

## APPENDIX A - Glossary of terms

<b>Analysis (landscape)</b>	The process of breaking the landscape down into its component parts to understand how it is made up.
<b>Assessment (landscape)</b>	An umbrella term for description, classification and analysis of landscape.
<b>Biodiversity</b>	The concept of variety in all species of plants and animals through which nature finds its balance.
<b>Classification</b>	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
<b>Compensation</b>	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
<b>Constraints map</b>	Map showing the location of important resources and receptors that may form constraints to development.
<b>Countryside</b>	The rural environment and its associated communities (including the coast)
<b>Cumulative Effects</b>	The summation of effects that result from changes cause by a development in conjunctions with other past, present or reasonably foreseeable actions.
<b>Diversity</b>	Where a variety of qualities or characteristics occurs.
<b>“Do nothing situation”</b>	Continued change/evolution of landscape or of the environment in the absence of the proposed development.
<b>Element</b>	A component part of the landscape (for example, roads, hedges, woods)
<b>Enhancement</b>	Landscape improvement through restoration, reconstruction or creation.
<b>Environment</b>	Our physical surroundings including air, water and land.

<b>Environmental appraisal</b>	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
<b>Environmental fit</b>	The relationship of a development to identified environmental implications opportunities and constraints in setting.
<b>Environmental Impact Assessment</b>	The evaluation of the effects on the environment of particular development proposals
<b>Field pattern</b>	The pattern of hedges and walls that define fields in farmed landscapes.
<b>Geographical Information System</b>	Computerised database of geographical information that can easily be updated and manipulated.
<b>Heritage</b>	Historical or cultural associations.
<b>Indirect impacts</b>	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
<b>Landcover</b>	Combinations of land use and vegetation that cover the land surface.
<b>Landform</b>	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
<b>Landscape capacity</b>	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
<b>Landscape character</b>	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

<b>Landscape character type</b>	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
<b>Landscape effects</b>	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
<b>Landscape evaluation</b>	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
<b>Landscape factor</b>	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
<b>Landscape feature</b>	A prominent eye-catching element, for example, wooded hilltop or church spire.
<b>Landscape quality (or condition)</b>	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
<b>Landscape resource</b>	The combination of elements that contribute to landscape context, character and value.
<b>Landscape sensitivity</b>	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
<b>Land use</b>	The primary use of the land, including both rural and urban activities.
<b>Landscape value</b>	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

<b>Magnitude</b>	A combination of the scale, extent and duration of an effect.
<b>Methodology</b>	The specific approach and techniques used for a given study.
<b>Mitigation</b>	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
<b>Perception (of landscape)</b>	The psychology of seeing and possibly attaching value and/or meaning to landscape.
<b>Precautionary principle</b>	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
<b>Preference</b>	The liking by people for one particular landscape element, characteristic or feature over another.
<b>Quality</b>	See <b>Landscape quality</b>
<b>Receptor</b>	Physical landscape resource, special interest or viewer group that will experience an effect.
<b>Regulatory authority</b>	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
<b>Scenario</b>	A picture of a possible future.
<b>Scoping</b>	The process of identifying the likely significant effects of a development of the environment.
<b>Sense of place (genius loci)</b>	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
<b>Sensitive/sensitivity</b>	See <b>landscape sensitivity</b>
<b>Sieve mapping</b>	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
<b>Sustainability</b>	The principle that the environment should be protected in such a condition and to such a degree that ensures new

development meets the needs of the present without compromising the ability of future generations to meet their own needs.

<b>Technique</b>	Specific working process
<b>Threshold</b>	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
<b>Visual amenity</b>	The value of a particular area or view in terms of what is seen.
<b>Visual effect</b>	Change in the appearance of the landscape as a result of development. This can be positive (ie beneficial or an improvement) or negative (ie adverse or a detraction)
<b>Visual envelope</b>	Extent of potential visibility to or from a specific area or feature.
<b>Visualisation</b>	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
<b>Worst-case situation</b>	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
<b>Zone of visual influence</b>	Area within which a proposed development may have an influence or effect on visual amenity.

## APPENDIX B - Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- North Hertfordshire District Council published landscape character descriptions;
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.

