



Addendum LVIA Report: Land North of A507, Buntingford

May 2025

Prepared for:
Hallam Land

Project Number:
332611260



Addendum LVIA Report: Land North of A507, Buntingford

Revision	Description	Author	Date	Quality Check / Approved
Rev A	Addendum LVIA Report	Natasha Jones	27/05/2025	
		Daisy Parsons		



Addendum LVIA Report: Land North of A507, Buntingford

The conclusions in this Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Client (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.



Contents

1	Introduction	1
1.1	Background and Scope	1
2	East Herts District Council Landscape Consultant's Comments on LVIA and Review of Masterplan	2
2.1	Points of Agreement	2
2.2	Response to Comments on Landscape Effects Assessment	2
2.3	Request for Additional Visual Assessment and Wireframes	3
2.4	Responses to Review of Masterplan	4
3	Changes to the Proposed Development	8
3.1	Summary of Changes to the Proposed Development	8
3.2	List of Amended and New Plans Relevant to the LVIA	9
3.3	Amended or New Landscape and Visual Effects	9
4	Additional LVIA Visual Assessment	12
4.1	Methodology Applied to the Additional Visual Assessment	12
4.2	Additional View Locations / Receptors: Baseline	12
4.3	Additional View Locations / Receptors: Visual Effects	15
5	Verified View Wireframes	19
5.1	Introduction	19
6	Summary and Conclusions	20
6.1	Summary and Conclusions	20

Tables

Table 1: Requested Additional View Locations for Visual Assessment and Verified View Wireframe Locations	4
Table 2: Comments from Review of Masterplan and Responses	4

Appendices

Appendix A	Updated Figures
Appendix B	Addendum Baseline Photos
Appendix C	Verified Views



1 Introduction

1.1 Background and Scope

- 1.1.1 Stantec UK Limited (Stantec) prepared a Landscape and Visual Impact Assessment (LVIA) which was submitted with the planning application for 3/24/0966/OUT - Land North of A507, West of A10 Buntingford; hereafter referred to as the 'Application LVIA'.
- 1.1.2 Megan Cowell, Landscape Consultant at Place Services, Essex County Council, provided consultation comments on 20/09/2024 on the Application LVIA, on behalf of East Herts District Council. Other consultations with East Herts District Council officers also took place since the application was submitted, and a Design Review Panel (DRP) workshop was held in October 2024.
- 1.1.3 At the time of preparing this report, two meetings with Megan Cowell, as East Herts District Council's Landscape Consultant (EHDCLC) and Steve Fraser-Lim, Planning Case Officer for East Herts District Council had been held, to discuss the proposed landscape strategy and the LVIA for application 3/24/0966/OUT. In the consultation comments and meetings that took place, 4no. additional view locations ('viewpoint receptors') were requested to be added to the LVIA, and 2no. wireframes requested to be provided.
- 1.1.4 As a result of consultations with East Herts District Council Officers including the EHDCLC, and the DRP workshop, the Proposed Development scheme has been amended, and new information and clarifications have been provided.
- 1.1.5 This Addendum LVIA Report has been prepared to provide clarification of the LVIA visual assessment approach; to consider the amended scheme and identify new or amended landscape and visual effects on the previously assessed Application LVIA receptors; and to provide additional visual assessment for visual receptors at the requested additional view locations. It also sets out our responses to the EHDCLC's review of the scheme masterplan.



2 East Herts District Council Landscape Consultant's Comments on LVIA and Review of Masterplan

2.1 Points of Agreement

2.1.1 We agree with the following points made in the EHDCLC's comments:

- Physical separation from Buntingford due to the A10 is addressed through the Proposed Development being located to the eastern part of the Site, which is closest to the A10 and Buntingford settlement. *"This is a preferable arrangement whereby the built extent is viewed in context of the existing settlement and provides nearby connections."* (Final paragraph, page 3 of comments letter).
- Agrees with the judgement of high value and high susceptibility, and thus high sensitivity of local Landscape Character Area 141 'Cherry Green Arable Plateau' Landscape Character Area (LCA) of the East Herts District Landscape Character Assessment (2007).
- Whilst the EHDCLC would prefer each visual receptor to be judged separately, there is agreement that the visual assessment of receptor groups has considered the worst-case scenario and judges the worst effect upon a visual receptor in the receptor group.
- Avoiding development on the central ridgeline and locating it on lower ground to reduce the visual impact of the development from the surrounding landscape – this approach is beneficial for reducing the surrounding impacts, notably from the west.

2.2 Response to Comments on Landscape Effects Assessment

2.2.1 The EHDCLC considers that the assessment of landscape effects upon local Landscape Character Area 141 'Cherry Green Arable Plateau' Landscape Character Area (LCA) of the East Herts District Landscape Character Assessment (2007):

"Since the development is permanent and introduces a prominent new feature into an undulating landscape, which will substantially change the baseline situation. The proposals would cause a major change to a number of the key characteristics of this LCA, including the open arable character, and therefore we would judge that the overall effects on LCA 141 have been judged too low."

*The submitted assessment (Appendix C) judges that there would be **moderate adverse** effects on the site and surrounding context at Year 1. We judge that a combined **high** sensitivity and **large** magnitude of change would experience **major adverse** effects, since the rural character and open undulating arable landscape with expansive views would be entirely lost and are very characteristic of the site and surroundings."* (Paragraphs 8 and 9, page 4 of comments letter.)

Response:

2.2.2 **LCA 141 Cherry Green Arable Plateau** – The introduction of built form on the Site, would be within a small part of the much wider LCA area, and notably only 40% of the Site area is proposed as new built form, with the remaining 60% of the Site proposed as green-blue infrastructure. The Proposed Development would therefore result in only limited change to some of the LCA's key characteristics. Figure L4A – Rev A - ZTV Plan (see Appendix A of this report) demonstrates the worst-case visibility of the Proposed Development, and that there would be limited visibility of the Proposed Development within the LCA 141 area. There is a greater extent of the LCA 141 area that would have no visibility of the Proposed Development, and therefore, contrary to the EHDCLC's comment, the Proposed Development is not



considered to be “...a prominent new feature into an undulating landscape, which will substantially change the baseline situation” of the LCA and its key characteristics.

