



June 2023

Land South of Shenley Hill, Radlett
WD7 7BD

**Appendices to
Landscape Proof of Evidence**

by:

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PINS Ref: APP/N1920/W/23/3320599
LPA Ref:22/1539/OUT

on behalf of:
Fairfax Acquisitions Ltd

Report No: CSA/4964/04

CD 7.6A

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/4964/04	-	04/07/2023	CS	CA	First Draft
	A				
	B				
	C				
	D				
	E				

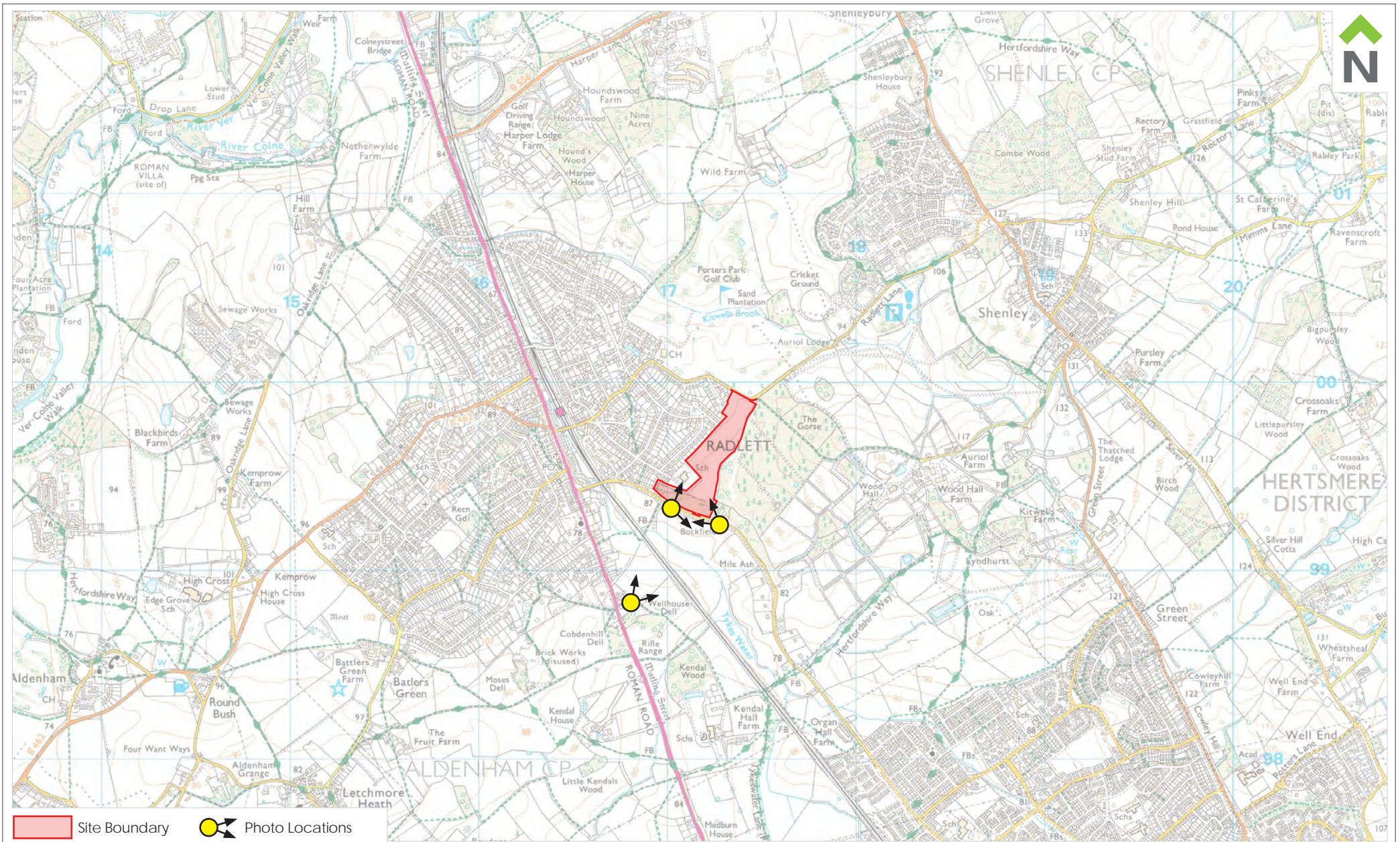


Appendices

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Appendix A

Site Location Plan



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

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Project Land at Shenley Road, Radlett