## APPENDIX C – Policy

North Hertfordshire District Local Plan No2. – saved policies (2007)

### **Policy 2 - Green Belt**

In the Green Belt, as shown on the Proposals Map, the Council will aim to keep the uses of land open in character. Except for proposals within settlements which accord with Policy 3, or in very special circumstances, planning permission will only be granted for new buildings, extensions, and changes of use of buildings and of land which are appropriate in the Green Belt, and which would not result in significant visual impact

### **Policy 3 - Settlements within the Green Belt**

In settlements within the Green Belt, the Council will not normally permit development proposals, except for:

1. that strictly necessary for the housing and employment needs of agriculture, forestry, leisure and local services in the rural areas that cannot practicably be met outside the Green Belt; or
2. the local facilities and services needs of the settlement within which the development is proposed; or
3. the meeting of an identified rural housing need in compliance with Policy 29; or
4. a single dwelling on a small plot located within the built core of the settlement, which will not result in the outward expansion of the settlement or have any other adverse impact on the local environment or other policy aims within the Green Belt

### **Policy 5 - Excluded villages**

Within the excluded villages of Codicote, Ickleford, Kimpton, Knebworth and Little Wymondley, the Council will normally permit development for housing, employment, service and community facilities only if the development proposed is compatible with the maintenance and enhancement of village

character, and the maintenance of Green Belt boundaries as shown on the Proposals Map.

### **Policy 11: Chilterns Area of Outstanding Natural Beauty**

In the Chilterns Area of Outstanding Natural Beauty, the Council will conserve and enhance the natural beauty of the Area, when any development is permitted, by ensuring it is carefully sited and is of high quality design. In addition, account will be taken of the effect on farming and woodland land uses, and wildlife conservation interests. Access to the countryside for quiet enjoyment will be improved as far as possible; any provision for other leisure activities must be compatible with existing land uses and landscape conservation

### **Policy 14: Nature Conservation**

For Local Nature Reserves, Sites of Special Scientific Interest, Nature Reserves of the Hertfordshire and Middlesex Wildlife Trust, and sites of local Wildlife Significance, the Council will preserve their wildlife importance by not normally granting planning permission for development proposals in these sites, or which may harm their value, and will seek their continued management for nature conservation.

For sites of Wildlife Value, the Council will not normally grant planning permission for development proposals which do not take account of and encourage the potential nature conservation value of the site.

Elsewhere, or when a development proposal is acceptable, the Council will expect development proposals to take account of, and where possible, to show improvements to the nature conservation value of the site and its surroundings. In addition, the Council may require the preparation and implementation of a management scheme to maintain or enhance the site's nature conservation value.



### **Policy 19: Historic Parks and Gardens**

For Historic Parks and Gardens, the Council will refuse development proposals which destroy or result in any loss of their value

### **Policy 21: Landscape and Open Space Patterns in Towns**

In towns, the Council will maintain a general pattern of landscape features, and of public and private open spaces, as shown on the Proposals Map:

- by normally refusing development proposals which would have a significantly detrimental effect on the character, form, extent and structure of the pattern;
- if development is acceptable in these terms, by requiring the character, form and layout of the development proposals to retain and/or reinforce the pattern through appropriate landscape and open space provision and quality of design;
- by managing appropriate land for open spaces;
- by encouraging their positive use and management for formal and informal recreation, for amenity and nature conservation; and
- by undertaking and encouraging small scale environmental improvements where they will reinforce the pattern of landscape features and open spaces. In addition, the Council will seek to reinforce the pattern in areas for consolidation of open space and landscape pattern as shown on the Proposals Map

