APPENDIX PC-3: LANDSCAPE EFFECTS

Receptor	Sensitivity	Commentary on Proposed Development	**Completion** (Year 1 - accounts for proposed primary mitigation measures)		**Residual** (accounts for growth of planting by Year 15, including secondary mitigation)	
			Magnitude (1) and Type (3) of Change	**Significance (2) and Type (3) of Effect**	**Magnitude (1) and Type (3) of Change**	**Significance (2) and Type (3) of Effect**
Open Pasture Grassland Fields	Pasture grassland is a common feature in the local landscape. The Appeal Site fields are heavily grazed. The only internal features are sporadic individual trees and shrubs. As such it is typical grassland which is in relatively poor condition and is described in the submitted Ecological Appraisal as 'species-poor semi-improved grassland.' On this basis, I consider the value of this feature to be Low. This landscape feature has a High susceptibility to the type of development proposed, as built development would affect the openness of the feature. On this basis, I consider the receptor to have a **Medium** sensitivity to the type of development proposed.	Approximately 10.4ha or 57% of the existing grassland will be replaced by built forms/infrastructure and areas of hard and soft landscaping associated with the residential/school land use. The remainder will be planted as structural landscape and nature space as part of the site wide GI (approximately 7.79ha or 43%). By way of secondary mitigation, these areas will incorporate both native meadow and wildflower grassland. The eastern edge in particular will have enhanced meadow grassland, retaining some of the open character of a grassland field. Whilst the Proposed Development will inevitably result in a substantial loss of the openness of the grassland fields, the retained grassland will be of enhanced visual interest and structural diversity, as part of a mosaic of structural landscape features. At year 15, through the establishment of the landscape proposals and the management of the meadow grassland within the structural landscape, especially along the eastern edge, will create a positive landscape feature	Medium Adverse	Moderate Adverse	Medium Adverse / Very Small Beneficial Balance: Small Adverse	Minor Adverse
Native Hedgerow	The hedgerows on the Appeal Site are locally characteristic and in relatively good condition where not gappy or absent altogether but are not designated nor rare and are unlikely to have any wider recognition of value although they are important to local character. On this basis I consider them to have Medium value. I consider hedgerows to have high potential for retention and enhancement as part of development of the type proposed as residential development can readily be fitted within existing frameworks, and are readily replaced, resulting in Low susceptibility. In combination, these factors give rise to a **Medium-Low** sensitivity to the type of development proposed.	The Proposed Development will retain and enhance the majority of the hedgerow vegetation and utilise this key feature to frame and structure the Proposed Development. There will be a loss of a limited section of the central hedgerow to facilitate the proposed vehicular access to the southern part of the Appeal Site. This loss will be offset by enhancing and strengthening the understorey vegetation along all the boundaries and gapping up hedgerows where appropriate. A further extensive provision for new planting including understorey, scrub and marginal vegetation will further mitigate the loss. Furthermore, re-establishing the south-western field boundary and strengthening the eastern Appeal Site boundary vegetation along with the bolstering of the understorey planting and marginal areas, would create a strong vegetation structure and connectivity within and to the Appeal Site boundaries. By way of secondary mitigation, additional hedgerow would be provided along the eastern edge of the proposed built development area, as shown in the illustrative Landscape Strategy Plan (LVIA Figure 7) totalling approximately 450m. The overall extent of planting will reinforce the extent of enclosure and containment afforded by hedgerow and tree vegetation and furthermore soften the appearance of the built forms, by year 15 when the planting is well established.	Very Small Adverse / Small Beneficial Balance: Very Small Beneficial	Minor Beneficial	Very Small Adverse / Medium Beneficial Balance: Small Beneficial	Minor-Moderate Beneficial

