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Stonebond Properties (St. Albans) Limited

Land off Hatfield Road and to the south of Jove Gardens, Smallford, St Albans, AL4 0HN

Landscape and Visual Impact Assessment

Issue: Tuesday, 09 December 2025

Landscape Institute Registered Practice

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CLIENT NAME: Stonebond Properties (St. Albans) Limited

SITE NAME: Land off Hatfield Road and to the south of Jove Gardens, Smallford, St Albans, AL4 0HN

REPORT TITLE: Landscape and Visual Impact Assessment

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	28/11/2025	First issue	GR	PG
P2	05/12/2025	Amended Site name	GR	GR

CONTENTS:

Drawings:

Appendices:

1. INTRODUCTION

Introduction and Competency

1.1 David Jarvis Associates Limited (DJA) has been commissioned by Stonebond Properties St. Albans Limited (the 'Applicant') to prepare this Landscape and Visual Impact Assessment (LVIA) to inform and assess proposals on land at Land off Hatfield Road and to the south of Jove Gardens, Smallford, St Albans, AL4 0HN ('the Site'). The Site location is shown on Drawing no. LV-0001.

1.2 This report has been prepared by George Richardson, MA BSc (Hons) Dip.Hort (RHS) CMLI a Chartered Landscape Architect experienced in landscape and visual assessment.

1.3 DJA is an environmental, planning and design consultancy experienced in the design and assessment of development across the planning spectrum.

1.4 DJA is a Registered Practice of the Landscape Institute.

Scope

1.5 A typical LVIA considers landscape and visual matters as separate issues. Visual impacts relate to changes in views and visual amenity, whereas landscape impacts relate to physical changes to the defining characteristics of the landscape within an identified study area.

1.6 This LVIA concerns the predicted landscape and visual effects arising from the development comprising 52 dwellings (including 50% affordable housing) with access off Hatfield Road, associated hard and soft landscaping and open space. Full details are provided in the planning statement accompanying the application.

1.7 For LVIA, the impacts arising from the Proposed Development are conveyed as effects (refer to Methodology para. 1.2). Typically, the assessment is undertaken for the construction stage, then short term effects at completion/operation ('Year 1') and long term, 'residual' effects ('Year 15'), accounting for mitigation as required. However, where it is relevant, assessment of stages may be combined; for example, where the effects are predicted to remain the same for construction and operation.

Methodology

1.8 This report has been prepared in accordance with a bespoke methodology that adheres to best practice guidelines, which includes the Guidelines for Landscape and Visual Impact Assessment[1] (also referred to as 'GLVIA3'). The full methodology used for this assessment is provided in **Appendix 2** of this report. Considerations that are specific to this assessment are recorded below.

LPA Consultation

1.9 Pre-app consultation has taken place with St. Albans Council, reference PRE/2025/0045.

Assessment Limitations

1.10 Specific limitations pertinent to the site and time of visit are described below.

[1] Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

1.11 Field survey was conducted on 21st October 2025 with many trees still in leaf. As such, there may be some reduction in the observed visibility of the Site from some viewpoints compared to winter views.

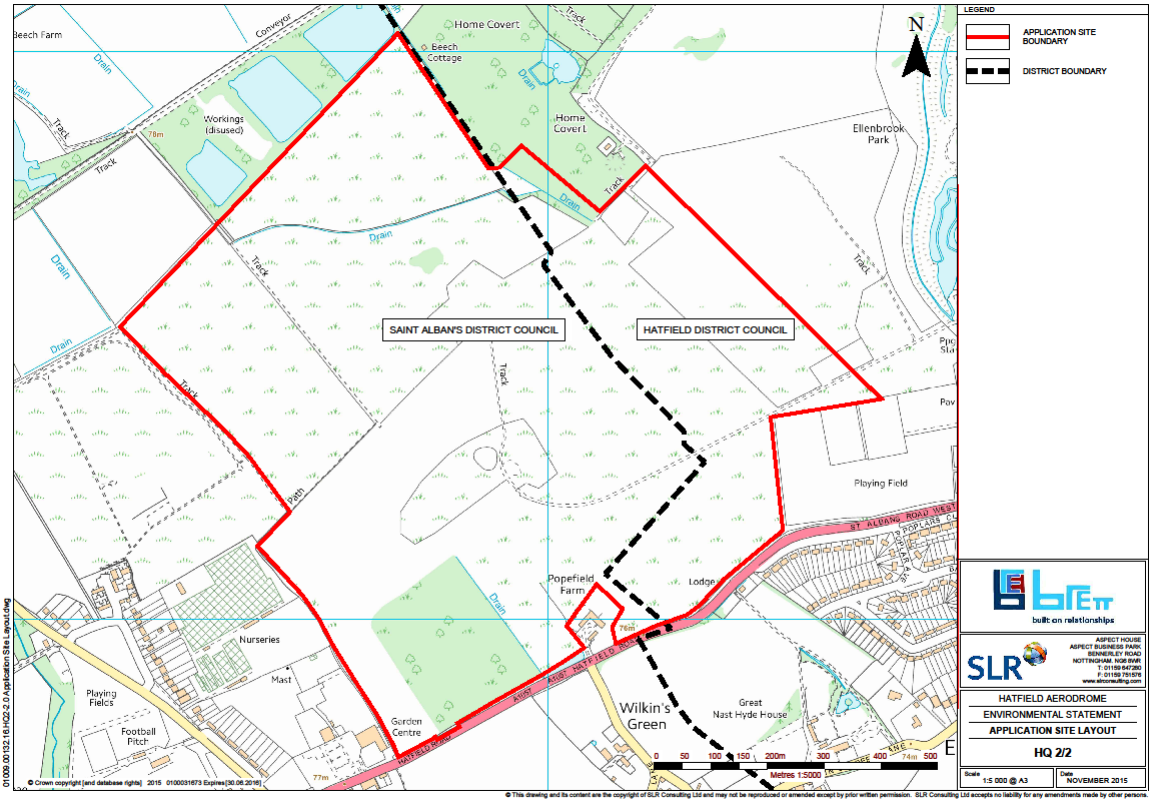
Study Area

1.12 The Study Area has been determined through a combination of desk-studies and actual intervisibility experienced during the site visit. The Zone of Theoretical visibility (ZTV, **Drawing LV-0002**), combined with the baseline findings have informed an understanding of the extent of the surroundings and their influence on the Site, where a Significant effect is predicted to occur.

Background Information

1.13 An appeal against a refusal for a quarry on the former Hatfield Aerodrome site was reopened 11th November 2025 (Planning Inspectorate appeal reference APP/M1900/W/24/3346607, Hertfordshire County Council planning application PL/0232/21). The extent of the application is shown in **Figure 1.1** below:

Figure 3.1: Application Site Layout HQ 2/2



1.14 The application description is as follows:

> *"Proposed application for the establishment of a new quarry on land at the former Hatfield Aerodrome, including new access onto the A1057, aggregate processing plant and other ancillary facilities, together with the importation of inert fill material to restore the mineral workings"*

1.15 This area is currently a semi-natural open space known as Ellenbrook Fields with permissive access and a number of PRoW running through it. An pre-existing s106 agreement requires the creation and formal designation of Ellenbrook Fields as a country park.

1.16 If granted, the proposals would result in a significant change to much of the Study Area, affecting around 87 hectares.

1.17 As the planning application is currently refused and permission subject to the outcome of the appeal it has not been considered for cumulative effects within this report.

2. PLANNING POLICY AND GUIDANCE

2.1 A full review of the Site in relation to national and local planning is contained within the Planning Statement accompanying this application. This section provides a review of policy and supporting guidance pertinent to the consideration of landscape and visual matters.

2.2 The following policy documents are relevant to this assessment:

- National Planning Policy Framework (NPPF 2024)[2];
- St Albans District Local Plan (adopted 1994, saved policies only);

Landscape Designations and Considerations

2.3 Designations are an indication of landscape value and may be associated with relevant policies. These are illustrated on **Drawing LV-0003**

National Policy

National Planning Policy Framework

2.4 At the heart of the NPPF is a presumption in favour of sustainable development, described as being the 'golden thread' that should run throughout local plan and decision making. The NPPF encourages developments to function well, add to the overall quality of the area, are visually attractive and are sympathetic to local character; should be sympathetic to landscape setting and should not discourage innovation or change (para. 139)

2.5 An objective of the planning system is that decisions should contribute to and enhance the natural environment by protecting and enhancing 'valued' landscapes and recognising the intrinsic character and beauty of the countryside (Para 187).

Local Policy

2.6 Policies are contained within the St. Albans The District Local Plan Review 1994. This expired in 2007 and a direction made to retain policies still relevant. The current version of the plan is therefore District Local Plan Review 1994 – Saved and Deleted Policies Version (July 2020).

2.7 The key considerations from this plan are presented below:

2.8 Policy 2 Settlement Strategy: Smallford is categorised as a Green Belt Settlement (GBS 9) under this policy. The policy stipulates that development would not normally be permitted except to meet the local housing needs described in Policy 6. Policy 6 has not been retained so the description of local housing needs is no longer defined with respect to Policy 2.

2.9 A new plan is under examination and is expected to be adopted in March 2026.

Planning Considerations and Key Findings

2.10 The current adopted local plan is now significantly outdated with a new plan under examination.

2.11 Only Policy 2 of the current plan relates to the Site (categorising Smallford as a green belt settlement).

[2] National Planning Policy Framework. December 2024; updated February 2025. Department for Communities and Local Government.

2.12 Development would not normally permitted except to meet local needs. However, the policy defining those needs (Policy 6) has not been retained. It is therefore not possible, from the adopted and retained policies to determine whether development in Smallford should or should not be permitted.

3. LANDSCAPE BASELINE

General

Site Description

3.1 The Site covers approximately 2.09ha and is situated mainly to the rear of Notcutts Garden Centre. Most of the land comprises unused ground with scrub and scattered trees, enclosed by mature vegetation along the northern, eastern and western boundaries. The north-east corner contains an area of hardstanding linked to the former use of this part of the garden centre for storage. A small building, together with adjoining hardstanding, is currently used for the sale and display of camping equipment. Access is obtained via an area of grassland that presently functions as the garden centre's overflow car park. **Figure 3.1** below indicates the Site and it's immediate context:

Figure 3.1: Site Conditions (Esri World Imagery as of 03/08/2022)

Published Landscape Character

3.2 The boundaries of published landscape character assessments are shown on **Drawing LV-0004** and their key characteristics are described below and then evaluated to determine the extent to which they are representative of the Site and its setting / local context.

3.3 The landscape of Great Britain has been classified into a series of character areas at a varying scales. These reflect broad recognisable characteristics such as geology, soils, vegetation, land use and settlement pattern. The following character assessments exist within the study area:

- National Character Area (NCA) '111: Northern Thames Basin (NE466)';
- South Hertfordshire Landscape Character Assessment (2005)

3.4 To maintain a proportional assessment, being relative to the size and scale of the site and/or Proposed Development, the local landscape character assessment adopted by the LPA is evaluated in this assessment.

