Appendix C: Landscape Effects Table

Landscape Receptor				Landscape Effects							
				Construction Phase		Construction Phase Residual Effects		Operational Phase at Year 1		Operational Phase Residual Effects (Year 15)	
Name	**Value**	**Susceptibility**	**Sensitivity**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**
Landscape Character											
LCA 141: Cherry Green Arable Plateau	High	Medium	High	Very Small	Minor Adverse	Very Small	Minor Adverse	Very Small	Minor Adverse	Very Small	Neutral
	LCA 141 is a fairly frequent landscape type within the county, with no major distinctive characteristics. There is a moderate to sparse network of PRoW, with a number of these providing links between the Rib Valley and the Ardeley/Cottered Settled Plateau. The local community appears to regard the LCA as very distinctive, and it contains features and areas designated for landscape and scenic beauty. LCA 141 is a landscape area of common components and characteristics, some of which are designated locally for their landscape and visual qualities. However, it makes strong positive contribution to the landscape character of the region. On balance, the value of the LCA is High.	LCA 141 is visible from the neighbouring plateaux and the upper slopes of the Rib Valley. The scale of the LCA is large with extensive exposed views. It is mainly quiet and remote apart from where locally closer to the A507 and the A10 corridor. LCA 141 is likely to have little scope to accommodate commercial development without undue consequences upon its overall integrity. As such, its susceptibility is High.	The combination of the High value and High susceptibility of LCA 141 results in a High sensitivity.	The construction phase will introduce temporary structures and construction equipment, amounting to direct change to an area of existing agricultural land. However, given the scale and extent of this activity in relation to the extent of LCA 141, the change will be very small in proportion. During construction there will be a very slight change to LCA 141 and it will directly affect a very limited proportion of the receptor. The change will be short-term. As such, the magnitude of change will be Very Small.	The negative changes to the character of LCA 141 during the construction phase will include the introduction of the construction equipment, structures and activity. During construction the alterations will result in a limited deterioration of LCA 141, and characteristic features will be lost to a limited degree. As such, the significance of the effect will be Minor Adverse.	Secondary mitigation measures implemented during the construction phase, such as the use of solid hoardings and the restricted movement of stockpiles, will be implemented. However, these will not appreciably reduce the magnitude of change to LCA 141. Whilst construction mitigation will have a positive effect, there will remain a very slight change to LCA 141 and it will directly affect a very limited proportion of the receptor. The change will be short-term. As such, the magnitude of change will be Very Small.	The negative changes to the character of LCA 141 during the construction phase will include the introduction of the construction equipment, structures and activity, which will not be appreciably reduced by the secondary mitigation measures. Whilst construction mitigation will have a positive effect, the alterations will continue to result in a limited deterioration of LCA 141, and characteristic features will be lost to a limited degree. As such, the significance of the effect will be Minor Adverse.	The Proposed Development will occupy an area of undeveloped land immediately adjacent to an existing settlement. The proposals represent a very small increase in the built form and recreational opportunity within LCA 141. The changes to the perceptual aspects of the LCA will be appreciable from only a small proportion of its very area. At Year 1 there will be a very slight change to LCA 141 and it will directly affect a very limited proportion of the receptor. Whilst the change will be medium to long-term, part of it will be reversible. As such, the magnitude of change will on balance be Very Small.	At Year 1 the negative changes to the landscape character of LCA 141 resulting from the Proposed Development will include the introduction of commercial built form into an area that is currently open. The positive changes will include the increased recreational access, which will be immediate. At Year 1 the alterations will result in a limited deterioration of LCA 141, and characteristic features will be lost to a limited degree. As such, the significance of the effect will be Minor Adverse.	At Year 15 the built form will be softened and integrated into the landscape of LCA 141 by the planting, which will have become established. It will include the landscape strategy shown on the Illustrative Masterplan, as well as the improved management of the existing retained vegetation to improve its condition and longevity. At Year 15 there will be a very slight change to LCA 141 and it will directly affect a very limited proportion of the receptor. Whilst the change will be medium to long-term, part of it will be reversible. As such, the magnitude of change will on balance be Very Small.	At Year 15 the negative changes to the landscape character of LCA 141 resulting from the Proposed Development will include the introduction of commercial built form into an area that is currently open. The positive changes will include the increased recreational access, the improvements to the management of the existing vegetation, and the establishment of the planting which will improve the landscape and scenic qualities of the character of the LCA. As a result of factoring in these positive changes to the consideration of the effect, the balance of the effect will become neutral. At Year 15 the alterations will result in effects on LCA 141 that are neither beneficial nor adverse. As such, the significance of the effect will be Neutral.
