	
TITLE: Viewpoint 19	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Approximate location of Site

Tippendell Lane



Location: View from Tippendell Lane, looking north - east.

Grid Reference: TL14004, 04187

	
TITLE: Viewpoint 20	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from junction of Mount Drive with Watling Street, looking west.

Grid Reference: TL14655, 04557


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TITLE: Viewpoint 21	
PROJECT/SITE: Park Lane, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 4064/12/20-3902	
VERSION: v1	
DATE: 10/09/20	
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Location: View from Public Footpath St Stephen's 44, looking south.

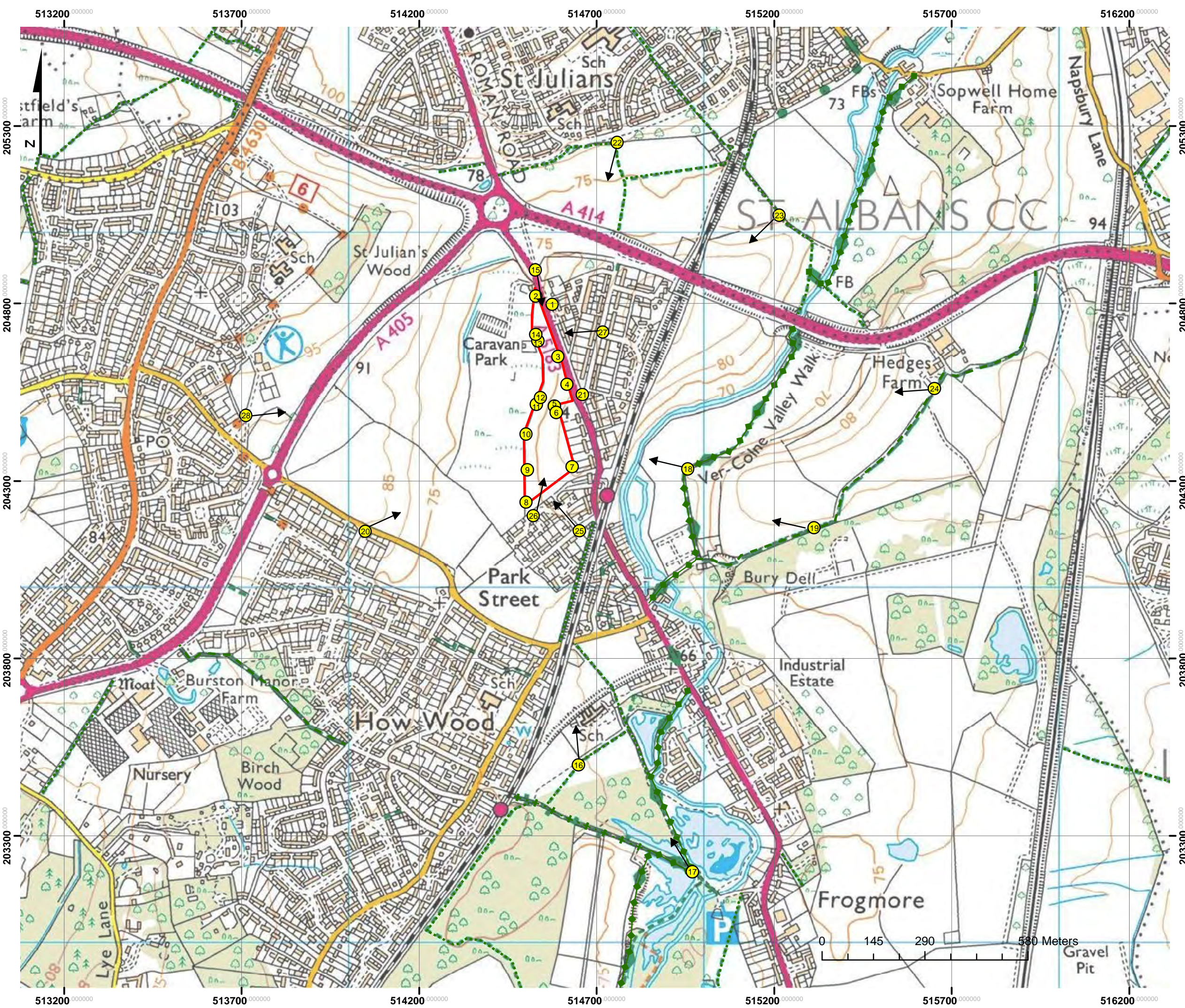
Grid Reference: TL14755, 05253

	
TITLE:	Viewpoint 22
PROJECT/SITE:	Park Lane, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	4064/12/20-3902
VERSION:	v1
DATE:	10/09/20
APPROVED BY:	PRODUCED BY:
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Appendix 4: Winter Views Visual Assessment – Photographic Record

Reference: Winter Views Location Map: 21-1902
Winter Views Addendum: 21-1903



Legend

- Winter View Location
- + + + Byway Open to All Traffic
- - - Public Bridleway
- . . . Public Footpath
- ◆ ◆ ◆ Long Distance Recreation Route
- Site Boundary

REVISIONS:		
DATE:	VERSION:	INITIALS:



TITLE:		Winter Views Location Map
PROJECT/SITE:		Park Street, St Albans
CLIENT:		M Scott Properties Ltd
MAP REF:		21-1902
VERSION:		1
DATE:	SCALE:	05/10/2020 1:10,000@A3
APPROVED BY:	PRODUCED BY:	ID ACB