3.5 The Site lies within the urban area identified in the assessment.

3.6 The majority of the Study Area lies within Area 31 'De Havilland Plain', key characteristics and features are given as follows:

"KEY CHARACTERISTICS
- *an extensive level plain*
- *large open arable landscape to the north on high quality agricultural land*
- *disused Hatfield aerodrome with associated industrial and commercial development and aeronautical structures*
- *parkland and horticultural landscape of Oaklands College*
- *existing and restored mineral workings*
- *urban-fringe development and glasshouses*
- *incoherent and jumbled landscape, particularly to the south and centre*

DISTINCTIVE FEATURES
- *Oaklands College house*
- *restored arable fields*
- *mineral extraction plant"*

3.7 It is considered to be of poor condition and medium strength of character with a recommendation to *"improve and restore"*.

3.8 A small part of the Study Area, south of Hatfield Road, falls within Area 30 'Colney Heath Farmland', key characteristics and features are given as follows:

"KEY CHARACTERISTICS
- *medium-scale arable farmland*
- *subtle gently undulating landforms*
- *severance by transport corridors, past and present*
- *areas of semi-natural restored mineral workings*
- *heath habitat at Colney Heath*
- *urban development contains area physically but visually*
- *largely concealed*

DISTINCTIVE FEATURES
- *Smallford gravel pits*
- *Alban Way"*

3.9 It is considered to be of medium condition and medium strength of character with a recommendation to *"improve and conserve"*.

Landscape Sensitivity

3.10 Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. Photoviewpoints are used interchangeably to assist with the landscape appraisal, as well as consider visual amenity. These are provided in **Appendix 2**. Judgements in relation to susceptibility are provided with reference to the assessment methodology.

Landscape Susceptibility – Study Area

3.11 Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on its baseline conditions or character. Characteristics are represented to varying extents across the landscape, and therefore it is important to contextualise these, in order to understand how they relate to the site and its immediate surroundings within the Study Area. In doing so, a better understanding is gained for where landscape character is weaker or stronger i.e. where the differences and similarities exist.

3.12 The Study Area lies mainly within the De Havilland Plain character area, where a flat landform, large arable fields, restored mineral workings, commercial uses and fragmented urban-fringe development create a landscape of weakened character. Existing detractors, including Hatfield Road, Smallford, quarrying activity and other infrastructure, mean that much of this area already absorbs a significant level of human influence. These factors indicate a generally low susceptibility to further residential development, as additional built form would be consistent with the mixed and transitional baseline.

3.13 A small section falls within the Colney Heath Farmland character area, but this land is directly influenced by the settlement edge at Smallford and sits at the outer margin of the character area. Its relationship with the De Havilland Plain character area is stronger than with the more rural farmland further east, and it functions as a transitional zone. Susceptibility here is similar to the wider Study Area, reflecting its contained and urban-fringe context.

3.14 Ellenbrook Fields introduces more open grassland, hay meadows and habitat areas, although these are interspersed with woodland blocks, former taxiways, restored extraction sites and grazing enclosures. Some of the more open grassland areas are more sensitive, but much of the space is visually contained by tree cover and the flat landform, limiting the extent of wider landscape influence.

3.15 Balancing these factors, the Study Area overall displays a **Medium / Low** susceptibility to residential development.

Landscape Susceptibility – Site

3.16 The Site itself lies within the urban area of Smallford, and is therefore heavily influenced by residential development.

3.17 It is highly enclosed by trees and existing built form, limiting the ability of any development within to affect the perceptual and wider visual value of the Site.

3.18 Therefore, the susceptibility of the Site is considered to be **Low**.

Landscape Value – Study Area

3.19 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of various factors that are an influence on value. This may be assigned through a relevant designation. Where no designation exists, then LI guidance identifies a number of reasons why a landscape may be valued, which is determined with regard to the assessment methodology provided in **Appendix 1**.

3.20 Where the Study Area is in a landscape designation, the following over-arching values are given:

- High: International or Nationally designated landscapes;
- High-Medium: Regional or locally designated landscapes.

3.21 **Drawing LV-0003** illustrates that the Study Area is not in a designated landscape.

3.22 As the Study Area is not in a designated landscape, then its value is determined with regard to the criteria listed in table 3.1 below.

Table 3.1: Landscape value for non-designated Site

Factor	Evaluation	Contribution
Natural heritage	There are no natural heritage designations within the Study Area. Contains semi-natural habitats within Ellenbrook Fields including grassland, hay meadows, reedbeds, scattered woodland and developing wildlife interest. Ecological value is localised and varied.	Medium
Cultural heritage	There are seven grade II listed buildings within the Study Area. These are not widely perceived in the landscape and do not create the impression of a historic landscape. Remnants of the former airfield including the taxiway and restored mineral workings contribute heritage interest, but features are functional and limited in sensitivity. The Study Area is not generally perceived as a historic landscape.	Medium / Low
Landscape Condition	De Havilland Plain is of poor condition with fragmented character, urban-fringe influences and detracting elements such as quarry works. Colney Heath Farmland also influenced by settlement and infrastructure. Urban area highly variable, lacking coherence.	Low
Associations	Ellenbrooks Fields was used to the film some of the D-Day landing scenes from the film 'Saving Private Ryan' (1998) and some scenes from series 'Band of Brothers' (2001). Whilst these productions are culturally significant the association with Ellenbrook Fields is not readily discernible to due to the visual effects employed. Some local associations with the former aerodrome and historic farmland patterns, but these are limited in strength.	Low

Distinctiveness	Distinctive elements include the airfield legacy, restored extraction areas, and small pockets of woodland, though much of the landscape is incoherent and lacks strong identity.	Medium / Low
Recreational	Ellenbrook Fields provides accessible recreation through footpaths, bridleways and open space, with visual and amenity value for users. Recreational use is a positive contributor. The London Countryway Long Distance Footpath an orbital walking trail around London passes through the Study Area The Alban Way, National Cycle Network Route 61 passes along the southernmost extent of the Study Area and is a well-used commuting and leisure route.	Medium / High
Perceptual (Scenic)	Scenic quality is modest. Flat landform, tree cover and urban-fringe context limit long views. Some pleasant local views within Ellenbrook Fields.	Medium / Low
Perceptual (Wildness and tranquillity)	Localised sense of openness and semi-natural character within Ellenbrook Fields, but wider influence of roads, settlement and past industrial uses reduces tranquillity and wildness.	Low
Functional	Landscape performs a mix of functions including habitat provision, water attenuation within restored workings and reedbeds, and moderate agricultural productivity in arable areas.	Medium / Low

3.23 On balance, it is concluded that the landscape value is **Medium / Low**.

Landscape Value - Site

3.24 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of various factors that are an influence on value. This may be assigned through a relevant designation. Where no designation exists, then LI guidance identifies a number of reasons why a landscape may be valued, which is determined with regard to the assessment methodology provided in Appendix 2.

3.25 Where the Site is in a landscape designation, the following over-arching values are given:

- High: International or Nationally designated landscapes;
- High-Medium: Regional or locally designated landscapes.

3.26 **Drawing LV-0003** illustrates that the Site is not in a designated landscape.

3.27 As the Site is not in a designated landscape, then its value is determined with regard to the criteria listed in table 3.1 below.

Table 3.1: Landscape value for non-designated Site

Factor	Evaluation	Contribution

Natural heritage	Vegetation largely comprises unmanaged scrub, scattered trees and boundary planting. No ecological designations and no identified notable habitats.	Low
Cultural heritage	No known cultural heritage features, historic assets or recognisable heritage associations.	None
Landscape Condition	Previously disturbed land with hardstanding, stored materials and evidence of minor commercial use. Scrub cover and unmanaged ground indicate a degraded condition.	Low
Associations	No known cultural, literary or artistic associations. Past use as part of a garden centre is functional rather than valued.	None
Distinctiveness	Vegetation and landcover types are commonplace. Boundary trees provide some structure but are not distinctive features.	Low
Recreational	No public access, no PROW, and no on-site recreation. Overflow car park use does not create recreational value.	None
Perceptual (Scenic)	Views are enclosed by boundary vegetation. The combination of scrub, structures and hardstanding offers minimal scenic quality.	Low
Perceptual (Wildness and tranquillity)	Site influenced by nearby commercial activity and adjacent development. No qualities of wildness or notable tranquillity.	Low
Functional	Limited ecosystem services beyond small-scale habitat functions and screening. No notable water attenuation areas, agricultural productivity or wider landscape services.	Low

3.28 On balance, it is concluded that the landscape value is **Low**.

Overall Landscape Sensitivity

3.29 Having developed a deeper understanding of the landscape value and susceptibility, the judgement of overall landscape sensitivity is provided in Table 3.2.

Table 3.2: Overall Sensitivity

	Susceptibility	**Value**	**Overall Sensitivity**
Study Area	Medium/Low	Medium/Low	Medium/Low
Site	Low	Low	Low

4. VISUAL BASELINE

General

4.1 In order to assess the impact the Proposed Development may have on visual amenity, it is necessary to understand who will be subject to a change in visual circumstances and the extent to which those persons – the visual receptor - will be affected. The starting point is thus to establish the sensitivity of the viewing public to visual change.

4.2 The visual baseline provides a record of the views available to visual receptors and their visual amenity, in order to determine, through the process of design and mitigation, how their views are changed by the Proposed Development. The degree by which a visual receptor is judged to be sensitive, however, also depends on the actual quality of the existing view at the point at which it is considered representative of the 'worse case', this being typically where the greatest intervisibility occurs. Accordingly, when the sensitivity to the change being proposed is assessed, matters such as the context and extent of the existing view as well as the proximity of the receptor to the proposed development need to be considered.

Zone of Theoretical Visibility

4.3 The ZTV (refer to **Drawing LV-0002**) illustrates that visibility is generally restricted to open countryside immediately surrounding Smallford, with built form to the east, south and west limiting views. The relatively flat topography results in trees in hedgerows successively reducing visibility with distance. The gentle rise to the north towards Sandridge results in visibility being predominantly to the north. The ZTV, in combination with review of other mapping and desktop studies, informed identification of representative viewpoints for further consideration during the field survey.

Visual Receptors

4.4 A site visit was undertaken on 21st October 2025 to visit the viewpoints identified from analysis of the ZTV. Occasionally, where actual views differ from those identified through analysis of the ZTV, the next nearest and/or appropriate location is selected.

4.5 Locations of identified receptor viewpoints are shown on **Drawing LV-0006**. These represent where effects are predicted to occur. Where access is available, a photographic record of the broad extents of visibility is provided at **Appendix 2**.

Public Rights of Way ('PROW')

4.6 **Colney Heath Public Footpath 019 - Viewpoint 1:** views across a fallow arable field near the Alban Way - National Cycle Network Route 61 limited by boundary vegetation in the midground. Twentieth century housing at the edge of Smallford visible to the West. Views from the Alban Way itself are enclosed by vegetation.