## APPENDIX D - Published Landscape Character Areas

### NCA 110 – The Chilterns.

#### 14.1 The key characteristics of this area are:

- The chalk plateau is incised by parallel branching valleys gently shelving to the south-east into the London Basin. The large chalk aquifer is abstracted for water to supply London and its surrounds and also supports flows of springs, chalk streams and the River Thames.
- There are several chalk streams. Features associated with a history of modification include historic mills, watercress beds, culverts and habitat enhancements.
- The north-west-facing escarpment is an abrupt relief feature beside low-lying vales, breached notably by the Thames at the Goring Gap. The escarpment lowers northwards, terminating as distinct hills. The Chiltern ridge offers panoramic views.
- Within the Chilterns, views are enclosed within branching valleys, sunken routeways and extensive woodland and hedgerow-enclosed fields. There are hidden, tranquil pockets along single track lanes and rights of way.
- A mixture of arable, grassland and woodland and the numerous commons reflects the dominance of Grade 3 agricultural land. Ancient woodland has remained on extensive clay-with-flint deposits, while very steep slopes are rarely cultivated. There are, however, not inconsiderable areas of Grade 1 and 2 land that are associated with lower-lying areas and river valleys
- The Chilterns are one of the most wooded lowland landscapes in England. The area is particularly renowned for its extensive native beechwoods, several of which are designated as part of the Chilterns Beechwoods Special Area of Conservation (SAC).

Other distinctive features include rare box woods, 'hanging' woods on steep slopes and rare yew woods, including Hartslock Wood SAC.

- Pre-18th-century fields defined by ancient, often sinuous hedged boundaries are scattered throughout, including co-axial fields. Parliamentary enclosure fields are limited. Large modern fields, usually with ancient boundaries, cover the better agricultural land, most notably in the north-east.
- Remnants of various historic land use types can combine rich and diverse habitats and archaeology. Many key places are publicly accessible, including Registered Parks and Gardens, historic downland and common land. Traditional flood plain landscapes and orchards are the most restricted in extent. Historic routeways, hedged boundaries and watercourses provide connectivity.
- Historic downland preserves prehistoric archaeology and supports high numbers of rare and scarce chalk grassland vascular plants, mosses and liverworts. Diversity is enhanced by a mosaic of chalk grassland, scrub and woodland, with Hartslock Wood SAC being one example.
- Species strongly associated with the Chilterns include the red kite, pasque flower, stag beetle, Chiltern gentian, shepherd's needle, chalkhill blue butterfly and native box. Aston Rowant SAC protects an internationally important juniper scrub population. Farmland birds and deer are a feature of the wider countryside.
- Nucleated settlements of medieval origin and land farmed since prehistory are found alongside watercourses and springs in the through-valleys and at the foot of the scarp. Elsewhere, dispersed farmsteads dating from the medieval period and mid-

19th-century development around commons are characteristic of the plateau.

- The River Thames and its flood plain mark a distinctive area in the south. The river is a focus for settlement, abstraction and recreation.
- Major transport routes, including motorways, radiate from adjacent Greater London, associated with significant 20th-century development and extensive urban fringe areas.
- Brick and flint are the dominant traditional building materials, with Totternhoe Stone (clunch) being less common, but still a distinctive
- Numerous parkland landscapes define large, historic estates. Designs by Humphry Repton and Lancelot 'Capability' Brown are represented, and the houses, follies and wooded features provide local landmarks.
- Extensive rights of way, commons, open access downland, woodland and some parklands provide access to the countryside. The Thames Path, the Ridgeway and the Grand Union Canal are high-profile recreation routes; locally promoted routes include the Chilterns Cycleway. Private leisure land uses, including golf courses and horse paddocks, are common near urban centres.

## Sub-Regional Character

### North Herts Landscape Study

- 14.2 The North Herts Landscape Study (NHLS) was commissioned by North Hertfordshire district council (NHDC) and Stevenage Borough Council and published in 2002 and adopted as the councils agreed Landscape

Character Assessment for the district in 2005. It is the most recent assessment for the area.

14.3 The proposed site lies on the transition between two Landscape Character Areas (LCAs). It lies on the north boundary of the River Oughton and Purwell Valley LCA (217) where it adjoins the Pirton Lowlands LCA (218). The key characteristics of these sub-regional LCAs relevant to the study area are reproduced below:

#### 14.4 River Oughton and Purwell Valley LCA (217)

##### Key Characteristics

- Grazed water meadows
- Meandering water course with associated ponds and water bodies
- Linear woodland belts following the water course

##### Distinctive Features

- Mainline railway on embankment
- Public parkland at Ickleford
- Oughtonhead Common Nature Reserve
- Purwell Mill Nature Reserve

The NHLS notes Overall Character as;

*“Traditionally cattle grazed water meadows with poplar, willow and ash trees along the watercourses. Self seeded mature hawthorn also randomly distributed. Mature landscape character well defined by urban development (Hitchin). Trees restrict views. General change of land use adjacent to Ickleford where land is predominantly used for horse grazing and stabling. Paddocks are defined by post and barbed wire fencing. Character Area is crossed, in several locations, by the*