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Winter Views Addendum

M Scott Properties Ltd

Trudie Sutton

Tracy Good

Wayne Hughes

Justin Hughes

Land to the west of Watling Street, Park Street, St Albans

Ref: 21-1903
Version: V1
Date: 12/01/2022



Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

Northamptonshire Office

7-8 Melbourne House
Corbygate Business Park
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DOCUMENT CONTROL SHEET

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Alison Barrett BSc(Hons)	Senior Mapping Specialist & Landscape Consultant
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Simon Muddiman BA(Hons) Grad Dip LA	Landscape Architect
Jade Tomlinson BSc(Hons)	Project Administrator

REVISION HISTORY

Rev	Description of change	Date	Initials
1	Original draft	12/01.2021	AB

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1. INTRODUCTION

Instruction

Following a review of the initial Landscape and Visual Appraisal (LVA) ref. 20-3775, with regard to a proposed residential development on land to the west of Watling Street, Park Street, St Albans, a pre-application consultation meeting was held between Lockhart Garratt Ltd, M Scott Properties Ltd, St Albans District Council and Hertfordshire County Council.

The Council requested that winter views be taken of the Site, including a number of additional views agreed between the Council, Lockhart Garratt and M Scott Properties.

The winter views were taken as close as possible to the location of the summer views contained within the original LVA.