- 2.2.3 The distinctiveness / rarity of LCA 141 is noted as being “...a fairly frequent landscape type within the county with no major distinctive characteristics.” In the description of landscape character, the LCA is described as, “...principally, an open, arable landscape with extensive views over a gently undulating plateau. The area retains a historic ambience through the winding lanes, however many of the features have been eroded or disappeared completely...”. The description also notes that, “There are few features of note within the area with the most prominent landmarks being outside the area.”
- 2.2.4 The magnitude of change during construction is considered to be **very small**, given that the developable area is a very small proportion of the LCA as a whole, the construction activity will be appreciable from only a small proportion of its area, and the construction period will not be long term or permanent. Construction activity is not a characteristic feature of the LCA. In combination with the **high** sensitivity of the LCA, this magnitude of change will result in a **minor adverse** significance of effect upon the key characteristics of LCA 141. The magnitude of change during the operational phase is considered to be **small**, given that the area of the Proposed Development is a small proportion of the LCA as a whole, the Proposed Development will be appreciable from within a small proportion of its area, although the change will be permanent. There is minimal settlement in the LCA, as noted in the published key characteristics, however the Site is adjacent to the A10 and existing settlement edge of Buntingford. As opposed to construction activity, which has a character of upheaval, completed residential development is settled in character, limiting the level of significance of the effect. In combination with the **high** sensitivity of the LCA, this magnitude of change will on balance result in a **minor adverse** significance of effect at Year 1, but a minor beneficial significance of effect at Year 15 given the positive changes resulting from the landscape strategy.
- 2.2.5 **The character of the Site and its immediate surroundings** – The combination of the **high** sensitivity of the receptor and the **large** magnitude of change results in a **moderate adverse**, rather than major adverse, significance of effect at Year 1. This is as a result of factoring in to the assessment not only the negative changes, but also the positive changes, including the substantial increase in recreational access across the Site, which is currently limited to a footpath across the centre of the Site and another across the north-eastern corner of the Site. Additionally, as noted above, the introduction of built form on the Site, would be within only 40% of the Site area, and the remaining 60% of the Site is proposed as green-blue infrastructure. This change is considered to provide an appreciable improvement to the landscape amenity of the Site, which is weighed against the detrimental changes resulting from the Proposed Development, such that the resulting effect is considered to be less detrimental overall than if the proposals were not to include recreational access. As with the effects on LCA 141, whereas the construction phase will have a character of upheaval, residential development is settled in character, again limiting the level of significance of the effect on balance.
- 2.2.6 Nevertheless, both a moderate significance of effect and a major significance effect are considered to be important effects and should be considered in the planning balance.

2.3 Request for Additional Visual Assessment and Wireframes

Additional assessment of effects on views for visual receptors was requested for 4no. view locations by the EHDCLC. Additionally, wireframe visualisations were requested for 2no. locations. The precise locations were agreed during an online meeting on 21st October 2024, and are described in Table 1 and Figure L4 Rev A.



Table 1: Requested Additional View Locations for Visual Assessment and Verified View Wireframe Locations

Additional LVIA Assessment or Wireframe Reference	Location
Additional LVIA Assessment A	Throcking Lane, adjacent to the northern boundary of the Site, where proposed access road connects
Additional LVIA Assessment B	Throcking Road adjacent to Holy Trinity Church. From the lane, opposite the gate entrance to the Holy Trinity church / churchyard. Lane leading south from Throcking Road and to the east of Holy Trinity church
Additional LVIA Assessment C	Lane south from Throcking to the A507 Baldock
Additional LVIA Assessment D	PROW Entrance at edge of A10 PROW Crossing
Wireframe 1: (AVR01)	Throcking Road, southeast of Dobridge Farm. At the end of the hedgerow, with open field boundary to the south side of Throcking Road.
Wireframe 2: (AVR02)	Throcking Road adjacent to Holy Trinity Church. From the lane, opposite the gate entrance to the Holy Trinity church / churchyard. Lane leading south from Throcking Road and to the east of Holy Trinity church

- 2.3.1 Verified view wireframes were requested to, “...*demonstrate how the proposed development would sit within the undulating varied topography from different viewpoints.*” (Last paragraph, Page 6 of comments letter.)
- 2.3.2 See Chapter 5 and Appendix C of this Addendum LVIA, for the wireframes that have been prepared.

2.4 Responses to Review of Masterplan

- 2.4.1 A summary of the EHDCLC’s comments on review of the masterplan, and our responses to those comments, are set out in Table 2.

Table 2: Comments from Review of Masterplan and Responses

Comment	Response
<i>“The northern boundary on Throcking Lane is one of the most susceptible receptors to development, owed to its proximity to the site and unbroken views of the undulating arable landscape. The Landscape Mitigation Strategy indicates the presence of a green buffer along this boundary however consideration for how this can contribute to reducing the visual impact is required.”</i>	Two verified views wireframes are provided to demonstrate the views of rooflines and how they would appear with the landform and with the strategic landscape planting, in two views from the west. The number and locations of those wireframes were agreed with the EHDCLC.
Small to medium woodlands using hedge and field boundaries required to “...<i>contribute to reducing the visual effects of the scheme, which will currently be very visible in the surrounding landscape.</i>”	



Addendum LVIA Report: Land North of A507, Buntingford

Limited information presented to show how rooflines would appear within the landform.	
Comment that a Design Code is essential and which can be adopted.	A Design Principles Document has been prepared by DLA.
Large grey area indicated on the Landscape Mitigation Plan but it is not identified what this is.	The grey area shown on the Landscape Mitigation Strategy Plan is the site for the First School, as shown in blue on the Land Use Components Plan. This has been updated to accord with the latest Land Use Components Plan.
<i>"Details of the character of the east-west Green Infrastructure Network are important to ascertaining how this will feed into the biodiversity, screening and public access through nature. This should be included within the submitted DAS."</i>	This information has been separately provided by DLA.
<i>"Additional landscaped areas will be important to improving the character of the urban spaces. Given the rural context of the proposed development site, introducing trees and vegetation into all urban spaces is essential for integrating the development into the countryside context that currently remains"</i>	The submission is an Outline Application. The Land Use Components Plan sets out land use parameters for the Proposed Development, including strategic planting areas. The Illustrative Masterplan indicates how tree planting and other vegetation could be introduced into the urban spaces. Details of additional landscaped areas, tree planting and other proposed vegetation within the urban spaces would be provided at the detailed design or reserved matters stage.
<i>"Pedestrian and cycle links are essential to the success of the development scheme. Whilst the northern footpath connections are not currently well-used, we judge that the challenge of crossing the A10 at this location acts as a deterrent to utilising this crossing point. We therefore judge that this crossing should be well considered and integrated into the design of the masterplan."</i>	Separate information has been provided by DLA including in the Design Principles Document.
<i>"A strong GI strategy is essential for limiting the visual effects of introducing urban development onto a rural landscape which is currently largely undeveloped. Highly sensitive visual receptors are identified within the LVIA and from the west and therefore the establishment of a good GI network is important to help reducing the visual impact from this edge."</i>	The landscape mitigation strategy principles for the Proposed Development are shown on Figure L6 of the LVIA, and the Land Use Components Plan embeds principal mitigation areas of structural planting, existing vegetation and green infrastructure, within the proposed scheme design.
Comments on SUDS design	The submission is an Outline Application. SUDS details would be provided at the detailed design or reserved matters stage.
<i>"Whilst areas of tree planting are important for the large open space to the west, we also advise that large open areas are retained to reflect the open character of the surrounding LCA"</i>	The landscape mitigation strategy principles for the Proposed Development are shown on Figure L6 of the LVIA, and these include large open areas being retained within the Buntingford Park area, reflecting the open character of the surrounding LCA. More detailed landscape design for the Buntingford Park would be provided at the detailed design or reserved matters stage.