1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

Receptor	Sensitivity	Commentary on Proposed Development	**Completion** (Year 1 - accounts for proposed primary mitigation measures)		**Residual** (accounts for growth of planting by Year 15, including secondary mitigation)	
			Magnitude (1) and Type (3) of Change	**Significance (2) and Type (3) of Effect**	**Magnitude (1) and Type (3) of Change**	**Significance (2) and Type (3) of Effect**
Hedgerow Trees	Hedgerow trees are located within and as part of the existing field boundary vegetation structure, these are in a fair condition and not subject to a tree preservation order (TPO). The trees are neither rare nor exhibiting notable scenic qualities. The trees provide a positive contribution to landscape character as part of the local field boundary vegetation structure that define the pastoral landscape, therefore I consider this feature to have Medium value. The trees are located within field boundaries, which are readily retained within a residential development, albeit replacement trees would take considerable time to achieve the scale of existing trees in the event of removal. On this basis, I consider the susceptibility of the receptor to this type of development to be Medium. Therefore, the overall sensitivity of the receptor to the type of development proposed is **Medium**.	1 no. hedgerow trees will be lost to facilitate access to the southern field of the Appeal Site. However, there will be a substantial increase in hedgerow tree planting as a comprehensive boundary enhancement scheme, especially along Little Bushey Lane and the existing rear boundaries to development along the south-western Appeal Site boundary. At year 15, through the establishment of the hedgerow enhancement and the management of the hedgerow trees will provide a notable feature within the GI framework.	Very Small Adverse / Small Beneficial Balance: Very Small Beneficial	Negligible Beneficial	Very Small Adverse / Medium Beneficial Balance: Small Beneficial	Minor-Moderate Beneficial
Individual field Trees	There are a number of notable individual field trees, two located within the north eastern field and seven located within the southern field. These are in a fair condition but not subject to a tree preservation order (TPO). The trees provide an overall positive contribution to landscape character. I consider them to be of Medium Value. Whilst these features would take considerable time to replace, there is some potential for the trees to be retained in a residential/school layout. On this basis, I consider the susceptibility of the receptor to be Medium. Therefore, the overall sensitivity of the receptor to the type of development proposed is **Medium**.	A limited number of canopy trees will be lost due to the Proposed Development. Removals comprise up to six English Oak (subject to the potential for retention of 2 no. trees within the proposed school layout), two of which are of low arboricultural quality; the partial removal of one lapsed internal field boundary group; and the removal of a scrub group. Although removals include moderate quality trees, they are of limited individual landscape value. The proposals include substantial tree planting. By way of secondary mitigation, the indicative proposals include the establishment of 161 no. native individual trees within the POS, 83 no. street trees and 0.56ha mixed woodland, to assist in integrating the Proposed Development in the landscape, helping to mitigate the effects of the initial loss of trees. At year 15, with the establishment of the new trees and the management the existing tree stock will provide a notable feature and enhancement to the GI framework.	Medium Adverse / Medium-Large Beneficial Balance: Very Small Beneficial	Negligible Beneficial	Medium Adverse / Large Beneficial Balance: Small Beneficial	Minor-Moderate Beneficial
Watercourse / Stream	The existing stream runs through the eastern part of the Appeal Site on lower-lying landform. There are two existing field drainage ditches that feed into the watercourse, one running through and along the central hedgerow and a second through the southern field of the Appeal Site. The on-site drainage ditches provide some limited aquatic and marginal habitat and connect to other watercourses in the wider area. The water course within the Appeal Site is culverted at a number of points which reduces its quality as a feature. Overall, I consider the feature to be of medium-low value. I consider the susceptibility of the receptor to be Low as the features form a network within which residential development can potentially be readily accommodated. Therefore, the overall sensitivity of the receptor to the type of development proposed is **Low**.	The existing watercourse and field drainage ditches will largely be retained, although the ditch extending north-east towards the Bushey Heath Drain would be diverted through a series of wetland basins; and enhanced within the GI framework. By way of secondary mitigation, substantial new aquatic and riparian habitat of greater ecological value will be created by the scheme, including scrapes and swales within the stream corridor. Further to this there are a number of SuDS basins / ponds with associated swales as part of the site wide water management, these will include areas of permanent water, seasonable wet areas, marginal planting, and wet grassland. The proposals will create a mosaic of wetland habitats that support a wider range of species. At year 15, the establishment of the wet grassland and marginal planting will provide a notable feature within the GI framework.	Small Adverse / Medium-Small Beneficial Balance: Very Small Beneficial	Negligible Beneficial	Small Adverse / Medium-Large Beneficial Balance: Medium-Small Beneficial	Minor-Moderate Beneficial

1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

Receptor	Sensitivity	Commentary on Proposed Development	**Completion** (Year 1 - accounts for proposed primary mitigation measures)		**Residual** (accounts for growth of planting by Year 15, including secondary mitigation)	
			Magnitude (1) and Type (3) of Change	**Significance (2) and Type (3) of Effect**	**Magnitude (1) and Type (3) of Change**	**Significance (2) and Type (3) of Effect**
Landform	The existing landform within the Appeal Site forms a gently valley, falling towards a central point which is a defining feature of the Appeal Site. On this basis I consider it to have Medium value. In general, the overall landform within a site will typically remain largely unaffected by residential development which does not require significant development platforms, Therefore I consider it to have high potential for retention as part of development of the type proposed, resulting in Low susceptibility. Therefore, I consider the receptor to be of **Medium-Low** sensitivity to the type of development proposed.	The Proposed Development would result in limited variation in landform to accommodate the proposed residential units. There would be greater landform legibility as a result of the provision of SuDS basins in lower-lying parts of the Appeal Site. Although the Proposed Development would result in localised changes the overall topography of the Appeal Site would remain with the built form set within the localised valley.	Small Adverse / Very Small Beneficial Balance: Very Small Adverse	Negligible Adverse	Small Adverse / Very Small Beneficial Balance: Very Small Adverse	Negligible Adverse