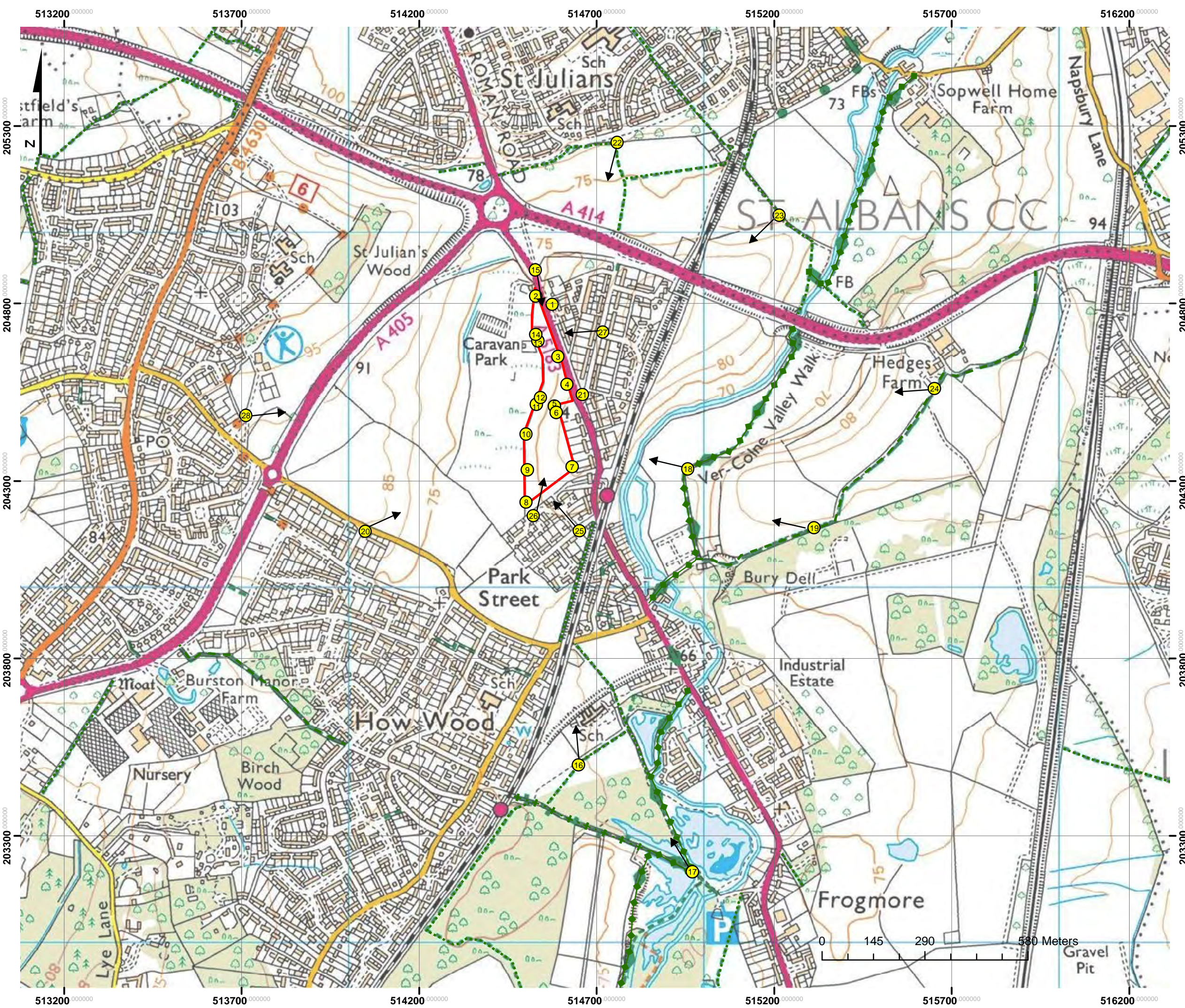
The additional views were taken from agreed location points within the adjacent settlement, and to the north, east and west of the settlement. These additional viewpoints did not result in any additional visual receptors being identified.

The locations of the winter views are presented on plan ref. 21-1902.

The Winter views are classified as Type 1 Visualisations, as described within the Landscape Institute Technical Guidance Note TGN 06-19 'Visual Representation of Development Proposals', which are deemed to be the appropriate level of visualisation for outline planning applications.

Appendix 1:

Ref: Winter Views Location Map: 21-1902
Ref: Winter Visual Assessment: 21-1888



Legend

- Winter View Location
- + + + Byway Open to All Traffic
- - - Public Bridleway
- Public Footpath
- ◆ ◆ ◆ Long Distance Recreation Route
- Site Boundary

REVISIONS:		
DATE:	VERSION:	INITIALS:




