

Appendix 8.9 Schedule of Likely Visual Effects



APPENDIX 8.9 – LVIA SCHEDULE OF LIKELY VISUAL EFFECTS

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINTS 1A and 1B VIEWS FROM PUBLIC FOOTPATH WHEATHAMPSTEAD 060 Receptors: PRoW users Grid Reference E:514747, N:216300 E:514463, N:216462 Direction of View: 1A – South West 1B - South 1A - AOD +133m 1B - AOD +131m	Viewpoints 1A and 1B represent sequential views along the route of Public Footpath Wheathampstead 060. Walkers on public footpath Wheathampstead 060 (located on the northern boundary of Site Parcel C, running south east to north west, between Common Lane and Bower Heath Lane), currently experience close to near distance open views of Site Parcel C, particularly on the south eastern section (Viewpoint 1A). As the path heads north west, away from Site Parcel C, the combination of intervening landform and vegetation, reduces visibility towards the Site, with receptors experiencing near distance filtered views of the existing boundary vegetation associated with the northern boundary of Site Parcel C, including the telecommunication mast (Viewpoint 1B). It is considered visual effects of the Proposed Development beyond Viewpoint 1B further northwest would be negligible, as the public footpath enters Bower Heath (Common Land and Local Wildlife Site), where the combination of distance, landform and intervening vegetation, prevents intervisibility with the Site. There are distant cross valley views of existing residential built form, rising up the opposite valley side within Batford and Harpenden, set within a treed and wooded skyline The existing onsite Telecommunications Mast is a dominant feature in the near distance, punctuating the skyline.	Value Views from public footpath Wheathampstead 060 are transient and from a rural landscape. The view is located within a designated Landscape Conservation Area (Policy 104). This PRoW is considered to be well used but at local level. Therefore, the value of these views is considered to be Medium. Susceptibility Users of the PRoW are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey. The landscape is undulating and predominantly rural in nature, with urban influences from built form within Batsford and Harpenden. The PRoW users experience sequential views towards the Site, changing from close range and open to near distance and filtered (moving from Viewpoint 1A to 1B). The existing landform and vegetation along the Site's northern boundary provide a degree of visual containment, particularly moving away from the Site in the proximity of Viewpoint 1B. Views towards the Site are towards Harpenden, which lies on the opposite valley side in the distance, flanked and filtered by existing vegetation, which provide a degree of reference to the type of development proposed, therefore the susceptibility is considered to be Medium. Night time views: It is considered these receptors would not be using the PRoW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	PRoW users: Medium
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Walkers will have a greater perceptual awareness of the construction activities, due to their location, directly adjacent to the Site Parcel C northern boundary. During construction, receptors would experience temporary open or partial, transient oblique views of the onsite machinery and construction activity, in close and near distance views. During summer months intervening boundary vegetation would assist in filtering and screening the views of the construction activity, from Viewpoint 1B, however taller elements such as cranes, piling rigs and scaffolding would form visually detracting features. The construction activity would result in a temporary deterioration of their rural urban edge baseline view. The magnitude of change is considered to be Medium Adverse for receptors at Viewpoint 1A directly adjacent to the Site and Small to Medium Adverse for those at Viewpoint 1B.	
		Operation Phase (Year 0) On completion of the Proposed Development, receptors at Viewpoint 1A (for c.100m stretch of the PRoW) are likely to experience transient, oblique, near distance, open views of the proposed built form in Site Parcel C, including the residential built form (up to 3 storey at up to 11.2m) fronting onto and set to the rear of the proposed public open space, which will be in the foreground of the view. To the rear of the residential built form there is potential for glimpsed views of the upper limits and roof tops of the Local Centre built form (up to 12m). The proposed built form would permanently change the receptors' near distance view of the grazing pastures, with views shortened by the presence of proposed built form. The landscape buffer planting proposed along the Site's boundaries and enhancements in the public open space through tree planting, will assist in softening views of the proposed built form within Site Parcel C, albeit will be immature at Year 0. The magnitude of change for these receptors is considered to be Medium Adverse. As receptors descend away from the Site along the PRoW (Viewpoint 1B), the combination of distance, intervening Site boundary vegetation and the new public open space along the northern edge of Site Parcel C, will further filter and screen views of the proposed built form, therefore the magnitude of change is considered to reduce to Small to Medium Adverse.	
		Operation Phase (Year 15) In the long term, there will be limited visibility, with the development set within a maturing landscape. Additional tree and buffer planting within and along the northern boundary of the Site Parcel C will be maturing, providing additional screening and softening of the development. There is potential during winter for glimpsed / filtered views of the nearest built form through the boundary vegetation (at Viewpoint 1A), but these are likely to be mostly screened in summer. Pedestrian access points into the Site from Common Lane will result in breaks in the boundary vegetation and provide open views into the Site and of the built form, however these views would be sequential and indirect in nature. The magnitude of change would reduce to Small Adverse.	