4.7 **Colney Heath Public Footpath 15 - Viewpoint 5:** views along an enclosed footpath, restricted by vegetation and security palisade fencing along the Site boundary. Part of London Countryway Long Distance Footpath.

4.8 **Colney Heath Public Footpath 004 - Viewpoint 12:** view along East Drive, Oaklands College. Trees along Oaklands Lane together with field boundary vegetation limit views. Street lighting and farm access detract.

4.9 **Colney Heath Public Bridleway 62 - Viewpoints 15 to 18:** rural bridleway across former aerodrome tracks. Grassland with scattered trees, scrub and hedgerows in the foreground. Generally open but

enclosed in the midground by vegetation. Ridgelines of recent development on the northern edge of Smallford visible beyond trees. Concrete plant to the north is largely enclosed but reduces tranquility.

4.10 **Sandridge Public Bridleways 010 and 048 - Viewpoint 19:** view from rural bridleways, adjacent to Grade II listed buildings associated with Oak Farm. To the north landscape is more open, comprising large arable fields. The land falls to the south but views are restricted by significant tree belts and hedges along Coopers Green Lane.

4.11 **Colney Heath Public Footpath 014 - Viewpoint 20:** view from a bridge over a quarry conveyor across a grazing field bounded by trees and woodland. Quarry machinery prominent in the immediate vicinity. Recent residential development on the north of Smallford partially visible in the distance. Part of the London Countryway Long Distance Footpath.

Roads

4.12 **Hatfield Road (A1057) - Viewpoints 2 to 4:** A busy main road connecting St. Albans and Hatfield. Views are primarily directed along the road, being limited by built form and vegetation to the sides. Built form is varied and incoherent ranging from the Grade II listed Three Horseshoes public house, to 20th century houses and modern commercial buildings such as the garden centre and the petrol station. Tree planting associated with the garden is an attractive element.

Recreational Facilities

4.13 **Jove Gardens Public Open Space - Viewpoints 7 to 10:** views from a small area of public open space associated with the Jove Gardens residential development. Views are internal – restricted by boundary vegetation and built-form.

4.14 **Ellenbrook Fields - Viewpoints 6, 13, 14 and 22:** views from public rights of way and permissible access routes within a country park. The park is well-used and comprises grassland, hay meadows, reedbeds, scrub and scattered woodland. Views are often open but are generally contained to within the park by boundary vegetation. The London Countryway Long Distance Footpath passes through country park.

Residential Areas

4.15 **Jove Gardens, Smallford - Viewpoint 11:** a recent residential development on the north of Smallford. Views are typically suburban and restricted by built form. Views between dwellings are generally blocked by mature vegetation around the development.

Zone of Significant Visibility

4.16 The analysis of the visual baseline has found that the actual Zone of Significant Visibility ('ZSV') differs from the ZTV. Trees, hedges and existing built form effectively limit significant visibility to a section of Hatfield Road to the south, the Site, the garden centre and the area of open space immediately to the north of the Site.

Visual Receptors

4.17 This baseline appraisal has determined that there are four categories of Visual Receptor have been identified within the ZSV. These are:

1. Users of Public Rights of Way.
2. Users of roads.
3. Users of local recreational facilities.

4. Residential areas.

4.18 People occupied at their place of work are considered to be least likely to be affected by development and have not been included.

4.19 Receptor sensitivity is described in Table 4.1. The sensitivity of visual receptors varies according to category and the context of the view as described above. These findings are used to inform the iterative process of design and mitigation.

Table 4.1 Selected Representative Visual Receptors

Reference	Receptor description and location	Value	Susceptibility	Sensitivity
Users of Public Rights of Way				
Colney Heath Public Footpath 019 - Viewpoint 1	View across fallow arable field near Alban Way (NCN 61). Views limited by midground vegetation; some housing visible.	Medium	Medium	Medium
Colney Heath Public Footpath 15 - Viewpoint 5	Enclosed footpath corridor; views restricted by vegetation and palisade security fencing on Site boundary. Part of London Countryway Long Distance Footpath.	Medium	Medium/ Low	Medium
Colney Heath Public Footpath 004 - Viewpoint 12	East Drive, Oaklands College. Views limited by trees and boundary vegetation. Presence of street lighting and farm access detract.	Medium/ Low	Medium	Medium
Colney Heath Public Bridleway 62 - Viewpoints 15 to 18	Rural bridleway across former aerodrome tracks; generally open with grassland, scrub and hedgerows. Midground enclosure; development ridgelines visible; concrete plant reduces tranquillity.	Medium	Medium/ High	Medium/ High
Sandridge Public Bridleways 010 and 048 - Viewpoint 19	Rural bridleways near Grade II listed buildings at Oak Farm. Open arable landscapes to north; southern views contained by strong vegetation.	Medium/ High	High	High
Colney Heath Public Footpath 014 - Viewpoint 20	Bridge over quarry conveyor; views across grazing field with woodland boundaries. Quarry machinery prominent; distant glimpses of new housing. Part of London Countryway Long Distance Footpath.	Medium	Medium	Medium
Users of Local Roads				
Hatfield Road (A1057) - Viewpoints 2 to 4	Busy main road; views directed along carriageway; lateral views constrained by built form and vegetation; mixed, incoherent townscape.	Low	Low	Low
Recreational Facilities				
Jove Gardens Public Open Space - Viewpoints 7 to 10	Small local public open space; inward-facing views enclosed by housing and vegetation.	Medium/ Low	Medium/ Low	Medium/ Low
Ellenbrook Fields - Viewpoints 6, 13, 14 and 22	Country park with PROW and permissive routes; open internal landscapes but contained by boundary vegetation. Well-used recreational	High	High	High

Reference	Receptor description and location	Value	Susceptibility	Sensitivity
	destination; London Countryway Long Distance Footpath passes through.			
Residential Areas				
Jove Gardens, Smallford - Viewpoint 11	Suburban residential views; heavily restricted by built form and mature vegetation.	Low	Low	Low

5. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

General

5.1 The Proposed Development is for a residential scheme comprising 52 dwellings (including 50% affordable housing) with access off Hatfield Road, associated hard and soft landscaping and open space. Full details are provided in the planning statement accompanying the application.

Landscape Strategy

5.2 The baseline review has provided an understanding of the representation of defined landscape character. The landscape / development guidelines associated with the De Havilland Plain have been reviewed. Those considered relevant to the evaluated local landscape character are listed below:

> *"• promote the appropriate management of existing woodland in order to maintain a rich ground flora and the distinction between different management systems, such as high forest and coppice-with-standards*
> *• develop a new landscape character in the disturbed and incoherent areas to the south*
> *• improve the poor existing network of rights of way over the area and develop opportunities for rights of way linkages*
> *• develop appropriate management strategies to maintain and improve the mosaic of wildlife habitats areas, including wetland and semi-improved grassland"*

5.3 In conjunction with site-specific opportunities and locally valued characteristics, the following recommendations are proposed:

Table 5.1 Landscape Strategy / Mitigation

Mitigation	Purpose
Primary Mitigation (Inherent)	
Built form well set back from Hatfield Road and the eastern boundary	• To maintain a visual setback of the development from Hatfield Road, the existing PRoW network and open spaces • To create areas of open space for amenity and ecology value.
Mature trees and hedgerows around the boundary of the site would be largely retained.	• To maintain visual screening of the site from the surrounding area. • To maintain the landscape character and biodiversity of the site.
Area of retained trees in north-west corner to be maintained as broadleaf woodland	• To develop appropriate management strategies to maintain and improve the mosaic of wildlife habitats areas
Secondary Mitigation (Foreseeable)	
Additional hedge, shrub and tree planting would be proposed along the future boundary with the garden centre	• To create a defined edge to the site, reduce the visual impact of the development and enhance the biodiversity value of the Site.
Replacement and compensatory tree, hedge and scrub planting.	• To compensate for the loss of tree, hedge and scrub habitat associated with the proposed development.

Mitigation	Purpose
The use of a consistent palette of street trees and hedgerows within the development.	• To help soften the appearance of the development, provide a high-quality environment for residents and enhance biodiversity.
Rain gardens along primary street	• To sustainably manage rainwater run-off within the Site • To provide ecological enhancement and visual interest.
Enhancements	
Integrated internal tree planting, additional shrub and hedge planting and soft landscaping	• To contribute to the assimilation of the proposed development into the landscape • To provide ecological enhancement and visual interest.
Creation of a new play area with an ornamental tree glade character referencing the history of the Site	• To enhance the amenity value of the Site • develop a new landscape character in the disturbed and incoherent areas to the south
Creation of a footpath connection to Colney Heath Public Footpath 15	• To enhance the amenity value of the Site • improve the poor existing network of rights of way over the area and develop opportunities for rights of way linkages
Creation and management of species-rich grassland	• To provide ecological enhancement and visual interest. • To develop appropriate management strategies to maintain and improve the mosaic of wildlife habitats areas
Removal of existing steel security palisade fencing along Colney Heath Public Footpath 15	• To enhance the visual appearance of the Site

6. PREDICTED EFFECTS ON LANDSCAPE CHARACTER

6.1 Timescales for assessment apply for the period of construction; and then following completion at Year 1 and for the residual stage at 15 years post-completion. The longer term assessment allows for consideration of maturation of landscape features and integration with the wider landscape.

Effects on landscape character of the Study Area

Construction – Assessment of Effects

6.2 Construction activity would introduce temporary features including plant, machinery, material stockpiles, and site compounds as well a very localised reduction in tranquillity. These influences would be perceptible within the immediate environs, primarily along Hatfield Road and in (heavily filtered) views from nearby footpaths.

6.3 However, due to the existing mature boundary vegetation and containment by surrounding development effects on the wider De Havilland Plain would be **Negligible**.

Completion / Operation – Assessment of Effects (Year 1)

6.4 Completion of construction activities would result in an improvement in tranquillity. Opening of public open space and new footpath connection to Colney Heath Public Footpath 15 results in a localised improvement in public amenity.

6.5 Effects are otherwise as at construction and are therefore still **Negligible**.

Completion / Operation – Assessment of Effects (Year 15)

6.6 The maturing landscape scheme further integrates the development into its surroundings. Effects are otherwise as at Completion / Operation (Year 1) and therefore **Negligible**.

Effects on landscape character of the Site

Construction – Assessment of Effects

6.7 Construction would result in the loss of existing vegetation within the developable area and for access, extensive groundworks, movement of heavy machinery, the introduction of temporary compounds and stockpiles, a reduction of tranquillity and localised landscape coherence/

6.8 The construction phase would fundamentally alter the character of the site from semi-natural scrubland to an active development zone. This is **High** magnitude of change resulting in a **Moderate** level of effect.