TITLE:		Winter Views Location Map
PROJECT/SITE:		Park Street, St Albans
CLIENT:		M Scott Properties Ltd
MAP REF:		21-1902
VERSION:		1
DATE:	SCALE:	05/10/2020 1:10,000@A3
APPROVED BY:	PRODUCED BY:	ID ACB
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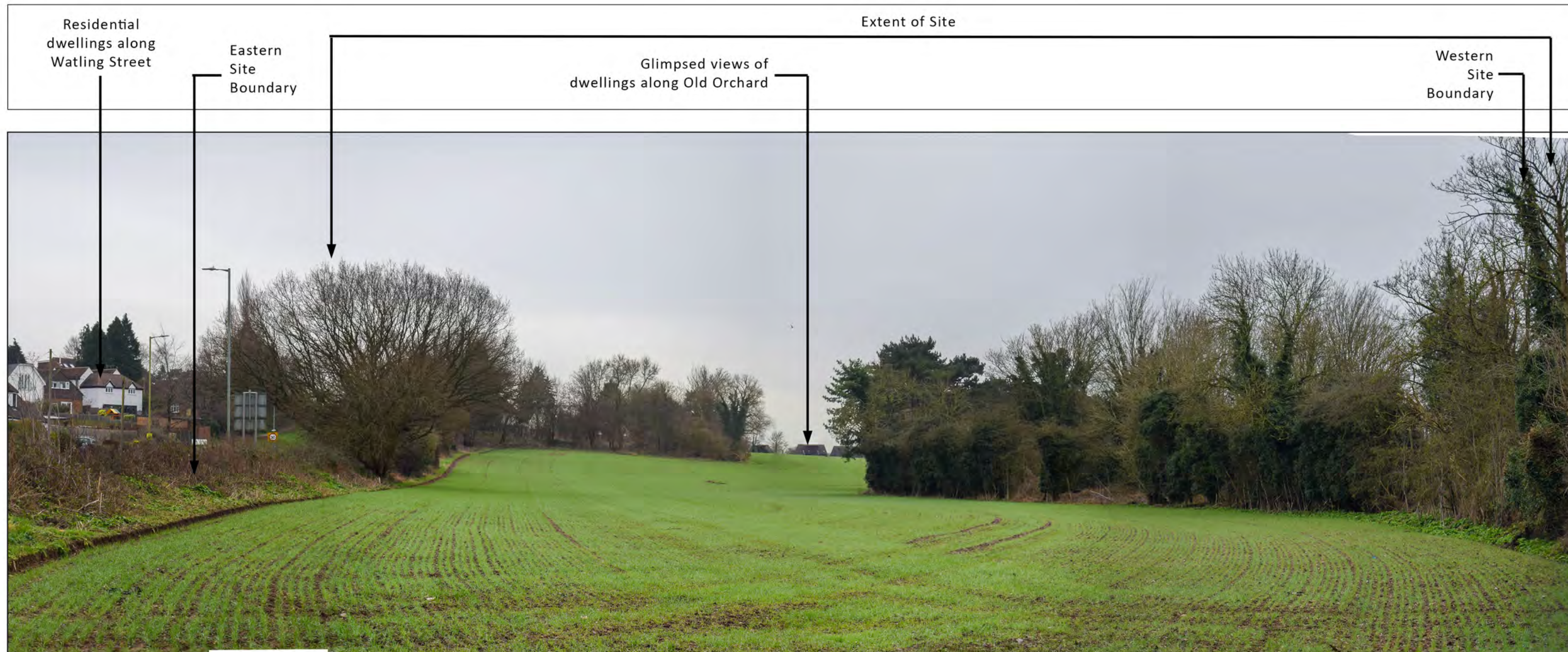


Location: View from Watling Street, looking West.

Grid Reference: TL 14574 04796

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TITLE: Viewpoint 1	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
APPROVED BY: AB	PRODUCED BY: JTO
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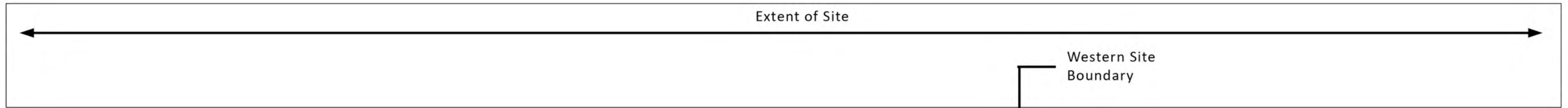


Location: View from within Site, looking South.

