



Appendix 17.4

Visual Effects Table (VET)

APPENDIX 17.4: VISUAL EFFECTS TABLE (VET)													
Ref (Receptor/ Representative Viewpoint)	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				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	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major	Major	Major	Yes
										Moderate	Moderate	Moderate	No
										Minor	Minor	Minor	
										Negligible	Negligible	Negligible	
High	High	High		Full		High	None	None	None				
Medium	Medium	Medium		Partial		Medium	Adverse	Adverse	Adverse				
Low	Low	Low		Glimpse		Low							
				None		Negligible/ None	Beneficial	Beneficial	Beneficial				
									Neutral	Neutral	Neutral		
A	RESIDENTS												
A1	Little Revel End Farm	High	Medium	High/ Medium	Adjacent to internal site boundary	Glimpse	Permanent	Construction: Medium Completion: Medium Year 15: Medium/ Low	- Existing mature perimeter vegetation around the farmstead boundary as well as garden planting restricts visibility. - Any potential views of the proposed development will be limited to the rooflines of housing and some glimpsed filtered views through vegetation at the eastern edge of the proposed built development in the western part of the site – and the community park/ SANG in the east, although new structure planting proposed immediately east of the farm will prevent any long term views in this direction. The proposed sports pitches will be contained by existing hedgerows along Little Revel End (lane) and further south.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No
A2 VP4B	Great Revel End Farm	High	Medium	High/ Medium	Adjacent to north-eastern site boundary	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium/ Low	- Existing mature vegetation along the western boundary of the farmstead restricts visibility. - Any potential views of the proposed development will be limited to the rooflines and some glimpsed filtered views through vegetation of housing at the eastern edge of the proposed built development in the western part of the site – and the community park/ SANG in the east, although new structure planting proposed immediately south/ south-east of the farm will prevent and restrict any long term views of the proposed development’s built elements.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No
A3 VP6	North Barn	High	Medium	High/ Medium	Adjacent to eastern site boundary	Partial/ Glimpse	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low	- Potential for mid-range views of construction activity – building construction, external works, landscaping (SuDS), site fencing/ hoarding – and the completed development. - Existing mature tree belts and hedgerows within the site area, including around Little Revel End Farm, will filter and soften available views.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse	No

									- Long-term views will predominantly be of the community park/ SANG with parts of the new built development (housing, care facility) potentially visible beyond it. New structure planting within the community park/ SANG, together with existing vegetation, will heavily filter and soften any views of the new buildings once established. - Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape.				
A4 VP2D VP7	Holtsmere End, Holtsmere Manor	High	Medium	High/ Medium	c.150m from north-western site boundary	Full	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	- There will be some close-range views of construction activity – the north-western site access, primary road infrastructure and built development within the west of the site. There is also potential for more distant views of activity in the east – laying out of the community park/ SANG, sports pitches, changing facility and SuDS. - Potential for views of the STC junction as well as upper sections and rooflines of the new buildings however structure planting proposed along the site perimeter will strengthen the filtering effects of the existing hedgerow along the northern site boundary to further filter views and soften the appearance of the new built development in the longer term.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes <i>(construction, completion only)</i>
A5 VP7	Holtsmere End Farm, The Holt	High	Medium	High/ Medium	c.250-320m from north-western site boundary	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	- Existing mature garden planting, existing buildings and mature vegetation along Holtsmere End Lane and the northern site boundary restrict visibility. - Any potential views of the proposed development will be limited to the rooflines of built development in the west only and will be heavily filtered by existing vegetation with new structure planting proposed along the northern site boundary ultimately filtering and softening views of the built form.	Minor Adverse	Minor Adverse	Negligible Adverse	No
A6 VP14	Properties at the north-eastern edge of Hemel Hempstead at Woodhall Farm (north and east of Shenley Road)	High	Medium	High/ Medium	Ranges from c.10-700m from western site boundary	Glimpse/ Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium/ Low	- The mature tree belt along either side of Holtsmere End Lane, together with vegetation on the edge of Woodhall Farm, heavily restricts and obscures views of the site, however occasional views may be experienced for some residents depending upon property orientation and window aspect. - There is potential for some close-range views of construction activity – of the primary road infrastructure as well as the built development although the extent will be dependent upon phasing – and the completed development. Views will be filtered and softened by intervening mature vegetation. Built development is set back from the edge of Holtsmere End Lane and its mature tree belt. New structural landscaping along the western site boundary will reinforce the filtering effects of the existing vegetation, further softening views of the built development. Any potential views will be in the context of the	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No