Completion / Operation – Assessment of Effects (Year 1)

6.9 By completion, the site would undergo a permanent shift in character from vacant scrubland to a residential neighbourhood. Key changes include:

- introduction of buildings, streets, and hard surfaces
- establishment of open space and structural planting
- reconfigured site layout with formalised access from Hatfield Road
- improved landscape structure compared to the unmaintained baseline, including restored hedgerow sections and planned tree planting

6.10 The magnitude of change is **High** resulting in a **Moderate** level of effect. However, as the baseline condition is degraded, and the design introduces coherent, purposeful, and managed landscape features and improvements in public amenity the nature of the effect (on balance) is neutral.

Completion / Operation – Assessment of Effects (Year 15)

6.11 By Year 15, the maturing landscape structure results in a more coherent and legible character within the Site compared with its current degraded baseline. The implemented and mature landscape scheme establishes an ordered, well-integrated residential environment with accessible public open space, restored landscape patterns and a more diverse mosaic of habitats including scrub, species-rich grassland and standard trees. The character of the scheme at this stage is consistent with adjoining development and creates a designed transition to the De Havilland Plain character area. Overall, this represents an improvement over the Site's baseline condition in both aesthetic and functional terms. Although the magnitude of change from the current condition remains **High**, the resulting **Moderate** effect is considered *positive* because the Site's landscape character is enhanced in quality, structure and public amenity relative to its existing low-value state.

Table 6.1 – Summary of Predicted Landscape Effects (Residual)

Reference	Sensitivity	Magnitude	Level of Effect	Nature	EIA Threshold
Study Area					
Construction	Medium	Negligible	Negligible	Adverse, Temporary	Not Significant
Year 1 (Completion)		Negligible	Negligible	Adverse, Permanent	Not Significant
Year 15 / Residual		Negligible	Negligible	Adverse, Permanent	Not Significant
Site					
Construction	Low	High	Moderate	Adverse, Temporary	Significant
Year 1 (Completion)		High	Moderate	Neutral, Permanent	Significant
Year 15 / Residual		High	Moderate	Positive, Permanent	Significant

Predicted Cumulative Landscape Effects

6.12 No cumulative effects are anticipated from consented development.

7. PREDICTED EFFECTS ON VISUAL AMENITY

7.1 A detailed assessment of the predicted magnitude and effect of visual change from the viewpoints is set out below, and summarised in Table 7.1. Reference is given to the representative viewpoints where relevant.

7.2 Illustrative wireframe photomontages are provided for selective receptors in **Appendix 4** to assist in the assessment of effects. Receptors were chosen to give an understanding of level of visibility of the completed proposals within the broader landscape. These indicate little to no visibility within the wider landscape.

Users of Public Rights of Way

Construction Effects

7.3 During construction, users of Public Rights of Way would experience effects ranging from negligible to minor adverse.

7.4 Only the footpath closest to the site, Colney Heath Public Footpath 15, would experience **Minor** adverse temporary effects due to low-level visibility of construction activity through the existing hedge.

7.5 Other routes including Colney Heath Public Footpaths 019, 014, and Bridleways 62 and Sandridge Public Bridleway 010/048 would experience only **Negligible** adverse changes as a result of greater distance and screening. Only rooftops would be partially visible over existing vegetation and viewed in the context of existing residential development.

7.6 Colney Heath Public Footpath 004 would experience **No Effect** as a result of visual separation from the receptor.

Completion / Operation – Assessment of Effects (Year 1)

7.7 Effects are generally as at completion due to the **Negligible** nature for most and the immature landscape scheme not yet providing any further screening.

7.8 Colney Heath Public Footpath 15 would benefit from the completion of construction activity and the removal of existing steel security palisade fencing which are an improvement over the baseline condition. This is a **Low** magnitude, **Minor** positive effect.

Completion / Operation – Assessment of Effects (Year 15)

7.9 Effects are generally as at Year 1: the maturing landscape scheme not having significant wider effects.

7.10 The outlook for Colney Heath Public Footpath 15 is improved further by the maturing landscape scheme but the effect is still a **Low** magnitude, **Minor** positive effect.

User of Local Roads

Construction Effects

7.11 Hatfield Road (A1057), would experience **Minor** adverse effects as glimpsed views of construction activity, through the proposed site access, resulting from a temporary **Medium** magnitude change.

Completion / Operation – Assessment of Effects (Year 1)

7.12 Effects are generally as at construction but with the completed development less intrusive – with glimpsed views of the development visible through the Site access. The receptor would still experience a **Medium** magnitude, **Minor** adverse effect.

Completion / Operation – Assessment of Effects (Year 15)

7.13 Effects are generally as Year 1 but with the maturing landscape scheme softening the development. The receptor would still experience a **Medium** magnitude, **Minor** adverse effect.

Users of Recreational Facilities

Jove Gardens Public Open Space

Construction Effects

7.14 The receptor would experience a **Low** magnitude, **Minor** adverse temporary effect as a result of heavily filtered views of construction activities.

Completion / Operation – Assessment of Effects (Year 1)

7.15 Effects are generally as at construction but with the completed development less intrusive and the completed new open space adding a level of coherence above the baseline. The receptor would therefore experience a **Low** magnitude, **Minor** neutral effect.

Completion / Operation – Assessment of Effects (Year 15)

7.16 Effects are generally as Year 1 but with the maturing landscape scheme softening the development and creating an attractive outlook over the new open space. The receptor would therefore experience a **Low** magnitude, **Minor** positive effect.

Ellenbrook Fields

Construction Effects

7.17 Due to the setback of the development, intervening built form and vegetation only **Negligible** effects would be experienced.

Completion / Operation – Assessment of Effects (Year 1)

7.18 Partial views of completed rooflines may be possible from certain areas and will in part be seasonally dependent. This is consistent with views of existing development. The change is still considered **Negligible**.

Completion / Operation – Assessment of Effects (Year 15)

7.19 Effects are generally as at Year 1: the maturing landscape scheme not having significant wider effects.

Residential Receptors

Jove Gardens, Smallford

Construction Effects

7.20 The nearest properties at Jove Gardens would experience a **Low** magnitude, **Minor** adverse temporary effect as a result of heavily filtered views of construction activities, from first storey windows.

Completion / Operation – Assessment of Effects (Year 1)

7.21 The completion of development improves the outlook for affected properties but would still result in a **Low** magnitude, **Minor** adverse effect.

Completion / Operation – Assessment of Effects (Year 15)

7.22 The maturing landscape scheme would further improve the outlook for affected properties but would still result in a **Low** magnitude, **Minor** adverse effect.

Table 7.1 – Summary of Predicted Effects on Visual Amenity (Residual)

Reference	Sensitivity	Magnitude	Level of Effect	Nature	EIA Threshold
Users of Public Rights of Way					
Colney Heath Public Footpath 019 - Viewpoint 1					
Construction	Medium	Negligible	Negligible	Adverse, Temporary	Not Significant
Year 1 (Completion)		Negligible	Negligible	Adverse, Permanent	Not Significant
Year 15 / Residual		Negligible	Negligible	Adverse, Permanent	Not Significant
Colney Heath Public Footpath 15 - Viewpoint 5					
Construction	Medium	Low	Minor	Adverse, Temporary	Not Significant
Year 1 (Completion)		Low	Minor	Positive, Permanent	Not Significant
Year 15 / Residual		Low	Minor	Positive, Permanent	Not Significant
Colney Heath Public Footpath 004 - Viewpoint 12					
Construction	Medium	No Effect	No Effect	No Effect	No Effect
Year 1 (Completion)		No Effect	No Effect	No Effect	No Effect
Year 15 / Residual		No Effect	No Effect	No Effect	No Effect
Colney Heath Public Bridleway 62 - Viewpoints 15 to 18					
Construction	Medium/ High	Negligible	Negligible	Adverse, Temporary	Not Significant
Year 1 (Completion)		Negligible	Negligible	Adverse, Permanent	Not Significant
Year 15 / Residual		Negligible	Negligible	Adverse, Permanent	Not Significant
Sandridge Public Bridleways 010 and 048 - Viewpoint 19					
Construction	High	Negligible	Negligible	Adverse, Temporary	Not Significant
Year 1 (Completion)		Negligible	Negligible	Adverse, Permanent	Not Significant
Year 15 / Residual		Negligible	Negligible	Adverse, Permanent	Not Significant
Colney Heath Public Footpath 014 - Viewpoint 20					
Construction	Medium	Negligible	Negligible	Adverse, Temporary	Not Significant
Year 1 (Completion)		Negligible	Negligible	Adverse, Permanent	Not Significant
Year 15 / Residual		Negligible	Negligible	Adverse, Permanent	Not Significant
Users of Local Roads					
Hatfield Road (A1057) - Viewpoints 2 to 4					

Reference	Sensitivity	Magnitude	Level of Effect	Nature	EIA Threshold
Construction	Low	Medium	Minor	Adverse, Temporary	Not Significant
Year 1 (Completion)		Medium	Minor	Adverse, Permanent	Not Significant
Year 15 / Residual		Medium	Minor	Adverse, Permanent	Not Significant
Recreational Facilities					
Jove Gardens Public Open Space - Viewpoints 7 to 10					
Construction	Medium/ Low	Low	Minor	Adverse, Temporary	Not Significant
Year 1 (Completion)		Low	Minor	Neutral, Permanent	Not Significant
Year 15 / Residual		Low	Minor	Positive, Permanent	Not Significant
Ellenbrook Fields - Viewpoints 6, 13, 14 and 22					
Construction	High	Negligible	Negligible	Adverse, Temporary	Not Significant
Year 1 (Completion)		Negligible	Negligible	Adverse, Permanent	Not Significant
Year 15 / Residual		Negligible	Negligible	Adverse, Permanent	Not Significant
Residential Areas					
Jove Gardens, Smallford - Viewpoint 11					
Construction	Low	Low	Minor	Adverse, Temporary	Not Significant
Year 1 (Completion)		Low	Minor	Adverse, Permanent	Not Significant
Year 15 / Residual		Low	Minor	Adverse, Permanent	Not Significant

Predicted Cumulative Visual Effects

7.23 No cumulative effects are anticipated.

8. SUMMARY AND CONCLUSIONS

8.1 David Jarvis Associates has been commissioned to inform the design process for the Proposed Development. Recommendations arising from the detailed evaluation of landscape character and visual amenity has been directly addressed, in order to minimise, limit and avoid harm to identified receptors.

8.2 Having gained an understanding of the range of effects that are predicted to occur for the Proposed Development, the relevant policy tests are examined and the findings used to inform decision making.

Landscape Character Baseline

8.3 The site comprises approximately 2.09ha of unmanaged scrub, scattered trees, and historic hardstanding to the rear of Notcutts Garden Centre, enclosed by mature boundary vegetation.

8.4 The Site is located within an urban character area and makes only a limited contribution to the wider landscape character of the De Havilland Plain, which is more strongly defined by its open arable structure and large-scale landform.

Visual Amenity Baseline

8.5 The local visual baseline is influenced by a combination of boundary vegetation, adjacent commercial development, and the position of the site behind Hatfield Road.