Grid Reference: TL 14527 04821


TITLE: Viewpoint 2	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking West.

Grid Reference: TL 14590 04650


	
TITLE: Viewpoint 3	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking West.

Grid Reference: TL 14615 04570


	
TITLE: Viewpoint 4	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North.

Grid Reference: TL 14580 04510

	
TITLE:	Viewpoint 5
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Location: View from within Site, looking South-West.

Grid Reference: TL 14580 04510


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TITLE: Viewpoint 6	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North-West.

Grid Reference: TL 14630 04339


	
TITLE: Viewpoint 7	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking East.

Grid Reference: TL 14506 04244

	
TITLE:	Viewpoint 8
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Location: View from within Site, looking North-East.

Grid Reference: TL 14503 04350

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TITLE: Viewpoint 9	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking South-East.

Grid Reference: TL 14503 04309


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TITLE: Viewpoint 10	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking East.

Grid Reference: TL 14528 04515


	
TITLE:	Viewpoint 11
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
APPROVED BY:	PRODUCED BY:
AB	JTO
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Location: View from within Site, looking South.

Grid Reference: TL 14528 04515

	
TITLE: Viewpoint 12	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North-East.

Grid Reference: TL 14534 04694

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TITLE: Viewpoint 13	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking East.

Grid Reference: TL 14534 04694

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TITLE: Viewpoint 14	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
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DATE: 2022	
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Location: View from Watling Street, looking South.

Grid Reference: TL 14522 04912

TITLE: Viewpoint 15	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Approximate
location of Site

