

Appendix 8.10 LVIA Discounted Viewpoints



APPENDIX 8.10 – LVIA DISCOUNTED VIEWPOINTS

VIEWPOINT LOCATIONS ARE ILLUSTRATED ON FIGURE 8.10 AT APPENDIX 8.4

Project:	North East Harpenden	Ref:	BMD.24.0039.LVIA_ Appendix 8.10
Subject:	Landscape & Visual Impact Assessment (LVIA)	Date:	07.07.2025
Status:	For Information	Rev:	-

VIEWPOINT i: COMMON LANE / PUBLIC FOOTPATH WHEATHAMPSTEAD 061	What3words: cage.exile.stone
Representative of walkers on public footpath WHEATHAMPSTEAD 061 and users on Common Lane	
 Public footpath WHEATHAMPSTEAD 061, runs in part adjacent or in close proximity to the Site's eastern boundary, from Whittings Close to Common Lane. The public footpath is enclosed and bordered either side by dense hedgerow and tree field boundary vegetation, which prevents views out to the surrounding landscape, including the Site. From testing within the field there are no views of the Site and it is not considered development of the Site would substantially impact on these receptors.	

VIEWPOINT ii: MACKERYE END LANE / PUBLIC FOOTPATH WHEATHAMPSTEAD 062

What3words: limbs.shares.grit

Representative of Mackerye End Conservation Area, Mackerye End Lane and users of public footpath Wheathampstead 062



Mackerye End Conservation Area is located approximately 750m to the east of the Site. Public footpath WHEATHAMPSTEAD 062 runs from Mackerye End Lane on the edge of the Conservation Area south to Lower Luton Road (B653), along the edge of Katherine Warrington school playing fields. The public footpath for the most part is enclosed and bordered either side by hedgerow and tree field boundary vegetation and school perimeter fencing which restricts views out to the surrounding landscape. From testing within the field there are no views of the Site from Mackerye End Conservation Area and it is not considered development of the Site would substantially impact on these receptors.

VIEWPOINT iii: WHEATHAMPSTEAD ROAD / PUBLIC FOOTPATH WHEATHAMPSTEAD 028

What3words: spider.select.shower

Representative of Wheathampstead Road and users of public footpath Wheathampstead 028



This view is located approximately 2.5km to the south east of the Site, on public footpath WHEATHAMPSTEAD 028, off Wheathampstead Road. Whilst an elevated location the combination of woodland and trees in the near and middle distance and landform, prevent views towards and of the Site. From testing within the field, there are no views of the Site and it is not considered development of the Site would substantially impact on these receptors.

VIEWPOINT iv: HIGHFIELD OVAL & PLAYING FIELDS

What3words: exam.rounds.aura

Representative of users at Harpenden Conservation Area, Highfield Oval and recreation users of the playing fields



Highfield Oval is part of the YWAM Harpenden grounds and is publicly accessible for walking, the playing fields, the central green and coffee shop located approximately 900m to the south west of the Site. Highfield Oval also forms part of Harpenden Conservation Area. The recreation playing fields are bordered and enclosed by woodland bordering the railway line, which prevents views out to the north east and towards the Site. From testing within the field, there are no views of the Site and it is not considered development of the Site would substantially impact on these receptors.

VIEWPOINT v: LEE VALLEY WALK & NATIONAL CYCLE NETWORK 6

What3words: turns.lands.panic

Representative of users on Lee Valley walk and National Cycle Network 6



This view is located approximately 1.2km to the north west of the Site in the Upper Lee Valley. The route is for the most part channelled and enclosed along its length, however breaks in vegetation provide views out to the valley slopes. From this location there are views south east to the valley slopes north of Lower Luton Road, however the combination of intervening landform and vegetation restrict views of the Site. A localised ridgeline within the arable farmland and at Bower Heath Lane restricts onward views south east and towards the Site. As users travel south east towards Harpenden there are transient, occasional, glimpsed views towards the Site, which will be considered under Viewpoint 8 as part of the LVIA. From testing within the field, there are no views of the Site and it is not considered development of the Site would substantially impact on these receptors.

VIEWPOINT vi: BYWAY OPEN TO ALL TRAFFIC (BOAT) WHEATHAMPSTEAD 006 / GREAT CUTTS FARMHOUSE

What3words: clear.help.beard

Representative of users on BOAT WHEATHAMPSTEAD 006/ Great Cutts Farmhouse



This view is located approximately 800m to the north west of the Site on BOAT WHEATHAMPSTEAD 006 and at the curtilage edge of Great Cutts Farmhouse. Whilst there are elevated, open views across the Lee Valley to the adjacent valley slopes, the landform in the intervening arable farmland restricts views towards the Site. A localised ridgeline and crest exists within the arable farmland and at Bower Heath Lane which restricts views south east and towards the Site.