									existing properties at the edge of Hemel Hempstead.				
A7 VP13A	Woodend Farm	High	Medium	High/ Medium	c.270m from southern site boundary	Partial/ Glimpse	Permanent	Construction: Medium Completion: Medium Year 15: Medium/ Low	- Existing mature garden planting enclosing the farm, and vegetation within the site restricts visibility. Mature tree cover beside the Nickey Line also obscures and restricts views of the site and the landscape to the north however occasional views may be experienced depending upon property orientation and window aspect. - There is potential for limited views of construction activity – the primary road infrastructure, built development, external works, landscaping, site fencing/ hoarding as well as laying out of the community park/ SANG, sports pitches, changing facility and SuDS – and the completed development. - Long-term close-range views will predominantly be of the new site accesses on the B487, built development (housing) in the south-west and the community park/ SANG including sports pitches. New landscape planting along the B487 Hemel Hempstead Road, together with intervening vegetation within the landscape will filter and soften views of the new buildings once established. - Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No
A8 VP13B	Woodend Cottages	High	Medium	High/ Medium	c.30m from southern site boundary	Partial/ Glimpse	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	- Existing mature garden planting enclosing the cottages, and vegetation within and around the site, to include the hedgerows and intermittent trees beside the B487 Hemel Hempstead Road, restricts visibility to some degree, however views may be experienced depending upon property orientation and window aspect. - Given the receptors’ proximity to the site there is potential for close range views of construction activity – the southern site access, primary road infrastructure, building construction, external works, landscaping, site fencing/ hoarding as well as laying out of the community park/ SANG, sports pitches, changing facility and SuDS – and the completed development will be experienced. - Long-term views will predominantly be of the new site accesses on the B487, built development (housing) in the south-west and the community park/ SANG including sports pitches. New landscape planting along the B487 Hemel Hempstead Road will, once established and maturing, filter and soften views of the built development, reducing effects in the longer term. - Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes (<i>construction, completion only</i>)

A9	Properties adjacent to Hemel Hempstead Road: <i>The Meadows</i> <i>Belvedere</i> <i>The Hame</i>	High/ Medium	Medium	High/ Medium	c.30-300m from south-eastern site boundary	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	- Existing mature garden planting enclosing the properties and vegetation within the site restricts visibility, however occasional views may be experienced depending upon property orientation and window aspect. - There is potential for minimal views of construction activity and the completed development – the community park/ SANG in the eastern part of the site and the upper sections/ rooflines of the proposed built development in the west. - New structural landscaping within the community park/ SANG will reinforce the filtering effects of the existing vegetation, further limiting any available views in the longer term. Any potential views of the new elements and site accesses will be in the context of the B487 Hemel Hempstead Road corridor.	Negligible Adverse	Negligible Adverse	Negligible Adverse	No
A10 VP1A	Aubrey Lane	High	Medium	High/ Medium	c.280-350m from eastern/ south-eastern site boundary	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	- Existing mature garden planting enclosing the properties and vegetation within the site restricts visibility, however occasional views may be experienced depending upon property orientation and window aspect. - There is potential for minimal views of construction activity and the completed development – the community park/ SANG in the eastern part of the site and the upper sections/ rooflines of the proposed built development in the west. - New structural landscaping within the community park/ SANG will reinforce the filtering effects of the existing vegetation, further limiting any available views in the longer term. Any potential views of the new elements and site accesses will be in the context of the B487 Hemel Hempstead Road corridor.	Negligible Adverse	Negligible Adverse	Negligible Adverse	No
A11 VP9	Corner Farm	High	Medium	Medium	c.1.45km from north-western site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the farm owing to landform and intervening vegetation including Hay Wood. This viewpoint also demonstrates there are no views from the southern edge of the Chilterns National Landscape.	None	None	None	No
B	PROW USERS												
B1 VP12	Nickey Line/ Hertfordshire Way	High	Medium	High/ Medium	c.100m from southern site boundary	Partial/ Glimpse	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	- Mature vegetation along the former railway line prevents visibility from much of the route which is also ‘in-cutting’ and further prevents views. VP12 is therefore not representative of the overall route and potential wider views are limited to occasional gaps in the vegetation. - Close range views of construction activity – the site accesses on the B487, primary road infrastructure, building construction, external works, landscaping, site fencing/ hoarding as well as laying out of the community park/ SANG, sports pitches, changing facility and SuDS – and	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes <i>(construction, completion only)</i>