Drawing Title Site Location Plan

Client Fairfax Properties

Date March 2022

Scale @ A4 NTS

Drawn MM

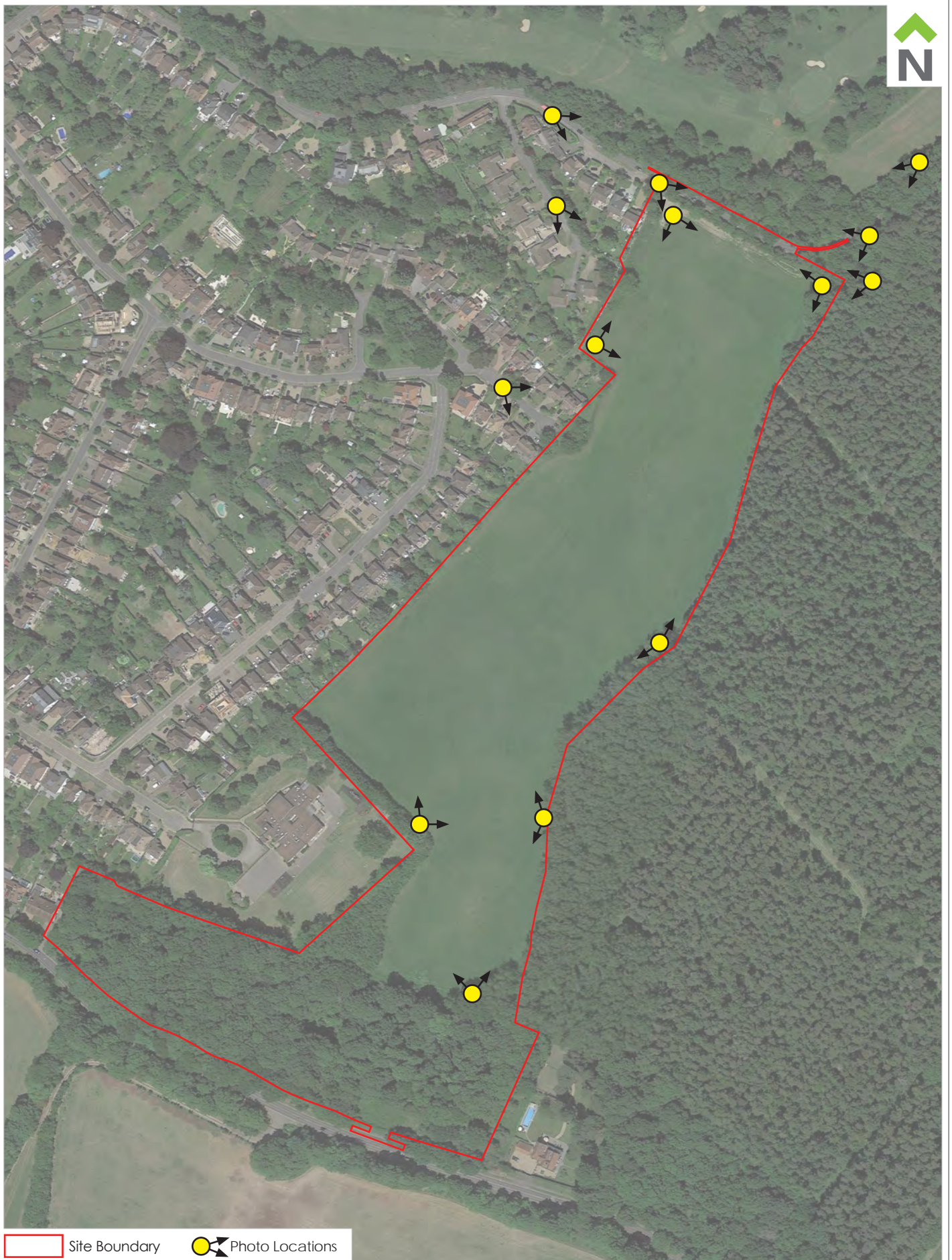
Drawing No. CSA/4964/100

Rev -

Checked CA

Appendix B

Aerial Photograph



 Site Boundary  Photo Locations

 <p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p>	Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/101	Rev -
	Drawing Title Aerial Photograph	Scale @ A4 NTS	Drawn HG
	Client Fairfax Properties	Date March 2022	Checked CA

Appendix C

Photosheets

Approximate extent of Site

Faggotts Close

Newberries Wood



Photograph 1

View from Faggotts Close, looking south east.

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
25.03.2022, 09:14
Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: South east



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Project	Land at Shenley Road, Radlett	Drawing No.	CSA/4964/102				
Drawing Title	Photosheets	Date	March 2022				
Client	Fairfax Properties	Drawn	HG	Checked	CA	Rev	-

Approximate extent of Site

Shenley Road

Newberries Wood

Photograph 2

View from Shenley Road, looking south east.



Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 25.03.2022, 09:17
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets	Date March 2022			
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	



Panorama 3 For context only



Photograph 3

View from Shenley Road, looking south east towards Site.

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 25.03.2022, 09:21
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: South east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets		Date March 2022		
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	



Panorama 4 For context only

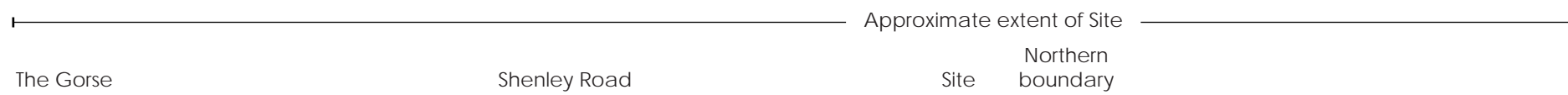


Photograph 4

View from Shenley Road, looking south west towards Site.

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 25.03.2022, 09:25
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: South west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets		Date March 2022		
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	

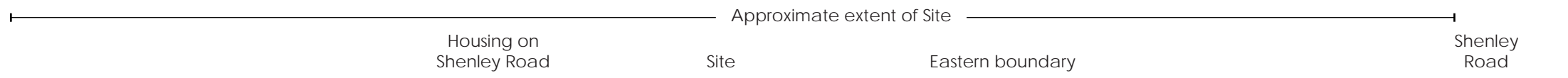


Photograph 5

View from Shenley Road, looking south west towards Site.

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 25.03.2022, 09:29
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: South west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
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Photograph 6

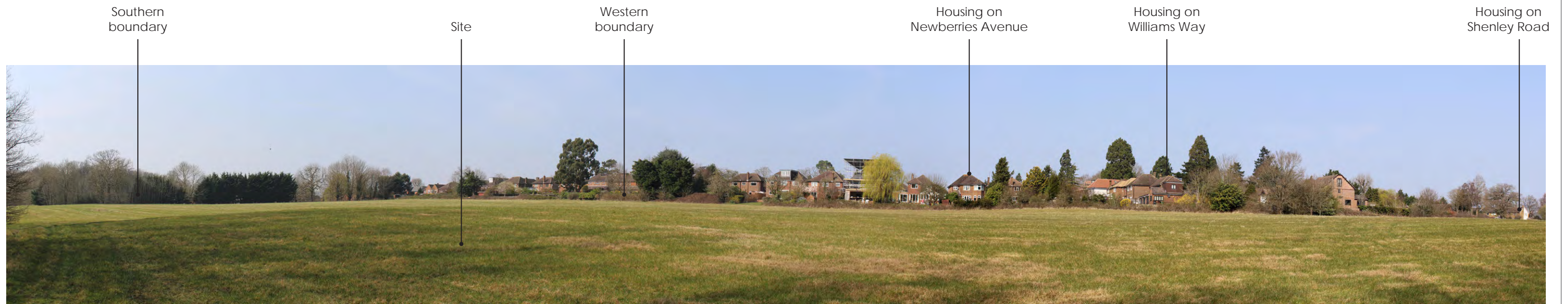
View from public footpath no. 55, looking west towards Site.

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 25.03.2022, 09:44
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: West

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
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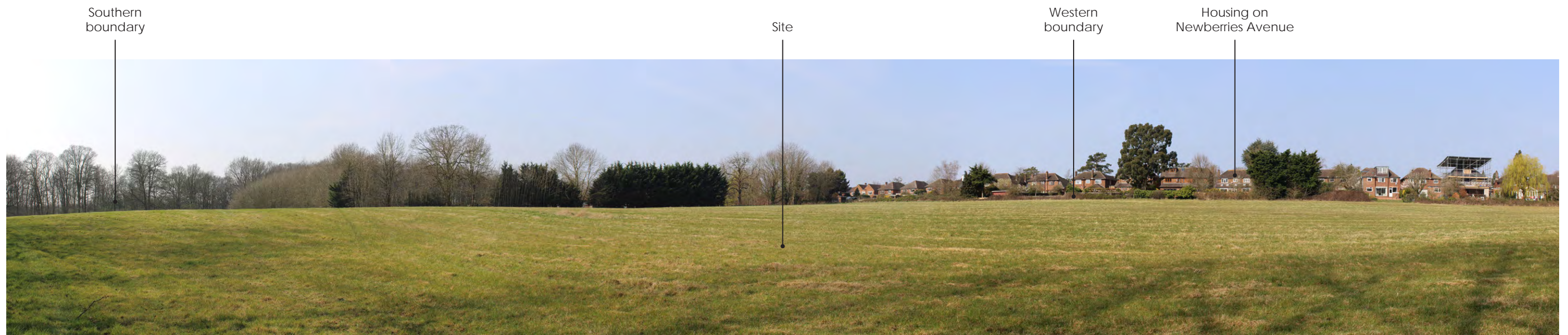


Photograph 7 View from within Site, looking south west across Site.



Photograph 8 View from within Site, looking north west across Site.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets		Date March 2022		
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	



Photograph 9 View from eastern boundary, looking west across Site.



Photograph 10 View from southern boundary, looking north across Site.

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		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets	Date March 2022			
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	



Photograph 11 View from south western boundary, looking north east across Site.



Photograph 12 View from within Site, looking north east across Site.

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Client Fairfax Properties	Drawn HG	Checked CA	Rev -	



Photograph 13 View from within Site, looking south across Site.

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		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets	Date March 2022			
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	

Approximate extent of Site

The Gorse / New-berries Wood

Western boundary

Williams Way



Photograph 14

View from Williams Way, looking south east towards Site.