<i>"A large area of playing pitches are proposed on the undulating valleysides. We therefore anticipate a large amount of earthworks will be required to create areas of flat land. Further information will therefore be required regarding whether earth will be removed, retained on site, or if additional earth will be imported"</i>	The proposed playing fields land use, as shown on the Land Use Components Plan, are located on the flattest part of the Site, and we anticipate that large amounts of earthworks would therefore not be necessary for the playing field creation. More detailed landscape design for the playing fields would be provided at the detailed design or reserved matters stage.
"Height and scale of the proposed dwellings should be a strong consideration owed to the undulating and elevated landform."	The proposed heights of buildings have been set out on the Building Heights Plan and these have been considered in the Addendum LVIA. Figure L4A Rev A – ZTV Plan has been updated to reflect the proposed heights shown on the Building Heights Plan. The proposed heights for development have responded to the undulating and elevated landform. Proposed development is proposed to be 10m maximum height in the highest areas of landform at the western edge and in the centre of the Site. 12.5m maximum height is proposed for lower areas of landform in the Site, and for the local centre.
Relationship between the school and rear gardens to be carefully considered.	This would be considered at the detailed design or reserved matters stage.
Preference for native trees and shrubs, appropriate species for the site conditions and avoiding predominance of one species	Planting species would be considered during detailed landscape design at the detailed design or reserved matters stage.
SUDS design to maximise biodiversity and amenity value.	The submission is an Outline Application. SUDS details would be provided at the detailed design or reserved matters stage.
Avoid parking courts. If they are proposed use hard and soft landscaping.	This would be considered at the detailed design or reserved matters stage.
<i>"Retention of mature hedge lines, tree belts, hedgerow-trees, and standalone trees on the site boundaries is required. Removal should only be proposed where necessary and justified to facilitate access. We would expect opportunities to be taken to enhance / strengthen all boundaries as 'eco-tone'. There is also an opportunity for a larger proportion of the south-eastern boundaries to be retained as woodland creation and / or woodland belt and green buffer to form a stronger edge to the residential care properties"</i>	Existing hedgerows, trees and tree belts are retained within the Site, where practicable and as shown on the Land Use Components Plan. Further details of retention and removal of vegetation would be provided at the detailed design or reserved matters stage.
Trees and vegetation to provide shade and cooling. Preference for native species, but consideration to be given to non-natives that are climate resilient to future climate conditions. Plant trees at regular intervals along both sides of roads and footpaths to provide shading.	The Design Principles document sets out principles for street tree planting in verges for structural streets within the Proposed Development. Options are provided for locations for trees to one side and both sides of the street. Further detail about planting species and spacings would be provided during detailed landscape design at the detailed design or reserved matters stage.



Submission documents list: • Arboricultural Survey • Landscape Strategy / GI Strategy (This document should set the overarching principles proposed as part of the scheme. This should include detail on mitigation measures (highlighted in the LVIA), retained landscape features, landscape enhancements and demonstrate how new green infrastructure links to existing GI/habitat corridors) • Landscape Management and Maintenance Plan / LEMP • Hard Landscaping • SUDS Strategy • Planting Strategy • Ecological Enhancements • Sustainability Principles • Environmental Colour Assessment	Figure 6 Landscape Mitigation Strategy Plan shows the overarching green infrastructure and landscape principles of the scheme, including mitigation measures, retained landscape features, and strategic landscape / green infrastructure principles, and showing how the proposed green infrastructure links to existing green infrastructure and corridors. An Environmental Colour Assessment is appropriate for development within a designated landscape or its setting. We do not consider it is necessary to provide an Environmental Colour Assessment for this Outline Application. All other requested submission documents would be provided in due course at detailed design / reserved matters stage.
---	---



3 Changes to the Proposed Development

3.1 Summary of Changes to the Proposed Development

3.1.1 Since submission of the planning application 3/24/0966/OUT, consultations with East Herts District Council officers, including the EHDCLC, and a Design Review Panel, have taken place. As a result of those consultations, the scheme design has been amended, as summarised below:

- Reduction of proposed housing in the north-west corner of the Proposed Development area, responding to environmental flood risk constraints.
- Clarification of proposed building heights has been provided, as shown on the Building Heights Plan. Figure L4A Rev A – ZTV Plan has been updated to reflect the proposed heights shown on the Building Heights Plan. The proposed heights for development respond to the undulating landform. Proposed development is proposed to be 10m maximum height in the highest areas of landform at the western edge and in the centre of the Site. Additionally, 10m maximum height is identified for proposed built form that would front onto the A507 Baldock Road to reduce the Proposed Development's visual effects when travelling along the road, but acknowledging that new built form seen adjacent to the road will assist with speed reduction for road users. 12.5m maximum height is proposed for lower areas of landform in the Site, and for the local centre.
- Clarification of proposed density of development as shown on the Residential Density Plan.
- Minor adjustments to proposed attenuation basins in the northeast and eastern edge of the Site following statutory consultation, and incorporation of conveyance ditches to the attenuation basins, within the northern area of green infrastructure.
- Addition of a new bridge situated adjacent to the current footbridge with Public Right of Way (PROW), and which forms the core active travel route between the Site and the existing settlement area in Buntingford.
- Adjustment to the Proposed Development in the southern part of the Site, including relocation and adjusted size of the proposed attenuation basin, and relocation of a LEAP.
- Proposed housing extended to the southern boundary of the Site, adjacent to the A507 Baldock Road and the Site gateway, to create a new urban frontage to the road and to help contribute to slowing vehicle speeds through placemaking.
- Clarification and update to the play trail, identified now as 'Play on the Way', including some additional informal play areas in the northern part of the Site.
- Increased the width of structural planting on the western side of the proposed school, to mitigate views from the west.
- Addition of semi-mature trees as part of the parkland tree planting, to provide additional visual mitigation in views from the west.
- Bus movement has been incorporated within the development access road.
- Adjustments to the visibility splays and highways design at the access road junction with the A507 Baldock Road.



3.2 List of Amended and New Plans Relevant to the LVIA

3.2.1 The amended plans include:

- Land Use Component Plan HLM082/018 Rev R
- Illustrative Masterplan HLM082/029 Rev H
- Figure L4 Rev C – View Location Plan , supporting plan to the LVIA and this Addendum
- Figure L4A – Rev A - ZTV Plan, supporting plan to the LVIA and this Addendum
- Figure L6 – Rev F - Landscape Mitigation Strategy Plan, supporting plan to the LVIA and this Addendum

3.2.2 New photographs, plans and documents, provided for the revised planning application in response to the outcomes of the consultations, include:

- Addendum baseline photographs representing visual receptors' baseline views for the addendum view locations A to D, in Appendix B
- Building Heights Plan HLM082/036 Rev C
- Density Parameter Plan HLM082/037 Rev D
- Indicative Pitch Layout Plan HLM082-35 Rev C
- Design Principles Document Rev J
- Character sketches of Access Locations and Bridges
- 3D Birds Eye View

3.2.3 The amended plans and the new photographs, plans and documents have been reviewed and inform the findings and discussion contained in this LVIA Addendum.