									the completed development will be experienced, where there are occasional gaps in vegetation. • Long-term views, where there are occasional gaps in vegetation, will predominantly be of the new site accesses on the B487, built development (housing) in the south-west and the community park/ SANG including sports pitches. New landscape planting along the B487 Hemel Hempstead Road will filter and soften any views of the new built development For much of its length within the context of the site, views out from the Nickey Line are prevented and restricted by the corridor’s landform character, and more generally established vegetation, such that impacts and effects for receptors will be over a comparatively short duration where there are occasional breaks in tree cover (VP12). • Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape.				
B2 VP6	Redbourn 009	High	Medium	High/ Medium	Passes through the site	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Medium/ Low	• Mid-range views of construction activity – building construction, external works, landscaping (SuDS), site fencing/ hoarding – and the completed development will be experienced. • Existing mature tree belts and hedgerows within the site area, including around Little Revel End Farm, will filter and soften available views. • Long-term views will predominantly be of the community park/ SANG with the new built development (housing, care facility) potentially visible beyond it. Once established and maturing, new structure planting within the community park/ SANG will heavily filter and soften any views of the new buildings. • Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape. • Where the route passes through the site it will be contained within the community park/ SANG.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No
B3 VP4A VP4B VP4C	Redbourn 010	High	Medium	High/ Medium	Passes through the site – c.560m from north-eastern site boundary	Partial	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	• Close and mid-range views of construction activity – building construction, external works, landscaping (SuDS), site fencing/ hoarding – and the completed development will be experienced, though this will be restricted to the open gap along a section of the route south of Great Revel Farm. Elsewhere, mature established hedgerows and trees beside the route will filter and obscure views. • Long-term views will be of the new built development (housing) in the north-west and centre (housing, primary school), which will be softened and filtered by new tree planting along the PRow route and within the open space in the north-east/ east, as well as by new structural planting along the north-eastern site boundary once established, and the community park/ SANG in the east.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes <i>(construction, completion only)</i>

									- Some views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape. - Where the route passes through the site it will be located and contained within the community park/ SANG, with users having views of the landscape habitats and the park. Significant effects are restricted in extent to a short section of the PRoW only (4C), where there is a gap in the hedgerow structure and where there are open close-range views.				
B4 VP3A VP3B VP3C VP3D VP3E	Redbourn 011	High	Medium	High/ Medium	Passes through the site	Full	Permanent	Construction: High Completion: High Year 15: High/ Medium	- Close and mid-range views of construction activity – primary road/ building construction, external works, landscaping (SuDS, allotments), site fencing/ hoarding – and the completed development will be experienced. - Long-term views will be limited to the new housing in the north-west, which will be softened and filtered by new tree planting along the PRoW route and within the open space in the north-east/ east once established, as well as allotment gardens and SuDS within the POS. - Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape. - The majority of the route will pass through residential development parcels and there will be a high magnitude of change for these users as views of open arable fields will be replaced by views of new housing, streets and green space. It is considered that in the longer term, once the landscape structure of trees, hedges and green space along the route has established and is maturing, it will create a pleasant walking route such that levels of adverse effects will reduce however effects upon receptors is judged to be significant at all stages.	Major Adverse	Major Adverse	Major/ Moderate Adverse	Yes
B5 VP11	Redbourn 012	High	Medium	High/ Medium	c.900m from south-eastern site boundary	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	- Mature vegetation and distance restrict visibility from the PRoW. - Any potential views of the proposed development are not anticipated to be clearly discernible and will be limited in extent to rooflines only which will ultimately be heavily filtered by new structure planting proposed within the community park/ SANG. Views will be intermittent in nature given the containment created by hedges and trees alongside the route which limits visibility across the landscape to the north. - Any views will also be in the context of the M1 corridor and the activity upon it – which draws the eye – as well as the existing pylons and overhead power lines crossing the site and surrounding landscape.	Minor Adverse	Minor Adverse	Negligible Adverse	No
B6i VP13A	Redbourn 013	High	Medium	High/ Medium	Ranges from adjacent to c.700m from	Partial	Permanent	Construction: Low Completion: Low	Extent of visibility will vary depending upon location on the PRoW.	Minor Adverse	Minor Adverse	Minor Adverse	No