1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

Receptor	Sensitivity	Commentary on Proposed Development	**Completion** (Year 1 - accounts for proposed primary mitigation measures)		**Residual** (accounts for growth of planting by Year 15, including secondary mitigation)	
			Magnitude (1) and Type (3) of Change	**Significance (2) and Type (3) of Effect**		
Appeal Site Vicinity character	The Appeal Site Vicinity is predominantly pasture land which has been heavily grazed by horses. The existing fieldscape is partially enclosed by mature native hedgerow with hedgerow trees, although this is absent in places and replaced with post and rail fencing. This hedgerow decline and horse grazing represents a decline in quality/condition as set out in published assessment. There are a number of notable field trees within the north-east and southern parts of the Appeal Site Vicinity and particularly to the south-east of the Appeal Site. A stream extends through the low-lying eastern part of the Appeal Site, albeit culverted in places. Whilst the existing landform, built development, and mature vegetation structure currently provide a level of enclosure to the Appeal Site Vicinity, it is heavily influenced by a range of development types. The existing settlement edge that bounds the Appeal Site to the west and south is typical mid to late 20th century suburban development. The recent residential development to the north consists of higher density brick and rendered properties introducing a notably more intense character of development to the area. Furthermore, the presence of significant infrastructural features in the form of overhead cables, pylons and the M1/A41 corridor notably detracts from the character of the area and further diminishes any sense of scenic quality, remoteness or tranquillity. The features in the Appeal Site Vicinity are not rare and are not strongly representative of positive characteristics of the vicinity, although the hedgerows with trees on elevated land to the south are more representative. The Appeal Site Vicinity includes 2 no. PROW albeit in some places, these are difficult to pass in damp conditions. There are no apparent cultural associations of the Appeal Site Vicinity in the context of ongoing residential expansion either side of Little Bushey Lane, albeit I note the local value attached to it. Overall, I consider the existing character of the Appeal Site Vicinity to have a Low value. The existing nature of the Appeal Site Vicinity, its location adjacent to the existing settlement edge, and the level of enclosure and degree of separation from the wider more landscape to the north-east, results in the character of the Appeal Site Vicinity having capacity to accommodate the type of development proposed. I consider the susceptibility of the character of the Appeal Site Vicinity to the type of development proposed to be Medium-Low. The combination of the Low value and the Medium-Low susceptibility results in a **Low** sensitivity to the type of development proposed.	At Year 1, the overall form, layout, mass and scale of the introduced built form, whilst largely changing the character of approximately half the Appeal Site from open to developed, will be sensitively set out within the existing landscape framework (to be reinforced) and within a substantial new area of green and blue infrastructure created at the settlement edge. As a result of the landform and existing settlement edge the proposed built development areas relate well to the settlement morphology as it responds to topography and fits naturally within it. The Appeal Site Vicinity is already subject to the influence of residential development on the wider landscape, among a range of other development influences and detracting features. In addition, two viewing corridors have been designed towards Hilfield Castle within its wooded setting to the north-east of the Appeal Site: the first along the north-western boundary and a second from the higher ground within the southern corner of the Appeal Site. In addition to this a viewing corridor is proposed from the higher ground within the centre of the Appeal Site, looking south, that allows views towards Immanuel College on the skyline. By way of secondary mitigation, the structural landscape proposals would further integrate the Proposed Development in this setting and would restore landscape features and notably enhance the legibility, visual interest and structural diversity of the Bushey Heath Drain stream corridor. The naturalistic parkland setting to the proposed built form references the local parkland character associated with the private schools, such as Immanuel College which is located approximately 515m to the south of the Appeal Site. At Year 15, the landscape scheme for the Proposed Development will have matured to provide an enhanced landscape setting that compliments the local landscape and settlement edge. Whilst the built edge would be extended, built development would be located within an increasingly robust extensive naturalistic parkland/mosaic landscape with an increased access to green space which overall improves the settlement edge, this green and blue infrastructure will further soften and integrate the built form.	Medium-Large Adverse	Moderate Adverse	Medium adverse / Small beneficial Balance: Small Adverse	Minor Adverse