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 25.03.2022, 11:24
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: South east



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Project	Land at Shenley Road, Radlett	Drawing No.	CSA/4964/102		
Drawing Title	Photosheets	Date	March 2022		
Client	Fairfax Properties	Drawn	HG	Checked	CA
		Rev	-		

Approximate extent of Site

Theobald Street

Theobald Wood



Photograph 15 View from Theobald Street, looking north west.

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 25.03.2022, 11:36
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 62°
 Looking direction: North west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets		Date March 2022		
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	

Theobald Wood

Theobald Street



Photograph 16 View from Theobald Street, looking east.

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 25.03.2022, 11:38
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: East

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets		Date March 2022		
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	

Approximate extent of Site

Housing in Radlett

Theobald Wood

Tabard Rugby Football Club

Buckfield



Photograph 17 View from public footpath no. 70, looking north east.

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 25.03.2022, 11:47
 Canon EOS 2000D 1.6x, Canon EF-S 18-55mm
 Hfov 58°
 Looking direction: North east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land at Shenley Road, Radlett	Drawing No. CSA/4964/102	
Drawing Title Photosheets		Date March 2022		
Client Fairfax Properties	Drawn HG	Checked CA	Rev -	

Appendix D

MAGIC Map



-  District Boundary
-  Site Boundary
-  Ancient Woodland
-  Ancient Replanted Woodland
-  Green Belt
-  Local Wildlife Sites
-  Conservation Areas
 1. Radlett North
 2. Radlett South
 3. Shenley village
 4. Round bush
 5. Letchmore Heath
 6. Patchetts Green and Delrow
-  Grade I Listed Buildings & Structures
-  Grade II* Listed Buildings & Structures
-  Grade II Listed Buildings & Structures
-  Scheduled Monuments
-  Registered Parks and Gardens (REG)



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Project Land at Shenley Road, Radlett

Drawing Title Designations and Local Policy Plan

Client Fairfax Properties

Date March 2022

Drawing No. CSA/4964/103

Scale @ A4 NTS

Rev -

Drawn MM

Checked CA

Appendix E

Landscape Strategy



0 10 20 30 40 50 meters

1. Existing vegetation/ Woodland

The existing woodland at Newberries Wood will form the backdrop to the new development. The new homes will be set back from the woodland and orientated to overlook it, providing an attractive frontage to the development. New open space will be provided alongside the woodland and proposals will include new native tree and shrub planting and willow meadow creation to provide a graded eco-tone habitat at the woodland edge.

The access road will impact on a section of Theobald Street. The proposals have been informed by arboricultural advice to minimise impacts on existing trees. A woodland management plan can also be prepared to improve the health, longevity and bio-diversity of the on-site woodland.



4. Shenley Road Frontage

The new vehicular access on Shenley Road will be located adjacent to existing housing at the edge of Radlett. The existing hedgerow at the Site frontage can be largely retained and it will be reinforced with additional native tree and shrub planting to provide a landscape edge to the Site. The new homes will be orientated to overlook the boundary to provide a positive frontage to the road and an attractive approach into the settlement.

2. Open Space and Recreation Strategy

An area of open space will be provided in the north eastern part of the Site to provide a landscape setting at the entrance to the Site from Shenley Road. This will include a new play area (LEAP) which will serve local residents. New tree and shrub planting will provide a landscape buffer alongside the existing houses. The open space will be laid out to have an informal character, with new native and ornamental tree planting.

A new footpath link will be provided through the open space adjacent to Newberries Wood providing a link between Shenley Road and Theobald Street. Trim trail stations will be located alongside the proposed walking route to encourage active recreation. New thicket planting will be undertaken at the edge of Theobald Wood Local Wildlife Site to provide areas of wildlife habitat and a dense woodland edge, to limit unrestricted access into the woodland.



3. Sustainable Drainage (SuDS)

Sustainable drainage features will form an integral part of the open space. These features will catch surface water run off from the new development thus slowing flows to the existing catchments. Areas of permanent standing water will be included within the basins to provide interest and aquatic habitat. A drainage basin will be located within a depression amidst the existing woodland. This will be sown with a suitable grassland / flora seed mix for the



LEGEND

- APPLICATION BOUNDARY
- EXISTING TREES / VEGETATION
- Softworks**
- WOODLAND MIX
- THICKET/ WOODLAND EDGE MIX
- SPECIMEN TREE
- AVENUE TREE PLANTING
- STANDARD TREE
- NATIVE HEDGE PLANTING
- ORNAMENTAL HEDGE PLANTING
- AMENITY GRASS
- REAR PRIVATE GARDENS
- WILDFLOWER MEADOW
- MOWN GRASS FOOTPATH
- RECREATIONAL FOOTPATH / CYCLEWAY
- SUSTAINABLE DRAINAGE (SuDS)
- WILDLIFE POND
- LOCAL EQUIPPED AREA FOR PLAY (LEAP)
- TRIM TRAIL STATIONS

5. Residential planting

New tree, shrub, hedge and perennial planting will be undertaken throughout the development. Species will be selected to provide variety, seasonal interest and wildlife benefits, particularly for pollinators. Graded ecotone planting along the edge of the woodlands will act as a buffer.

Indicative Planting Palette

Thicket / Woodland edge mix

Species	Common Name
<i>Cretogeomys monogyna</i>	Hawthorn
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa canina</i>	Dog rose
<i>Ulmus europaeus</i>	Gorse
<i>Rhamnus cathartica</i>	Buckthorn



Native Trees

Species	Common Name
<i>Quercus robur</i>	English oak
<i>Prunus avium</i>	Wild cherry
<i>Acer compostre</i>	Field maple
<i>Tilia x europaea</i>	Common lime



Hedge Planting

Species	Common Name
<i>Carpinus betulus</i>	Hornbeam
<i>Osmanthus x burkwoodii</i>	Burkwood Osmanthus
<i>Viburnum tinus</i>	Laurastinus



Ornamental Shrub Planting

Species	Common Name
<i>Euonymus japonicus</i>	Euonymus 'Jean Hugues'
<i>Ceanothus 'Blue Mound'</i>	California Lilac
<i>Escallonia 'Apple Blossom'</i>	Escallonia
<i>Hebe 'Midsummer Beauty'</i>	Shrubby Veronica
<i>Lavandula angustifolia 'Hidcote'</i>	English Lavender 'Hidcote'
<i>Lonicera nitida 'Lemon Beauty'</i>	Box Honeysuckle
<i>Mahonia media 'Winter Sun'</i>	Oregon Grape 'Winter Sun'
<i>Rosmarinus officinalis</i>	Rosemary 'Miss Jessop's Upright'
<i>'Miss Jessop's Upright'</i>	



Herbaceous

Species	Common Name
<i>Dryopteris filix-mas</i>	Male fern
<i>Geranium macrorrhizum 'Album'</i>	Cranesbill 'Album'
<i>Pulsatilla vulgaris</i>	Pasque flower
<i>Rudbeckia fulgida 'Goldsturm'</i>	Coneflower 'Goldsturm'
<i>Verbena bonariensis</i>	Argentinian Vervain

Specimen grasses

Species	Common Name
<i>Carex pendula</i>	Pendulous Sedge
<i>Luzula sylvatica</i>	Great Wood-rush



A 01/08/22 JMM Edits to drainage

Rev Date By Description

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environmental

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Project Land at Shenley Road
Radlett

Title Landscape Strategy

Client Fairfax Properties

Scale 1:750 @ A0 Drawn MM

Date July 2022 Checked CA

Drawing No. CSA/4R64/104 Rev A

Appendix F

Summary of landscape and visual effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
 - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been

joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.					
	Neutral/Negligible/Slight		Moderate	Substantial		
D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.					
	Neutral/Negligible/Slight/Moderate			Substantial		