3.3 Amended or New Landscape and Visual Effects

3.3.1 The amendments to the proposed scheme, result in new or amended landscape and visual effects for the previously identified receptors in the Application LVIA, as described below.

3.3.2 Landscape Effects: LCA 141: Cherry Green Arable Plateau, LCA 142: High Rib Valley and LCA 140: Ardeley / Cottered Settled Plateau – These LCAs are affected directly and/or indirectly by the Proposed Development. However, the extent of the Proposed Development directly or indirectly affects only a very small to small proportion of the extent of each LCA. As such, whilst each of the scheme amendments summarised in Section 3.1 above will either directly or indirectly affect these receptors, the amendments, taken either individually or as a whole, will not alter judgements of the magnitude of change or the significance of the effect for these LCAs, as previously assessed in the Application LVIA.

3.3.3 Landscape Effects: The character of the Site and its immediate surroundings – The magnitudes of change that were previously assessed in the Application LVIA will not be altered as a result of the amended scheme which is summarised in Section 3.1 above. The amendments to the scheme are such that some of the development originally proposed for one part of the Site is now proposed for another part of the Site, although for the most part the difference in location is incremental, being pulled back in some parts and pushed further in others, rather than resulting in wholesale differences in location with discrete new areas of development. The greatest difference to the character of the Site and its immediate surroundings resulting from the amended scheme will be the introduction of an additional new



footbridge over the A10, which is adjacent to the existing footbridge over the A10 at PRoW Cottered 40. There are existing footbridges over the A10 and footbridges are not uncharacteristic in the vicinity of the Site. This limits the effect of this amendment. Furthermore, the effects caused by the amended aspects of the Proposed Development will be a very small proportion of those assessed effects of the unchanged aspects of the Proposed Development. Therefore, the amended scheme will not alter the previously assessed level of the magnitude of change or the level of the significance of the effect upon the character of the Site and its immediate surroundings, which remain as previously set out in the Application LVIA.

- 3.3.4 Landscape Effects: Native Hedgerow and Canopy Trees** – The necessary adjustments to the required visibility splays and highways design at the access road junction with the A507 Baldock Road, and the addition of the new footbridge over the A10 adjacent to the existing footbridge at PRoW Cottered 40, would result in a greater amount of hedgerow loss and canopy tree loss than that which was previously assessed in the Application LVIA. However, the new total loss of hedgerow and canopy trees, as a proportion of the total existing hedgerow and canopy trees within the Site, would not be great enough to alter the previously judged level of magnitude of change or the level of the significance of the effect on the landscape receptor of native hedgerow and canopy trees. The landscape effects upon native hedgerows and canopy trees therefore remain as previously assessed in the Application LVIA.
- 3.3.5 Landscape Effects: Waterbodies** – The adjustments to the proposed attenuation basins in the north-east and eastern edge of the Site, and the incorporation of conveyance ditches to the attenuation basins in the northern area of green infrastructure in the Site, would result in a slight reduction in the total volume of proposed attenuation basins in comparison to the volume assessed in the Application LVIA. However, the difference will not be great enough to alter the level of magnitude of change or the level of the significance of the effect on the waterbodies as assessed in the Application LVIA.
- 3.3.6 Visual Effects: Pedestrians on PRoW within and immediately adjacent to the Site** – These receptors will have views of most, if not all, of the amendments summarised in Section 3.1 above. Of the amendments summarised in Section 3.1 above, the new footbridge over the A10 from PRoW Cottered 40, which is adjacent to the existing footbridge, will cause the most appreciable difference in views experienced by users of PRoW Cottered 40. Conversely, the reduction of the area of proposed housing in the north-west corner of the developable area will cause the most appreciable difference in views experienced by users of PRoW Cottered 41. The proposed housing extending to the southern boundary of the Site adjacent to the A507 Baldock Road, and the adjustments to the visibility splays and highways design at the access road junction with the A507 will cause the most appreciable difference in views for users of PRoW Cottered 46. However, for receptors on all PRoW within and immediately adjacent to the Site, the visual effects caused by the amended aspects of the Proposed Development will be very small as a proportion of the effects of the unchanged aspects of the Proposed Development. As such, the amended scheme will not impact the level of the magnitude of change or the level of the significance of the effect for pedestrians on PRoW within and immediately adjacent to the Site, and the visual effects remain as previously assessed in the Application LVIA.
- 3.3.7 Visual Effects: Pedestrians on PRoW within 0.5km of the Site** – These receptors will have views of at least some of the scheme amendments that are summarised in Section 3.1 above. However, the effects caused by the amended aspects of the Proposed Development will be very small as a proportion of the effects of the unchanged aspects of the Proposed Development. As such, the amended scheme is considered to not alter the previously assessed level of the magnitude of change or the level of the significance of the effect for pedestrians on PRoW within 0.5km of the Site, and therefore the visual effects for this receptor group remain as previously assessed in the Application LVIA.
- 3.3.8 Visual Effects: Users of secondary roads within 0.5km of the Site** – The receptors within this group that would experience the greatest magnitude of change are those on Throcking Lane, as they have the closest views of the Site. Of the scheme amendments summarised in Section 3.1 above, the reduction of the proposed housing in the north-west corner of the



developable area will cause the most appreciable difference in effects on people's views, as the housing would be situated more than twice as far from these receptors as it was when previously assessed in the Application LVIA. The new footbridge over the A10 for PRow Cottered 41 will remain visible to these receptors. Furthermore, the effects caused by the scheme amendments will be very small as a proportion of the effects of the unchanged aspects of the Proposed Development. It is considered that the amended scheme will not alter the previously assessed level of the magnitude of change or the level of the significance of the effect for users of secondary roads within 0.5km of the Site, and the visual effects for this group of visual receptors remain as previously assessed in the Application LVIA.

