

Addendum to Statement of Common Ground (SoCG): Landscape Matters

Land North of A507, West of A10,
Buntingford SG9 9ER

Appeal Ref: 6008238

Appeal on behalf of Hallam Land
Management against the refusal of
Planning Application Reference
3/24/0966/OUT by East Hertfordshire
District Council

2nd September 2026

Comparison of Landscape Witnesses' LVIA Findings

The summary tables below have been prepared to assist the Inspector in identifying differences of professional opinion between the Landscape Witnesses regarding the LVIA. The tables were prepared by the Appellant's Landscape Witness, Ms Jones (NJ). In an email dated 01/09/2026, the Council's Landscape Witness, Mr Browne (RB), confirmed his agreement that the tables are correct and for the document to be appended to the Landscape Statement of Common Ground.

The tables set out the findings of the LVIA as submitted with the planning application and the findings of the LVIA review presented in Mr Browne's proof of evidence.

Where there is a different professional opinion, the assessment elements are detailed, and the differing opinions are highlighted in pale yellow.

Matter	Appellant’s Landscape Witness NJ		Council’s Landscape Witness RB	
Landscape Effects Assessment				
Landscape Value	Agreed			
Landscape Susceptibility	Agreed			
Landscape Sensitivity	Agreed			
Landscape Magnitude and Significance	Some agreement and some differences of professional opinion as noted below			
The character of the Site and its immediate surroundings:				
During Construction	Medium	Major adverse	Large	Major adverse
Year 1	Large	Moderate adverse	Large	Major adverse
Year 15	Large	Minor adverse	Large	Major adverse
The character of LCA 140 Ardeley / Cottered Settled Plateau				
During Construction	Very Small	Minor adverse	Small	Minor adverse
Year 1	Very Small	Minor adverse	Small	Minor adverse
Year 15	Very Small	Negligible adverse	Small	Minor adverse
The character of LCA 141 Cherry Green Plateau				
During Construction	Very Small	Minor adverse	Medium	Moderate adverse
Year 1	Small	Minor adverse	Medium	Moderate adverse

<i>Year 15</i>	Small	Minor beneficial	Medium	Moderate adverse
The character of LCA 142 High Rib Valley				
<i>During Construction</i>	Very Small	Minor adverse	Small	Minor adverse
<i>Year 1</i>	Very Small	Minor adverse	Small	Minor adverse
<i>Year 15</i>	Very Small	Negligible adverse	Small	Minor adverse
The character of footpaths within the site				
<i>During Construction</i>	Medium	Major adverse	Large	Major adverse
<i>Year 1</i>	Large	Moderate adverse	Large	Major adverse
<i>Year 15</i>	Large	Minor adverse	Large	Major adverse
Native hedgerows				
<i>During Construction</i>	Small	Minor adverse	Small	Minor adverse
<i>Year 1</i>	Small	Minor adverse	Small	Minor adverse
<i>Year 15</i>	Large	Moderate beneficial	Medium	Moderate beneficial
Canopy trees				
<i>During Construction</i>	Small	Minor adverse	Small	Minor adverse
<i>Year 1</i>	Small	Minor adverse	Small	Minor adverse
<i>Year 15</i>	Large	Moderate beneficial	Large	Moderate beneficial
Waterbodies				
<i>During Construction</i>	Small	Minor adverse	Small	Minor adverse
<i>Year 1</i>	Medium	Minor beneficial	Large	Minor beneficial
<i>Year 15</i>	Large	Moderate beneficial	Large	Moderate beneficial