LCA 142: High Rib Valley	High	Medium	High	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Neutral
	LCA 142 is fairly unusual in the county. It appears to be one of the most highly valued areas in the district, and it contains features and areas designated for landscape and scenic beauty. However, the LCA is poorly served with PRoW. The character of the LCA is coherent but at times diverse. LCA 142 is a landscape area of distinctive components and characteristics, some of which are designated locally for their landscape and visual qualities. It makes a strong positive contribution to the landscape character of the region. On balance, the value of the LCA is High.	The valley landscape of LCA 142 is locally visible from outside the area from the adjacent plateaux edges, although within the LCA the landscape is small to medium scale with contained views. The A10 cuts through the LCA and brings visual and audible distraction. LCA 142 is likely to have some scope to accommodate commercial development without undue consequences upon its overall integrity. As such, its susceptibility is Medium.	The combination of the High value and Medium susceptibility of LCA 142 results in a High sensitivity.	The construction phase will introduce temporary structures and construction equipment, amount to direct change to an area of existing agricultural land. However, given the scale and extent of this activity in relation to the extent of LCA 142, the change will be very small in proportion. During construction there will be a very slight change to LCA 142 and it will indirectly affect a very limited proportion of the receptor. The change will be short-term. As such, the magnitude of change will be Very Small.	The negative changes to the character of LCA 142 during the construction phase will include the introduction of the construction equipment, structures and activity. During construction the alterations will result in a very slight deterioration of LCA 142. As such, the significance of the effect will be Negligible Adverse.	Secondary mitigation measures implemented during the construction phase, such as the use of solid hoardings and the restricted movement of stockpiles, will be implemented. However, these will not appreciably reduce the magnitude of change to LCA 142. Whilst construction mitigation will have a positive effect, there will remain a very slight change to LCA 142 and it will indirectly affect a very limited proportion of the receptor. The change will be short-term. As such, the magnitude of change will be Very Small.	The negative changes to the character of LCA 142 during the construction phase will include the introduction of the construction equipment, structures and activity, which will not be appreciably reduced by the secondary mitigation measures. Whilst construction mitigation will have a positive effect, the alterations will continue to result in a very slight deterioration of LCA 142,. As such, the significance of the effect will be Negligible Adverse.	The Proposed Development will occupy an area of undeveloped land immediately adjacent to an existing settlement. The proposals represent a small increase in the built form and recreational opportunity within LCA 142. The changes to the perceptual aspects of the LCA will be appreciable from only a small proportion of its area. At Year 1 there will be a very slight change to LCA 142 and it will indirectly affect a very limited proportion of the receptor. Whilst the change will be medium to long-term, part of it will be reversible. As such, the magnitude of change will on balance be Very Small.	At Year 1 the negative changes to the landscape character of LCA 142 resulting from the Proposed Development will include the introduction of commercial built form into an area that is currently open. The positive changes will include the increased recreational access, which will be immediate. At Year 1 the alterations will result in a very slight deterioration of LCA 142. As such, the significance of the effect will be Negligible Adverse.	At Year 15 the built form will be softened and integrated into the landscape of LCA 142 by the planting, which will have become established. It will include the landscape strategy shown on the Illustrative Masterplan, as well as the improved management of the existing retained vegetation to improve its condition and longevity. At Year 15 there will be a very slight change to LCA 142 and it will indirectly affect a very limited proportion of the receptor. Whilst the change will be medium to long-term, part of it will be reversible. As such, the magnitude of change will on balance be Very Small.	At Year 15 the negative changes to the landscape character of LCA 142 resulting from the Proposed Development will include the introduction of commercial built form into an area that is currently open. The positive changes will include the increased recreational access, the improvements to the management of the existing vegetation, and the establishment of the planting which will improve the landscape and scenic qualities of the character of the LCA. As a result of factoring in these positive changes to the consideration of the effect, the balance of the effect will become neutral. At Year 15 the alterations will result in a limited deterioration of LCA 142 that are neither beneficial nor adverse. As such, the significance of the effect will be Neutral.