					southern site boundary			Year 15: Low	• More distant views will primarily be of the community park/ SANG in the eastern part of the site. The eastern edge of the proposed built development will also be visible although heavily filtered by intervening vegetation, which includes mature tree cover along the Nickey Line. New structure planting proposed within green corridors crossing the built development area will further assist in filtering views in the longer term.				
B6ii VP13B	Redbourn 013	High	Medium	High/ Medium	Ranges from adjacent to c.700m from southern site boundary	Full	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	• Extent of visibility will vary depending upon location on the PRoW. This is a comparatively short section of the PRoW between the Nickey Line and the B487 Hemel Hempstead Road. • Close range views of construction activity – the site accesses on the B487, primary road infrastructure, building construction, external works, landscaping, site fencing/ hoarding as well as laying out of the community park/ SANG, sports pitches, changing facility and SuDS – and the completed development will be experienced. • Long-term views will predominantly be of the new site accesses on the B487, built development (housing) in the south-west and the community park/ SANG including sports pitches. New landscape planting along the B487 Hemel Hempstead Road will filter and soften views of the new buildings once established. • Any views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes <i>(construction, completion only)</i>
B7 VP10A VP10B	Flamstead 040	High	Medium	High/ Medium	Ranges from c.980m-1.35km from northern site boundary	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	• Mature vegetation and distance restrict visibility from the PRoW. • Any potential views of the proposed development are not anticipated to be clearly discernible and will be limited to distant views of rooflines only which will ultimately be heavily filtered by new structure planting proposed along the northern site boundary. • Any views will be in the context of the existing pylons and overhead power lines crossing the landscape.	Negligible Adverse	Negligible Adverse	Neutral	No
B8 VP16	Flamstead 041	High	Medium	High/ Medium	c.1.65km from northern site boundary	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	• Mature vegetation and distance restrict visibility from the PRoW which is located on slightly elevated land in the Chilterns National Landscape. • Views of the proposed development will be prevented by the intervening screening effects of landform and woodland. There will be some glimpsed filtered views of parts of the community park/ SANG observed over some distance, forming a minor component within the wider views. New structure planting and tree cover within the community park/ SANG will be visible. At the outset, and in the longer term, there will be no fundamental change in views such that effects are judged to be neutral.	Neutral	Neutral	Neutral	No

B9 VP14	Hemel Hempstead 128 (bridleway)	High	Medium	High/ Medium	Ranges from adjacent to c.600m from western site boundary	Partial/ Glimpse	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low	• Visibility is mostly prevented by the mature vegetation along the PRoW however there are some occasional breaks in the route which allow views towards the site. (NB -the viewpoint is not representative of the PRoW itself, which is located immediately adjacent, behind the tree belt). • There will be some occasional close and mid-range views of construction activity – the primary road infrastructure and built development within the west of the site – and the completed development as users reach Holtsmere End Lane. • Views of the new built development (housing, primary school, care facility) within the western part of the site will be experienced owing to the localised landform. • Once established, new structure planting along the site perimeter will strengthen the filtering effects of the existing mature tree belt along Holtsmere End Lane to further filter views and soften the appearance of the new built development in the longer term with visibility anticipated to be limited to the upper sections and rooflines of buildings only, Views of the proposed development will be limited to occasional views from the route, and primarily where the route meets Holtsmere End Lane.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse	No
B10 VP8	Great Gaddesden 047 (bridleway)	High	Medium	High/ Medium	c.450m from north-western site boundary	None	Permanent	Construction: None Completion: None Year 15: None	• No views of the proposed development are anticipated from the PRoW owing to landform and intervening vegetation.	None	None	None	No
B11 VP15	Great Gaddesden 048	High	Medium	High/ Medium	Ranges from adjacent to c.550m from western site boundary	Partial/ Glimpse	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	• The extent of visibility will vary along the PRoW. • There will be close and mid-range views of construction activity – the site access and built development within the west of the site – and the completed development as users reach the site close to Holtsmere End Lane (see VP15). • Views of the new housing at the north-western corner of the site, at the location of the proposed STC junction on Holtsmere End Lane, are anticipated in the long-term owing to the necessary break in the boundary tree belt. Elsewhere, new structure planting along the site perimeter will, once established, strengthen the filtering effects of the existing mature tree belt along Holtsmere End Lane to further filter views and soften the appearance of the new built development in the longer term. • Significant effects will be from the short, elevated section of the PRoW closest to Holtsmere End Lane only. It is judged that the level of adverse effect will reduce in the longer term.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes (<i>construction, completion only</i>)
B12 VP7	Great Gaddesden UCR3 (byway)	Medium	Medium	Medium	Ranges from c.150-300m from north-western site boundary	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	• Existing buildings and mature vegetation restrict visibility from the PRoW. • Any potential views of the proposed development will be limited to the rooflines of	Minor Adverse	Minor Adverse	Negligible Adverse	No