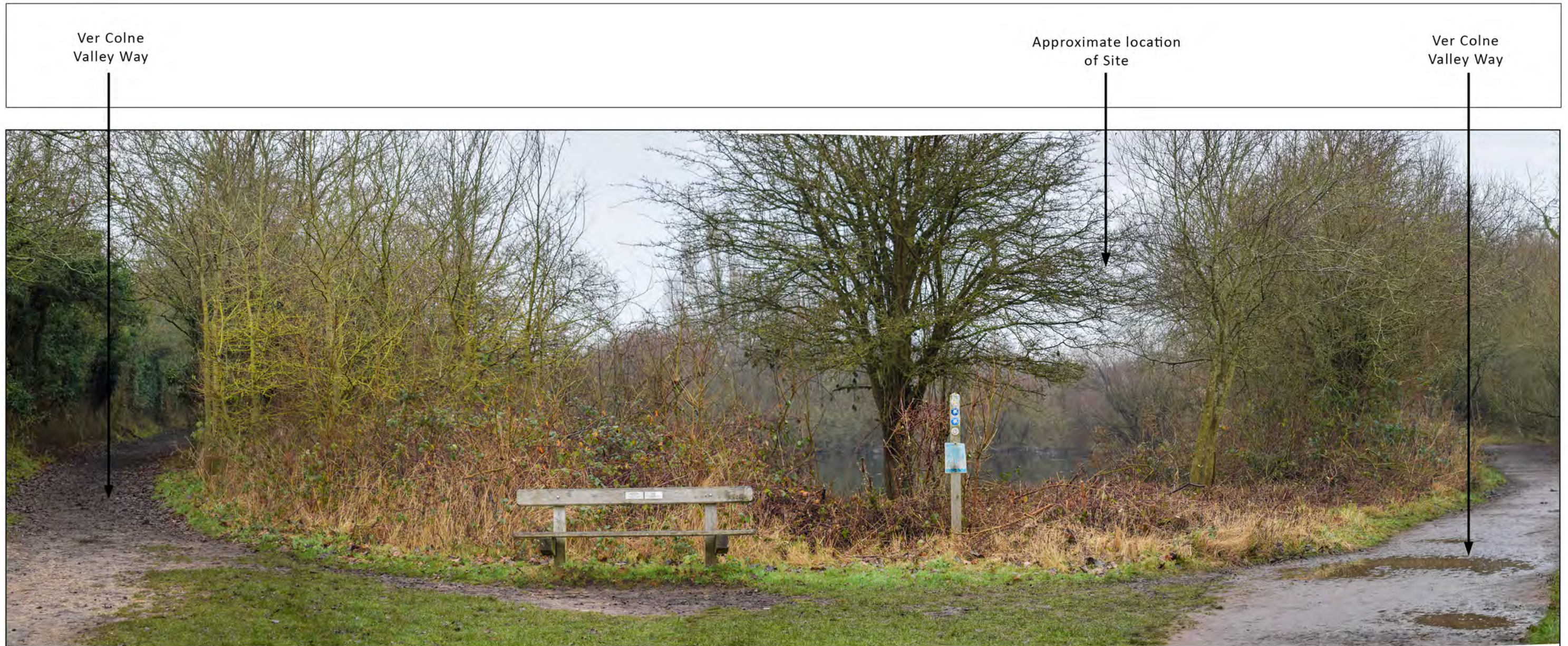
Park Street
Primary School

Location: View from Public Footpath St Stephen's 33A, looking North.

Grid Reference: TL 14648 03498

	
TITLE:	Viewpoint 16
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Location: View from Long Distance Recreation Route St Stephen's 35A (Ver Colne Valley Way), looking North.

Grid Reference: TL 14969 03189

TITLE: Viewpoint 17	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
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VERSION: V1	
DATE: 2022	
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Location: View from Long Distance Recreational Route St Stephen's 84 (Ver Colne Way), looking West.

Grid Reference: TL 14955 04333

TITLE: Viewpoint 18	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
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Approximate location of Site