			PRoW users at Viewpoint 1A Temporary Moderate Adverse (Potential to be Significant) PRoW users at Viewpoint 1B Temporary Minor-Moderate Adverse (Not Significant)
			PRoW users at Viewpoint 1A Short Term Moderate Adverse (Potential to be Significant) PRoW users at Viewpoint 1B Short Term Minor-Moderate Adverse (Not Significant)
			All PRoW users Long Term Minor Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 2: VIEWS FROM PORTERS HILL PARK Receptors: Recreational users of park Residents Direction of View: North Grid Reference E:514636, N:215761 AOD +124m	The view comprises a flat, open grassed field in the foreground, with a fenced sports court and goalpost visible to the right. Rooflines of residential dwellings on Viking Close are visible to the left, behind existing vegetation. Receptors at Porters Hill Park, in the open recreational area, located adjacent to the southern boundary of Site Parcel C, currently experience close range to near distance views of Site Parcel C. The allotments and play areas are more visually enclosed by curtilage vegetation. Existing scattered tree and hedgerow vegetation along the Site's boundary, filters views during the summer months. Beyond the Site, to the north and north east, the existing Site boundary vegetation and mature woodland along Common Lane (Bower Heath, Holcroft's Springs and Sauncey Wood) forms a wooded horizon in the near to middle distance, preventing views beyond. Several properties on the north eastern edge of Batsford, adjacent to the southern boundary of Site Parcel C, directly back onto the Site (on Noke Shot, Viking Close and Whitings Close). These residential receptors currently experience direct partial and/or filtered near distance views of Site Parcel C, from their upper storeys (albeit from less frequently habitable rooms). Several properties on Porters Hill and Pickford Hill, whose properties back onto Porters Hill Park, experience filtered glimpsed views of Site Parcel C, from their upper storeys (albeit from less frequently habitable rooms). The existing onsite Telecommunications Mast is a dominant feature in the near distance, punctuating the skyline.	Value Potters Hill Park is a publicly accessible open space and it is located within the Landscape Conservation Area (Policy 104), considered of local importance. Therefore, the value is considered to be Medium. For residential receptors on the existing settlement edge of Batford (adjacent or close to Site Parcel C) - who currently experience partial to filtered near distance views of Site Parcel C (albeit of local and private value at most), across a predominantly rural landscape of local importance - the value attached to this view is considered to be Medium.	All receptors Medium
		Susceptibility People visiting Porters Hill Park are engaged in outdoor recreation, which involves an appreciation of views. Porters Hill Park lies directly adjacent to properties that back onto the Site in Batsford, which provide a degree of reference to the type of development proposed within the Site. The recreational area of the park is open, with limited visual containment. Existing scattered vegetation along the Site's boundary provides a degree of visual filtering. It is considered recreational receptors have a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation along the southern edges of Site Parcel C, therefore their susceptibility is considered to be Medium. Residential receptors have direct partial and/or filtered near distance views of Site Parcel C, across a predominantly rural landscape, with garden and boundary vegetation providing a degree of screening. There is a moderate level of visual containment, due to the existing tree and woodland vegetation along the Site's boundaries and Common Lane, therefore the susceptibility is considered to be Medium. Night time views: It is considered receptors from Porters Hill Park would not be using the open space and recreational facilities at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase People visiting Porters Hill Park will have a greater perceptual awareness of the construction activities, due to their location directly adjacent to the Site Parcel C southern boundary. During construction, receptors would experience temporary open or partial direct views of the onsite machinery and construction activity, in close and near distance views. During summer months the retained boundary vegetation would assist in filtering the views of the construction activity, however taller elements such as cranes, piling rigs and scaffolding would form visually detracting features. The construction activity would result in a temporary deterioration of their rural urban fringe baseline view. The magnitude of change is considered to be Medium to Large Adverse. From within the residential properties, where upper storey windows look onto the Site (albeit from less frequently habitable rooms), views of construction activities are anticipated to be open, elevated, near distance and including ground level and upper elements of construction activities. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium to Large Adverse.	All receptors Temporary Moderate to Major Adverse (Significant)
		Operation Phase (Year 0) At completion, the Proposed Development will introduce additional residential built form into the near distance view and present a noticeable change, extending the settlement edge of Batsford, with residential built form visible in Site Parcel C fronting onto the recreation part of the park. The new built form will reduce the visual depth of the view - however, it will also be seen in the context the current residential properties. The overall magnitude of change is considered to be Medium to Large Adverse. A small proportion of residential properties, backing onto the Site and where upper storey windows look onto the Site Parcel C, will experience partial and/or filtered near distance views (with garden boundary vegetation providing a degree of screening), during winter, of the residential element of development in Site Parcel A and entirely replacing the existing views of agricultural fields. The magnitude of change is considered to be Medium to Large Adverse. Night time: The Proposed Development would result in a noticeable change to the night time view from residential receptors, with the introduction of new light sources within the Site - however, this would be perceived in the context of existing light sources in Batford and Harpenden, resulting in an imperceptible increase in the sky glow. Therefore, impacts would remain as reported for daytime.	All receptors Short Term Moderate to Major Adverse (Significant)
