



Appendix 17.3

Landscape Effects Table (LET)

APPENDIX 17.3: LANDSCAPE EFFECTS TABLE (LET)										
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	Is the Overall Effect Significant?
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial Neutral	Adverse Beneficial Neutral	Adverse Beneficial Neutral	
National Landscape										
The Chilterns	High	High	High	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The Chilterns is a designated National Landscape located c.800m north-west of the northern site boundary. - Owing to local landform and substantial intervening vegetation, any intervisibility with the NL is limited with minimal available views from the north-west (PRoWs ‘Flamstead 041’ – <i>FPCR LVA-VET Viewpoint 16</i>) c.1.65km from the site perimeter. Such views will be towards the eastern part of the site only, where the community park/ SANG is proposed, will be a relatively small component of a wide panorama and distant. The majority of the NL will be unaffected by the proposed development. - The North Hemel Landscape Assessment (2024) refers to the setting of the NL in the context of the Assessment Parcels covering and adjacent to the Site, stating that:- “...it is envisaged that any development within this Assessment Parcel would be restricted to open space or SANG, thereby limiting adverse effects on the AONB...Woodland and hedgerows, and the sense of tranquillity within the AONB, which contribute to the special qualities of the designated landscape, would be unaltered.” (Parcel E: Gaddesden Lane Southern Slopes – north-eastern section of the Site.) “The area has a limited relationship to the AONB, primarily due to the local ridge line between Hay Wood and Pancake Wood to the north...It is envisaged that development of the parcel west of the pylons would not have a noticeable adverse effect on the general southern setting of the AONB.” (Parcel F: Revel End Slopes – majority of the Site.) “The Assessment parcel is relatively distant from the AONB, already contains low density development and with no significant development envisaged, there would be no adverse effect on the wider setting to the AONB.” (Parcel G: Upper Veal Valley - adjacent to south-eastern edge of the Site.) - The Assessment also states that the process, “has enabled establishment of a potential development extent and landscape strategy, which aims to limit adverse effects on landscape character, landscape features and	Neutral	Neutral	Neutral	No

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						<i>views, to an acceptable level for the scale of development envisaged, and over time would enhance landscape structure of the area in keeping with the character of the nearby Chilterns National Landscape (AONB)".</i> It acknowledges that, "...the recommended comprehensive landscape strategy of tree planting, including new areas of woodland, tree belts and new and enhanced hedgerow structure...would increasingly reduce adverse landscape and visual effects over time. This would include the potential effects on the setting to the Chilterns National Landscape (AONB)".				
National Landscape Character										
Natural England, National Character Area Profile (NCA) (2024): <i>Chilterns</i> (NCA 110)	The site is a relatively modest scale in the context of the NCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the NCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The Chilterns is a national character area within which the site is a relatively modest parcel of land adjacent to Hemel Hempstead. - The site exhibits some key characteristics of the NCA which are also apparent within the immediate and wider context. The site is influenced by the adjacent B487 Hemel Hempstead Road highway infrastructure as well as as well as Holtsmere End Lane. Surrounding farmland, pylons and power lines, adjacent farmsteads and properties are also key influences, and, to a lesser degree, the urban edge of Hemel Hempstead. - Potential for assisting in delivery of SEOs 1, 3 and 4 for the NCA. - Intervisibility with the NCA is limited with minimal available views from the north-west (PRoWs 'Flamstead 041' – FPCR LVA-VET Viewpoint 16) c.1.65km from the site perimeter. The majority of the NCA will be unaffected by the proposed development.	Negligible Adverse	Negligible Adverse	Negligible Adverse	No
County/District Landscape Character										