*mainline railway which runs on embankment. Oughtonhead Common, to the west, managed as a local nature reserve”*

The NHLS goes on to note Visual and Sensory Perception as;

*“A mature water meadow landscape enclosed over part of its length by urban development. North of Hitchin the river flows across an open large scale arable landscape. The tree cover and pastureland provide a welcome contrast with the surrounding landscape. Railway noise is an issue”*

As a result, views are restricted along the river corridor by well-established blocks of vegetation. The urban fringe dominates/intrudes where tree cover is less well established. The overall evaluation notes that the LCA is of moderate condition and robustness, with a conclusion of “moderate low landscape value” and recommendation to “Improve and conserve”.

With regard to defined capacities to accommodate change the NHLS notes a low capacity for smaller urban extensions (<5ha) “due to the rivers”, but then notes for Incremental small scale development that “there may be some very limited capacity for carefully located and designed individual properties”, noting the key issue is where “the floodplain restricts the landscape capacity for such development”.

NHLS Built development Guidelines for LCA (217)

- Avoid any development in the floodplain of the rivers
- Retain the character of the River Oughton and Purwell Valleys, ensuring that any new development is appropriately sited and of a scale, form and style appropriate to the character area
- Planting should reflect existing patterns to mitigate buildings
- Avoid the location of new development in visual intrusive locations

- Ensure that lighting associated with new development does not create additional urbanising influences on the character area
- Manage and enhance the river valley as a corridor for green infrastructure proposals and habitat creation
- Create new and enhanced landscapes in visually prominent urban fringes softening the interface between urban and rural landscapes

#### 14.5 Pirton Lowlands LCA (218)

##### Key Characteristics

- Large scale open flat farmland landscape
- Arable production
- Remnant hedgerows
- Woodland shelter around settlements

##### Distinctive features

- Hexton Manor and Gardens
- A600 Bedford Road

The NHLS notes Overall Character as;

*“Large scale open, flat farming landscape given over predominantly to arable production. Long distance views of features such as water towers, churches and the chalk scarp. Remnant hedges, gappy and predominantly hawthorn but with occasional mature trees. Hedges generally well trimmed. Very little woodland cover except adjacent to settlements. Settlement pattern is nucleated with older settlements maintaining the use of local vernacular materials. Occasional farmsteads are less well integrated in terms of materials and general*