		Operation Phase (Year 15) For residential receptors, in the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from the rear of their properties, softening and blending the built form into the immediate rural settlement edge context. A large proportion of the receptors baseline view would be permanently lost, albeit replaced with strong green infrastructure to assimilate the	All receptors Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
		development into the rural urban fringe setting – with the magnitude of change considered to reduce to Small to Medium Adverse. In the long term, landscape framework (including landscape buffer planting along the boundaries of Site Parcel C) will have matured and will provide an attractive landscape and residential backdrop to the public park. For users of Porters Hill Park, the landscape planting within and close to the boundaries of the Site will likely provide additional filtering of views towards the proposed built form within Site Parcel C, however substantial areas of the residential built form are still anticipated to be visible in these locations, albeit viewed in the context and as an extension to the existing settlement edge of Batsford. Therefore the magnitude of change is considered to reduce to Small to Medium Adverse.	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 3A: VIEWS FROM PUBLIC FOOTPATH HARPENDEN 034 OFF TURNERS CLOSE Receptors: PROW users Residents Direction of View: North Grid Reference E:514282, N:215867 AOD +106m	Viewpoints 3A, 3B and 3C represent sequential views along the route of Public Footpath Harpenden 034 (located in Site Parcel B, running south east / north west, between Turners Close in Batford to Bower Heath Lane). Walkers currently experience direct close to near distance views of Site Parcel B and filtered glimpsed near distance views of the rooftops of existing buildings in Site Parcel A. The combination of Site boundary vegetation, landform and the settlement edge of Batford visually contains and encloses wider views of the Site. The ridgeline on the western edge of Site Parcel C, is visible in the near distance, running along the horizon, featuring a telecommunications mast. There are distant cross valley views of existing residential built form, rising up the opposite valley side within Batford and Harpenden, set within a treed and wooded skyline. The existing onsite telecommunications mast is a predominant feature in the near distance, punctuating the skyline. Several properties on the northern edge of Batford, adjacent to the southern boundary of Site Parcel B, directly side onto the Site (on Barely Rise, Turner Close, Dane Close, Saxon Close and Noke Shot). These residential receptors currently experience oblique direct to partial and/or filtered near distance views of Site Parcel B and the agricultural land beyond, from their upper storeys (albeit from less frequently habitable rooms) (Viewpoint 3A). The existing hedgerow and tree vegetation, along the Site's boundary, provides a sense of visual containment and separation, further filtering views during summer months.	Value Views from public footpath Harpenden 034 are transient and from the settlement edge of Batford, transitioning out to a rural landscape. The view is located within a designated Landscape Conservation Area (Policy 104). It is considered to be well used but at local level. Therefore, the value is considered to be Medium . For residential receptors on the existing settlement edge of Batford (adjacent or close to Site Parcel B, who currently experience oblique to partial near distance views of Site Parcel B - albeit of local and private value at most, across a predominantly rural landscape of local importance) the value attached to this view is considered to be Medium . Susceptibility Users of the PROW are likely to be focused on the landscape and enjoyment of the surrounding landscape forms part of their journey. Users of the PROW experience direct close to near distance views of Site Parcel B, across a predominantly rural landscape, however the viewpoint's proximity to the urban fringe of Batford and Harpenden is visually evident and disrupts the level of tranquility. The landscape in Site Parcel B is open valley slopes, with limited visual containment due to the lack of existing vegetation cover – which is limited to the field boundaries. It is considered walkers have a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation along the edges of the public footpath. Therefore, susceptibility to the nature of development proposed is considered to be Medium . Residential receptors have oblique near distance views of Site Parcel B, across a predominantly rural landscape, with garden and boundary vegetation providing a degree of filtering and screening. There is a moderate level of visual containment, due to the existing vegetation along the Site's boundaries and landform, therefore the susceptibility is considered to be Medium . Night time views: It is considered these receptors would not be using the PROW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	All receptors Medium
VIEWPOINT 3B: VIEWS FROM PUBLIC FOOTPATH HARPENDEN 034 Receptors: PROW users Direction of View: East Grid Reference E:514204, N:216081 AOD +103m	The existing onsite telecommunications mast is a predominant feature in the near distance, punctuating the skyline. Several properties on the northern edge of Batford, adjacent to the southern boundary of Site Parcel B, directly side onto the Site (on Barely Rise, Turner Close, Dane Close, Saxon Close and Noke Shot). These residential receptors currently experience oblique direct to partial and/or filtered near distance views of Site Parcel B and the agricultural land beyond, from their upper storeys (albeit from less frequently habitable rooms) (Viewpoint 3A). The existing hedgerow and tree vegetation, along the Site's boundary, provides a sense of visual containment and separation, further filtering views during summer months.	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Walkers will have a greater perceptual awareness of the construction activities, due to their location within and through Site Parcel B. During construction, receptors would experience temporary open or partial, transient oblique views of the onsite machinery and construction activity within Site Parcel B, in close and near distance views. The receptor's angle of view is direct and their direction of travel / activity likely focused toward the Site, particularly where the route of the PROW runs through the Site. The magnitude of change is considered to be Medium to Large Adverse at all locations. Residential receptors (as indicated by Viewpoint 3A, whose properties side onto Site Parcel B), are likely to experience direct to partial oblique, glimpsed / filtered views of the onsite machinery and construction activity through breaks in the garden and Site boundary vegetation, in adjacent and near distance views. From within the residential property, where upper storey windows look onto the Site, views of construction activities are anticipated to be open and elevated toward Site Parcel B, including ground level and upper elements of construction activities. Ground floor views (from more frequently habitable rooms) would experience occasional glimpses of construction activities, albeit the level of tranquillity would be reduced for external areas around the property. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium to Large Adverse .	All receptors Temporary Moderate to Major Adverse (Significant)