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Hertfordshire Landscape Character Area Statements (2000-2005): 95: Revel End Plateau Landscape Character Area	The site is a relatively modest scale in the context of the LCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the LCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Medium Completion: Medium Year 15: Low	No	- The northern, north-eastern/ western and central parts of the site lie within the Revel End Plateau LCA characterised in part by arable farmland, woodland, isolated farmsteads and urban fringe location. - The site exhibits some key characteristics of the LCA which are also observed within the surrounding context. The site is influenced by pylons and power lines, Holtsmere End Lane, adjacent farmsteads and properties as well as surrounding farmland. - The proposed development will deliver generous GI to complement the existing retained tree belts, hedgerows and individual trees. This will include new native structure planting to the site perimeter, along the PRoW and hedgerow network and within the proposed community park/ SANG. Together this will reinforce and strengthen the overall landscape character of the site in line with the guidelines and recommendations for the LCA – the overall strategy for which is to ‘Improve and Conserve’. - Owing to landform, perimeter mature tree belts and woodland planting, intervisibility with the LCA is restricted to the north, north-east and north-west (Holtsmere End Lane, PRoW ‘Redbourn 010’ and PRoW immediately west of the site – <i>FPCR LVA-VET Viewpoints 2D, 2E, 4A, 4B, 14, 15</i>) ranging from adjacent to c.600m from the site perimeter) with minimal visibility from public vantage points further north (PRoWs ‘Flamstead 040, 041’ – <i>FPCR LVA-VET Viewpoints 10A, 10B, 16</i>) c.980-1.65km from the site perimeter. - It is therefore considered that the proposed development will have a limited adverse effect upon the overall LCA, having potential to strengthen character within the immediate context of the site and bring forward some beneficial effects in the longer term, helping to ‘improve and conserve’ the local landscape character.	Moderate Adverse	Moderate Adverse	Minor Adverse	No

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Hertfordshire Landscape Character Area Statements (2000-2005): 96: Upper Ver Valley Landscape Character Area	The site is a relatively modest scale in the context of the LCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the LCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Medium Completion: Medium Year 15: Low	No	- The western, southern and eastern parts of the site lie within the Upper Ver Valley LCA characterised by open arable farmland across an undulating landform of valley slopes. - The site exhibits some key characteristics of the LCA which are also observed within the surrounding context. The site is influenced by pylons and power lines, the B487 Hemel Hempstead Road, Holtsmere End Lane, Little Revel End and farmland to the north, and, to a lesser degree, the urban edge of Hemel Hempstead. - The proposed development will deliver generous GI to complement the existing retained tree belts, hedgerows and individual trees. This will include new native structure planting to the site perimeter, along the hedgerow network and within the proposed community park/ SANG. Together this will reinforce and strengthen the overall landscape character of the site in line with the guidelines and recommendations for the LCA – the overall strategy for which is to ‘Conserve and Strengthen’. - Owing to landform, perimeter mature tree belts and woodland planting, intervisibility with the LCA is restricted to the south, south-west and east (Holtsmere End Lane, Hemel Hempstead Road, the Nickey Line and PRoW ‘Redbourn 009’ – <i>FPCR LVA-VET Viewpoints 1A-1C, 2A, 2B, 6, 12</i>) adjacent – c.100m from the site perimeter. - It is therefore considered that the proposed development will have a limited adverse effect upon the overall LCA, having potential to strengthen character within the immediate context of the site and bring forward some beneficial effects in the longer term, helping to ‘conserve and strengthen’ the local landscape character.	Moderate Adverse	Moderate Adverse	Minor Adverse	No