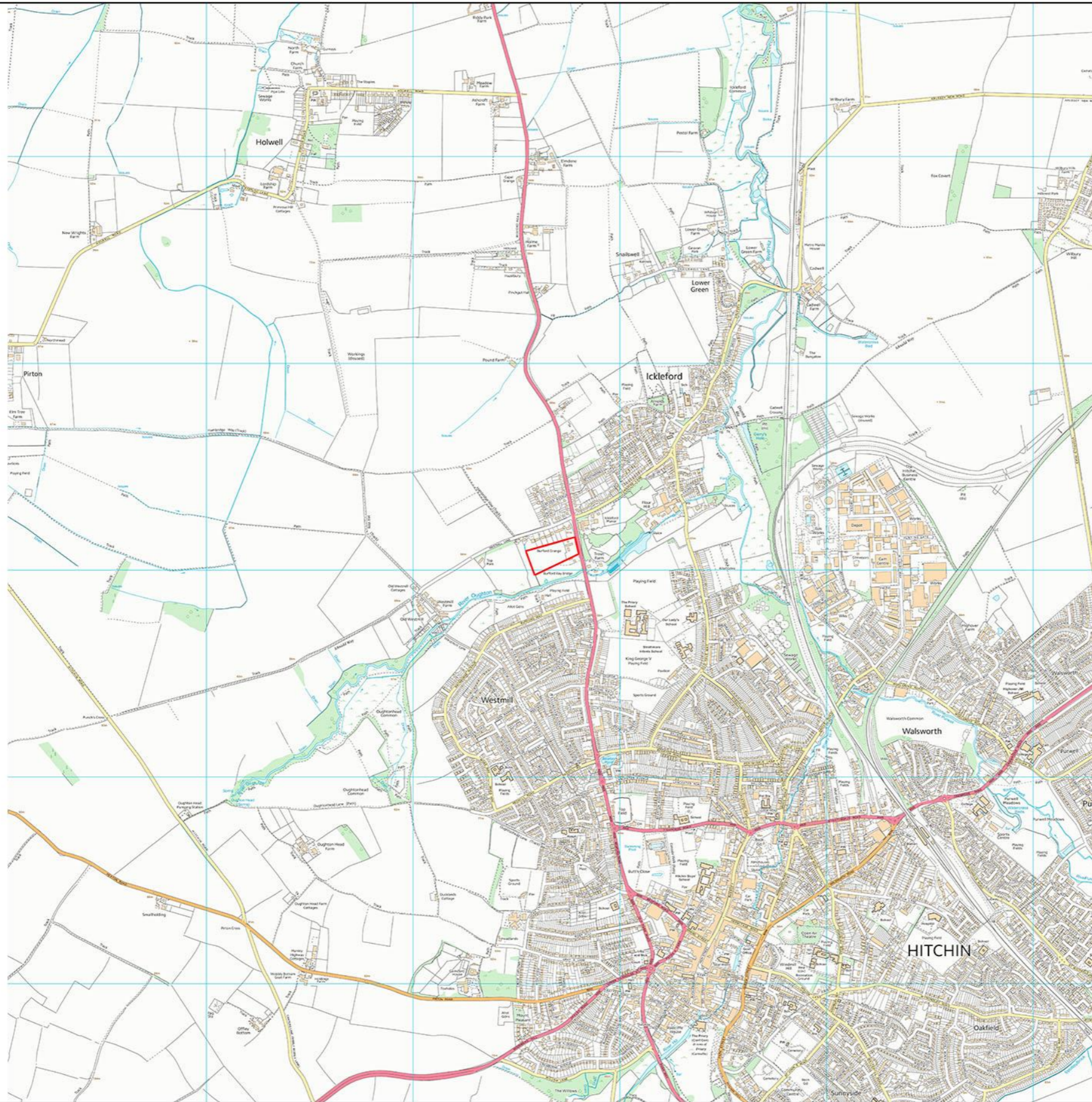
*scale of farm buildings. Additionally the A600, Bedford Road, is quite prominent in the east”*

The NHLS goes on to note Visual and Sensory Perception as;

*“Bland, featureless, vast scale landscape with remnant hedges. Farmsteads tend to be large scale and dominant features not integrated in to the landscape. Vehicles on the A600 prominent in the landscape.”*

Expansive views are possible throughout this area. The overall evaluation notes that the LCA is of poor condition and weak robustness, with a conclusion of low values and recommendation to “reconstruct”.





**LEGEND**



Site boundary



Client: CALA Homes

Scheme: Burford Grange Ickleford

Drawing: Ordnance Survey Plan

Figure No: 1

ACD Ref: CALA20697

Scale: NTS@A3

Drawn: PF

Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps  
<https://maps.google.co.uk/>  
Accessed 08/07/2016