VIEWPOINT 3C: VIEWS FROM PUBLIC FOOTPATH HARPENDEN 034 / BOWER HEATH LANE Receptors: PROW users Direction of View: South East Grid Reference E:514112, N:216268 AOD +108m	The existing onsite telecommunications mast is a predominant feature in the near distance, punctuating the skyline. Several properties on the northern edge of Batford, adjacent to the southern boundary of Site Parcel B, directly side onto the Site (on Barely Rise, Turner Close, Dane Close, Saxon Close and Noke Shot). These residential receptors currently experience oblique direct to partial and/or filtered near distance views of Site Parcel B and the agricultural land beyond, from their upper storeys (albeit from less frequently habitable rooms) (Viewpoint 3A). The existing hedgerow and tree vegetation, along the Site's boundary, provides a sense of visual containment and separation, further filtering views during summer months.	Operation Phase (Year 0) At completion, the public footpath will be retained in the same alignment and in a new landscape setting as part of the public open space, with residential built form (up to 2.5 storey at up to 9.6m), permanently replacing the southern parts of Site Parcel B grazing pastures. Land to the north of the central track through Site Parcel B is proposed as a parkland public open space. For walkers travelling between Viewpoints 3A and 3B, the proximity of the residential development means that built form will be a new prominent and permanent feature in the view, bringing their perceptual awareness of the rural urban settlement of Batford closer to the view, therefore the magnitude of change is considered Medium to Large Adverse . For Viewpoint 3C, there will be partial and filtered near distance views of the new residential built form within Site Parcel B and along the edge of the ridgeline in Site Parcel C, where their foreground view is dominated by the proposed parkland public open space, therefore the magnitude of change is considered Medium Adverse . For residential receptors, as indicated by Viewpoint 3A, at completion views of the Proposed Development are anticipated to be near distance, direct to partial oblique views from the upper storey, but partially filtered by the existing curtilage and boundary vegetation. From within residential properties, where the upper storey windows look onto the Site, views of the proposed built form are anticipated to be open, near distance, albeit much reduced for ground floor views (from more frequently habitable rooms). The magnitude of change is considered to be Medium to Large Adverse .	All receptors Short Term Moderate - Major Adverse (Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
		Night time: The Proposed Development would result in a noticeable change to the night time view from residential receptors, with the introduction of additional light sources within the Site - however, this would replace the light sources as part of the baseline view from Greenacres Equestrian Centre and be perceived in the context of existing light sources in Batford and Harpenden, resulting in an imperceptible increase in the sky glow. Therefore, impacts would remain as reported for daytime.	
		Operation Phase (Years 15) In the long term, the landscape framework (including landscape buffer planting along the boundaries of Site Parcel B and along the ridgeline between Site Parcels B and C, with new tree and woodland planting as part of the parkland public open space) will have matured and will provide an attractive landscape and experience when sequentially passing through and along the public footpath. For walkers between Viewpoints 3A and 3B, the landscape planting within and close to the boundaries of the Site will likely provide additional filtering of views towards the proposed built form within Site Parcel B, however substantial areas of the residential built form are still anticipated to be visible in these locations, therefore the magnitude of change is considered to reduce to Medium Adverse. For walkers at Viewpoint 3C off Bower Heath Lane, in the long term the proposed buffer and tree planting within the parkland, residential areas, along the ridgeline and boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from this location. The magnitude of change is considered to reduce to Small to Medium Adverse. For residential receptors, as indicated by Viewpoint 3A, in the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from these locations close to the Site. In the long term, establishment of structural planting along the Site's boundary and internally within the Site would assist in softening and blending the built form into the immediate context. A large proportion of the receptors' baseline view would be permanently lost, albeit replaced with strong green infrastructure to assimilate the development into the rural urban fringe setting – with the magnitude of change considered to reduce to Small to Medium Adverse.	All receptors Long Term Minor - Moderate Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 4: VIEW FROM WESTFIELD ROAD Receptors: Representative of users of Westfield Road Direction of View: North East Grid Reference E:513955, N:215949 AOD +91m	This view is taken from the footway on Westfield Road. In the foreground, a red brick wall runs parallel to the road and pavement, partially screening the view to the right. Beyond the brick wall, there are filtered views of the adjacent allotment and residential properties.	Value This view lies outside any areas of designation and is dominated by the existing settlement edge, with the value of the view considered to be Low .		Low
		The River Valleys Project and Strategic GI Links pass below the road (beyond the red brick parapet), albeit there is no intervisibility between these areas and the Site.		