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Hertfordshire Landscape Character Area Statements (2000-2005): 94: Buncefield Plateau Landscape Character Area	Medium	Medium	Medium	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low	No	- The Buncefield Plateau LCA lies further south and south-east of the site, separated from it by the Upper Ver Valley LCA. Intervisibility with the site is limited to the higher ground south of Woodend Farm and east of the M1 where some views are available (PRoWs ‘Redbourn 012, 013’ – FPCR LVA-VET Viewpoints 11, 13A) – c.700-900m from the site perimeter). - It is therefore considered that the proposed development will have a minimal adverse effect upon the overall LCA.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse	No
St Albans Local Plan 2041 – Broad Locations – Landscape + Visual Appraisal (2024): H1 – North Hemel Hempstead	Medium	Medium	Medium	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	No	- The site is covered by Broad Location H1. The proposed development will deliver the ‘Site Specific Measures’ for H1 through its considered layout in terms of land uses and visibility within the surrounding landscape, including potential views from the Chilterns National Landscape. Generous GI will be introduced for the development, based upon the existing retained green framework, to include new native structure planting and a community park/ SANG which encompasses the eastern part of the site affording an extensive landscape buffer for the built development which is contained to the western part of the site. - While the proposed development will have an adverse effect upon H1 it will also strengthen the local landscape, potentially bringing forward some beneficial effects in the longer term.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes (construction, completion stages only)

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North Hemel Landscape Assessment (2024): <i>Parcel E: Gaddesden Lane Southern Slopes</i>	Medium	Medium	Medium	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low	No	- Parcel E: Gaddesden Lane Southern Slopes covers a relatively small section of the site at its north-eastern edge. The proposed development has a well-considered layout and will deliver substantial GI comprising new native structure planting, including tree belts along the north-eastern site perimeter and within the site at the western edge of the Parcel, and open space in the form of an extensive community park/ SANG. Proposed built development is further west within the adjacent Parcel (F). Any potential minimal views from the Chilterns National Landscape will be towards the perimeter structure planting and community park/ SANG. - It is therefore considered that the proposed development will have a limited adverse effect upon the overall Parcel having potential to strengthen the local landscape character in the longer term.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse	No
North Hemel Landscape Assessment (2024): <i>Parcel F: Revel End Slopes</i>	Medium	Medium	Medium	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	No	- The majority of the site is covered by Parcel F: Revel End Slopes, save for part of the road widening along Hemel Hempstead Road to facilitate the new Site accesses on the B487 which lies just outside of the North Hemel Landscape Assessment study area. The proposed development has a well-considered layout and will deliver substantial GI comprising new native structure planting, including tree belts along the north/ north-eastern perimeter and within the east of the Parcel, and open space in the form of an extensive community park/ SANG together with connected green corridors throughout the built development area. Any potential minimal views from the Chilterns National Landscape will be towards the GI and community park/ SANG in the east of the Parcel. - While the proposed development will have an adverse effect upon Parcel F it will also strengthen the local landscape, potentially bringing forward some beneficial effects in the longer term.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes (<i>construction, completion stages only</i>)

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North Hemel Landscape Assessment (2024): Parcel G: Upper Vea Valley	Medium	Medium	Medium	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	No	- Parcel G: Upper Vea Valley lies adjacent to the south-eastern edge of the site. There is minimal intervisibility between the site and the Parcel (FPCR LVA-VET Viewpoint 1A). - It is therefore considered that the proposed development will have a minimal adverse effect upon the overall Parcel.	Minor/ Negligible Adverse	Minor/ Negligible Adverse	Negligible Adverse	No
Landscape Character: Site and Immediate Context										
Site and Immediate Context	Medium	Medium	Medium	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	No	- The site is not covered by a national or local level landscape quality designation. Based on field work, the area within which the proposed development will be experienced is not extensive, is well contained and the Visual Envelope is relatively limited. The proposed development will be located within the wider residential context of Hemel Hempstead, being close to the existing urban edge. It will be contained by mature tree belts to the north and west and by landform and overlapping vegetation within the local and wider landscape. - A total of 52.25ha, or 52% of the site area is proposed as GI combining existing retained features, including native tree belts, individual trees and hedgerows, with areas of new public open space (POS) – to include an extensive community park/ SANG – which will create an enhanced ‘soft’ interface with the existing perimeter of the site as well as sensitive treatment to the setting of the Chilterns National Landscape as well as the existing farmsteads and residential properties bordering and close to the site. - There will be landscape improvement and enhancement through new landscape planting, extensive areas of meadow grassland and SuDS features which will be planted to maximise their ecological value and knit into the site landscape. The existing pond will be appropriately managed to enhance its contribution to the site landscape within the new community park/ SANG. - Public rights of way will be incorporated within the POS and green corridors, supplemented with new recreational pathways to maintain and enhance direct links to the B487 Hemel Hempstead Road, Holtsmere End Lane, Hemel Hempstead and the surrounding countryside.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes (construction, completion stages only)