Client: CALA Homes

Scheme: Burford Grange Ickleford

Drawing: Aerial Photograph

Figure No: 2

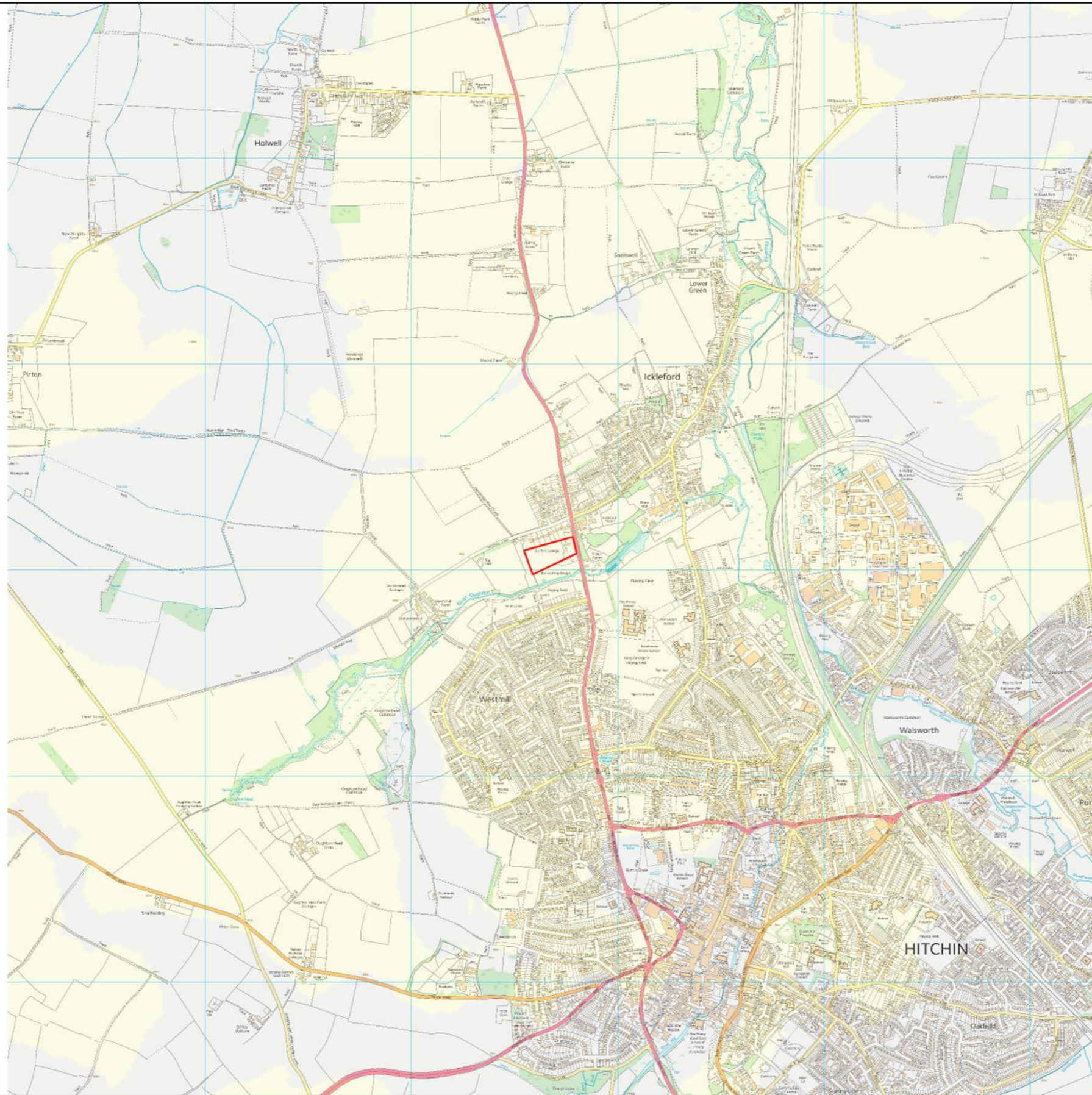
ACD Ref: CALA20697

Scale: NTS@A3

Drawn: PF

Checked: JPF





**LEGEND**



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: CALA Homes

Scheme: Burford Grange Ickleford

Drawing: Zone of Theoretical Visibility

Figure No: 3

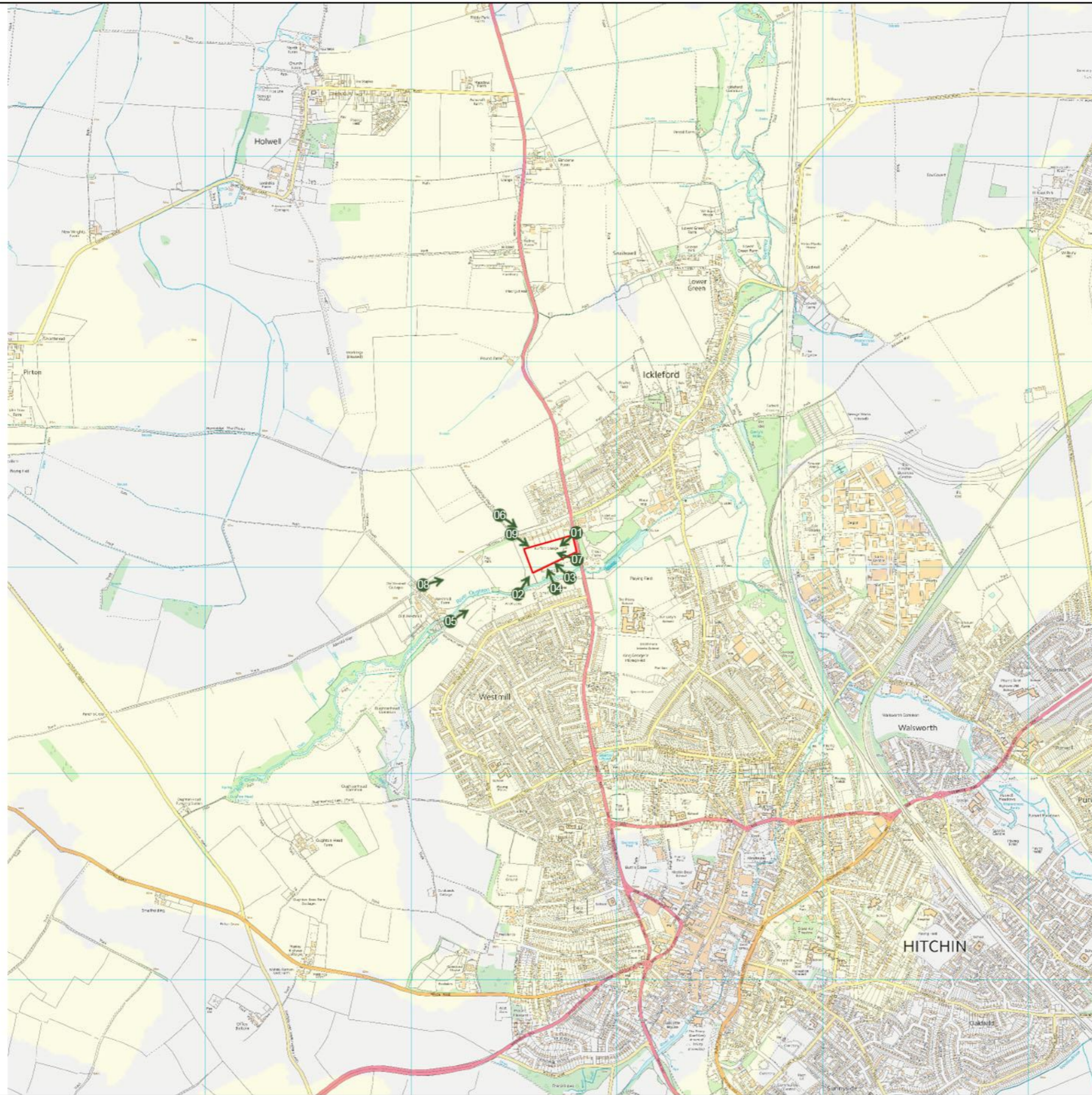
ACD Ref: CALA20697

Scale: NTS@A3

Drawn: PF

Checked: JPF