	To the midground at the far end of Westfield Road, semi-detached brick houses with mature trees are located at the road junction with Lower Luton Road. These residential properties back onto Site Parcel A.	Susceptibility There are limited glimpses of the Site, with potential for Proposed Development to be seen over (and in the context of) the existing settlement area. In which case, the susceptibility is also considered to be Low .		
	These residential receptors currently experience direct views of Site Parcel A, which features Greenacres Equestrian Centre (stables, barns and ancillary facilities) from their upper storeys (albeit from less frequently habitable rooms).	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
	In the middle distance, heavily filtered views toward the rising valley slopes of Site Parcel B are discernible during winter months. The view is representative of listed building Red Cow Public House (Grade II), located approximately 100metres to the south west of the Site. Due to the orientation of the building, facing away from the Site (south east) combined with the intervening built form, vegetation and landform – there is substantial physical and visual separation from the Site. Therefore, it is considered visual effects from this receptor would be negligible and it is not considered further.	Construction Phase Views of construction activities are likely to be largely screened by intervening built form or heavily filtered by extensive intervening and vegetation, with any glimpses largely constrained to taller elements such as cranes and piling rigs along with heavily filtered views of built form under construction on the facing slopes of the Site (above / behind the allotments).. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Small Adverse .		Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) In summer, there would be glimpses of built form in the western part of the Site (Parcel A), peeking above properties on Lower Luton Road, but extensive intervening vegetation would largely block all views of development on the wider areas of the Site. In winter, there would be heavily filtered views of development on the central and eastern parts of the Site (Parcels B & D) but these would be seen in the context of the existing settlement. The magnitude of change is considered to be Small to Negligible Adverse .		Short Term Negligible Adverse (Not Significant)
		Operation Phase (Years 15) In the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from these locations close to the Site. In the long term, establishment of structural planting along the Site's boundary and internally within the Site would assist in further softening and blending the built form into the immediate context. The magnitude of change is considered to reduce to Negligible Adverse to Neutral .		Long Term Neutral (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 5: VIEW FROM PUBLIC FOOTPATH WHEATHAMPSTEAD 093 Receptors: PROW users Direction of View: South East Grid Reference E:514164, N:216752 AOD +138m	The foreground consists of a flat, cultivated field with emerging green cover, edged to the left by a mature woodland margin. The midground features scattered trees, hedgerows, and power lines. In the background, a wide view across a settled valley reveals the built-up area of Harpenden extending across the horizon. The skyline is defined by residential rooftops and a treed ridgeline.	Value Views from public footpath Wheathampstead 093 are transient and from a rural landscape on the settlement edge of Harpenden. The view is located within a designated Landscape Conservation Area (Policy 104). It is considered to be well used but at local level. Therefore, the value for users of the PROW is considered to be Medium .	Medium	
		Susceptibility There is the potential for middle distance, filtered glimpses during winter, of a small proportion of Proposed Development in Site Parcel B, however this would form a very small proportion of the overall view, be set behind the proposed parkland area of Green Infrastructure and would be seen in the context of existing residential development within Batford and Harpenden, therefore the susceptibility is considered to be Low .		
		Night time views: It is considered these receptors would not be using the PROW route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.		