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						The character across the site will change however the new Site accesses on the B487, housing, primary school and local centre, located within the west of the site, will not be out of character with its immediate urban context of Hemel. The site character will be strengthened through the proposed GI which will help to ensure the successful assimilation of the new built development within the local landscape. While it is considered that the proposed development will have an adverse effect upon the landscape character of the site and its immediate context, it has potential to strengthen it and bring forward some beneficial effects in the longer term.				
Site Landscape Features/ Characteristics										
Landform	Medium	Medium	Medium	Construction: Medium Completion: Medium Year 15: Medium	No	- The proposed development will result in temporary spoil heaps during the construction phase. Changes across the proposed built development area will be necessary to create the building plateaus (refer to Heights and Levels Strategy Plan), these will be limited to the western part of the site. - There will also be localised changes to facilitate the attenuation ponds however these will be sympathetically designed and planted to knit into the existing landscape and, although large, will not be adverse features, particularly once the grassland and planting have established. - No discernible changes are envisaged across the remaining site area to the east, i.e. beyond the proposed built development extent – this will remain and form part of the GI proposals including a new Community Park/ SANG for the Development. - The proposed changes to the site levels will be sensitive to the existing landform and character of the site and its immediate context, working with the existing contours and features to minimise level differences and achieve a natural appearance that is reflective of and sympathetic to the surroundings.	Moderate Adverse	Moderate Adverse	Moderate Adverse	No
Woodland, Trees, Hedgerows and Vegetation	Medium	Medium	Medium	Construction: Low Completion: Low	No	Mature tree belts and hedgerows with trees occur within the site and partially define it. Most of the individual trees are assessed as category A or B, the tree belt along the western edge is assessed as category A and B, tree belts	Minor Adverse	Minor Adverse	Minor/ Negligible Beneficial	No

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				Year 15: Low/ Negligible		within the site are assessed as category A and the majority of hedgerows are assessed as category B. No veterans have been recorded. A total of 29 hedgerows are assessed as Habitats of Principal Importance, two are classed as important under the hedgerow regulations and nine are species rich. The proposed development will result in the removal of limited trees and short sections of hedgerow to create the new Site accesses on the B487 and road infrastructure, all retained vegetation will be protected and supplemented with new planting as part of the scheme. Strategic landscape areas will include native trees, hedges and grassland along the southern edge, to provide a strong gateway and ensure an attractive green corridor with the B487 Hemel Hempstead Road is established, new planting provides compensatory measures for the hedgerow loss as a result of the new junctions and road design. Perimeter planting is proposed to other parts of the Site providing a ‘multi-functional landscape’. Native trees, scrub and hedgerow planting, extensive areas of meadow grassland as well as wetland planting associated with the attenuation ponds, are also proposed. Collectively, this will improve the overall age structure and diversity of vegetation and wildlife habitats within the site having potential to provide localised beneficial effects overall in the longer term.				
Water Features and Watercourses	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The pond within the site, south of Great Revel End Farm, will remain in its existing form and be sensitively integrated within the proposed community park/ SANG to maintain and maximise its ecological value as well as providing a recreational asset for the development. - The proposed attenuation ponds and swales will be designed to promote ecology, providing both landscape and biodiversity value, further benefitting the site and local landscape.	Negligible Adverse	Negligible Adverse	Negligible Beneficial	No