**LEGEND**



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Client: CALA Homes

Scheme: Burford Grange Ickleford

Drawing: Viewpoint Location Plan

Figure No: 4

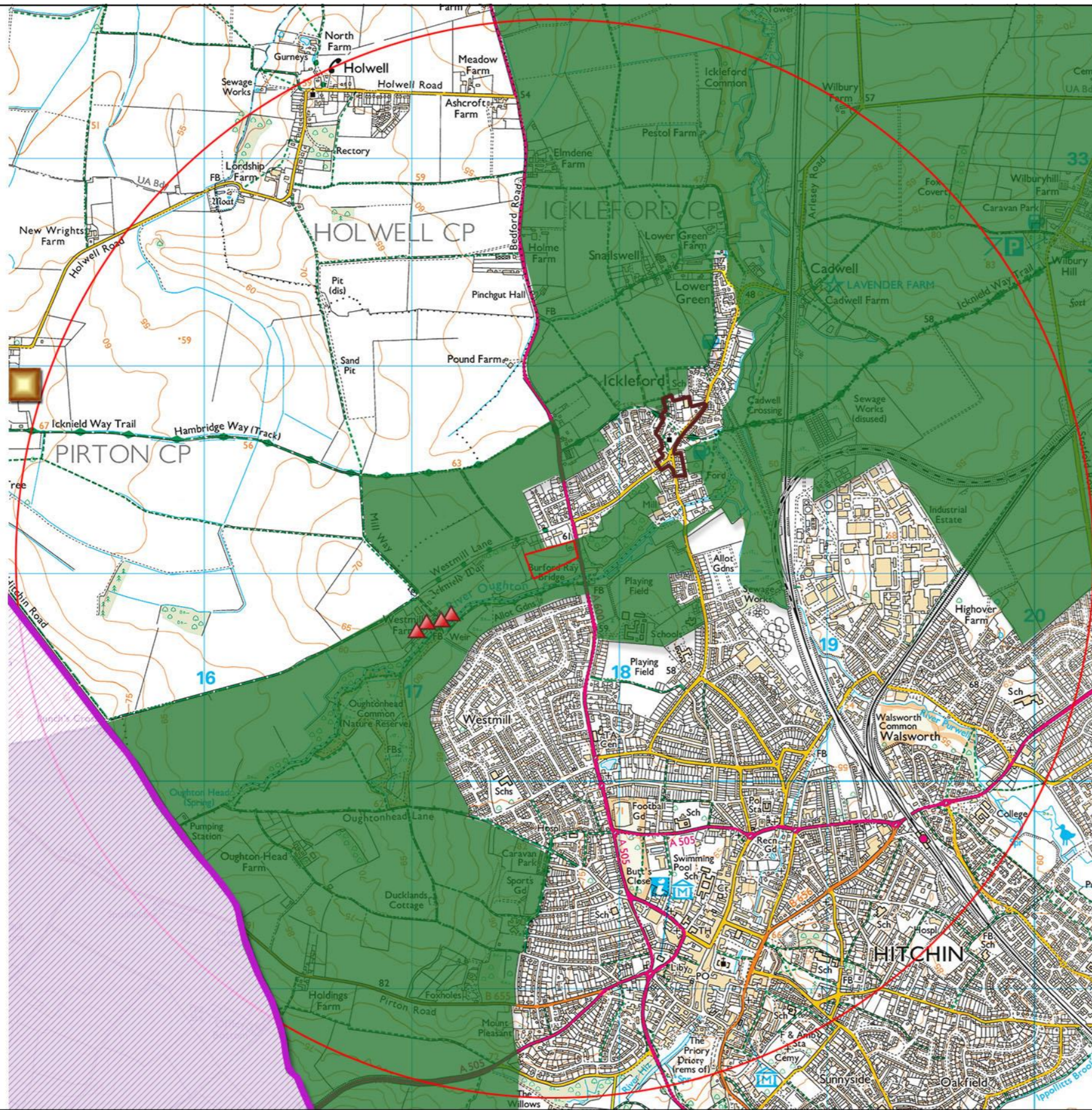
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Scale: NTS@A3








Drawn: PF

Checked: JPF



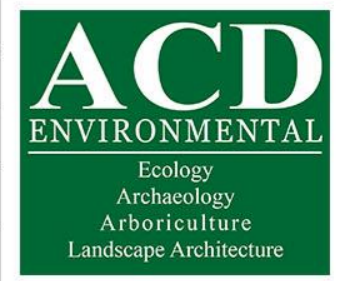


**LEGEND**

-  Site boundary
-  2.5km Radius
-  AONB  
(Areas of Outstanding Natural Beauty)
-  Scheduled Monuments
-  Listed Buildings within  
2000m approx
-  Green Belt
-  Conservation Area



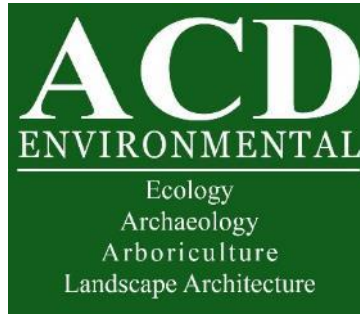
Client: CALA Homes		
Scheme: Burford Grange Ickleford		
Drawing: Designations Plan		Figure No: 5
ACD Ref: CALA20697		
Scale: NTS@A3	Drawn: PF	Checked: JPF





Client: CALA Homes		
Scheme: Burford Grange Ickleford		
Drawing: Site Proposal Plan	Figure No: 6	
ACD Ref: CALA20697		
Scale: NTS@A3	Drawn: PF	Checked: JPF





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