	Walkers on public footpath Wheathampstead 093, on the section close to Bower Heath Lane, currently experience heavily filtered middle distance views, through breaks in intervening and existing boundary vegetation, along Bower Heath Lane, of Site Parcel B, during the winter (these views of the Site are largely screened in summer). The upper extent of the telecommunication mast, within Site Parcel C, is visible above the wooded skyline. Beyond the Site and to the south west, in distant views, the landform rises up the opposite valley side, where residential built form in Harpenden is visible amongst the treed and wooded skyline.	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase Views towards the Site are in the middle distance, limited to Site Parcel B and partially screened by layers of intervening vegetation and landform. The main construction operations will be concentrated in the southern part of Site Parcel B, adjacent to the existing settlement edge of Batsford, associated with the residential built form of the Proposed Development, whereas construction activities within the northern part of Site Parcel B are likely to be less intensive and associated with pathways, drainage basins, planting and the play area. Ground level construction activities, such as earth works and vehicle movements, will be predominantly screened from view, however during winter breaks in the vegetation may allow middle distance glimpsed views of some ground level activities in small parts of Site Parcel B. There is also likely to be glimpsed views of the taller elements such as cranes, piling rigs and scaffolding above the intervening vegetation. The magnitude of change is considered to be Small Adverse .	Temporary Minor Adverse (Not Significant)	
		Operation Phase (Year 0) & Operation Phase (Years 15) In the short and long term, the proposed parkland would offset development from this viewpoint and establishment of proposed structural planting (along the Site boundaries, within the parkland and the Proposed Development) would enhance the existing wooded character on the settlement edge of Batsford and Harpenden, forming a wooded backdrop to Proposed Development and assisting in blending the proposed residential built form and any views of rooflines into the vegetated horizon, resulting in a barely perceptible change from the baseline view. The magnitude of change is therefore considered to reduce to Negligible Adverse .	Short and Long Term Negligible Adverse (Not Significant)	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 6: VIEW FROM WESTFIELD RECREATION GROUND Receptors: Representative of Residents on Coldharbour Lane, Rolt Pace and Hyde View Road Users of recreational ground Direction of View: North East Grid Reference E:513811, N:215667 AOD +104m	The foreground consists of the recreational area of a large, flat, grassed open space with scattered timber play equipment and a fenced children's play area. The residential buildings of Rolt Close and Westfield Place form a continuous backdrop in the middle ground. The built form is softened by mature trees and hedging, with the skyline comprising distant glimpses of higher ground to the upper elevated slopes of Site Parcel B. The telecommunications mast within Site Parcel C, is visible punctuating the horizon Residential receptors in Harpenden, on Coldharbour Lane, Rolt Place and Hyde View Road, whose properties are orientated facing the Site, currently experience near to middle distance cross valley views towards the elevated valley slopes of Site Parcel B – albeit with the intervening residential buildings dominating the view.	Value Westfield Recreation Ground is publicly accessible but not a designated landscape and is at most of local importance, therefore the value of this view is considered to be Low . For residential receptors on Coldharbour Lane, Rolt Place and Hyde View Road, who have cross valley near to middle distance views towards Site Parcel B, and the surrounding rural landscape and settlement edge of Batford and Harpenden (albeit of a designated landscape of local importance of most), their view is dominated by the settlement and therefore the value is also considered to be Low .	Low
		Susceptibility Any views of development on the Site would be in the middle distance, partial glimpsed and filtered, seen above and through the intervening built form of Rolt Place and forming a small proportion of the overall view. Therefore the susceptibility is considered to be Low . Night time views: It is considered receptors from Westfield Recreation Ground would not be using the open space and recreational facilities at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase During construction, users of the recreation ground and nearby residents will experience partial glimpsed and filtered views of construction activities in the middle distance, to the upper extents of Site Parcel B – albeit glimpsed between existing intervening residential built form and vegetation. Taller elements such as cranes and piling rigs, are also likely to be visible along the wooded skyline. Given the distance and proportion of the view, the magnitude of change is considered Small Adverse . The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening.	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, for users of the recreation ground and nearby residents, the Proposed Development would be largely screened by layers of intervening vegetation and existing built form, with potential during winter months for receptors to experience heavily filtered / glimpsed views of the Proposed Development's roofline / upper storeys in a small proportion of the middle-distance, above the roofline of properties on Rolt Pace and between tree canopies. This would form a very small proportion of the overall view and would be seen in the context and to the rear of existing residential properties in Harpenden and Batford. The magnitude of change is considered to be Small Adverse . Night time: The scheme would introduce additional lighting into middle distance night time views however, this would be to the rear, and in the context, of existing lighting sources within Harpenden and Batford, resulting in an imperceptible increase in the sky glow or addition to the lighting seen in the view. Therefore, impacts would remain as reported for daytime.	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) The established residential edge of Harpenden already defines much of the visual enclosure to the view, and the addition of further built form into the view is unlikely to significantly alter the character of the view from the baseline. The new planting and green infrastructure associated with the development will have matured, further softening and screening potential glimpses of built form. In the long term, the establishment of proposed structural planting along the boundary of Site Parcel B and along the ridgeline (between Site Parcels B and C) would enhance and strengthen the existing vegetation along these boundaries, softening the views of built form and assisting in blending the proposed residential built form into the treed horizon. Where views of the proposed built form are still possible, they are anticipated to be glimpsed and filtered – seen in the context of the upper stories and roofs of the nearest residential properties. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 7: VIEW FROM WESTFIELD ROAD CEMETERY Receptors: Westfield Road Cemetery users Direction of View: North East Grid Reference E:513514, N:215741 AOD +120m	This view is taken from within the formal setting of Westfield Road Cemetery. In the foreground and midground, grave markers and manicured grass dominate, framed by clipped hedging and mature trees. The central background reveals the rising pasture land at the settlement edge, where the Site is located with glimpses of the onsite telecoms mast on the skyline as well as the rooflines of the existing properties to the south of the Site. Receptors from Westfield Road Cemetery currently experience elevated cross valley views over the settlement of Harpenden, towards the Site, where there are partial filtered views of the elevated slopes of Site Parcel B. The telecommunications mast located within Site Parcel C, is discernible in the distance, punctuating the wooded skyline. Site Parcel B forms part of a distant view and is screened by intervening built form and filtered by vegetation – with any glimpses viewed to the rear of the existing settlement in Harpenden and alongside the existing settlement edge of Batford.	Value Westfield Road Cemetery is publicly accessible but not a designated landscape, with the view seen in the context of the settlement edge and, at most of local importance, therefore the value of this view is considered to be Low .	Low	
		Susceptibility There is the potential for the users of the cemetery to experience middle distance, partial glimpsed and filtered views of the Proposed Development in Site Parcel B, above and through the intervening vegetation in Harpenden, however this would form a very small proportion of the overall view and would be seen in the context, to the rear and alongside, existing residential development within Harpenden and Batford. There is also good potential to mitigate the visual effects to the view, therefore the susceptibility is considered to be Low .		