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value				

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity				

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

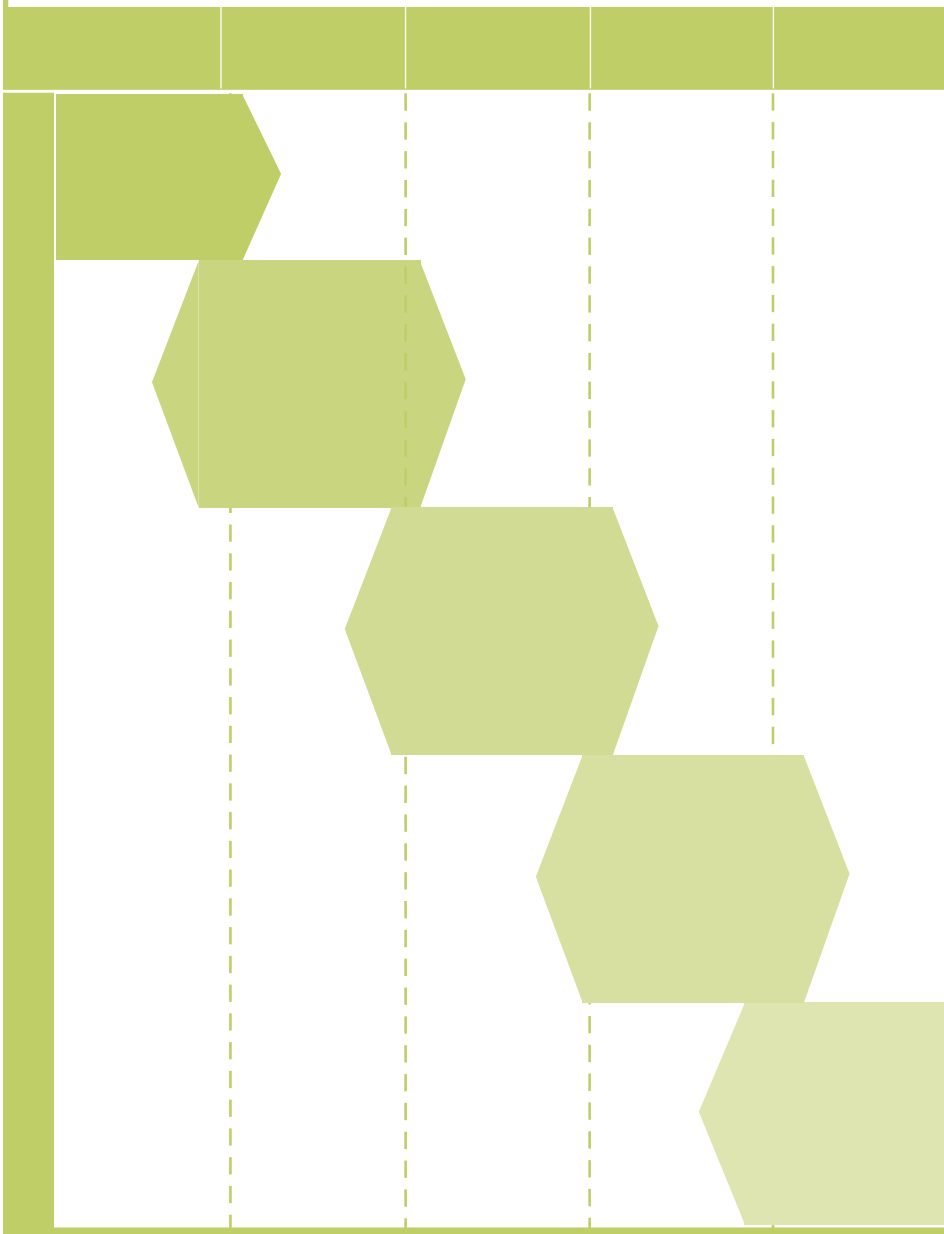
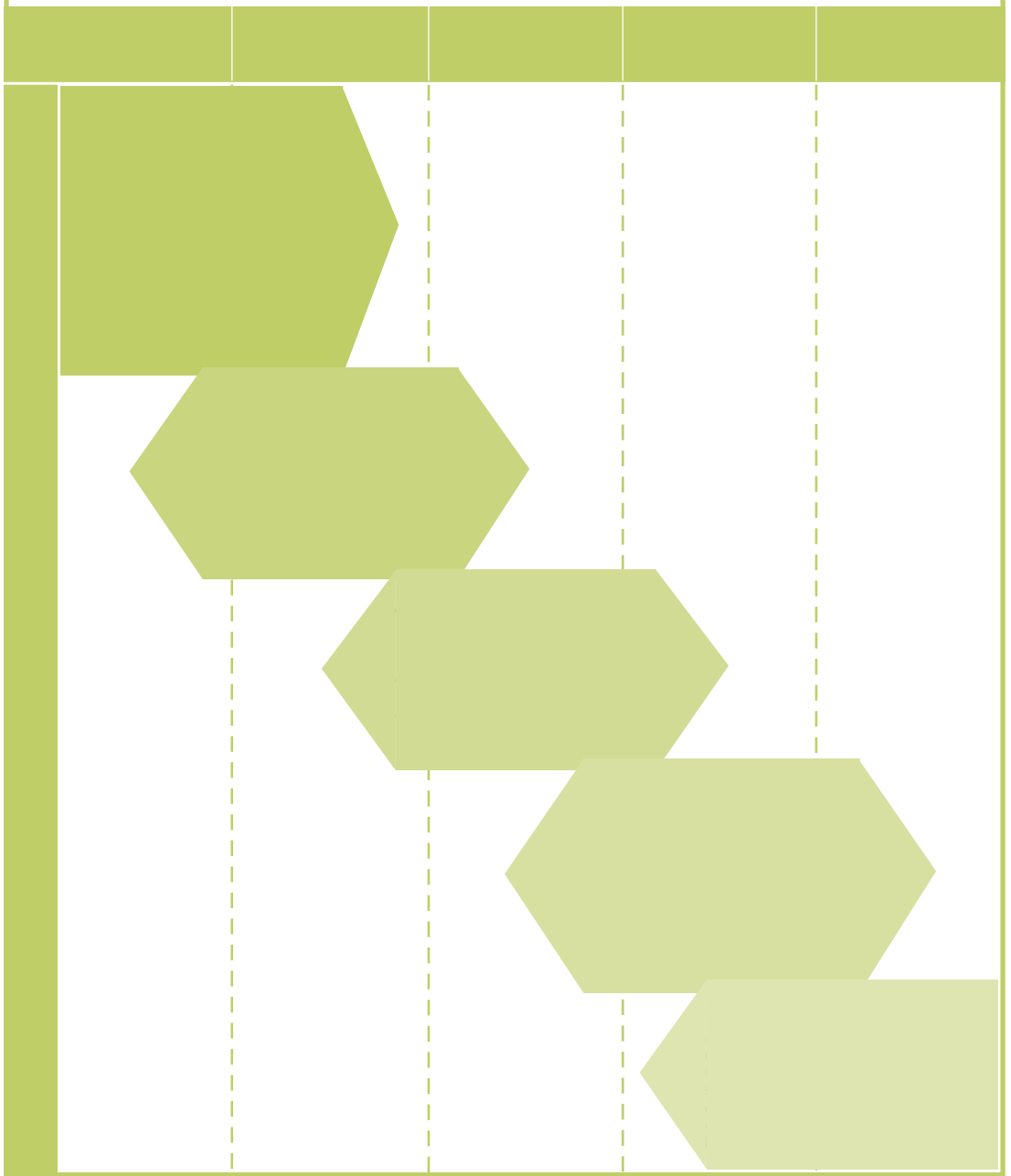


Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS



Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 2

VISUAL MAGNITUDE OF CHANGE

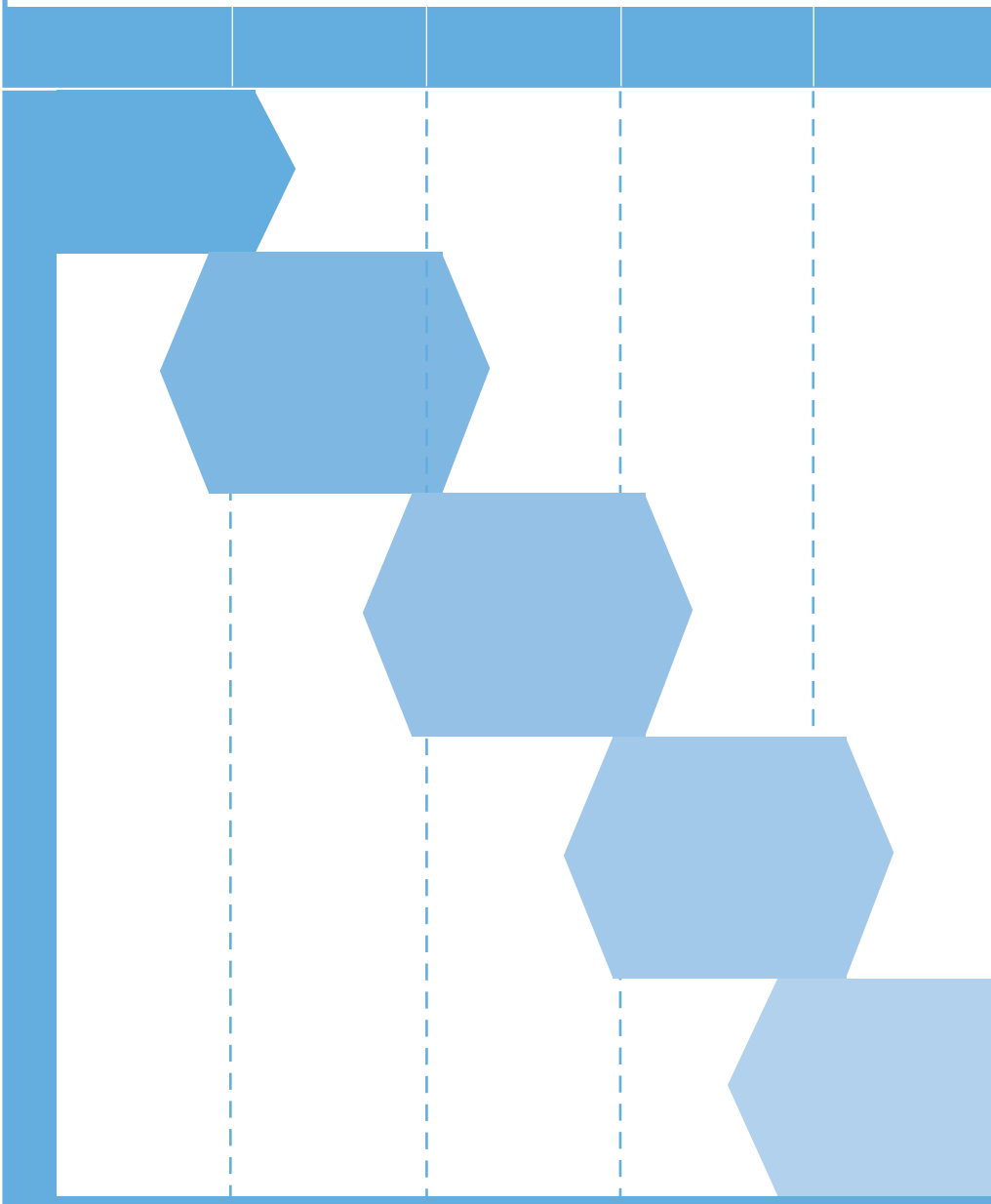
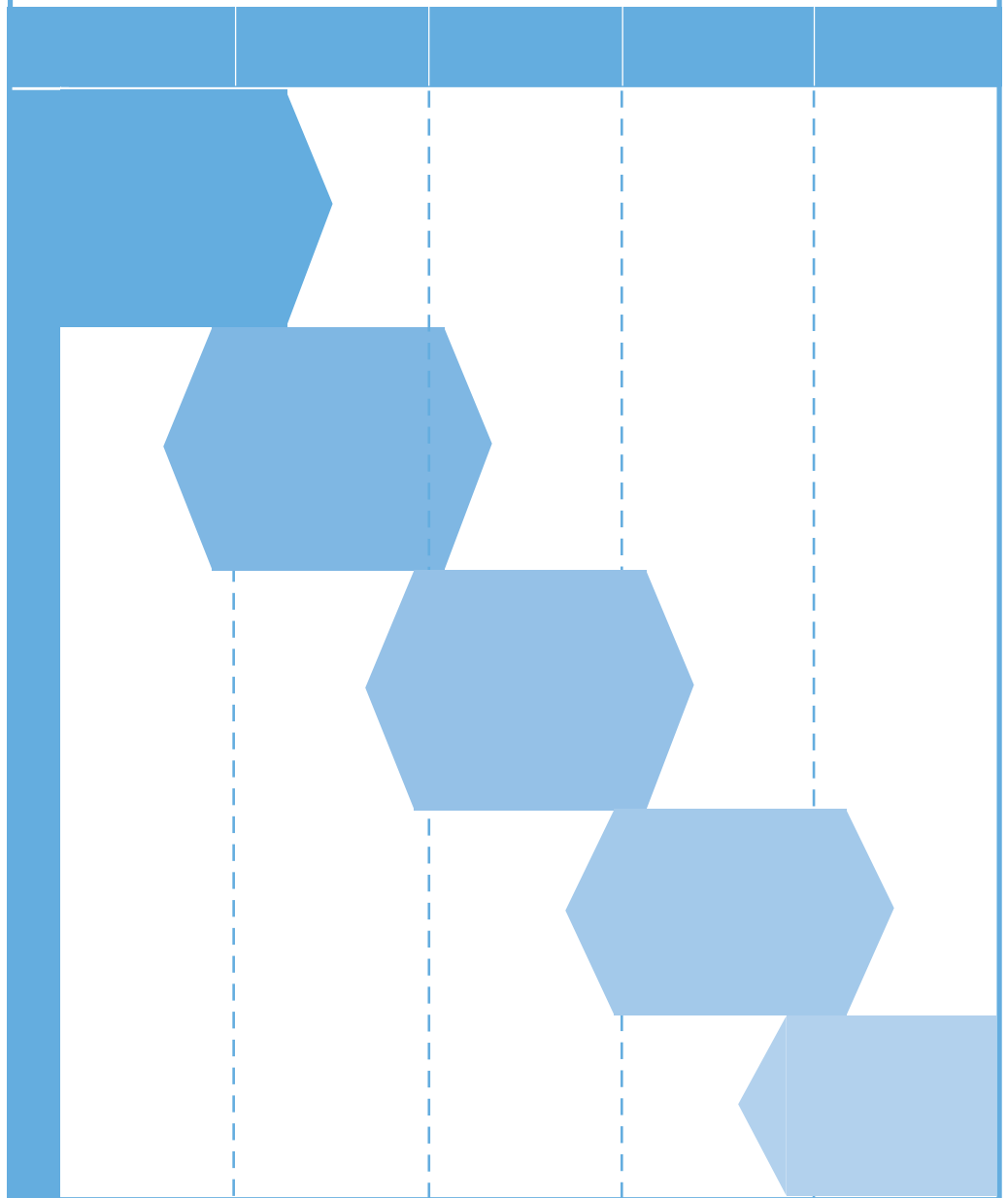


