

TABLE 1: LANDSCAPE EFFECTS

Landscape Receptor						Evidence of Peter Radmall (on behalf of Council)				
	Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)		Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)	
		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect
Open Pasture Grassland Fields (landscape feature)	Low value High susceptibility Medium sensitivity	Medium Adverse	Moderate Adverse	Medium Adverse / Very Small Beneficial Balance: Small Adverse	Minor Adverse	Medium value High susceptibility Medium-High sensitivity	Large	Major Adverse	Large	Major Adverse
Native Hedgerow (landscape feature)	Medium value Low susceptibility Medium-Low sensitivity	Very Small Adverse / Small Beneficial Balance: Very Small Beneficial	Minor Beneficial	Very Small Adverse / Medium Beneficial Balance: Small Beneficial	Minor-Moderate Beneficial	Medium value Medium susceptibility Medium sensitivity	Very Small	Minor Adverse	Small	Minor Beneficial
Hedgerow Trees (landscape feature)	Medium value Medium susceptibility Medium sensitivity	Very Small Adverse / Small Beneficial Balance: Very Small Beneficial	Negligible Beneficial	Very Small Adverse / Medium Beneficial Balance: Small Beneficial	Minor-Moderate Beneficial	High value Medium susceptibility Medium-High sensitivity	Very Small	Negligible Adverse	Small	Minor Beneficial
Individual field Trees (landscape feature)	Medium value Medium susceptibility Medium sensitivity	Medium Adverse / Medium-Large Beneficial Balance: Very Small Beneficial	Negligible Beneficial	Medium Adverse / Large Beneficial Balance: Small Beneficial	Minor-Moderate Beneficial	High value Medium susceptibility Medium-High sensitivity	Very Small	Negligible Adverse	Small	Minor Beneficial
Watercourse / Stream (landscape feature)	Medium-low value Low susceptibility Low sensitivity	Small Adverse / Medium-Small Beneficial Balance: Very Small Beneficial	Negligible Beneficial	Small Adverse / Medium-Large Beneficial Balance: Medium-Small Beneficial	Minor-Moderate Beneficial	Medium value Medium susceptibility Medium sensitivity	Very Small	Neutral	Small	Minor Beneficial
Landform (landscape feature)	Medium value Low susceptibility Medium-Low sensitivity	Small Adverse / Very Small Beneficial Balance: Very Small Adverse	Negligible Adverse	Small Adverse / Very Small Beneficial Balance: Very Small Adverse	Negligible Adverse	Medium value High susceptibility Medium-High sensitivity	Medium-Large	Moderate-Major Adverse	Medium-Large	Moderate-Major Adverse
Appeal Site Vicinity character (landscape character)	Low value Medium-Low susceptibility Low sensitivity	Medium-Large Adverse	Moderate Adverse	Medium adverse / Small beneficial Balance: Small Adverse	Minor Adverse	n/a	n/a	n/a	n/a	n/a
Appeal Site	n/a	n/a	n/a	n/a	n/a	Medium-High	Large	Major Adverse	n/a	Moderate Adverse
Open Land Adjoining the Appeal Site	n/a	n/a	n/a	n/a	n/a	Medium	Medium	Moderate Adverse	n/a	Minor Adverse

Landscape Receptor	Evidence of Patrick Clark (on behalf of Appellant)					Evidence of Peter Radmall (on behalf of Council)				
	Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)		Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)	
		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect
Settlement Edge / Built Up Area	n/a	n/a	n/a	n/a	n/a	Low	Medium	Minor Adverse	n/a	Negligible Adverse
M1 Corridor	n/a	n/a	n/a	n/a	n/a	Low	Small	Negligible Adverse	n/a	Negligible Adverse
Hertfordshire LCA 22: Borehamwood Plateau (landscape character)	(in this part of the LCA) Low value Low susceptibility Low sensitivity	Small Adverse	Minor-Negligible Adverse	Very small adverse / Very small beneficial Balance: Neutral	Neutral	Medium	Small	Minor Adverse	Very Small	Negligible Adverse
Hertfordshire LCA 23: Elstree Ridge and Slope (landscape character)	(in this part of the LCA) Low value Low susceptibility Low sensitivity	Small Adverse	Minor-Negligible Adverse	Very small adverse / Very small beneficial Balance: Neutral	Neutral	Medium	Small	Minor Adverse	Very Small	Negligible Adverse