		Night time views: It is considered these receptors would not be using the cemetery at night, therefore would not be susceptible to night time views or impacts of lighting from the development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase During construction, users of the cemetery will experience middle distance, partial glimpsed and filtered views of the ground based construction activity in the upper extents of Site Parcel B, between and above existing intervening vegetation – however, there are likely to be glimpses of taller elements such as cranes and piling rigs, along the wooded skyline. The magnitude of change is considered Small Adverse .	Temporary Minor Adverse (Not Significant)	
Operation Phase (Year 0) At completion, for cemetery users, the Proposed Development would, introduce additional residential built form in the middle distance view, between and above existing intervening vegetation. It is anticipated there would be partial glimpsed and filtered views of the upper storey and rooflines of Proposed Development in Site Parcel B and on the edge of Site Parcel C along the ridgeline. This would form a very small proportion of the overall view and would be seen in the context, to the rear and along side existing residential development in Harpenden and Batford. The AVR Wirelines (at Appendix 8.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. For Viewpoint 7 the wireline lies just below the existing wooded skyline, formed by mature woodland located along Common Lane. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)			
Operation Phase (Year 15) In the long term, the establishment of proposed structural planting between Site Parcels B and C (along the ridgeline) and through the development would enhance and strengthen the existing vegetation coverage across the Site, softening the views of built form and helping to assimilate the proposed residential built form with the verdant character of the view. Where views of the proposed built form are still possible, they are anticipated to be glimpsed and filtered of the upper stories and roofs. The Proposed Development would introduce additional residential built form on the settlement edge of Harpenden and Batford and form a visual extension of the current settlement edge and character of residential built form rising up the opposite valley slopes set within a treed and wooded backdrop. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)			

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 8: VIEW FROM NATIONAL CYCLE ROUTE (NCR) 6 Receptors: PRoW users Direction of View: South East Grid Reference E:513320, N:216565 AOD +96m	From National Cycle Route (NCR) 6 (approximately 850m to the north west of the Site), there are transient views across the Lee Valley landscape, between breaks in the vegetation along the route. For the most part the views along this route are channelled and enclosed along its length. The telecommunications mast within Site Parcel C, is discernible in the middle distance within the treed skyline. There are partial filtered and glimpsed middle distance views of Site Parcel B, viewed in the context of the settlement edge of Batford, during winter. The Site forms a small part of a transient middle distance view and is partially filtered by intervening vegetation and the nature of the landform.	Value Views from National Cycle Route (NCR) 6 are transient and from a landscape designated a Landscape Conservation Area (Policy 104). From onsite observations this NCR is well used and connects to Upper Lee Valley Walk and Chiltern Way long distance footpaths in the north, therefore, the value is considered to be High .	NCR users Medium
		Susceptibility For NCR users, their attention is focused and channelled down the route, with occasional breaks in the vegetation providing sequential oblique views of the surrounding landscape, with partial filtered and glimpsed views of Site Parcel B. For the most part the existing boundary vegetation along the NCR provides visual containment, enclosing and channelling the view along the route. There is the potential for sequential glimpsed and filtered views of development within parts of the Site in winter, however this could be mitigated to form a small proportion of an overall transient view - seen in the context and alongside existing residential properties within Batford. Therefore the susceptibility is considered to be Low . Night time views: It is considered these receptors would not be using the NCR 6 leisure route at night, therefore the view would not be susceptible to night time impacts of lighting from the development.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase During construction, receptors would experience temporary, glimpsed, transient oblique, middle distance views of onsite construction activity in Site Parcel B, through breaks in the vegetation - for the most part partially screened by the layers of intervening vegetation and landform. The main construction operations with potential to be visible will be concentrated in the southern part of Site Parcel B, adjacent to the existing settlement edge of Batsford, associated with the residential built form of the Proposed Development - whereas construction activities within the northern part of Site Parcel B are likely to be less intensive and associated with pathways, drainage basins, planting and the play area. Ground level construction activities, such as earth works and vehicle movements, will be predominantly screened from view, however during winter, breaks in the vegetation may allow middle distance glimpsed views of some ground level activities in small parts of Site Parcel B. There is also likely to be glimpsed views of the taller elements such as cranes, piling rigs and scaffolding above the intervening vegetation. The magnitude of change is considered to be Small Adverse .	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, the Proposed Development would introduce additional residential built form in the middle distance view, between and above existing intervening vegetation. It is anticipated there would be partial glimpsed and filtered views of the upper storey and rooflines of Proposed Development in Site Parcel B and on the edge of Site Parcel C, along the ridgeline. This would form a very small proportion of the overall transient view, only where breaks in vegetation occur along the NCR and would be seen in the context of existing residential properties in Batford. The AVR Wirelines (at Appendix 8.