Landscape Receptor				Landscape Effects							
				Construction Phase		Construction Phase Residual Effects		Operational Phase at Year 1		Operational Phase Residual Effects (Year 15)	
Name	**Value**	**Susceptibility**	**Sensitivity**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**
The character of the Site and its immediate surroundings	Medium	High	High	Small	Moderate Adverse	Small	Moderate Adverse	Medium	Moderate Adverse	Large	Minor Adverse
	There are no national designations relating the landscape or scenic quality of the Site, and no ancient woodland is present within or adjacent to the Site. There is no evidence that the landscape is valued for recreational activity, as it is not publicly accessible, albeit it forms part of views experienced from PRoW within its context. There are no known cultural or historical associations with the Site, although a listed buildings are present within its local context. Most of the Site does not itself exhibit a particularly high scenic quality, albeit there are medium to long distance panoramic views available across the wider landscape. The Site and its immediate vicinity are broadly representative of the LCA within which it is located. The Site and its immediate surroundings form a landscape area of common components and characteristics, which are undesignated and with little wider recognition of value. However, it makes some positive contribution to the landscape character of the region. On balance, the value of the LCA is Medium.	The landform of the Site and its immediate surroundings is relatively simple, being gently sloping from a localised ridge within its western extents. There is therefore a strong visual relationship between the Site and the landscape immediately to the north, west and south, owing to the combination of the topography and the limited nearby structural vegetation in these directions. The composition of the Site is relatively simple, although mature trees bordering the Site to the north-east provide a degree of enclosure in this direction, as does the woodland adjacent to the southern boundary. The character of the Site is influenced by the power lines within it and the transport corridors of the A10 to the east and the A507 to the north, which contribute audible intrusion. The character of the Site and its surroundings is also influence by its relationship with the settlement edge of Buntingford. Commercial development is already present near to the Site. The type of change proposed will therefore not introduce elements that are uncharacteristic of the Site's immediate context. The character of the Site and its immediate surroundings is likely to have little scope to accommodate commercial development without undue consequences upon its overall integrity. As such, its susceptibility is High.	The combination of the Medium value and High susceptibility of the character of the Site and its immediate surroundings results in a High sensitivity.	The construction phase will introduce temporary structures and construction equipment, amounting to direct change to an area of existing agricultural land. Given the scale and extent of this activity in relation to the extent of the Site and its immediate surroundings, the change will be extensive in proportion. During construction there will be a noticeable change to the character of the Site and its immediate surroundings and it will directly affect a relatively extensive proportion of the receptor. However, the change will be short-term. As such, the magnitude of change will on balance be Small.	The negative changes to the character of the Site and its immediate surroundings during the construction phase will include the introduction of the construction equipment, structures and activity. During construction the alterations will result in a partial deterioration of the character of the Site and its immediate surroundings. As such, the significance of the effect will be Moderate Adverse.	Secondary mitigation measures implemented during the construction phase, such as the use of solid hoardings and the restricted movement of stockpiles, will be implemented. However, these will not appreciably reduce the magnitude of change to the character of the Site and its immediate surroundings. Whilst construction mitigation will have a positive effect, there will remain a noticeable change to the character of the Site and its immediate surroundings and it will directly affect a relatively extensive proportion of the receptor. However, the change will be short-term. As such, the magnitude of change will on balance be Small.	The negative changes to the character of the Site and its immediate surroundings during the construction phase will include the introduction of the construction equipment, structures and activity, which will not be appreciably reduced by the secondary mitigation measures. Whilst construction mitigation will have a positive effect, the alterations will continue to result in a partial deterioration of the character of the Site and its immediate surroundings. As such, the significance of the effect will be Moderate Adverse.	The proposals will have a direct effect on the character of the Site and an indirect effect on that of its immediate vicinity. The Proposed Development will occupy an area of undeveloped land immediately adjacent to an existing settlement. The proposals will result in built form being introduced across a third of the area of the Site, although there will also be an increase in the recreational opportunity within the Site. The changes to the perceptual aspects of the Site will be appreciable from a number of locations within its vicinity. At Year 1 there will be a partial change to the character of the Site and its immediate surroundings and it will directly affect a relatively extensive proportion of the receptor. Whilst the change will be medium to long-term, part of it will be reversible. As such, the magnitude of change will on balance be Medium.	At Year 1 the negative changes to the character of the Site and its immediate surroundings will include the introduction of commercial built form into an area that is currently open. The positive changes will include the increased recreational access, which will be immediate. At Year 1 the alterations will on balance result in a partial deterioration of the character of the Site and its immediate surroundings. Valued characteristics will be partially lost. As such, the significance of the effect will be Moderate Adverse.	At Year 15 the built form will be softened and integrated into the landscape of the Site and its immediate surroundings by the planting, which will have become established. This planting will include the landscape strategy shown on the Illustrative Masterplan, as well as the improved management of the existing retained vegetation to improve its condition and longevity. At Year 15 there will be a pronounced change to the character of the Site and its immediate surroundings and it will directly affect an extensive proportion of the receptor. Whilst the change will be medium to long-term, part of it will be reversible. However, on balance the magnitude of change will be Large.	At Year 15 the negative changes to the character of the Site and its immediate surroundings will include the introduction of commercial built form into an area that is currently open. The positive changes will include the increased recreational access, the improvements to the management of the existing vegetation, and the establishment of the planting which will improve the landscape and scenic qualities of the character of the Site. As a result of factoring in these positive changes to the consideration of the effect, the level of the significance of the effect will be reduced. At Year 15 the alterations will result in a very slight deterioration of the character of the Site and its immediate surroundings, and characteristic features will be lost to a limited degree. As such, the significance of the effect will be Minor Adverse.