1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

			Magnitude (1) and Type (3) of Change	**Significance (2) and Type (3) of Effect**	**Magnitude (1) and Type (3) of Change**	**Significance (2) and Type (3) of Effect**
Hertfordshire LCA 22: Borehamwood Plateau	The LCA encompasses an area between Borehamwood, Bushey and Elstree, as noted by the Published Landscape Character Assessment, *"to the south west where there is a mix of recreational, industrial and agricultural uses and the noisy M1/A41 corridor contributes to the downgrading"*. These reduce the level of tranquillity and remoteness of the LCA. Visually it is noted that *"a combination of tall bushy hedgerows and field trees contain views into and across the landscape"*. The LCA is noted to have poor condition and moderate strength of character. The LCA is therefore considered to have little wider recognition of value, although potentially of importance to the local community in terms of recreational usage of PRoW. On this basis I consider the character of the LCA in the vicinity of the Appeal Site as described in the published assessment, to have Low value. The LCA covers the north-western part of the Appeal Site, located between the existing settlement edge and the M1 transport corridor. The immediate settlement edge is defined by typical mid-20th century residential development to the south-west and south, along with more recent residential estates appearing within the local landscape to the north. Furthermore, as a result of the presence of overhead power lines, which pass through the Appeal Site; and the adjacent M1, there is a strong association with existing transport and energy infrastructure, as well as with the existing residential character. On this basis, I consider the LCA to have Low susceptibility to development of the type proposed. The combination of the Low value and Low susceptibility results in a **Low** sensitivity to the type of development proposed.	At Year 1, the introduced built form will cause a limited change to the character of the edge of the existing landscape receptor by introducing further residential development in an area where such development already has a considerable influence on the LCA. Whilst introducing built form into existing pasture landscape, the Proposed Development will introduce a coherent layout integrated within a green and blue infrastructure of existing features, reinforced and extended by the proposed structural landscape. At Year 15, vegetation implemented as part of the Proposed Development, will have matured to provide a landscape structure that reinforces the existing framework the built form is set within. The landscape structure will further enable the Proposed Development to assimilate into the settlement edge and landscape within this part of the LCA. The new green and blue infrastructure will create a robust and accessible landscaped edge to settlement and will respond to a number of the published guidelines for improvement and restoration of this LCA, that include retaining and enhancing the existing features within the Appeal Site but also maintaining views to locally distinctive built features as part of the mitigation, offsetting any residual adverse change.	Small Adverse	Minor-Negligible Adverse	Very small adverse / Very small beneficial Balance: Neutral	Neutral

1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial

			Magnitude (1) and Type (3) of Change	**Significance (2) and Type (3) of Effect**	**Magnitude (1) and Type (3) of Change**	**Significance (2) and Type (3) of Effect**
Hertfordshire LCA 23: Elstree Ridge and Slope	Elstree Ridge and Slopes is noted to be generally contained by vegetation, although a range of development types are noted to influence the overall character. These include horse grazing and golf courses, and the M1 /M41 corridor and overhead powerlines with associated large pylons. In addition, the assessment notes the deterioration of many hedges and hedgerow trees. The assessment notes that the LCA is *'generally coherent apart from to the south west where there is a mix of recreational, industrial and agricultural uses and the noisy M1/A41 corridor contributes to the downgrading'*. The assessment notes moderate condition and a moderate strength of character. The LCA is therefore considered to have little wider recognition of value, although potentially of importance to the local community in terms of recreational usage of PRoW. On this basis I consider the character of the LCA in the vicinity of the Appeal Site as specifically described in the published assessment, to have Low value. The Appeal Site is located within an area that has experienced notable development within immediate surroundings, within degraded field boundaries and a number of notable urbanising features and detractors. Therefore, I consider the susceptibility of LCA 23 to the type of development proposed to be Low. The combination of the Low value and Low susceptibility results in a **Low** sensitivity to the type of development proposed.	At Year 1, the introduced built form will cause a limited change to the character of the edge of the existing landscape receptor by introducing further residential development in an area where such development already has a considerable influence on the LCA. Whilst introducing built form into existing pasture landscape, the Proposed Development will introduce a coherent layout integrated within a green and blue infrastructure that contains the retained and enhanced features, reinforced and extended by the proposed structural landscape. At Year 15, vegetation implemented as part of the Proposed Development, will have matured to provide a landscape structure that reinforces the existing framework the built form is set within. The landscape structure will further enable the Proposed Development to assimilate into the settlement edge and landscape within this part of the LCA. The new green and blue infrastructure will create a robust and accessible landscaped edge to settlement and will respond to a number of the published guidelines for improvement and restoration of this LCA, that include retaining and enhancing the existing features within the Appeal Site but also maintaining views to locally distinctive built features as part of the mitigation, offsetting any residual adverse change.	Small Adverse	Minor-Negligible Adverse	Very small adverse / Very small beneficial Balance: Neutral	Neutral

1 Magnitude of Change: Large, Medium, Small, Very Small, None
2 Significance of Effect: Major, Moderate, Minor, Negligible
3 Type of Change/Effect: Adverse, Neutral, Beneficial