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. For Viewpoint 8, a very small proportion of the wireline features along the existing wooded skyline. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Years 15) At completion and in the long term, the proposed development may just be perceptible amongst the distant wooded skyline. Given the scale of the foreground landscape and intervening field vegetation, any additional built form is likely to be a subtle addition to the horizon. The skyline is already intermittently broken by vegetation and occasional built elements, so the visual introduction of rooftops at such distance will not fundamentally alter the view's rural character. Maturing mitigation planting and tree belts associated with the development are likely to further reduce visibility of any built form. The skyline will remain largely treed and wooded, and the expansive and tranquil nature of the foreground meadow landscape will continue to dominate the visual experience for recreational users. The magnitude of change is considered Negligible Adverse .	Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 9: VIEW FROM COOTERS END LANE / CHILTERN WAY LONG DISTANCE FOOTPATH Receptors: PRoW users Direction of View: East Grid Reference E:512818, N:216403 AOD +126m	This view is taken from an elevated location to the west of the Lea Valley. The view opens out across expansive agricultural land on the gently undulating and rising valley slopes on both sides of the Lea Valley. Overhead rail infrastructure is visible, crossing the low lying land where the River Lea flows. The background features a low wooded ridge and glimpses of the existing settlement edge of Harpenden. Beside the settlement edge, the Site is partially visible in the middle distance. Walkers on the Chiltern Way Long Distance Footpath (which runs along Cooters End Lane, approximately 1.2km to the west of the Site) for the most part experience enclosed and channelled views along its length, due to the hedgerow vegetation either side of the road. There is a section (c. 50m) along the route, where the lack of vegetation provides cross valley views east across the landscape and the settlement edge of Batford and Harpenden. There are oblique, transient, distant views of the west facing grazing pastures in Site Parcel B, including the telecommunications mast in Site Parcel C. The Midland Mainline railway and associated infrastructure, forms a linear visual detractor along the length of the view in the near distance.	Value These views are from a popular and well used Chiltern Way long distance footpath, where the local landscape is located within the Landscape Conservation Area (Policy 104). Therefore, the value is considered to be High .	Medium
		Susceptibility For PRoW users, their attention is focused on the surrounding landscape, with open views towards the Lea Valley landscape. There are partial views of Site Parcel B west facing valley slopes, to the rear and alongside the existing vegetated settlement edge of Harpenden and Batsford, which provides a strong reference to the nature of the development proposed. The Site forms a very small proportion of this view, so overall, the susceptibility is considered to be Low . Night time views: It is considered these receptors would not be using the NCR 6 leisure route at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		Construction Phase During construction walkers will experience transient oblique, middle distance, partial views of the ground based construction activity in Site Parcel B, above existing intervening vegetation, however taller elements such as cranes, piling and on site machinery are likely to be visible along the wooded skyline. Demolition and construction would result in a noticeable change to a very small proportion of the receptors distance view. The magnitude of change is considered Small Adverse .	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, the Proposed Development would introduce additional residential built form in the distant view, between and above existing intervening vegetation, to the rear of the railway line and associated infrastructure and alongside the existing settlement edge of Batford. There would be transient oblique, partial glimpsed views of the upper storey and rooflines of Proposed Development in Site Parcel B and on the edge of Site Parcel C along the ridgeline. This would form a very small proportion of the overall distant view and would be seen in the context, and along side the existing settlement edges of Batford and Harpenden. The AVR Wirelines (at Appendix 8.7) illustrate the proposed maximum parameter storey heights of the Proposed Development on the existing baseline view. For Viewpoint 9 the upper extents of Proposed Development lies just below the existing wooded skyline, formed by mature woodland located along Common Lane. Half of Site Parcel B is proposed to be retained as Green Belt as part of a public open space parkland. The magnitude of change is considered to be Small Adverse .	Short Term Minor Adverse (Not Significant)
		Operation Phase (Year 15) In the long term, the establishment of proposed structural planting between Site Parcels B and C (along the ridgeline) and through the development would enhance and strengthen the existing vegetation coverage across the Site, softening the views of built form and helping to assimilate the proposed residential built form with the verdant rural view. The Proposed Development would introduce additional residential built form on the settlement edge of Harpenden and Batford and form a visual extension of the current settlement edge and character of residential built form rising up the opposite valley slopes set within and treed and wooded backdrop. In the long term, Green Infrastructure enhancements to Site Parcel B, as part of the public open space parkland, will mature and provide an attractive landscape backdrop to the proposed built form. The magnitude of residual change is considered to reduce to Negligible Adverse .	Long Term Negligible Adverse (Not Significant)