Landscape Receptor				Landscape Effects							
				Construction Phase		Construction Phase Residual Effects		Operational Phase at Year 1		Operational Phase Residual Effects (Year 15)	
Name	**Value**	**Susceptibility**	**Sensitivity**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**
Landscape Features											
Native hedgerow	Medium	Low	Medium	Small	Minor Adverse	Very Small	Negligible Adverse	Small	Minor Adverse	Medium	Negligible Beneficial
	The native hedgerow on the Site is neither designated nor rare, and is unlikely to have any wider recognition of value. Though dense in places, in others it is less well maintained. The layout of the hedgerow broadly follows the historic field pattern, and supports a number of woody species and tree standards. The native hedgerow comprises common components and characteristics. Whilst it is undesignated, it makes some positive contribution to landscape character. Its value is considered on balance to be Medium.	In general native hedgerow is considered to be readily replaceable and to have a moderate potential for retention and within a commercial development structure. Whilst the native hedgerow exhibits a tangible relationship to the surrounding context and key characteristics of the area, it is very likely that landscape mitigation can be applied. On balance the native hedgerow is likely to be able to accommodate commercial development with little or no consequences upon its overall integrity. As such, its susceptibility is Low.	The combination of the Medium value and Low susceptibility of the native hedgerow results in a Medium sensitivity.	The majority of the native hedgerow is to be retained, with a limited proportion along the A507 to be removed for construction and ongoing access requirements. During construction there will be a limited change to the native hedgerow and it will affect a relatively limited proportion of the receptor. As such, the magnitude of change will be Small.	During the construction phase, the negative changes to the native hedgerow will include the removal of existing hedgerow along part of the A507. During construction the alterations will result in a limited deterioration of the native hedgerow. As such, the significance of the effect will be Minor Adverse.	Secondary mitigation measures will be implemented during the construction phase, including protection of the retained hedgerow, which will be in accordance with BS5837:2012. There will be minimal disruption to the retained hedgerow during construction. These secondary mitigation measures will appreciably reduce the magnitude of change to the native hedgerow. As a result of the construction mitigation there will be a very slight change to the native hedgerow and it will affect a limited proportion of the receptor. As such, the magnitude of change will be Very Small.	The level of significance of the effect resulting from the negative changes to the retained native hedgerow will be reduced by the secondary mitigation measures. As a result of the construction mitigation the alterations will result in a very slight deterioration of the native hedgerow. As such, the significance of the effect will be Negligible Adverse.	Some of the removed hedgerow will be replanted at completion of the construction works. At Year 1 there will be a limited change to the native hedgerow and it will affect a relatively limited proportion of the receptor. As such, the magnitude of change will be Small.	At Year 1 the negative changes to the native hedgerow resulting from the Proposed Development will include the removal of some of the existing hedgerow along part of the A507. At Year 1 the alterations will result in a limited deterioration of the native hedgerow. As such, the significance of the effect will be Minor Adverse.	At Year 15, the reinforced existing native hedgerow planting demonstrated on the Illustrative Masterplan will have become established, and the improved management and enhancement regime for the retained hedgerow will have progressed. As a result, there will be an appreciable improvement to the overall structure, cohesiveness and quality of retained native hedgerow. At Year 15 there will be a partial change to the native hedgerow and it will affect a relatively extensive proportion of the receptor. As such, the magnitude of change will be Medium.	At Year 15 the negative changes to the native hedgerow resulting from the Proposed Development will include the removal of existing hedgerow along part of the A507. The positive changes will include the planting of the proposed reinforcement hedgerow planting and the improved management of the existing vegetation, which will now have established sufficiently to affect the significance of the effect on the receptor. As a result of factoring in these positive changes to the consideration of the effect and the proportion of the receptor affected, the balance of the effect will become beneficial. At Year 15 the alterations will result in a very slight improvement of the native hedgerow. As such, the significance of the effect will be Negligible Beneficial.