- 3.3.9 **Visual Effects: Users of principal roads within 0.5km of the Site** – Both the A10 and the A507 run immediately adjacent to the Site. Of the amendments summarised in Section 3.1 above, the introduction of the additional new footbridge will cause the most appreciable difference in assessed views for users of the A10; however, it will be seen adjacent to the existing PROW 40 footbridge. Additionally, the proposed housing extending to the southern boundary of the Site adjacent to the A507 Baldock Road, and the necessary adjustments to the visibility splays and highways design at the access road junction with the A507, would cause the most appreciable difference in assessed views for users of the A507. However, the different visual effects on people's views from principal roads within 0.5km of the Site, because of the amended scheme, will be very small as a proportion of the effects of the unchanged aspects of the Proposed Development and would not result in greater or lesser visual effects. As such, the amended scheme will not alter the previously assessed level of the magnitude of change or the level of the significance of the effect for users of principal roads within 0.5km of the Site, and so the visual effects remain as previously assessed in the Application LVIA.
- 3.3.10 **Visual Effects: Residents of dwellings within 0.5km of the Site** – Residents of How Green Farm are unlikely to have views from which any of the amendments summarised in Section 3.1 would be appreciable. Residents of Hill View and Suncrest on Throcking Lane, and of dwellings within Buntingford on the east side of the A10 would have views from which some of the scheme amendments would be appreciable. This includes the reduction of the proposed housing in the north-west corner of the developable area. However, the effects caused by the amended scheme will be very small as a proportion of the effects of the unchanged aspects of the Proposed Development. As such, the amended scheme would not alter previously judged level of the magnitude of change or the level of the significance of the effect for residents of dwellings within 0.5km of the Site, and therefore the visual effects for this group of visual receptors remain as previously assessed in the Application LVIA.
- 3.3.11 It is considered that the remaining landscape and visual receptors which were assessed in the Application LVIA, would experience the landscape and visual effects that were previously described and identified in that assessment.



4 Additional LVIA Visual Assessment

4.1 Methodology Applied to the Additional Visual Assessment

- 4.1.1 The methodology applied to the additional visual assessment is the same as that used for the Application LVIA, which was set out in full in the **Application LVIA, Appendix A: LVIA Methodology**. The methodology draws from the 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA3), prepared by the Landscape Institute and Institute of Environmental Management and Assessment, as well as other best practice guidance.

4.2 Additional View Locations / Receptors: Baseline

- 4.2.1 Additional baseline photographs are provided at **Appendix B Addendum Baseline Photos**.

A: Throcking Lane – adjacent to northern boundary of the Site

- 4.2.2 Whilst a representative baseline photograph from this location was not provided within the Application LVIA, views experienced by people using Throcking Lane along the northern Site boundary were considered as part of the visual appraisal of the baseline conditions in the Application LVIA. Paragraph 5.3.5 of the Application LVIA stated that that. "...open views across the Site are available from the north".
- 4.2.3 Additional Photograph A (VL A in **Appendix B Addendum Baseline Photos**) illustrates a typical baseline view from Throcking Lane. It is taken from a location adjacent to the northern Site boundary. The photograph demonstrates that views of the Site from this lane are open and near distance, generally uninterrupted by intervening boundary vegetation, which is generally low and predominantly herbaceous. The topography of the Site is undulating, rising from the view location, southwards towards the centre of the Site. This rising landform curtails medium to long distance views across the southern extents of the Site and the wider landscape to the south. The canopies of tree lines and woodland adjacent or near to the Site are partially visible above the skyline. Residential and agricultural built form at Lower Farm and Lower Farm Cottages is visible on the skyline to the west, and the settlement of Buntingford is glimpsed when looking to the northeast. This baseline photograph also demonstrates the existing enclosure along the eastern Site boundary, provided by the dense mature tree belts along the A10 corridor; this is in contrast to the open, large-scale and simple landscape pattern of the arable fields within the Site, bordered by low-cut hedges and crossed by overhead power lines.
- 4.2.4 Visual receptors in this location are users of Throcking Lane.
- 4.2.5 **Users of Throcking Lane** – People's views of the Site are experienced from Throcking Lane, a location that is not designated for landscape or scenic beauty, and the views have no cultural associations. As such, the value of the views is **low**. Receptors are people using a secondary road and are therefore likely to be engaged in an activity and at a location where their visual setting is of limited importance and their attention is only partially focussed on the landscape. The views of the Site from this location are typically oblique to the direction of travel, and the lane has a few to moderate number of people typically using the route, e.g. local residents travelling by vehicle, cycling, or walking. For these receptors, their appreciation of their surroundings is incidental to their experience of their journey. As such, their susceptibility is **medium**. The combination of the low value and medium susceptibility of users of Throcking Lane results in a **medium** sensitivity.

B: Throcking Road – east of the Holy Trinity Church

- 4.2.6 Whilst a baseline photograph representing people's views from this location was not provided within the Application LVIA, views experienced by people using Throcking Road to the west of the Site and east of the Holy Trinity Church, were considered as part of the visual appraisal of the baseline conditions. Paragraph 5.3.5 of the Application LVIA stated that "...the gently



rising topography of the arable landscape to the west in conjunction with the sparse woodland and hedgerow cover results in a strong visual relationship between the western extents of the Site and its landscape context to the north, south and west."

- 4.2.7 Additional Photograph B (VL B in **Appendix B Addendum Baseline Photos**) illustrates a typical view from Throcking Road and the northern end of the lane which leads southwards from Throcking to the A507. It is taken from a location 850m to the west of the Site boundary. This location provides an open, panoramic, view across the landscape, to road users and residents of properties on the eastern edge of Throcking. The photograph demonstrates that the gently undulating topography falls away to the west, such that the existing landform of the centre of the Site and the eastern extents of the Site are not visible. The more elevated westernmost landform of the Site forms a small part of the ploughed land seen in the baseline view, and the upper extents of the overhead power lines that cross the eastern extents of the Site are just perceptible. In this view, much of the built form of Buntingford is too low-lying to be seen beyond the intervening landform, although the roofs of a few residences within the settlement are just visible. The long-distance background frame to the panoramic view is the rising land to the east of Buntingford, comprising agricultural fields with generally well-maintained boundaries of hedgerow and woodland blocks, and a well treed skyline with numerous large electricity pylons across the skyline. The residential built form of Lower Farm Cottages on Throcking Lane is visible in the left of the view.
- 4.2.8 Receptors in this location are: users of Throcking Road and the northern end of the lane south from Throcking to the A507; and residents of dwellings on the eastern edge of Throcking.
- 4.2.9 **Users of Throcking Road and the northern end of the lane south from Throcking to the A507** – Views are experienced from Throcking Road and the northern end of the lane that leads southwards from Throcking to the A507 Baldock Road, a location that is not designated for landscape or scenic beauty, and the views have no cultural associations. As such, the value of the views is **low**. Receptors are people using a secondary road, for example people visiting the Church, and are therefore likely to be engaged in an activity and at a location where their visual setting is of limited importance and their attention is only partially focussed on the landscape. The views of the Site from this location are typically oblique to the direction of travel, and the lane has a few to moderate number of people typically using the route, e.g. local residents travelling by vehicle or walking. For these receptors, their appreciation of their surroundings is incidental to their experience of their journey. As such, their susceptibility is **medium**. The combination of the low value and medium susceptibility of users of Throcking Road and the northern end of the lane south from Throcking to the A507 results in a **medium** sensitivity.
- 4.2.10 **Residents of dwellings on the eastern edge of Throcking** – These views are experienced from dwellings on the eastern edge of Throcking, a location that is not designated for landscape or scenic beauty, and the views have no cultural associations. As such, the value of the views is **low**. These visual receptors are people at their place of residence. Whilst their attention is likely to be only partially focussed on the landscape, they are at a location where their visual setting is likely to be important. For these receptors, their appreciation of their surroundings makes an important contribution to the amenity experience of their homes. As such, their susceptibility is on balance **high**. The combination of the low value and high susceptibility of residents of dwellings on the eastern edge of Throcking results in a **medium** sensitivity.