8.6 Visibility is largely restricted to nearby PRoW, local residential areas, and short sections of Hatfield Road.

8.7 The majority of routes within the wider Study Area experience negligible or no visibility of the Site. From those locations where views are available, the Site contributes only limited visual value due to its enclosed, degraded condition.

Development Mitigation

8.8 The scheme incorporates a comprehensive landscape strategy including new hedgerow planting, retained boundary vegetation, structural tree planting, and publicly accessible open space.

8.9 This framework is designed to integrate the new development into the settlement, restore elements of local landscape structure, and provide long-term visual containment.

8.10 As planting matures, the development becomes increasingly assimilated, with notable softening of built form and enhanced green infrastructure.

Effects on Landscape Character

8.11 Landscape effects on the wider De Havilland Plain are negligible at all stages due to the Site's small scale and its strong containment within the existing settlement fringe.

8.12 Construction effects on the Site itself are **Moderate** adverse and temporary, reflecting the transformation of a currently unmanaged area into an active development zone.

8.13 At completion (Year 1), permanent **Moderate** effects remain at Site level as the new residential character becomes established but become neutral: reflecting the character of the Site harmonising with that of the residential areas adjacent to it.

8.14 By Year 15, maturing planting and restored landscape structure further improves effects to **Moderate** positive, representing a more coherent and better-integrated landscape than the baseline condition.

Effects on Visual Amenity

8.15 PRoW users generally experience **Negligible** adverse effects, with only Footpath 15 experiencing **Minor** adverse effects during construction, at Year 1, and at Year 15.

8.16 Road users on Hatfield Road experience **Minor** adverse effects at all stages from glimpsed views of construction activity and later of the completed development.

8.17 Recreational users at Jove Gardens POS experience **Minor** adverse effects, initially adverse but becoming positive reflecting the development of a coherent and improved landscape character.

8.18 Recreational users at Ellenbrook Fields experiences **Negligible** change throughout due to the screening effect of existing vegetation and built form.

8.19 Residential receptors at Jove Gardens experience M**inor** adverse effects that improve slightly by Year 15 as planting matures.

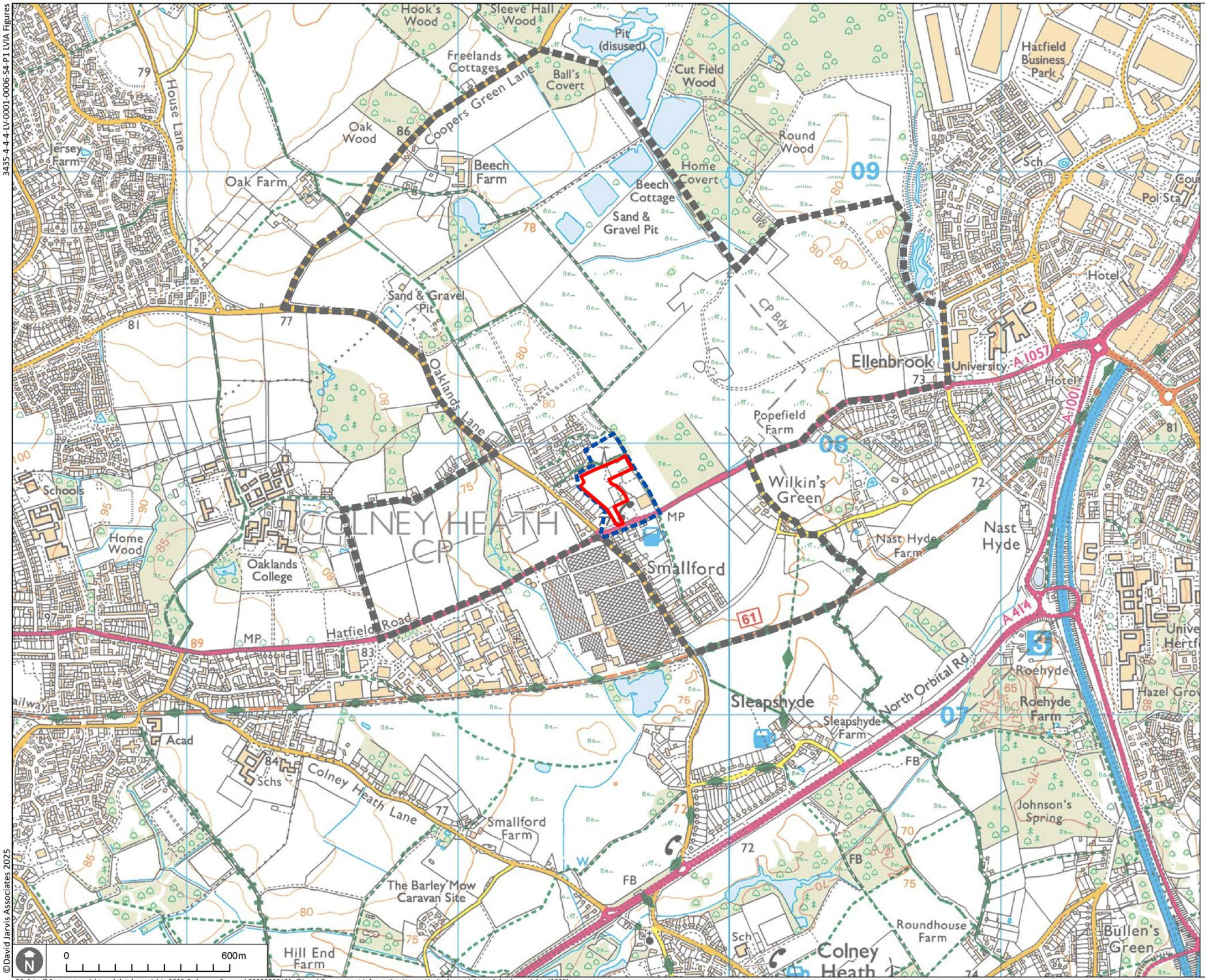
8.20 As demonstrated by the photomontages in **Appendix 4**, only very small areas of development are visible. Where there is visibility, it is heavily filtered and in the context of surrounding residential development.

Conclusions

8.21 The Proposed Development has been designed to minimise harm to landscape character and visual harm, using a best practice approach that responds to a recorded baseline within a defined study area. The Proposed Development will strengthen the LCA, protect high quality features at the outset; be sympathetic to visual receptors including; and fully integrate with off-site landscape features to create a cohesive and legible green and blue infrastructure.

DRAWINGS

3435-4-4-4-LV-0001-0006-S4-P1 LVIA Figures



KEY

- Application Boundary
- Study Area
- ZSV

Status

PLANNING

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STONEBOND

Project

LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN

Drawing Title

SITE LOCATION

Scale	Sheet Size	Date
1:12,500	A3	NOV 2025

Client Ref.	Drawing Ref.	Drawing No.	Version
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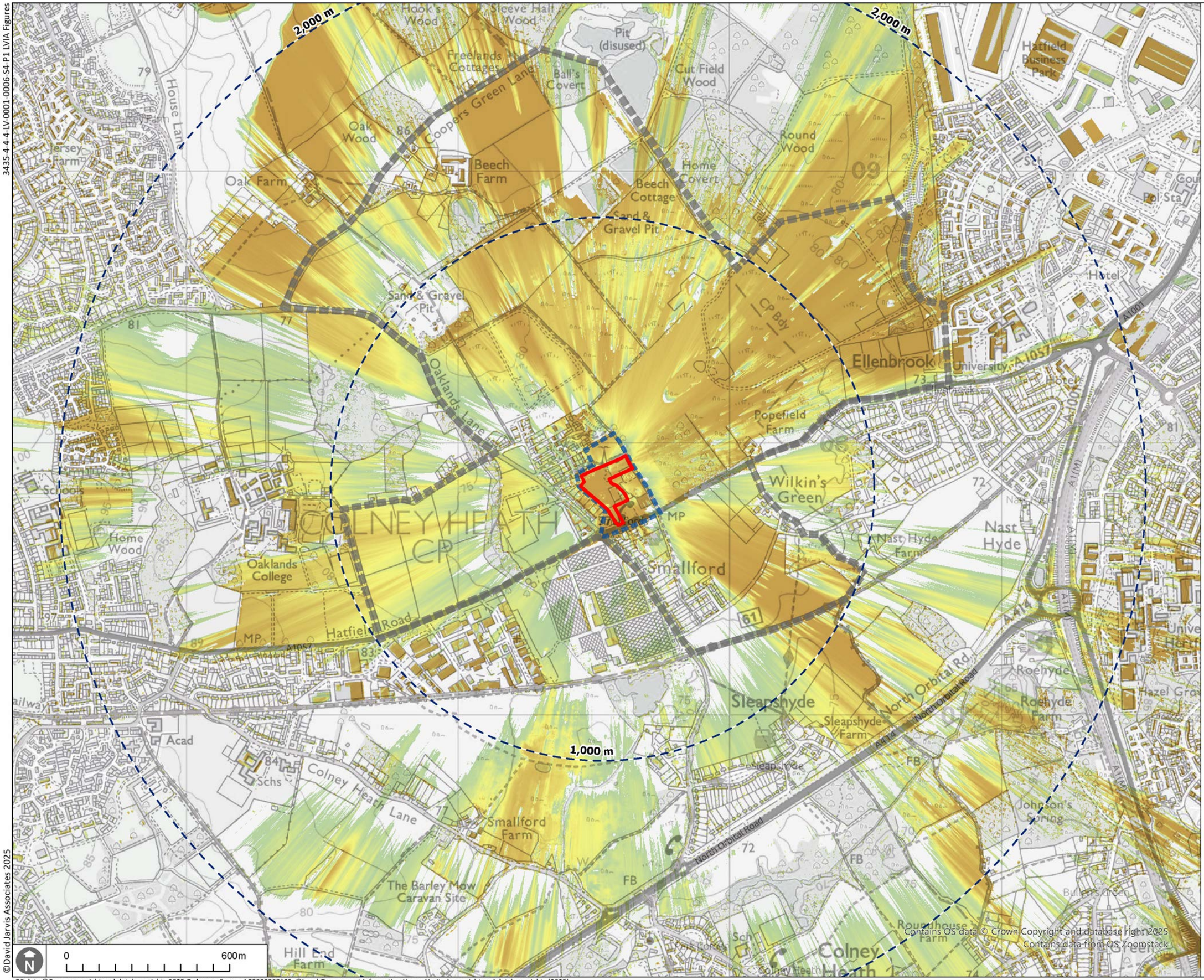
3435-4-4-4-LV-0001-0006-S4-P1 LVIA Figures



KEY

- Application Boundary
- Study Area
- ZSV

Zones of Theoretical Visibility

- High Visibility
- Low Visibility

The zones of theoretical visibility (ZTV) are shown for the proposed test with the following parameters:

- Digital Elevation Model (DEM): Environment Agency 2022 Composite LIDAR First Return Digital Surface Model (DSM) and Digital Terrain Model (DTM), 2m resolution
- Observers: 1.6m above DSM, horizonal resolution as per DEM
- Targets: 5m square grid of target points within the developable area, 11m above the DTM
- Adjustments: Atmospheric refraction and Earth's curvature

The model considers the screening effect of vegetation and built form as provided by the DEM. This gives an indication of probable screening effects. The Zone of Visual Significance is defined during field survey and takes into account those aspects missing from the ZTV and may therefore differ from the ZTV. The ZTV is therefore considered to represent a probable scenario to inform field surveys only.