									built development in the west only and will be heavily filtered by existing vegetation with new structure planting proposed along the northern site boundary ultimately preventing visibility.				
C	ROAD USERS												
C1 VP1A VP1B VP1C	Hemel Hempstead Road (B487)	Medium/ Low	Medium	Medium/ Low	Adjacent to southern/ south-eastern site boundary	Partial/ Glimpse	Permanent	Construction: High Completion: High Year 15: Medium/ Low	- The extent of visibility varies along the road with views only available when users are in proximity and are passing the southern and south-eastern edge of the site (1B, 1C). - There will be close range views of construction activity – of the site access as well as the built development beyond although the extent will be dependent upon phasing – and the completed development particularly the new site accesses on the B487. - New landscaping of hedgerows and trees along the road corridor will filter views of the built development in the long term once established. Views of the proposed development will be in the context of the road corridor together with pylons and overhead power lines crossing the site and surrounding landscape.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No
C2 VP2A VP2C VP2C VP2D VP2E	Holtsmere End Lane	High	Medium	High/ Medium	Adjacent to western/ northern site boundaries	Full/ Glimpse	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	- The extent of visibility varies along the lane. For the most part, the mature tree belt alongside the lane channel views but, given the proximity of the site, close range views will be available when directly passing the western and northern edges and where intermittent gaps occur in the tree belt. Currently, the lane is not considered to be a widely used route, mostly serving as an access to properties along Little Revel End (lane) or within Holtsmere hamlet located off the lane. Existing views include filtered visibility of the residential edge of Woodhall Farm. - There will be close range views of construction activity – the site accesses on the B487, primary road infrastructure and built development within the west of the site. Views of activity in the east i.e. laying out of the community park/ SANG, sports pitches, changing facility and SuDS are anticipated to be prevented by the new built development but will be dependent upon phasing – and the completed development including the site accesses on the B487, STC junction and built development. - New landscape planting along the site perimeter will strengthen the filtering effects of the existing mature tree belt and hedgerow along the lane to further filter views and soften the appearance of the new built development in the longer term. - Open space proposed in the east of the site extends to Holtsmere End Lane north of the site and will provide a wider landscape buffer from this section of the lane and further east. - When travelling along the lane north of the site, the proposed development will be seen in the context of existing residential properties as well	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse	No

									as the existing pylons and overhead power lines crossing the site and surrounding landscape. When travelling along the lane west of the site, views will be in the context of the eastern edge of Woodhall Farm (Hemel Hempstead) which can be glimpsed in places through mature vegetation. Holtsmere End Lane will form part of the HGC Green Loop – the proposed development will essentially retain the character of a tree-lined lane with new built elements set back from the route, similar in extent to the existing built edge at Woodhall Farm. Currently, the baseline assessment is that the lane is primarily used by vehicle users of lesser sensitivity. When the lane becomes part of the HGC Green Loop (on the assumption that this is on completion (Year 1), users will be pedestrians, cyclists and equestrians resulting in an increase in their sensitivity to high/ medium.				
C3 VP5A VP5B	Little Revel End (lane)	Medium	Medium	Medium	Passes through the site	Partial/ Glimpse	Permanent	Construction: High/ Medium Completion: Medium Year 15: Medium	• Close range views will be available above the lane’s hedgerow and where intermittent gaps occur with it. Importantly, it is not a widely used route, mostly serving as an access to the farms located off the lane. • Given its location users will experience close range views of construction activity – the primary road infrastructure, built development and POS, including SuDS, within the west of the site as well as activity in the east i.e. laying out of the community park/ SANG, sports pitches, changing facility and SuDS – and the completed development. • Existing mature tree belts and hedgerows within the site area to the north and south of the lane will be strengthened with new structure planting to increase their filtering effects and to soften views of the proposed development. When travelling east, views of the built development within the western part of the site will be experienced, together with potential views of the community park/ SANG proposed in the eastern part of the site. When travelling west, there will be views of the built development beyond the community park/ SANG. • Views will be in the context of the existing pylons and overhead power lines crossing the site and surrounding landscape. • Whilst there will a marked change in the landscape either side of the route (i.e. from arable fields to built development) and breaks in the hedgerows to allow for primary infrastructure and potential footpath/ cycle connections into the development, much of the lane’s hedgerow network is retained and it will be located within a green corridor to create a pleasant active travel route. The hedgerow and the green corridor will include new hedgerow and tree planting.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse	Yes <i>(construction, completion only)</i>

C4 VP9	Gaddesden Lane	Medium	Medium	Medium	c.1.45km from north-western site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the lane owing to landform and intervening vegetation including Hay Wood.	None	None	None	No
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