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Matter	Appellant's Landscape Witness NJ	Council's Landscape Witness RB
Visual Effects Assessment		
Value of Views	Some agreement and some differences of professional opinion as noted below	
Pedestrians on PROW within and immediately adjacent to Site	Low	Medium
Pedestrians on PROW within 0.5km of Site	Low	Medium
Pedestrians on PROW 0.5km to 1km from Site	Low	Medium
Pedestrians on PROW on elevated land more than 1km from the Site	Low	Medium
Users of secondary roads within 0.5km of the Site	Low	Low
Users of principal roads within 0.5km of the Site	Low	Low
Residents of dwellings within 0.5km of the Site	Low	Medium
Residents of dwellings 0.5km to 1km of the Site	Low	Medium
Residents of dwellings on elevated land more than 1km from the Site	Low	Medium
Workers at workplaces within 0.5km of the Site	Low	Low
Visual Susceptibility	Agreed	
Visual Sensitivity	Some agreement and some differences of professional opinion as noted below	
Pedestrians on PROW within and immediately adjacent to Site	Medium	Medium to high
Pedestrians on PROW within 0.5km of Site	Medium	Medium to high
Pedestrians on PROW 0.5km to 1km from Site	Medium	Medium to high

Pedestrians on PROW on elevated land more than 1km from the Site	Medium	Medium to high		
Users of secondary roads within 0.5km of the Site	Medium	Medium		
Users of principal roads within 0.5km of the Site	Low	Low		
Residents of dwellings within 0.5km of the Site	Medium	Medium to high		
Residents of dwellings 0.5km to 1km of the Site	Medium	Medium to high		
Residents of dwellings on elevated land more than 1km from the Site	Medium	Medium to high		
Workers at workplaces within 0.5km of the Site	Low	Low		
Visual - Magnitude and Significance	Some agreement and some differences of professional opinion as noted below			
Pedestrians on PROW within and immediately adjacent to Site				
During Construction	Medium	Moderate adverse	Large	Major adverse
Year 1	Large	Major adverse	Large	Major adverse
Year 15	Large	Moderate adverse	Large	Major adverse
Pedestrians on PROW within 0.5km of Site				
During Construction	Medium	Moderate adverse	Large	Major adverse
Year 1	Large	Major adverse	Large	Major adverse
Year 15	Large	Moderate adverse	Large	Moderate to major adverse
Pedestrians on PROW 0.5km to 1km from Site				
During Construction	Small	Minor adverse	Medium	Minor adverse
Year 1	Medium	Moderate adverse	Medium	Moderate adverse
Year 15	Medium	Minor adverse	Medium	Minor adverse
Pedestrians on PROW on elevated land more than 1km from the Site				
During Construction	Very small	Negligible adverse	Small	Negligible adverse

<i>Year 1</i>	Small	Minor adverse	Small	Negligible adverse
<i>Year 15</i>	Small	Negligible adverse	Small	Negligible adverse
Users of secondary roads within 0.5km of the Site				
<i>During Construction</i>	Small	Minor adverse	Medium	Moderate adverse
<i>Year 1</i>	Medium	Moderate adverse	Medium	Moderate adverse
<i>Year 15</i>	Medium	Minor adverse	-	Moderate to minor adverse
Users of principal roads within 0.5km of the Site				
<i>During Construction</i>	Small	Minor adverse	Medium	Minor adverse
<i>Year 1</i>	Medium	Minor adverse	Medium	Minor adverse
<i>Year 15</i>	Medium	Minor adverse	Medium	Minor adverse
Residents of dwellings within 0.5km of the Site				
<i>During Construction</i>	Small	Minor adverse	Medium	Moderate adverse
<i>Year 1</i>	Medium	Moderate adverse	Medium	Moderate adverse
<i>Year 15</i>	Medium	Minor adverse	-	Moderate to minor adverse
Residents of dwellings 0.5km to 1km of the Site				
<i>During Construction</i>	Very small	Negligible adverse	Small	Minor adverse
<i>Year 1</i>	Small	Minor adverse	-	-
<i>Year 15</i>	Small	Negligible adverse	-	-
Residents of dwellings on elevated land more than 1km from the Site				
<i>During Construction</i>	Very small	Negligible adverse	-	-
<i>Year 1</i>	Small	Minor adverse	-	-
<i>Year 15</i>	Small	Negligible adverse	Small	Negligible adverse
Workers at workplaces within 0.5km of the Site				
<i>During Construction</i>	Small	Negligible adverse	Small	Minor adverse
<i>Year 1</i>	Medium	Minor adverse	Small	Minor adverse
<i>Year 15</i>	Medium	Minor adverse	Small	Minor adverse