C: Lane south from Throcking to the A507 Baldock Rd

- 4.2.11 Whilst a representative baseline photograph from this location was not provided within the Application LVIA, views experienced by people using the lane which leads south from Throcking to the west of the Site, were considered as part of the visual appraisal of the baseline conditions. Paragraph 5.3.5 of the Application LVIA stated that "...the gently rising topography of the arable landscape to the west in conjunction with the sparse woodland and hedgerow cover results in a strong visual relationship between the western extents of the Site and its landscape context to the north, south and west."



- 4.2.12 Additional Photograph C (VL C in **Appendix B Addendum Baseline Photos**) illustrates a typical view from Throcking Road and the northern end of the lane which leads south from Throcking to the A507 Baldock Road. It is taken from a location 650m to the west of the Site boundary. The photograph demonstrates that the telecommunications mast within Buntingford Business Park is visible breaching the skyline east of the southern extents of the Site. Young tree planting bisecting north/south the southern field parcel of the Site is visible directly below the mast, obscuring the landform of the south-eastern extents of the Site, and beyond it the linear tree belts along the A10 corridor are seen. The landform of the northern, central and eastern extents of the Site falls away from the more elevated land in the western extents of the Site and within the western context of the Site, and those lower-lying areas are obscured by this intervening and more elevated land. Built form within Buntingford is glimpsed to the east and south of the Site. The elevated land to the east of Buntingford is just perceptible on the horizon, with electricity pylons and wind turbines breaching the skyline.
- 4.2.13 Receptors in this location are: users of the lane south from Throcking to the A507.
- 4.2.14 **Users of the lane leading south from Throcking to the A507 Baldock Road** – People's views are experienced from the lane leading south from Throcking to the A507 Baldock Road, a location that is not designated for landscape or scenic beauty, and the views have no cultural associations. As such, the value of the views is **low**. Receptors are people using a secondary road, and are therefore likely to be engaged in an activity and at a location where their visual setting is of limited importance and their attention is only partially focussed on the landscape. The views of the Site from this location are typically oblique to the direction of travel, and the lane has a few to moderate number of people typically using the route, e.g. local residents travelling by vehicle or walking. For these receptors, their appreciation of their surroundings is incidental to their experience of their journey. As such, their susceptibility is **medium**. The combination of the low value and medium susceptibility of users of the lane south from Throcking to the A507 results in a **medium** sensitivity.

D: PRow entrance at edge of A10 PRow Crossing

- 4.2.15 Whilst a baseline photograph from this location was not provided within the Application LVIA, views experienced both by users of PRow Cottered 41 and by users of the A10 were considered as part of the visual appraisal of the baseline conditions. Paragraph 5.3.4 of the Application LVIA stated that *"...open views of the Site are available from PRow Cottered 40 and 41 as they cross through and adjacent to the Site. However, due to the undulating pattern of the topography, there are no locations from which the entirety of the Site is visible"* and *"...transient glimpsed to open views into the Site from the east and south are available to users of the A10 and A507 where there is gappy or denuded boundary vegetation."*
- 4.2.16 Additional Photograph D (VL D in **Appendix B Addendum Baseline Photos**) illustrates a view from the eastern end of PRow Cottered 41 and a typical oblique view from the A10. It is taken from a location immediately adjacent to the eastern Site boundary. The photograph demonstrates that views of the Site from PRow Cottered 41 and the A10 are open and near distance. In the location, views are uninterrupted by the intervening boundary, which is formed of a timber post and rail fence, although further to the south, the mature, linear, tree belts along the A10 corridor are just visible within the left extents of the image. The topography of the Site is shown to be undulating, rising to the west and south from this view location, towards the centre of the Site. This rising landform is such that medium to long distance views across the southern and south-western extents of the Site and the wider landscape to the south, west and north are curtailed, with the canopies of tree lines and woodland adjacent or near to the Site partially visible above the skyline. Residential built form at Lower Farm Cottages is visible on the skyline to the west. This photograph demonstrates some of the enclosure along the eastern Site boundary provided by the woodland south-west of the Site to the north of the Buntingford Business Park and around Hill View and Suncrest immediately north of the Site. This is in contrast to the open, large-scale and simple landscape pattern of the arable fields within the Site bordered by low-cut hedges and crossed by overhead power lines.
- 4.2.17 Receptors in this location are: pedestrians on PRow Cottered 41; and users of the A10.



- 4.2.18 **Pedestrians on PRow Cottered 41** – Whilst views are likely to be of local importance, they are from a location that is not designated and with no cultural associations. As such, their value is on balance **low**. Receptors are people using a PRow, primarily for recreation. They are therefore likely to be engaged in an activity where their visual setting is of the utmost importance and the landscape is the main focus of their attention. For these receptors, their appreciation of their surroundings makes an important contribution to the amenity experience of their journey. As such, their susceptibility is **high**. The combination of the low value and high susceptibility of pedestrians on PRow Cottered 41 results in a **medium** sensitivity.
- 4.2.19 **Users of the A10** – Views are from a location that is not designated and with no cultural associations. As such, their value is **low**. Receptors are people using a principal road, and are therefore likely to be engaged in an activity and at a location where their visual setting of the least importance and their attention is least focussed on the landscape. The views of the Site from this location are oblique to the direction of travel, the road is a national speed limit route, and has many people typically using the route. For these receptors, their appreciation of their surroundings is of the least relevance to their journey. As such, their susceptibility is **low**. The combination of the low value and low susceptibility of users of the A10 results in a **low** sensitivity.