Status
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Drawing Title
ZONE OF THEORETICAL VISIBILITY (ZTV)

Scale	Sheet Size	Date
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Client Ref.	Drawing Ref.	Drawing No.	Version
-	3435-4-4-4	LV-0002	S4-P1

3435-4-4-4-LV-0001-0006-S4-P1 LVIA Figures

KEY

Application Boundary

Boundary Type

Study Area

ZSV

National Heritage List for England

Listed Building

II

II*

Conservation Areas

Natural England

Ancient & Semi-Natural Woodland

Green Belt 2023/24

0 600m

Status

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LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN

Drawing Title

LANDSCAPE VALUE

Scale	Sheet Size	Date
1:12,500	A3	NOV 2025

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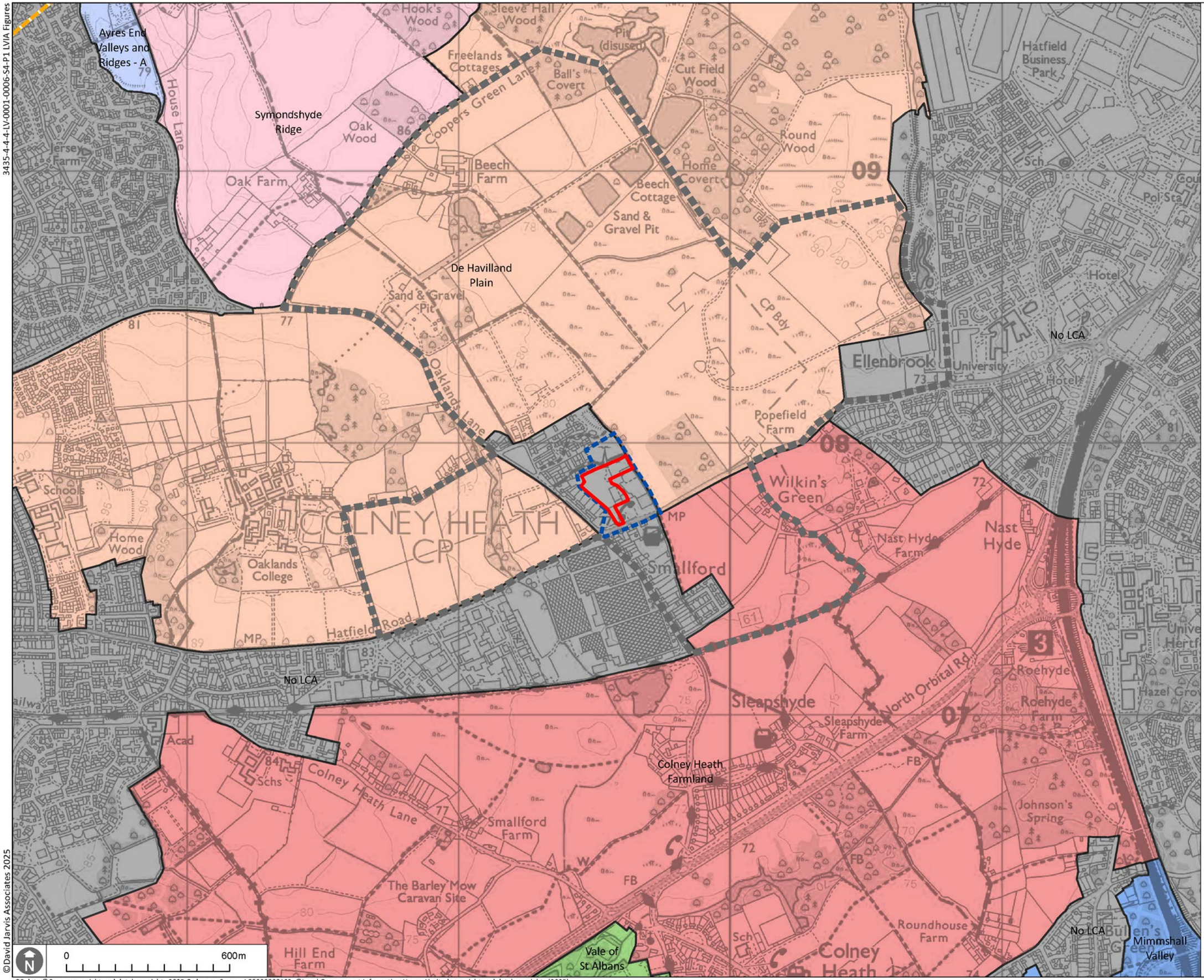
3435-4-4-4-LV-0001-0006-S4-P1 LVIA Figures



KEY

- Application Boundary
- Study Area
- ZSV

National Character Areas

- 110: Chilterns (NE406)
- 111: Northern Thames Basin (NE466)

Landscape Character Areas

Hertfordshire LCA (2005)

- Ayres End Valleys and Ridges - A
- Colney Heath Farmland
- De Havilland Plain
- Mimmshall Valley
- Urban
- Symondshyde Ridge
- Vale of St Albans

Status

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LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN

Drawing Title

LANDSCAPE CHARACTER

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Client Ref.	Drawing Ref.	Drawing No.	Version
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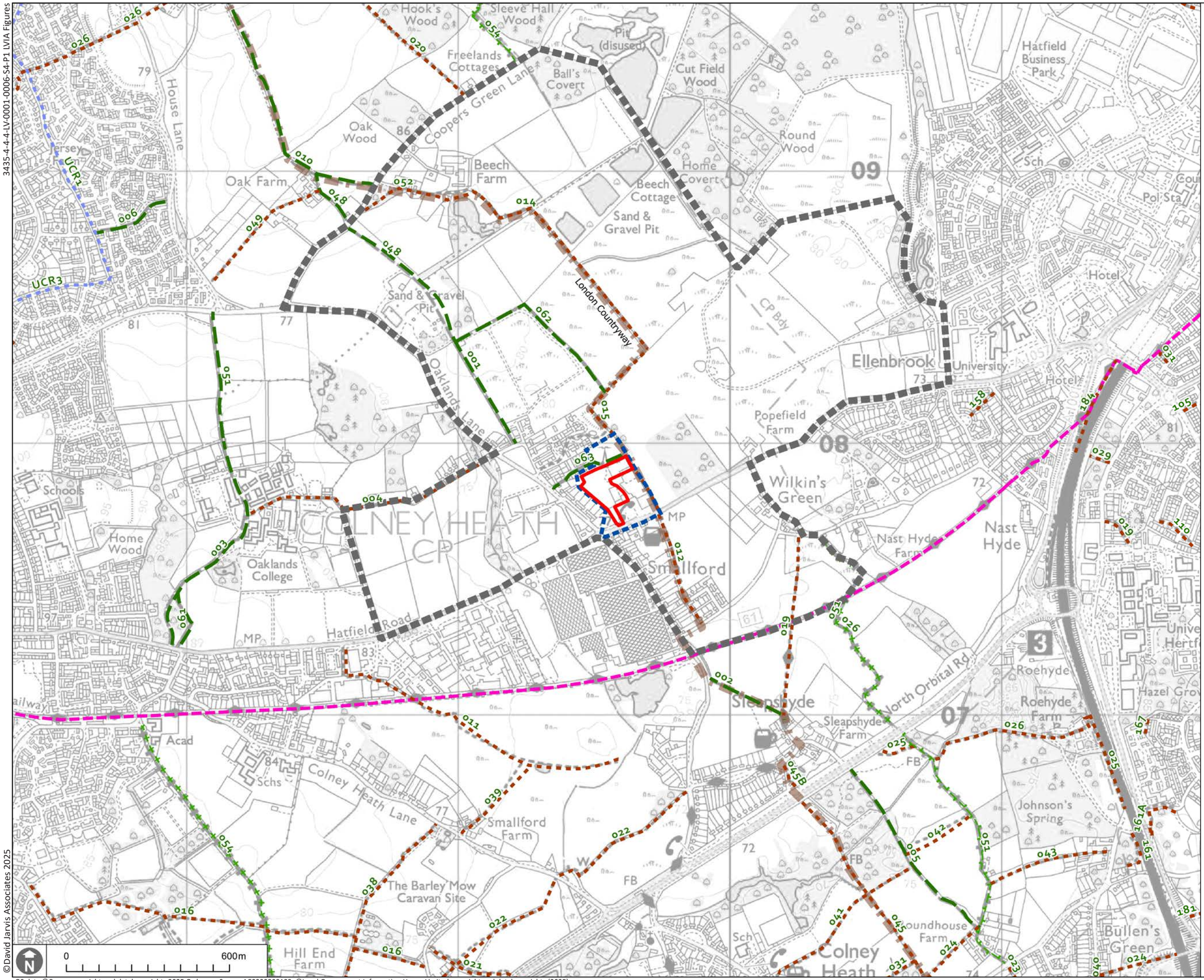

KEY

Application Boundary

Boundary Type

Study Area

ZSV

County PRoW

Hertfordshie PRoW

Bridleway

Byway Open to all Traffic

Footpath

Restricted Byway

Unmetalled Unclass County Road

National Cycle Network (Sustrans)

Long Distance Footpaths

Status

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STONEBOND

Project

LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN

Drawing Title

PUBLIC RIGHTS OF WAY (PRoW)

Scale	Sheet Size	Date
1:12,500	A3	NOV 2025

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3435-4-4-4	LV-0005	S4-P1

3435-4-4-4-LV-0001-0006-S4-P1 LVIA Figures

KEY

- Application Boundary
- Study Area
- ZSV
- Field Survey Viewpoint Location

INSET: VIEWPOINT LOCATIONS (SCALE: 5,000)

Status

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LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN

Drawing Title

VIEWPOINT LOCATIONS

Scale	Sheet Size	Date
1:12,500	A3	NOV 2025

Client Ref.	Drawing Ref.	Drawing No.	Version
-	3435-4-4-4	LV-0006	S4-P1

0 600m

APPENDIX 1

LVIA ASSESSMENT METHODOLOGY

1.1 The following section provides a description of the field survey and assessment methods.

Assessment Terminology

1.2 Whilst the process of assessment is referred to as landscape and visual impact it is important to note the difference between 'impact' and 'effect'. The impact is what will happen i.e. the permanent loss of trees and hedgerows. The effect is the result of the impact i.e. opening of new views or a change in the perception of the local landscape character. A full glossary of the terms used in this assessment is appended or provided on request.