Table VE 3

VISUAL EFFECTS



Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

LANDSCAPE/TOWNSCAPE EFFECTS

<p>Trees and Woodland</p>	<p>Medium to High (Woodland)</p> <p>Varies (Individual Trees)</p>	<p>A Tree Survey and Arboricultural Impact Assessment has been prepared by Arbortrak Systems Ltd. This assesses the quality and condition of the existing trees and woodland on, or adjacent to the Site. The Tree Survey identified that the majority of individual trees are either Category B or Category C, and therefore of moderate or low arboricultural quality. The assessment identified two category A Sycamores within the woodland at Theobald Wood to the south of the Site, and a Category A off-site Oak tree within the grounds of Newberries Primary School.</p> <p>The woodland block to the east of the Site is a significant landscape feature. Conifer plantation is the predominant woodland type adjacent to the northern and central sections of this boundary, with deciduous woodland, mainly poplar alongside the southern section of the boundary. The woodland at The Gorse is identified as a LWS.</p> <p>To the south, the boundary with Theobald Street is defined by an established block of deciduous woodland (Theobald Wood). Again, this is a prominent landscape feature and visible on the approach along the highway. It is also identified as a LWS.</p> <p>From a landscape perspective these areas of woodland are assessed as being of medium to high landscape quality and value.</p>	<p>The landscape features contained within the Site are largely located at its perimeter and pose little constraint to development. The new access point and associated footway on Shenley Road, will require the removal of a Category C hedgerow (G28, please refer to the submitted Arboricultural Impact Assessment prepared by Arbortrak Systems Ltd). This can be replaced with new hedgerow and tree planting to the rear of the new footway. Development in the southern part of the Site will require the removal of an area of young ash saplings (G56, Category C).</p> <p>The proposed access road leading from Theobald Street, will impact on the established woodland at Theobald Wood. Tree removals will include approximately 19 Category C trees, mainly sycamore. In addition, 5 Category B oak trees and 1 Category B sycamore will be removed (T75, 84, 85, 201, 205, and 358). The proposed drainage basin has been located within an existing depression, and it is anticipated that tree removals can be avoided. The outfall to the basin will be moled through the woodland to avoid additional construction impacts.</p> <p>Elsewhere, the proposed housing and drainage features have been set back from retained trees in order to avoid impacts on the existing tree stock.</p> <p>There is scope for new tree planting within the proposed development</p>	<p>Medium</p>	<p>Moderate adverse</p>	<p>Negligible adverse</p>

			and open spaces. A Woodland Management Plan can be prepared to improve the health, longevity and biodiversity value of the on-site woodland as part of detailed stages in the future.			
Hedgerows	Low	There is an unmanaged hedgerow at the Site frontage with Shenley Road (G28, Category C).	The new access point off Shenley Road and associated footway will require the removal of a the Category C hedgerow. A new native hedgerow can be planted to the rear of the footway. Sections of new hedgerow can be planted within the development proposals.	Slight	Slight adverse	Negligible beneficial
Public footpaths and public access	N/A	There is no public access to the Site, and no public rights of way cross it.	N/A	N/A	N/A	N/A
Land Use: Farmland currently laid to grass	Medium	The existing grassland field will be replaced by residential-led development, associated infrastructure and open space.	There will be a permanent loss of farmland.	Substantial	Substantial adverse	Substantial adverse
Landscape character of the Site	Medium Quality and Medium – Low Sensitivity (Farmland) Medium - High for both Quality and Sensitivity (Theobald Wood LWS)	The Site does not carry any statutory or non-statutory designations for landscape character or quality. The woodland in the southern part of the Site is located within a LWS. The Site comprises an irregular shaped grassed field, which generally slopes away from the existing settlement edge. It is overlooked by existing housing and the school buildings at Newberries Primary School to the west. To the east and south it is bordered by mature woodland blocks, which provide a strong sense of enclosure to the built edge of Radlett and separate the Site from the wider farmland to the south of the settlement. The Site has a generally pleasant landscape character and the wooded backdrop lends the Site some scenic quality. However, its character is also influenced by its	The Site is extremely well related to the existing settlement edge of Radlett, and is contained in the vast majority of public views from the surrounding area. Housing in this location would form a logical extension to the existing built up area. The proposals are for a residential led scheme, which will be similar in scale to the neighbouring development, and will draw on the best examples of local vernacular found in the nearby area. The proposals can retain and protect the vast majority of the existing landscape features on Site. There will be some impacts on the existing woodland at Theobald Wood, as a result of the proposed access road which will require the removal of a number of Category B and C trees. These impacts will be offset to a degree by improved	Substantial	Substantial to Moderate adverse	Moderate adverse

		<p>proximity to existing housing which has an urbanising influence on the farmland which makes up the majority of the Site, and detracts from any perceptual qualities such as tranquillity.</p> <p>The Site is closely related to existing settlement on the south east edge of Radlett. The woodland to the east provides a strong sense of enclosure to the edge of the settlement and separates the Site from the wider countryside. There are very few landscape features which would constrain development at the Site, although the woodland in the southern part of the Site would pose a constraint to vehicular access from Theobald Street. The visual assessment found that there are very few opportunities to view the Site from the surrounding area.</p>	<p>future management of the woodland, which can be secured through a planning condition.</p> <p>Development will be set back from the boundary with Shenley Road to the north, and new landscaping will add to the retained existing vegetation alongside this boundary. The new homes will be set back, and will overlook the established woodland to the east, to protect the woodland edge and to provide an attractive outlook for the new homes. New landscaping alongside the woodland will provide areas of habitat for local wildlife and a buffer to the trees.</p> <p>There will be a substantial change in the character of the farmland within the Site, which will be replaced by new housing, infrastructure and open space.</p>			
Landscape character of the surrounding area	Medium	The wider landscape to the south and east of the Site lies within the High Cannons and Ridges LCA (Hertfordshire Landscape Character Assessment). In the vicinity of the Site, it comprises undulating, mainly arable farmland, the greens and tree belts at Porters Park Golf Club, and frequent tree belts and woodland blocks.	The Site is extremely well related to the settlement edge to the west and is contained in views from the surrounding landscape by mature woodland blocks. Effects on the wider landscape will therefore be extremely limited.	Negligible	Negligible adverse	Neutral
Townscape character of the surrounding area	Medium	The adjoining townscape to the west comprises medium density 20 th century housing and bungalows. It has a generally leafy character, with frequent mature trees and grass verges. However, it is undesignated and of no notable architectural quality.	The proposed development will be extremely well related to existing housing and will form a logical extension. It will generally be set behind existing built development and will not intrude on the neighbouring streetscene. There will be a small increase in built development on Shenley Road and a new access point on Theobald Street. However, these will be closely associated with the existing settlement edge and will not appear incongruous.	Negligible	Negligible adverse	Neutral
Heritage Assets	High	There are no designated heritage assets within the vicinity of the Site	N/A	N/A	N/A	N/A

		which will be directly or indirectly impacted by the proposed development.				
Cumulative impacts	We are not aware of any significant developments that are approved or allocated, within the vicinity of the Site which would affect this assessment.					
Lighting	<p>The Site is currently farmland and is unlit. There are light sources with the neighbouring properties to the north, and within Newberries Primary School. There is street lighting on Shenley Road and on Theobald Street.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.</p>					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