Table 2: Visual Effects

Visual Receptor Viewpoints Receptor type	Evidence of Patrick Clark (on behalf of Appellant)					Evidence of Peter Radmall (on behalf of Council)				
	Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)		Sensitivity to the type of development proposed (PR 8.4 and 8.5)	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)	
		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect		Magnitude and Type of Change (PR 8.6)	Significance and Type of Effect (PR 8.7)	Magnitude and Type of Change	Significance and Type of Effect
01 View south from PRow 035 at junction with PRow 033 Pedestrian	Low value High susceptibility Medium sensitivity	Very Small Adverse	Negligible Adverse	Very Small Adverse	Negligible Adverse	Medium value High susceptibility (Sensitivity not specified)	Very Small	Minor	n/a	Negligible
02 View south from PRow 033 Pedestrian	Medium-Low value High susceptibility Medium sensitivity	Medium-Large Adverse	Moderate-Major Adverse	Medium Adverse	Moderate Adverse	Medium value High susceptibility (Sensitivity not specified)	Medium Large	Moderate-Major	n/a	Moderate
03	Medium-Low value	On roadside: Large-Medium Adverse	Moderate-Major Adverse	Medium Adverse	Moderate Adverse	Medium value High susceptibility	Large	Major	n/a	Moderate

Visual Receptor Viewpoints Receptor type	Evidence of Patrick Clark (on behalf of Appellant)					Evidence of Peter Radmall (on behalf of Council)				
	Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)		Sensitivity to the type of development proposed (PR 8.4 and 8.5)	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)	
		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect		Magnitude and Type of Change (PR 8.6)	Significance and Type of Effect (PR 8.7)	Magnitude and Type of Change	Significance and Type of Effect
View east from Little Bushey Lane Pedestrian / Resident	Medium susceptibility (road users) / High susceptibility (residents and pedestrians on PROW) Medium sensitivity	On PROW 040 within Appeal Site: Large Adverse	Moderate-Major Adverse	Medium-Large Adverse	Moderate Adverse	(Sensitivity not specified)	n/a	n/a	n/a	n/a
04 View north-east from Little Bushey Lane Pedestrian / Resident	Medium-Low value Medium susceptibility (road users) / High susceptibility (residents) Medium sensitivity	Large Adverse	Major- Moderate Adverse	Medium-Small Adverse	Minor-Moderate Adverse	Medium value High susceptibility (Sensitivity not specified)	Large	Major	n/a	Moderate
05 View north-east from Mendip Road Pedestrian / Resident	Low value Medium susceptibility (road users) / High susceptibility (residents) Medium sensitivity	Small Adverse	Minor Adverse	Very Small Adverse	Negligible Adverse	Low Value High susceptibility Medium Sensitivity	Small	Minor	n/a	Negligible
06 View north-east from Wayside Avenue Pedestrian / Resident	Medium-Low value Medium susceptibility (road users) / High susceptibility (residents) Medium sensitivity	Roadway: None	Neutral	None	Neutral	Low Value Low susceptibility	Very Small	Minor	n/a	Negligible
		Residential Properties adjoining Appeal Site: Medium-Large Adverse	Moderate-Major Adverse	Medium Adverse	Moderate Adverse	(Sensitivity not specified)	n/a	n/a	n/a	n/a
14 View west from PROW 008, at Hilfield Park Reservoir Pedestrian	Medium value High susceptibility Medium-High sensitivity	Very Small Adverse	Negligible Adverse	None	Neutral	High value High susceptibility (Sensitivity not specified)	Very Small	Minor	n/a	Negligible

Visual Receptor Viewpoints Receptor type	Evidence of Patrick Clark (on behalf of Appellant)					Evidence of Peter Radmall (on behalf of Council)				
	Sensitivity to the type of development proposed	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)		Sensitivity to the type of development proposed (PR 8.4 and 8.5)	Completion (Year 1 - accounts for proposed primary mitigation measures)		Residual (accounts for growth of planting by Year 15, including secondary mitigation)	
		Magnitude and Type of Change	Significance and Type of Effect	Magnitude and Type of Change	Significance and Type of Effect		Magnitude and Type of Change (PR 8.6)	Significance and Type of Effect (PR 8.7)	Magnitude and Type of Change	Significance and Type of Effect
17 View south-west from PRow 038 Pedestrian	Low value High susceptibility Medium sensitivity	Very Small Adverse	Negligible Adverse	None	Neutral	Medium value High susceptibility (Sensitivity not specified)	Very Small	Minor	n/a	Negligible
18 View south from A41 bridge over the M1 Pedestrian	Low value Medium susceptibility Medium-Low sensitivity	Very Small Adverse	Negligible Adverse	None	Neutral	Low value Medium susceptibility Medium-Low sensitivity	Small	Minor	n/a	Negligible
20 View south-west from PRow 040 Pedestrian	Low value High susceptibility Medium sensitivity	Medium Adverse	Moderate Adverse	Medium-Small Adverse	Minor-Moderate Adverse	Medium value High susceptibility (Sensitivity not specified)	Medium	Moderate	n/a	Minor-Moderate
21 View south-west from PRow 040 Pedestrian	Low value Medium susceptibility Medium-Low sensitivity	Small Adverse	Minor Adverse	Very Small Adverse	Negligible Adverse	Low value Medium susceptibility Medium-Low sensitivity	Medium	Moderate	n/a	Minor
		Gap in vegetation on A41 corridor: Medium-Small Adverse	Minor-Moderate Adverse	Small Adverse	Minor Adverse	n/a	n/a	n/a	n/a	