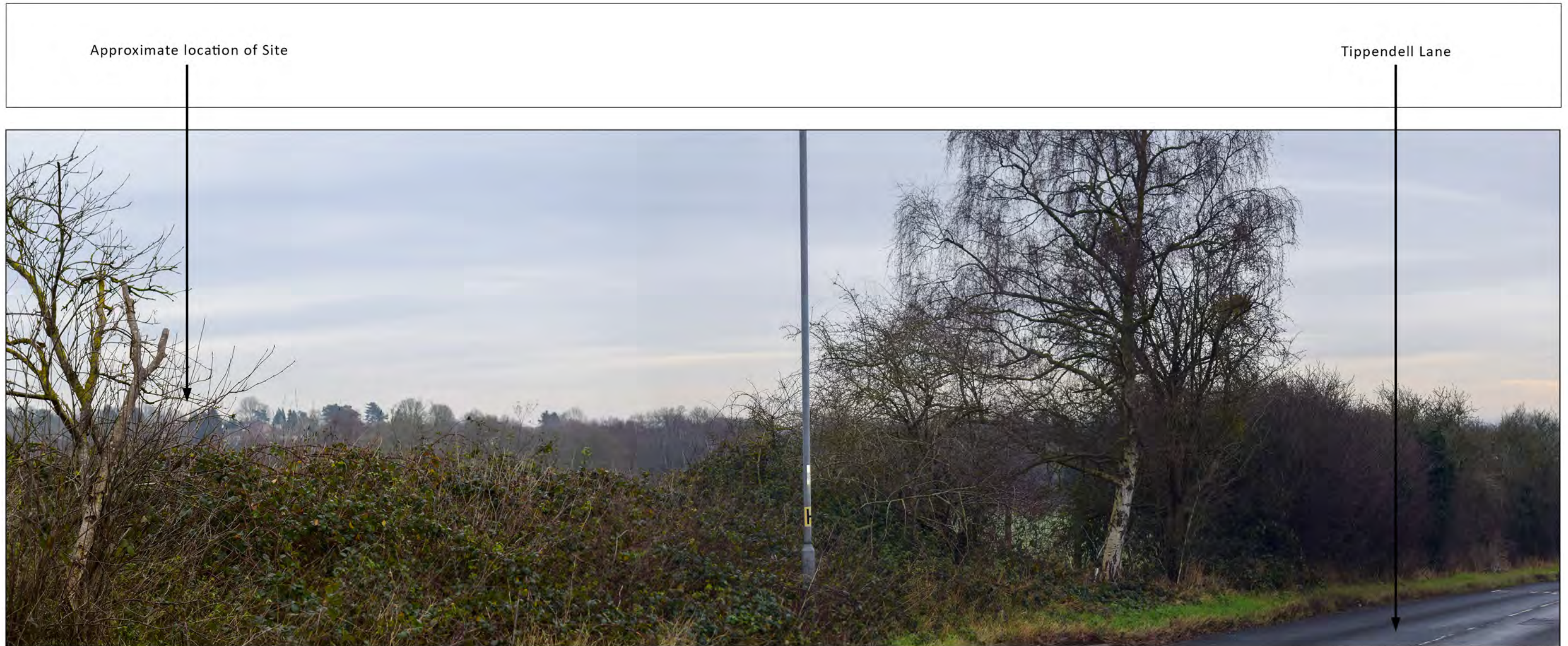


Location: View from Public Bridleway St Stephen's 85, looking North-West.

Grid Reference: TL 15314 04136


	
TITLE: Viewpoint 19	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
APPROVED BY: AB	PRODUCED BY: JTO
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Location: View from Tippendell Lane, looking North-East.

Grid Reference: TL 14049 04158


	
TITLE:	Viewpoint 20
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
APPROVED BY:	PRODUCED BY:
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Location: View from junction of Mount Drive with Watling Street, looking West.

Grid Reference: TL 14659 04542

	
TITLE: Viewpoint 21	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
APPROVED BY: AB	PRODUCED BY: JTO
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Approximate location of Site



Location: View from Public Footpath St Stephen's 44, looking South.

Grid Reference: TL 14755 05253

	
TITLE:	Viewpoint 22
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
APPROVED BY:	AB
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Approximate location of Site



Location: View from Public Footpath St Albans City 048, looking South-West.

Grid Reference: TL 15214 05048

	
TITLE:	Viewpoint 23
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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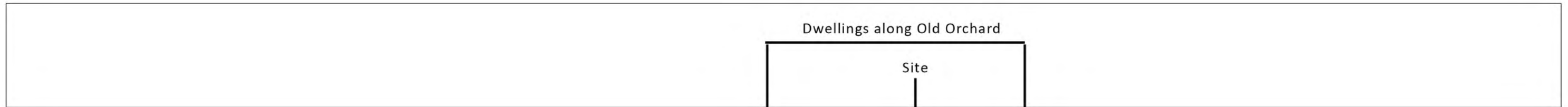


Location: View from Public Bridleway St Stephen's 085, looking West.

Grid Reference: TL 15650 04558


TITLE: Viewpoint 24	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from Hawfield Gardens, looking North.

Grid Reference: TL 14650 04158

	
TITLE:	Viewpoint 25
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Approximate location
of Site

Hedgerow adjacent
to Old Orchard

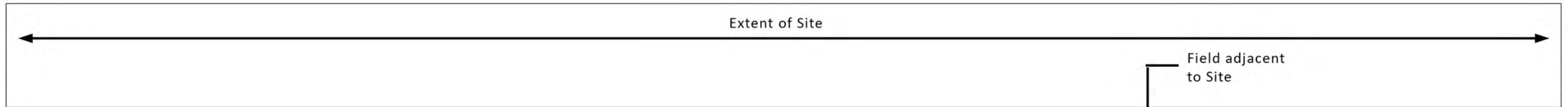


Location: View from Old Orchard, looking North.

Grid Reference: TL 14522 04201


	
TITLE:	Viewpoint 26
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Location: View from Mount Drive, looking West.

Grid Reference: TL 14717 04718

	
TITLE: Viewpoint 27	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from car park adjacent to Tippendell Lane, looking East.

Grid Reference: TL 13712 04484

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TITLE:	Viewpoint 28
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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