Canopy trees	Medium	Medium	Medium	Small	Minor Adverse	Very Small	Negligible Adverse	Small	Minor Adverse	Large	Moderate Beneficial
	None of the trees within or immediately adjacent to the Site is the subject of a TPO. The nearest trees subject to TPOs are separated from the Site by the A10 corridor. The canopy trees within the Site are not rare, but they provide some enclosure to the Site and in many cases exhibit scenic qualities by virtue of their maturity. They also provide green infrastructure links to adjacent tree cover in the vicinity. The canopy trees comprise common components and characteristics. Whilst they are undesignated, they make some positive contribution to landscape character. Their value is considered on balance to be Medium.	There is potential for the retention of existing canopy trees within a commercial development structure. However, should any trees be removed, their replacement would take considerable time, especially with regard to trees of certain species and ages. Overall the canopy trees exhibit a varied structure with a tangible relationship to the surrounding context and key characteristics of the area, and it is very likely that landscape mitigation can be applied. The canopy trees are likely to have some scope to accommodate commercial development without undue consequences upon their overall integrity. As such, their susceptibility is Medium.	The combination of the Medium value and Medium susceptibility of the canopy trees results in a Medium sensitivity.	The layout of the Proposed Development has been sensitively developed within the existing field parcel to prevent the need for many tree removals and to reduce the potential impact on the health and longevity of the canopy trees within and adjacent to the Site, which are to be retained. A limited number along the A507 will be removed for construction and ongoing access requirements. During construction there will be a limited change to the canopy trees and it will affect a relatively limited proportion of the receptor. As such, the magnitude of change will be Small.	The potential negative changes to the existing canopy trees during the construction period include the risk of damage caused by construction equipment and stockpiles. During construction the alterations will result in a limited deterioration of the canopy trees. As such, the significance of the effect will be Minor Adverse.	Secondary mitigation measures will be implemented during the construction phase, including protection of the canopy trees, which will be in accordance with BS5837:2012. There will be minimal disruption to the canopy trees during construction. These secondary mitigation measures will reduce the magnitude of change to this landscape receptor. As a result of the construction mitigation there will be a very slight change to the canopy trees and it will affect a limited proportion of the receptor. As such, the magnitude of change will be Very Small.	The negative changes to the canopy trees resulting from the construction works will be reduced by the secondary mitigation measures. As a result of the construction mitigation the alterations will result in a very slight deterioration of the canopy trees. As such, the significance of the effect will be Negligible Adverse.	Some of the removed trees will be replanted at completion of the construction works. At Year 1 there will be a limited change to the canopy trees and it will affect a relatively limited proportion of the receptor. As such, the magnitude of change will be Small.	At Year 1 the potential negative changes to the existing canopy trees will be limited to any effects remaining from the construction period. At Year 1 the alterations will result in a limited deterioration of the canopy trees. As such, the significance of the effect will be Minor Adverse.	At Year 15, the proposed tree planting throughout the Site, demonstrated on the Illustrative Masterplan, will have become established, and the improved management and enhancement regime for the existing trees will have progressed. As a result, there will be an improvement to the overall structure and cohesiveness of the canopy trees as well as to their extent and quality. At Year 15 there will be a pronounced change to the canopy trees and it will affect an extensive proportion of the receptor. As such, the magnitude of change will be Large.	The positive changes at Year 15 will include the tree planting throughout the Site and the improved management of the existing trees. As a result of factoring in these positive changes to the consideration of the effect and the proportion of the receptor affected, the balance of the effect will become beneficial and the level of the significance of the effect will be increased. At Year 15 the alterations will result in a partial improvement of the canopy trees. As such, the significance of the effect will be Moderate Beneficial.