VISUAL EFFECTS

<p>Views from Shenley Road (Photographs 02, 03, 04 and 05)</p>	<p>Medium to Low</p>	<p>There are views of the Site from a short section of Shenley Road when adjacent to the Site boundary. There are relatively open views through the access gate at the western end of the boundary, with views from the remainder of the boundary largely filtered by the outgrown hedgerow alongside the boundary. When the hedgerow is in leaf these views will be more heavily filtered.</p> <p>Traveling west on Shenley Road, views of the Site are rapidly restricted to the Site boundary vegetation by existing housing in Radlett. Similarly, as Shenley Road turns north east just beyond the Site boundary, views of the Site on the approach are limited to a partial framed view of the vegetation at the north east corner of the Site.</p>	<p>The proposed housing in the northern part of the Site and the new Site access will be visible from Shenley Road as it passes alongside the Site boundary. The proposed footway and access will require the removal of the existing boundary hedgerow. There will be open views of the new houses when adjacent to the boundary. However, these will progressively be filtered / screened as new hedgerow and tree planting matures. The proposed houses will be set back from the Site boundary, and orientated to provide a positive frontage to the public highway.</p> <p>Approaching the Site from the west on Shenley Road, views are restricted to a narrow framed view of the northern edge of the Site. In this view, the new access point will be visible, with partial views of housing and landscaping at the edge of the Site. Similarly, on the approach from the east there will be a narrow framed view of housing at the northern edge of the Site. This view will be partially filtered by the existing and proposed vegetation at the Site boundary.</p>	<p>Moderate (adjacent to Site)</p> <p>Slight (short distance north and south of the Site)</p>	<p>Moderate adverse</p> <p>Slight to Negligible adverse</p>	<p>Slight adverse</p> <p>Negligible adverse</p>
<p>Views from Porters Park Golf Course</p>	<p>Medium</p>	<p>Views from part of Porters Golf Course to the north are screened by the tree belt alongside the northern edge of Shenley Road.</p>	<p>The development will be screened in views from the golf course.</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>
<p>Views from Public Footpath no.55 (Photograph 6)</p>	<p>High</p>	<p>There are filtered, partial views of the Site from footpath no. 55, when close to the Site boundary. As the footpath continues south east further into the woodland, views are very quickly screened by the intervening tree cover, even when the deciduous vegetation is out of leaf.</p>	<p>There will be views of housing in the northern part of the Site from a short section of footpath no. 55 which enters the woodland block to the north east of the Site. These views will be filtered and partially screened by the existing trees between the edge of the Site and the footpath, with the screening effect of vegetation rapidly increasing as the footpath continues south east further into the woodland.</p>	<p>Slight</p>	<p>Slight adverse</p>	<p>Negligible adverse</p>

Views from Newberries Avenue (Reciprocal views in Photographs 08 and 09)	Medium	Views from public vantage points on Newberries Avenue are limited to glimpses between the existing houses of the woodland at the eastern Site boundary. There are open views from the rear of properties on Newberries Avenue which back onto the Site. These are available from ground and upper floor windows, filtered / screened in places by garden boundaries and existing curtilage vegetation.	There will be glimpsed views of the new homes, seen between existing housing and screened in places by garden vegetation.	Negligible	Negligible adverse	Neutral
Views from Williams Way and Faggotts Close (Photographs 01 and 14)	Medium	There are partial filtered and framed views of the Site from Williams Way and Faggotts Close, although these are limited by boundary vegetation and existing housing.	There will be a partial, framed view of the rooflines of new housing in the Site from Faggotts Close, seen above the existing bungalow at the end of the cul-de-sac. Similarly, there will be views from the windows and curtilage of bungalows which border the Site, over existing garden boundaries and vegetation. There will be a framed, partial view of new houses in the northern part of the Site from Williams Way, along the proposed footpath / cycle connection.	Slight	Slight to adverse	Slight to Negligible adverse
Views from Theobald Road (Photographs 15 and 16)	Medium	Views from Theobald Road to the south are limited to the woodland in the southern part of the Site, with heavily filtered views of Newberries Primary School and the interior of the Site in winter months only.	There will be heavily filtered views of housing in the southern part of the Site from the section of Theobald Street to the immediate south, when the deciduous trees are out of leaf. The proposed access will be visible from the highway, and there will be a small increase in highway infrastructure and loss of tree cover on the road frontage.	Slight	Slight adverse	Slight adverse
Views from Public Footpath no. 70 (Photograph 17)	Medium	The woodland in the southern part of the Site is visible from public footpath no. 70 from the section which crosses through Radlett Cricket Club.	The new homes and access will not be visible.	Neutral	Neutral	Neutral
Views from Newberries Primary School	Low	Filtered views of the Site are available through the existing boundary vegetation.	There will be filtered views of the school extension area with housing visible in the backdrop. There will be views of the new access point to the school and the additional parking and drop off point.	Moderate	Slight adverse	Slight adverse
Views from Properties on Newberries Avenue (reciprocal views)	High	There are open views of the Site from the rear of properties on Newberries Avenue, filtered and screened in places by garden vegetation.	There will be open views from ground and upper floor windows, screened and filtered in places by boundary fences and garden vegetation.	Substantial	Substantial adverse	Substantial adverse

in Photographs 08 and 09)						
Views from Williams Way and Faggotts Close (Photographs 15 and 16 and reciprocal views in Photograph 07)	Medium	There are open views from windows in the side elevation of properties on Williams Way which side onto the Site. Views from the curtilage of the bungalows on Faggotts Close which border the Site are more limited by boundary vegetation.	Views from the curtilage and windows of Bungalows on Faggotts Close will be filtered and screened by garden fences and vegetation. However, there will be some visibility with the upper parts of new dwellings. There will be open views from the side elevation of properties on Williams Way, and partial views from rear gardens.	Moderate (Faggotts Close) Substantial to Moderate (Williams Way)	Moderate adverse Substantial to Moderate adverse	Moderate adverse Substantial to Moderate adverse
View from the Property at Buckfield	Medium	Views from the rear of Buckfield are heavily filtered by the tree cover at Theobald Wood. When in leaf views will be screened.	Heavily filtered views of new homes in the southern part of the Site available in winter.	Negligible	Negligible adverse	Negligible adverse

The above assessment is based upon an appraisal of winter views. When the vegetation is in leaf, views from the immediate area will be more heavily filtered by existing trees and hedgerows.