Guidance and Approach

1.3 Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed. This assessment has been prepared in accordance with the following:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition)[3];
- An Approach to Landscape Character Assessment (October 2014, Natural England);

1.4 Other technical guidance notes (TGN) published by the Landscape Institute (LI), are also used where relevant, including:

- TGN 06/19: Visual Representation of Development Proposals (17 September 2019);
- TGN 02/21: Assessing landscape value outside national designations (26 May 2021).

Overview of the Assessment Process

1.5 Professional judgement is a very important part of the LVIA process at every stage of assessment. That said, it is also important that professional judgement is exercised within an overall assessment framework which transparently sets out the steps in the assessment process which have resulted in the final assessment of the level of effects.

1.6 In accordance with the above guidance, the preparation of this assessment involved the following key stages:

- **Establishment of the landscape baseline** - through identification and understanding of the representation of the defining landscape characteristics within the site and surrounding Study Area (in the form of landscape character assessment), and the relative value that is attached to the landscape by way of detailed desk-based study (including to identify relevant landscape designations and related planning policy) and site field work.
- **Establishment of the visual baseline** – through identification and analysis of the existing visual resource that may be affected, including the extent and nature of principle views to the proposed development from visual receptors in the Study Area.
- **Identification of Potential effects** - The broad design parameters of the project that have been established and fixed at the time of commission in terms of the nature of the proposed

[3] Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

development, having been informed by the LVIA findings and other recommendations. This provides sufficient information to identify the likely scale and nature of the changes to landscape characteristics as well as changes affecting visual amenity.

- **Identification of landscape and visual receptors** – These are assessed and assigned their sensitivity to change. The sensitivity of landscape and visual receptors is determined by a combination of their value, and their susceptibility to change. (i.e. their ability to accommodate the proposed change without resulting in overly negative effects).

- **Identification of mitigating measures** – Iterative development of the Proposed Development and/ or mitigation measures to avoid, reduce or offset identified adverse effects. Mitigation measures have been considered in relation to 'Primary' measures (inherent) which form part of the design process and 'Secondary' measures (foreseeable) designed to address any residual adverse effects of development.

- **Assessment of the final scheme design** – Assessment of the magnitude of change to determine the level of effect, and where relevant, to identify effects that are Significant or Not Significant, in EIA terms during the construction stage, during operations and completion (restoration).

- Depending on the nature of the development, the stages may be assessed individually or in combination, and may include an assessment of cumulative effects. Where relevant, the assessment will also account for the mitigation at various stage e.g. the maturation of new planting which may differ between the point of completion (Year 1) and at the residual stage of post-completion (Year 15), unless otherwise stated.

Extent of Study Area

1.7 The term 'Study Area' relates to the area of land that has been described and assessed as part of this assessment. The definition of a Study Area is an important part of a landscape and visual impact assessment as it describes the predicted maximum geographical extents within which potential Significant environmental effects may occur.

1.8 The Study Area is determined by a two-stage process: a desk study to identify any relevant landscape designations and sensitive receptors in the landscape surrounding the Application Site and a field survey to assess the limits of potential significant visibility. The latter is informed by a Zone of Theoretical Visibility (ZTV) study.

Consultation

1.9 Where appropriate, consultation is undertaken with the local planning authority to agree viewpoints and other matters relating to the assessment. The outcome of the consultation will be detailed in the assessment.

Assumptions and Limitations

1.10 The assessment is subject to the following limitations and assumptions:

- The prominence of the Proposed Development in the landscape and views will vary according to prevailing weather conditions. Professional judgement will take into consideration circumstances where the weather does not conform with 'worst case scenario', being a clear, bright day in winter, when vegetation foliage is at lowest and visibility is at its clearest;

- The assessment of operational effects assumes that all other aspects of the Proposed Development outside of the scope of the assessment, have been implemented;

- ZTV studies are only used to inform the selection of viewpoints. The limitations and technical specifications are provided in supporting text to these studies;

- Field assessment of visual effects is taken from publicly accessible routes and locations. For residential receptors, assumptions are made about the types of rooms in buildings and importance of views from these rooms and outdoor areas within the domestic curtilage. Domestic curtilage is determined by identifiable boundaries such as hedgerows or fencing.

Assessment of Landscape Effects

Landscape Baseline

1.11 The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured or landscape effects predicted and assessed.

1.12 The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the existing elements and features as well as the perceptual and aesthetic factors which contribute to it.

1.13 Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and land use, as opposed to consideration of effects on valued aspects of the landscape which are more subjective in nature.

Landscape Character

1.14 Existing Landscape Character Assessments are critically reviewed to identify the key or defining characteristics that are represented in the Application Site and Study Area. Fieldwork will also determine local and/or site-specific variations.

1.15 Typically, the landscape baseline will identify and describe the elements that make up the landscape in the Study Area, namely:

- **Physical Influences:** Geology, Landform/ Topography, Soils, Drainage;
- **Land Cover:** Vegetation, Tree Cover, Built Form;
- **Human Influences:** Land use and Management, Field Pattern, Method of Enclosure, Settlement Character, Building Character; Access.

1.16 The outcome of the review and fieldwork will present the extent to which the site and Study Area conform or differ from the wider landscape character assessments and to identify other specific characteristics that are relevant.

Landscape Susceptibility

1.17 Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on its baseline conditions or character. Susceptibility of a landscape receptor to change is specific to the type of development being proposed in Study Area to ensure relevancy to the assessment. Where noted, the definition for the grades of susceptibility is described in Table APP 1.1 below.

Table APP 1.1 Landscape Receptor Susceptibility

Grade	Description

High	• Little or no ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline; • No or few references or influences within the landscape to the type of development proposed.
Medium	• Some ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline; • Landscapes with some noticeable existing influence or context associated with the type of development proposed.
Low	• An ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline; • Landscapes with a strong reference or influence to the type of development proposed.

1.18 The relationship between susceptibility to change and value can be complex and is not linear. For example, a highly valued landscape (such as a National Landscape) may have a low susceptibility to change due to both the characteristics of the landscape and/or the nature of the proposed change.

Landscape Value

1.19 As part of describing the landscape baseline the value of the potentially affected landscape is established. Value can apply to an area such as a relevant designation or an individual element such as a landscape feature or building which contributes to the character of the landscape. Where the Application Site is covered by a designation, the following over-arching values are given:

- High: International or Nationally designated landscapes;
- High-Medium: Regional or locally designated landscapes.

1.20 In cases where the Application Site is not designated, it does not follow that it is not valued. In these instances, the site and Study Area are considered with regard to the extent of the factors listed in TGN 02/21, this being an evolution in the process previously set by GLVIA Box 5.1.

1.21 These factors are not fixed, but instead considered on a case-by-case basis and evaluated with regard to Table APP1.2 below. They are evaluated as High (notable contribution/influence), Medium (some contribution/influence) or Low (limited or no contribution/influence). Split grades may be possible where resulting value falls between two grade levels, such as where circumstances vary across a site or Study Area.

Table APP 1.2 Factors for determining value for non-designated landscapes

Natural heritage	**Definition**: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape
Cultural heritage	**Definition**: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape
Landscape Condition	**Definition**: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
Associations	**Definition:** landscape which is connected with notable people, events and the arts.
Distinctiveness	**Definition:** Landscape that has a strong sense of identity.
Recreational	**Definition:** Landscape offering recreational opportunities where experience of landscape is important.
Perceptual (Scenic)	**Definition:** Landscape that appeals to the senses, primarily the visual sense.
Perceptual (Wildness and tranquillity)	**Definition:** Landscape with a strong perceptual value; notably wildness, tranquillity and/or dark skies.
Functional	**Definition:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape

Landscape Sensitivity

1.22 Landscape sensitivity is determined by drawing together the judgements on landscape value and landscape susceptibility. It is itself then carried forward to determine the significance of effect. The assessment provides a clear rationale for both the landscape receptor's existing value and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a receptor's sensitivity has been graded in a particular way.

1.23 The determination of sensitivity is based on professional judgement, however, high value/ high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. Split grades are used when resulting sensitivity falls between two grades where variability in susceptibility and/or value has been a consideration.

1.24 To allow easier inspection and review of the assessment process Table APP 1.3 below is used to aid consistency in the definition of sensitivity.

Table APP 1.3 Sensitivity Matrix

Category		**Susceptibility**				
		High	**Medium High**	**Medium**	**Medium /Low**	**Low**
Value	**High**	High	High	Medium/High	Medium	Medium
	Medium/ High	High	Medium/High	Medium	Medium	Medium/Low
	Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
	Medium/ Low	Medium	Medium	Medium/Low	Medium/Low	Low
	Low	Medium	Medium/Low	Medium/Low	Low	Low

Magnitude of Landscape Effects

1.25 The effect on landscape receptors is assessed in terms of the following factors:

- **Size and scale of the change** – considering the loss or addition of features;
- **Geographical extent of the effect** – being Wide/Medium/Local/Site e.g. within the Application Site; immediate setting (local); a larger proportion of the landscape type or character area (wider);
- **Duration of effects** - short term; medium term; long term as defined within the assessment;
- **Reversibility** - Reversible; partially reversible; permanent.

1.26 The above factors are considered together to derive an overall magnitude of effect for each identified receptor or group of receptors, which is determined by the use of professional judgement. The magnitude of effect is presented on a three-point scale of High, Medium and Low. Split grades may be possible where resulting magnitude falls between two grade levels.

Table APP 1.4 Magnitude of Effect for Landscape Receptors

Grade	Description
High	The development would result in a substantial alteration to the key landscape character or characteristics of the receptors.
Medium	The development would result in a partial alteration of or alteration to key landscape character or characteristics of the receptor
Low	The development would result in a small alteration to landscape character or characteristics of the receptor.
Negligible	The development would result in a slight alteration to landscape character or characteristics of the receptor.
None	The development would not result in an alternation to landscape character or characteristics of the receptor.

Assessment of Visual Effects

Visual Baseline

1.27 The visual baseline is the description of the existing qualities of views and visual amenity for the individual visual receptors against which any future changes can be assessed or visual effects predicted and assessed.

1.28 The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the features and aesthetic and perceptual factors which contribute to the general visual amenity.

Viewpoint Selection

1.29 Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors. This may be informed by the ZTV. In selecting the viewpoints, the following factors are taken into account:

- Viewing distance and direction – short, medium, long distance or oblique;
- The nature of the viewing experience – static views, views along a route;
- The type of view - glimpsed, panorama, screened, partial; and

- The potential for cumulative views in conjunction or in close sequence with other existing and proposed development of a similar nature (typically agreed with the LPA).

Visual Presentation Methods

1.30 Presentation methods for the visual impact assessment comprise panoramic photography consisting of a series of stitched single shot photographs. Field survey photographic record are prepared and presented in accordance with the Landscape Institute Technical Guidance Note 06/2019, 'Visual Representation of Development Proposals' (17th September 2019).

Value attached to views and visual amenity

1.31 The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.

1.32 The value attached to views is described as either High, Medium, or Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.5 below gives an indication of the value assigned to views and visual amenity.