4.3 Additional View Locations / Receptors: Visual Effects

A: Throcking Lane – adjacent to northern boundary of the Site

- 4.3.1 Visual effects on users of Throcking Lane were assessed as part of the visual assessment set out in the Application LVIA, within the group of receptors comprising 'users of secondary roads within 0.5km of the Site'. This was set out within the commentary on value for this receptor group in Application LVIA Appendix D: Visual Effects Table, which stated that *"views are experienced from Throcking Lane/Road, Phillips Way, Neale Drive, Baker Drive, Bishop Way and Norris Way."* Whilst these receptors were assessed as a group, the magnitude of change and the significance of the effect related to the worst-case scenario, i.e., those individual receptors within the group that would experience the greatest magnitude of change or greatest/most adverse significance of effect. The commentary on magnitude of change for the construction phase, Year 1 and Year 15 stated that *"views will sometimes be funnelled along the route by roadside vegetation, although in many places, particularly along Throcking Lane/Road, the adjacent hedgerows are denuded, allowing oblique but open views"*.
- 4.3.2 Visual effects on users of secondary roads within 0.5km of the Site (including users of Throcking Lane) were assessed within the Application LVIA as follows:
- Construction phase effects – **small** magnitude of change and **minor adverse** significance of effect;
 - Construction phase residual effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Operational phase effects (Year 1) – **medium** magnitude of change and **moderate adverse** significance of effect; and
 - Operational phase residual effects (Year 15) - **medium** magnitude of change and **minor adverse** significance of effect.
- 4.3.3 The above judgements are considered to apply also to users of Throcking Lane when assessed as a single receptor at VL A, rather than as a receptor group.
- 4.3.4 Being located on the Site boundary, the view would change from an open view, of sloping agricultural land, to a foreground view of the northern extents of the Country Park with grassland and new tree planting and the access road into the Proposed Development. The northern edge of new built form would be visible in the mid-ground, but over time the appearance of the new houses would be softened by maturing trees in the parkland.



B: Throcking Road – east of the Holy Trinity Church

- 4.3.5 Users of the section of Throcking Road that is more than 0.5km from the Site and the northern end of the lane which leads south from Throcking to the A507 were scoped out of the original LVIA Assessment as a group comprising 'users of secondary roads more than 0.5km from the Site'. As stated in the Application LVIA Table 5.3, "*whilst these road users are likely to have a medium sensitivity, they are likely to experience little to no change.*" Views are generally transient, either at a walking pace or from a moving vehicle, with the Site often seen at oblique angle in the view given the orientation of the road. Being more than 0.5km from the Site, the medium to long distance perspective will limit the scale of change in the view resulting from the Proposed Development. These factors together limit the potential for a magnitude of change great enough to result in significant effects in combination with a medium sensitivity.
- 4.3.6 Visual effects on users of the section of Throcking Road that is more than 0.5km from the Site and the northern end of the lane south from Throcking to the A507 are assessed as follows:
- Construction phase effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Construction phase residual effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Operational phase effects (Year 1) – **small** magnitude of change and **minor adverse** significance of effect; and
 - Operational phase residual effects (Year 15) - **small** magnitude of change and **negligible adverse** significance of effect.
- 4.3.7 Additional Photograph B is representative not only of road users but also of residents on the eastern edge of Throcking. Visual effects on these residents were assessed as part of the visual assessment set out in the Application LVIA, within the group of receptors comprising 'residents of dwellings 0.5km to 1km from the Site'. Whilst these receptors were assessed as a group, the magnitude of change and the significance of the effect related to the worst-case scenario, i.e., those individual receptors within the group that would experience the greatest magnitude of change or greatest/most adverse significance of effect.
- 4.3.8 Visual effects on residents of dwellings 0.5km to 1km from the Site (including residents on the eastern edge of Throcking) were assessed within the Application LVIA as follows:
- Construction phase effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Construction phase residual effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Operational phase effects (Year 1) – **small** magnitude of change and **minor adverse** significance of effect; and
 - Operational phase residual effects (Year 15) - **small** magnitude of change and **negligible adverse** significance of effect.
- 4.3.9 The above judgements are considered to apply also to residents on the eastern edge of Throcking when assessed as a single receptor from VL B, rather than as a group.
- 4.3.10 See **Wireframe 2: (AVR02), Appendix C**. The open nature of this view would remain with the foreground and middle ground continuing to comprise undulating agricultural fields, the open boundary to the lane, and the telegraph poles and lines that cross the field in front of this view location. At completion, the new built form of the Proposed Development would be visible in the distance, but set within and responding to the rolling landform, and seen as limited change to a narrow horizontal strip in the visual composition in the view. Additionally, the well-treed



and rising land to the east of Buntingford, the trees on the skyline and the numerous large electricity pylons across the skyline, would all remain in the view, seen beyond and above the rooflines of the new development. Over time, the narrow horizontal line of the new development which is seen in the view composition would become filtered and screened as the proposed structural landscape planting and tree planting mature, and the maturing tree canopies would blend into the layers of vegetation in the landscape of the view, assimilating the development into the landscape. The residential built form of Lower Farm Cottages on Throcking Lane, the foreground, the background, and the skyline, all remain visible and unchanged in the left of the view. Thus, much of the baseline view composition remains unchanged.

C: Lane south from Throcking to the A507 Baldock Rd

- 4.3.11 Users of the lane leading south from Throcking to the A507 were scoped out of the Application LVIA as a group comprising 'users of secondary roads more than 0.5km from the Site'. As stated in Application LVIA Table 5.3, *"whilst these road users are likely to have a medium sensitivity, they are likely to experience little to no change."* Views are generally transient, either at a walking pace or from a moving vehicle, with the Site often seen at oblique angle in the view given the orientation of the road. Being more than 0.5km from the Site, the medium to long distance perspective will limit the scale of change in the view resulting from the Proposed Development. These factors together limit the potential for a magnitude of change great enough to result in significant effects in combination with a medium sensitivity likely to be medium.
- 4.3.12 Visual effects on users of the lane leading south from Throcking to the A507 are assessed as follows:
- Construction phase effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Construction phase residual effects – **very small** magnitude of change and **negligible adverse** significance of effect;
 - Operational phase effects (Year 1) – **small** magnitude of change and **minor adverse** significance of effect; and
 - Operational phase residual effects (Year 15) - **small** magnitude of change and **negligible adverse** significance of effect.
- 4.3.13 The open and panoramic nature of this view would remain as it is at the visual baseline, with undulating, sloping agricultural fields in the foreground and middle ground. At completion, new built form would be visible in the mid-distance, behind the existing belt of young tree planting, and the Buntingford Country Park would be visible on sloping land in front of the existing planting belt and new built form. Much of this existing baseline view composition would remain unchanged. Over time, the existing belt of tree planting and the proposed structural landscape planting, and the tree planting and hedgerow planting associated with the Buntingford Country Park, would mature; filtering and softening views of the development and assimilating the development into the wider landscape.

D: PRoW entrance at edge of A10 PRoW Crossing

- 4.3.14 Visual effects on both users of PRoW Cottered 41 and users of the A10 were assessed as part of the visual assessment set out in the Application LVIA, within the groups of receptors comprising 'pedestrians on PRoW within and immediately adjacent to the Site' and 'users of principal roads within 0.5km of the Site'. This was set out within the commentary on value for these receptor groups in Application LVIA Appendix D: Visual Effects Table, which stated that *"views are experienced from PRoW Cottered 40, Cottered 41, Cottered 46, Buntingford 35 and Buntingford 36"* and *"views are experienced from the A10 and A507."* Whilst these receptors were assessed as groups, the magnitude of change and the significance of the effect related to the worst-case scenario, i.e., those individual receptors within the group that



would experience the greatest magnitude of change or greatest/most adverse significance of effect. The commentary on magnitude of change for the construction phase, Year 1 and Year 15 stated that *“views will predominantly be funnelled along the route by roadside vegetation, although in some places, particularly where the A10 passes alongside the north-eastern Site boundary, the adjacent hedgerows are denuded, allowing oblique but open views”*.