Appendix G

Extract from LUC Outline Landscape Appraisals 2020

Hertsmere Borough Council

Outline Landscape Appraisals for potential development sites in Hertsmere

Final report
Prepared by LUC
October 2020



Figure 2.41: Site constraints

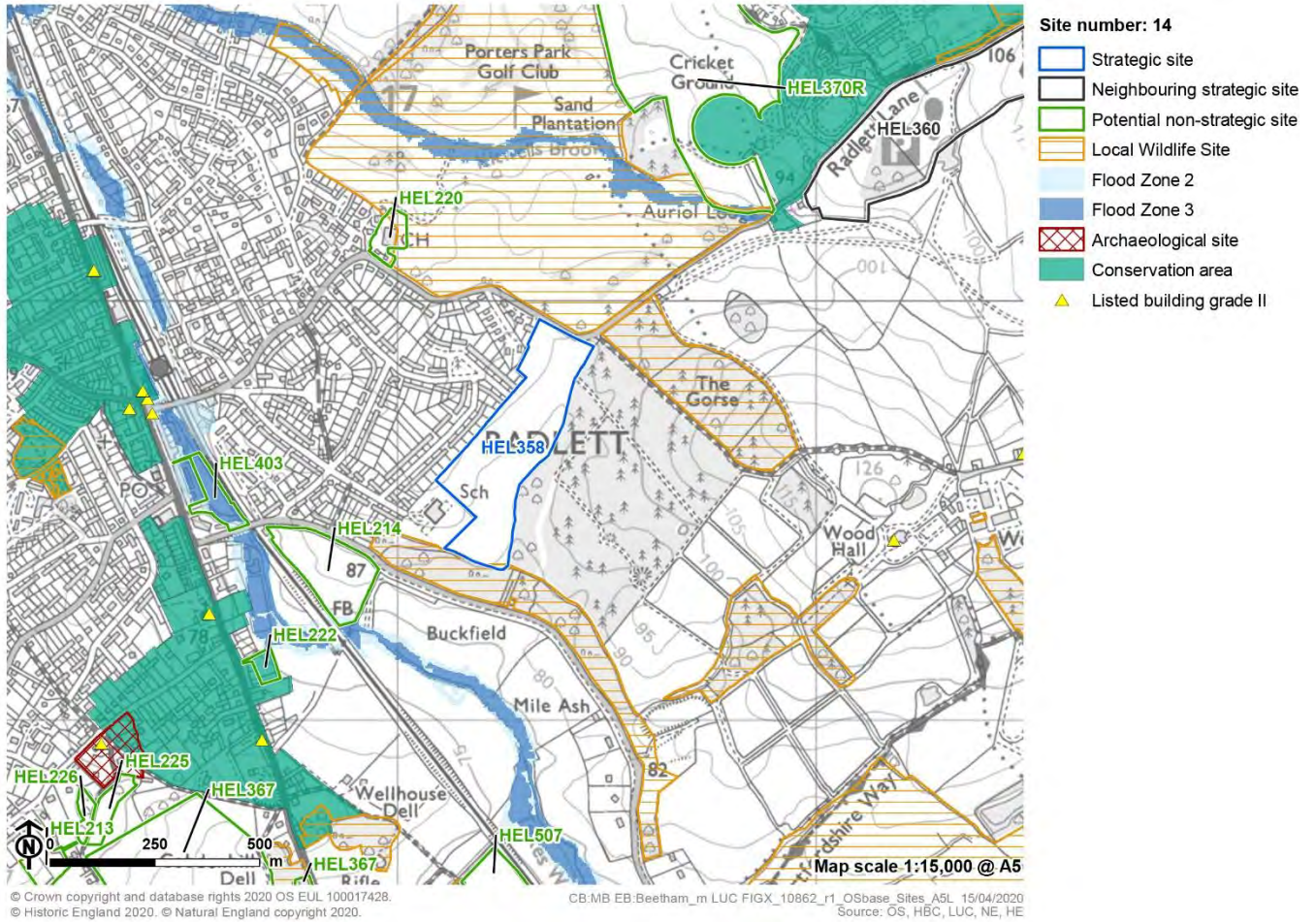


Table 2.14: Landscape appraisal for site 14: HEL358

Chapter 2

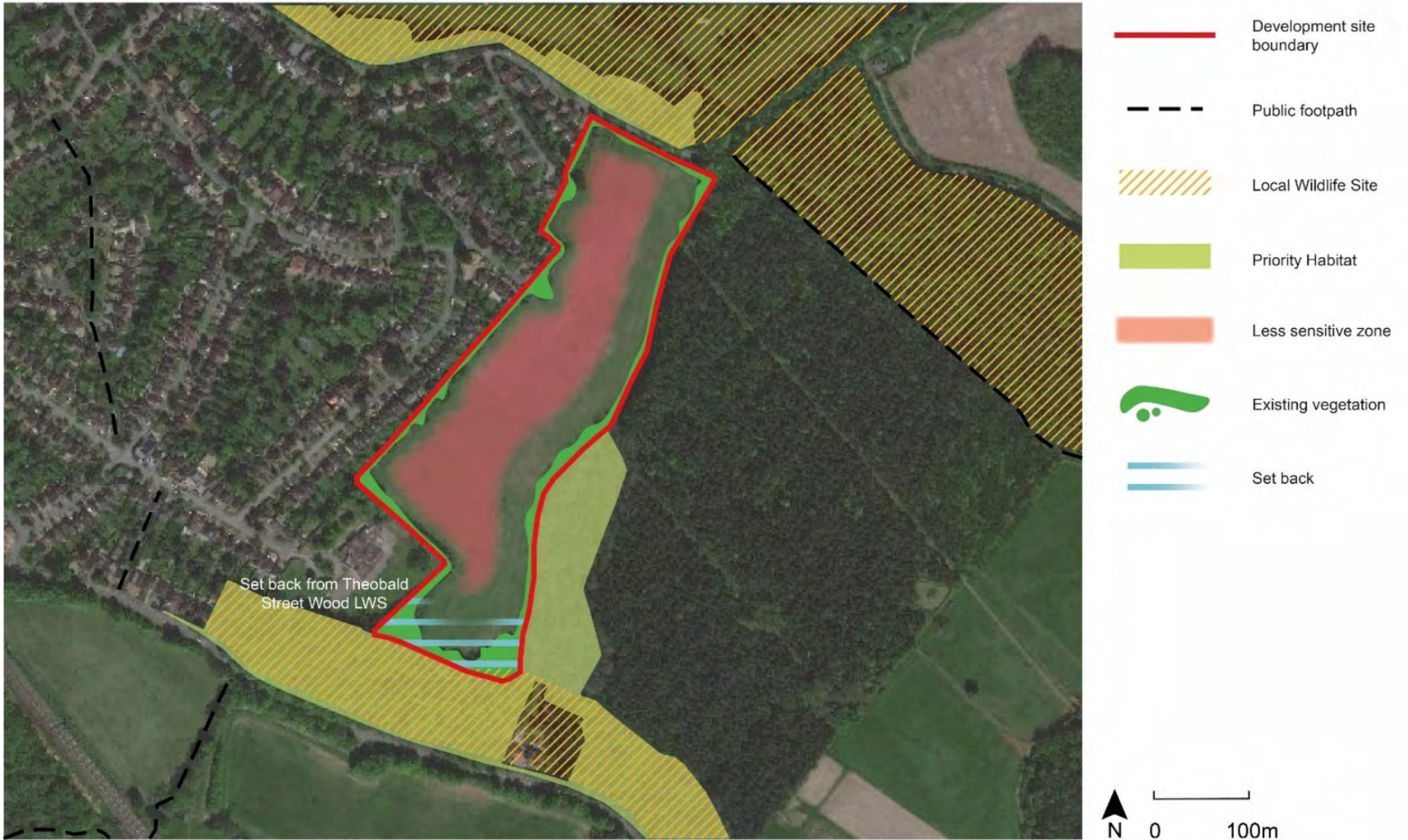
Results

Outline Landscape Appraisals

October 2020

Question		

Figure 2.42: Summary map
Development Site 14 (HEL358): Land South of Shenley Road, Radlett





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