Table APP 1.5 Visual Receptor Value

Grade	Description
High	Views from and/or visual amenity associated with viewpoints of international or national importance, popular well-known visitor attractions / routes where views and visual amenity form an identified part of the attraction or route. Inclusion within widely publicised guidebooks or cultural references; residential receptors
Medium	Views from and/or the visual amenity associated with viewpoints of identified district or local importance; local well-known visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction; local public rights of way.
Low	Views from and/or visual amenity associated with every day locations or routes that do not benefit from any designation or cultural associations. Locations where the view of the landscape is not the primary reason for being in attendance, such as places of employment.

Susceptibility of visual receptor to change

1.33 Susceptibility of visual receptors to change in views and visual amenity is derived from the consideration of:

1. The occupation or reason why one is experiencing the view or area; and
2. The amount of interest or attention one may have in the view and appearance of the area.

1.34 Judgements on visual susceptibility are presented on a three-step scale of Low, Medium or High. Split grades may be possible where resulting value falls between two grade levels. A description and indication of typical receptors associated with the grades of visual susceptibility are described in Table APP 1.6 below.

Table APP 1.6 Visual Receptor Susceptibility

Scale	Description of susceptibility
High	Little or no ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.
Medium	Some ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.
Low	An ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity

Visual Sensitivity

1.35 Visual Sensitivity is derived from the judgements of value of a view or visual amenity and susceptibility of the visual receptor.

1.36 The assessment provides a clear rationale for both the existing value of the view or visual amenity and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a visual receptor's sensitivity has been graded in a particular way.

1.37 Determination of sensitivity is based on professional judgement, however, high value/high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define visual receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. As with the determination of landscape sensitivity, to allow easier inspection and review of the assessment process, the sensitivity matrix is used to aid consistency in the definition of visual sensitivity.

Table APP 1.7 Visual Receptor Sensitivity

Category		**Susceptibility**				
		High	**Medium / High**	**Medium**	**Medium /Low**	**Low**
Value	**High**	High	High	Medium/High	Medium	Medium
	Medium/ High	High	Medium/High	Medium	Medium	Medium/Low
	Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
	Medium/ Low	Medium	Medium	Medium/Low	Medium/Low	Low
	Low	Medium	Medium/Low	Medium/Low	Low	Low

Magnitude of Visual Effects

1.38 The level of effect on a visual receptor is derived from an assessment of the magnitude of effect and the sensitivity of the receptor. This is informed by various factors, such as:

- **Size and scale of the change in view** – considering the loss or addition of features, changes in composition and consideration of the proportion of view occupied by the proposed development
- **Geographical extent of the effect-** angle of view, distance of the receptor to the development and the extent over which the changes would be visible.

- **Contrast or integration with the existing visual character** – possible areas of consideration include form, scale and mass, skyline effects, height, colour and texture.
- **Duration of visual effects** - short term; medium term; long term as defined within the assessment;
- **Reversibility** - Reversible; partially reversible; permanent.

1.39 The above factors are considered together to derive an overall magnitude of effect for each receptor, which is determined by the use of professional judgement. The magnitude of visual effect is categorised as either High, Medium or Low. Split grades between these categories can be used where the magnitude fits neither category. A description of the visual magnitude categories is shown in Table APP 1.8.

Table APP 1.8 Magnitude of Effect for Visual Receptors

Grade	Description
High	The proposed development would result in a substantial change to the identified view or visual amenity
Medium	The proposed development would result in a partial alteration to the identified view or visual amenity
Low	The proposed development would result in a small alteration to the identified view or visual amenity
Negligible	The proposed development would result in a barely discernible alteration to the identified view or visual amenity
None	The proposed development would not alter the identified view or visual amenity

Significance and Nature of Effect on Landscape and Visual Receptors

1.40 The assessment of the significance of effect is derived by combining the judgements of sensitivity and magnitude of effect for each landscape and visual receptor along with a clear narrative of the reasoning behind the assessment. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary:

- **Adverse effects** are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.
- **Beneficial effects** are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements or removal of existing incongruous elements so as to improve the quality and integrity of the landscape and/or visual resource;
- **Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

1.41 To aid consistency and allow easier inspection and review of results checklists, tables and matrices are used as a guide, alongside professional judgement. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table APP 1.9 below). For the purposes of the assessment and unless stated otherwise in the EIA methodology or report, the threshold for significant effects is moderate or greater, shaded blue in Table 1.9 below.

Table APP 1.9 Significance of Effects Matrix

Category		Receptor Sensitivity		
		High	**Medium**	**Low**
Magnitude of Effect	**High**	Major	Major/Moderate	Moderate
	Medium	Major/Moderate	Moderate	Minor
	Low	Moderate	Minor	Minor/Negligible
	Negligible	Minor	Minor/Negligible	Negligible
	None	None	None	None

1.42 Definitions are provided below. Where necessary, the intermediary categories between Major, Moderate and Low will be explained within the main body of the assessment.

Table APP 1.10 Significance of Effect Definitions

Significance of effect	Landscape	Visual
Major	The proposals will result in a substantial change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are one of the principal elements altering the baseline landscape context.	The proposals will result in a substantial in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the proposals being one of the principal visual elements.
Moderate	The proposals will result in a partial change in the key characteristics of the receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.	The proposals will result in a partial change in view or introduce/ alter elements, features or characteristics but where the baseline visual context remains.
Minor	The proposals will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.	The proposals will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.
Negligible	Slight change in the key characteristics of the landscape or alterations to the legibility of the landscape receptor.	The proposals will result in a barely discernible change in view/ areas visual amenity.
None	No change to the key characteristics of the landscape or alterations to the legibility of the landscape receptor.	No change to the view / visual amenity.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other 'service' categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church

	towers or wooded skylines OR a particular aspect of the project proposals.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape capacity	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.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic

	attributes.
Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape features	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of

	landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

APPENDIX 2

Photographic Field Survey Record

Viewpoint 01 - View from Colney Heath Public Footpath 019 near the Alban Way

Viewpoint 01 - Continued

VIEWPOINT 01

Grid Reference:	E: 520227, N: 207357
Altitude AOD:	74m
Distance to Site:	711m
Date:	21/10/2025
Time:	12:01

Project	LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN
Client	STONEBOND
Drawing Ref & Title	3435-4-4-4-AP-0002-S4-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 2 - SHEET 1 OF 32

Date: **0CT 2025**

PLANNING

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Viewpoint 01 - Continued

VIEWPOINT 01

Grid Reference:	E: 520227, N: 207357
Altitude AOD:	74m
Distance to Site:	711m
Date:	21/10/2025
Time:	12:01

Project	LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN
Client	STONEBOND
Drawing Ref & Title	3435-4-4-4-AP-0002-S4-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 2 - SHEET 2 OF 32

Date: **0CT 2025**

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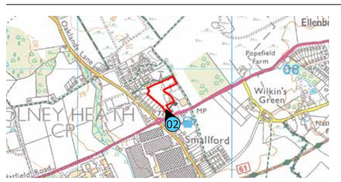
Viewpoint 02 - View opposite proposed Site entrance

Viewpoint 02 - Continued



VIEWPOINT 02

Grid Reference:	E: 519597, N: 207682
Altitude AOD:	77m
Distance to Site:	18m
Date:	21/10/2025
Time:	11:37

Project	LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN
Client	STONEBOND
Drawing Ref & Title	3435-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 3 OF 32
Date	0CT 2025

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Viewpoint 02 - Continued

VIEWPOINT 02

Grid Reference:	E: 519597, N: 207682
Altitude AOD:	77m
Distance to Site:	18m
Date:	21/10/2025
Time:	11:37

Project	LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN
Client	STONEBOND
Drawing Ref & Title	3435-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 4 OF 32
Date	0CT 2025

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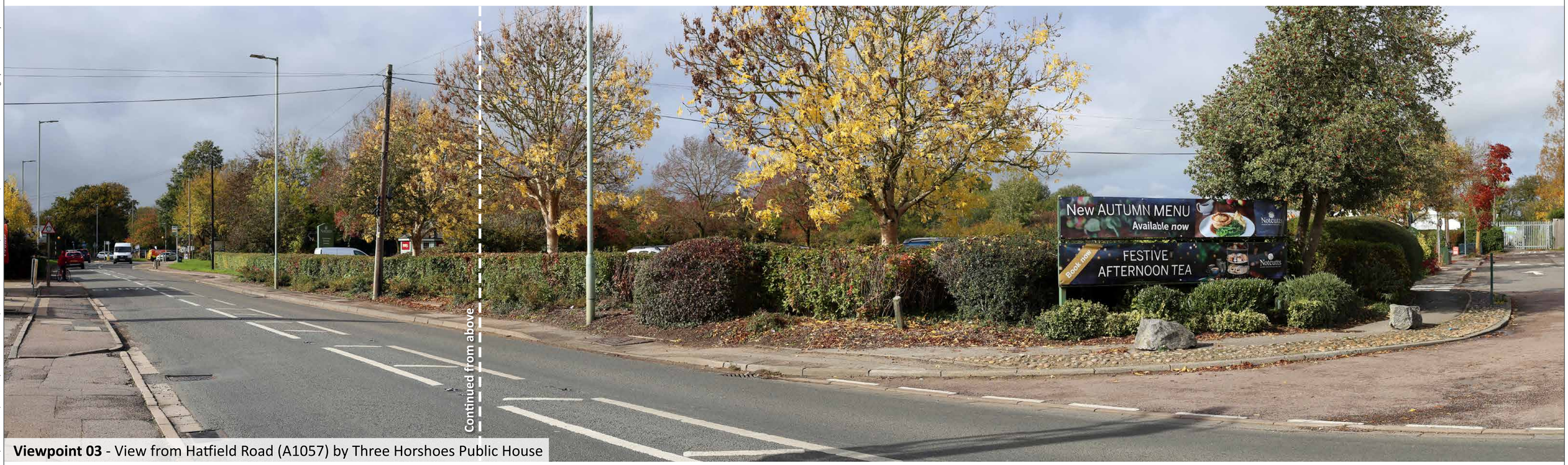
Z:\3435\Notcutts,StAlbans\3435-4-PLANNING\3435-4-4APPLICATION\3435-4-4-41VIA\3435-4-4-4-AP-0002-S4-P1PhotographicFieldSurveyRecord.indd



Viewpoint 03 - View from Hatfield Road (A1057) by Three Horshoes Public House

Viewpoint 03 - Continued

VIEWPOINT 03

Grid Reference:	E: 519673, N: 207720
Altitude AOD:	77m
Distance to Site:	67m
Date:	21/10/2025
Time:	11:40

Project	LAND OFF HATFIELD ROAD AND TO THE SOUTH OF JOVE GARDENS, SMALLFORD, ST ALBANS, AL4 0HN
Client	STONEBOND
Drawing Ref & Title	3435-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD APPENDIX 2 - SHEET 5 OF 32
Date	0CT 2025

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