4.3.15 Visual effects on pedestrians on PRoW within and immediately adjacent to the Site (including pedestrians on PRoW Cottered 41) were assessed within the Application LVIA as follows:

- Construction phase effects – **medium** magnitude of change and **moderate adverse** significance of effect;
- Construction phase residual effects – **medium** magnitude of change and **moderate adverse** significance of effect;
- Operational phase effects (Year 1) – **large** magnitude of change and **major adverse** significance of effect; and
- Operational phase residual effects (Year 15) - **large** magnitude of change and **moderate adverse** significance of effect.

4.3.16 The above judgements are considered to apply also to pedestrians on PRoW Cottered 41 when assessed as a single receptor at VL D, rather than as a group.

4.3.17 Visual effects on users of principal roads within 0.5km of the Site (including users of the A10) were assessed within the Application LVIA as follows:

- Construction phase effects – **small** magnitude of change and **minor adverse** significance of effect;
- Construction phase residual effects – **small** magnitude of change and **minor adverse** significance of effect;
- Operational phase effects (Year 1) – **medium** magnitude of change and **minor adverse** significance of effect; and
- Operational phase residual effects (Year 15) - **medium** magnitude of change and **minor adverse** significance of effect.

4.3.18 The above judgements are considered to apply also to users of the A10 when assessed as a single receptor at VL D, rather than as a group.

4.3.19 The view would change from an open view looking across sloping and undulating agricultural fields of open countryside, to a view of the eastern part of the green infrastructure associated with the Proposed Development, including the area for SUDS attenuation, wetland grassland and wetland zone, which would be seen in front of new dwellings. At completion, the new built form would be seen across the middle ground of this view and would be set back from the highway boundary. The A10 would remain in the view and the new bridges over the A10 would also be seen, though the southernmost new bridge would be in front of the existing footbridge. Over time as the tree planting matures, the appearance of built form in the view would be softened, and the planting at the eastern Site boundary would form part of the green corridor of the A10.



5 Verified View Wireframes

5.1 Introduction

- 5.1.1 **Appendix C Verified View Wireframes** contains the verified view wireframes which have been prepared by AVR London, and the accompanying methodology, for **Wireframe 1 - AVR01: Throcking Road, southeast of Dobridge Farm** and **Wireframe 2 - AVR02: Throcking Road adjacent to Holy Trinity Church**. Each of the verified view wireframes are provided as 3 images: existing view (baseline); proposed development (at completion); and proposed development with illustrative planting at around 15 years after planting.
- 5.1.2 Each of the verified views show the maximum development and height parameters as pink wireline frames. This LVIA Addendum assesses the worst-case of the maximum development and height parameters.
- 5.1.3 To assist understanding of how the Proposed Development may appear in the verified views, an illustrative scheme of buildings, based on the Illustrative Masterplan HLM082/029 Rev E (02.12.2024), has been modelled with illustrative rendering to elevations and roofs, and shadows applied, and contained within the maximum parameter wireframes. The Site's red line has been included in the verified views; this being a solid line where fully visible, and a dashed line where it is hidden by topography or vegetation. This is to aid understanding of the Site's position within the undulating landform.
- 5.1.4 Additionally, to assist understanding of the potential effectiveness of the proposed landscape mitigation strategy planting, the verified views have also been prepared with illustrative planting shown at around 15 years of growth, based on the heights set out below. A green grassland tone has been applied to the ground within the proposed country park area.
- Structure planting areas comprising native broadleaved trees 8-10m height with an understorey of shrubs 2-4m height.
 - Hedgerow comprising native mixed-species hedgerow shown as being maintained at 2m height, with individual trees planted in the hedgerow shown at 8-10m height.
 - Feature street tree planting along the curved development edge fronting the edge of the recreational pitches shown as a double avenue of trees 10m height.
 - Single trees / groups of trees shown in the country park grassland areas, ranging from 8-10m height.
 - Trees within the green infrastructure corridors within the development area, shown as ranging from 6-8m height.
- 5.1.5 It should be noted, however, that the appearance of the illustrative built form and planting at 15 years is subject to detailed design and specifications.



6 Summary and Conclusions

6.1 Summary and Conclusions

6.1.1 We agree with the following points made in the EHDCLC's comments:

- Physical separation from Buntingford due to the A10 is addressed through the Proposed Development being located to the eastern part of the Site, which is closest to the A10 and Buntingford settlement. *"This is a preferable arrangement whereby the built extent is viewed in context of the existing settlement and provides nearby connections."* (Final paragraph, page 3 of comments letter).
- The EHDCLC agrees with the judgement of high value and high susceptibility, and thus high sensitivity of local Landscape Character Area 141 'Cherry Green Arable Plateau' Landscape Character Area (LCA) of the East Herts District Landscape Character Assessment (2007).
- Whilst the EHDCLC would prefer each visual receptor to be judged separately, there is agreement that the visual assessment of receptor groups has considered the worst-case scenario and judges the worst effect upon a visual receptor in the receptor group.
- Avoiding development on the central ridgeline and locating it on lower ground to reduce the visual impact of the development from the surrounding landscape – this approach is beneficial for reducing the surrounding impacts, notably from the west.

6.1.2 The introduction of built form on the Site, would be within a small part of the much wider LCA 141 Cherry Green Arable Plateau area, and notably only 40% of the Site area is proposed as new built form, with the remaining 60% of the Site proposed as green-blue infrastructure. The Proposed Development would therefore result in only limited change to some of the LCA's key characteristics. We consider that our assessment of the overall effects on LCA 141 are correctly judged.

6.1.3 The scheme design changes that were made since the original application was made, have been considered in this LVIA Addendum. It is considered, however, that the amended scheme does not alter the previous judgements of magnitudes of change of landscape and visual effects, and therefore the landscape and visual effects which are likely to occur as a result of the Proposed Development, remain at the levels as previously assessed in the Application LVIA.

6.1.4 Additional LVIA assessment has been undertaken as requested by the EHDCLC and as set out in Section 4.3 of this report. It is considered that the additional LVIA assessment does not alter the previous conclusions set out in the Application LVIA.

6.1.5 Verified view wireframes, which show the maximum parameters wireframes and an illustrative built form development, have been provided at Appendix C. Additionally, verified view visualisations with the maximum parameters, illustrative development and illustrative planting mitigation at around 15 years after planting, have been provided.



Appendix A Updated Figures



Project Number: 332611260

Appendix B Addendum Baseline Photos



Project Number: 332611260

Appendix C Verified Views



Project Number: 332611260