Landscape Receptor				Landscape Effects							
				Construction Phase		Construction Phase Residual Effects		Operational Phase at Year 1		Operational Phase Residual Effects (Year 15)	
Name	**Value**	**Susceptibility**	**Sensitivity**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**	**Magnitude**	**Significance**
Waterbodies	High	Medium	Medium	Small	Minor Adverse	Very Small	Negligible Adverse	Medium	Minor Beneficial	Large	Moderate Beneficial
	There are no waterbodies present within the Site, although the Thistley Vale Brook is present 30m to the west. The brook is of a modest scenic quality and features very little structural vegetation in this area. The Thistley Vale Brook is of common components and characteristics. However, it makes some positive contribution to landscape character. Its value is considered on balance to be Medium.	The form of the Thistley Vale Brook is simple and it has a moderate relationship to the surrounding topographical context. There is good potential for the retention of a brook within a commercial development structure. Should it be rerouted or its structure or quality be damaged, it would take some time for it to regenerate its vegetative communities and to restore its habitats to match their current condition. The Thistley Vale Brook is likely to have some scope to accommodate commercial development without undue consequences upon its overall integrity. As such, its susceptibility is Medium.	The combination of the Medium value and Medium susceptibility of the waterbodies results in a Medium sensitivity.	There are no proposed changes to the structure of the Thistley Vale Brook. It is to be retained in its entirety and will not be subjected to any works during the construction phase. However, the scenic quality of the brook will be indirectly affected by the temporary structures, construction equipment and activity nearby. During construction there will be a limited change to the waterbodies and it will affect a relatively limited proportion of the receptor. As such, the magnitude of change will be Small.	The negative changes to the character of the Thistley Vale Brook during the construction phase will include the introduction of the construction equipment, structures and activity. activity to an area of agricultural land near to the brook. During construction the alterations will result in a limited deterioration of the waterbodies. As such, the significance of the effect will be Minor Adverse.	Secondary mitigation measures during the construction phase will be implemented. In order to minimise potential disturbance to the Thistley Vale Brook during the construction phase, temporary fencing will be erected and material stockpiles sited away from the watercourse so as to prevent surface water run-off and leaching. As a result of the construction mitigation there will be a very slight change to the waterbodies and it will affect a limited proportion of the receptor. As such, the magnitude of change will be Very Small.	The negative changes to the Thistley Vale Brook will be reduced by the secondary mitigation measures. As a result of the construction mitigation the alterations will result in a very slight deterioration of the waterbodies. As such, the significance of the effect will be Negligible Adverse.	At Year 1 the scenic quality of the Thistley Vale Brook will be indirectly affected by the introduction of commercial built form into an adjacent area of open agricultural land. The proposed SuDS attenuation features will have been completed, increasing the quantity of the waterbodies as a landscape resource within the Site, although the character of these features will have yet to establish. Whilst the change to the waterbodies at Year 1 will affect an extensive proportion of the receptor, it will be a partial change. As such, the magnitude of change will on balance be Medium.	At Year 1 the negative changes to the character of the Thistley Vale Brook will include the introduction of commercial built form into an adjacent area of agricultural land that is currently open. The positive changes will include the introduction of additional attenuation features within the Site. As a result of factoring in these positive changes to the consideration of the effect, the balance of the effect will become beneficial. At Year 1 the alterations will result in a limited improvement of the waterbodies. As such, the significance of the effect will be Minor Beneficial.	At Year 15 the built form will be softened and integrated into the landscape context of the Thistley Vale Brook by the proposed planting, which will have become established. It will include the landscape strategy shown on the Illustrative Masterplan, as well as the improved management of the existing retained vegetation to improve its condition and longevity. This will affect the vegetative communities of the green infrastructure linked to the marginal vegetation of the brook, as well as those associated with the proposed SuDS features. At Year 15 there will be a pronounced change to the waterbodies and it will affect an extensive proportion of the receptor. As such, the magnitude of change will be Large.	At Year 15 the negative changes to the character of the Thistley Vale Brook will include the introduction of commercial built form into an adjacent area of open agricultural land. The positive changes will include the improvements to the management of the existing vegetation, and the establishment of the planting which will improve the landscape and scenic qualities of the existing brook and the proposed SuDS features. As a result of factoring in these positive changes to the consideration of the effect and the proportion of the receptor affected, the level of the significance of the effect will be increased. At Year 15 the alterations will result in a partial improvement of the waterbodies. As such, the significance of the effect will be Moderate Beneficial.

Value of the receptor: High, Medium or Low

Susceptibility of the receptor: High, Medium or Low

Sensitivity of the receptor: High, Medium or Low

Magnitude of the effect: Large, Medium, Small, Very Small or None

Significance of the effect: Major Beneficial, Moderate Beneficial, Minor Beneficial, Negligible Beneficial, Neutral, Negligible Adverse, Minor Adverse, Moderate Adverse or Major Adverse