

Summary Landscape Assessment – Rush Green

The Rush Green site lies adjacent to the B656 within the Langley Valley (LCA214). Currently most of the site is being used as a scrap yard and is well screened from the road by mature vegetation along the boundary.

Generally, settlement is sparse within Langley Valley, consisting of small nucleated villages with historic cores, estates and scattered farmsteads. This would be sensitive to unsympathetic development not in scale with the villages (LCA214)

Overall Langley Valley is considered to be of **moderate sensitivity**.

In visual terms, Langley Valley is considered to be of **moderate to high sensitivity**. Panoramic views from vantage points and views along the valleys are important features within the character area. These would be sensitive to the introduction of built features.

Overall Langley Valley is considered to be of **moderate low landscape value**. Openness is a particular aspect of value but lack of remoteness and general human influence on the landscape detract from this.

The site itself is assessed as low sensitivity due to its current land use (scrap yard) and screening but is surrounded by areas of higher sensitivity.

Field Survey Record Sheet Landscape Sensitivity & Capacity

Date Aug 07	Area name – S 53 – Rushgreen Farm
Surveyors PS	OS grid ref
LCA & PLANNING POLICIES	
LCA No: 214 – Langley Valley Condition: Poor Robustness: Weak LCA Evaluation: Reconstruct	Key Characteristics & Distinctive features. Rolling chalk landform Dominant large scale arable farming Smaller areas on steeper slopes to the north of Hitchin. Woodland plantations concentrated in the north. Relatively woodland cover elsewhere.
LP2A policies: LC1 – Landscape conservation area.	Photographs
LANDSCAPE CHARACTER SENSITIVITY	
Landform: Low lying / flatish Landcover: Grass Tree cover: Rushgreen wood on southeastern corner. Settlement form and pattern: Sparse	Land Use: Cattle grazing Enclosure & pattern: Next to tree screened scrap yard but still part of open field pattern.
Edge of settlement: No Completeness of edge: Yes	Sense of enclosure: Partial
VISUAL SENSITIVITY	
Prominence of site from surrounding area Short views in: From fields and higher ground to the north. Short views out: To the above Long views out: Not really Long views in: Not really	Presence & size of populations: Low Mitigation potential of visual impacts: Moderate
VALUE	
National designations: No	Local designations: Flood plain

Survey Matrix Sheet

Landscape Sensitivity & Capacity

Visual sensitivity

Visibility sensitivity matrix

Landform	Sloping	2 Moderate	3 High	4 V High
	Rolling/undulating	1 Low	2 Moderate	3 High
	Lowlying	0 Very Low	1 Low	2 Moderate
		Large woods	Small woods	Unwooded
Tree cover				

People visibility matrix

Views in	0 Low	1 Moderate	2 High
	Few people	Moderate number of people	Many people

Viewed by number of people

Overall visual sensitivity = visibility sensitivity + people visibility

Ecological Sensitivity

Ecological sensitivity matrix

Woodland	Other	2 Moderate	1 Low	0 Very Low	0 Very Low
	Wooded	3 High	2 Moderate	1 Low	0 Very Low
	Trees and woods	4 Very High	3 High	2 Moderate	1 Low
		Marginal pasture	Good pasture	Marginal arable	Good arable
Landuse					

Cultural Sensitivity (continuity & consistency)

Continuity matrix

(High = Ancient, Moderate = Historic, Low/Very Low = Planned)

Landscape Scale	Large	3 High	2 Moderate	1 Low	0 Very Low
	Medium	3 High	2 Moderate	Low -----1----- Moderate	1 Low
	Small	3 High	3 High	2 Moderate	2 Moderate
		Unsettled	Ancient	Pastoral	Arable
Landscape Pattern					

Consistency matrix

(0 = Unified, 1 = Coherent, 2 = Variable)

Land use	Varied	1	2	2
	U / V	1	1	2
	Uniform	0	1	1
		Uniform	U / V	Varied
Tree Cover				

Continuity Vs Consistency matrix

Continuity	Planned	2 Moderate	1 Low	0 Very Low
	Historic	3 High	2 Moderate	1 Low
	Ancient	4 Very High	3 High	2 Moderate
		Unified	Coherent	Variable
Consistency				

Overall sensitivity Score

Visual sensitivity	0	1	2	3	4	5	6
Ecological sensitivity	0	1	2	3	4	x	x
Cultural sensitivity	0	1	2	3	4	x	x

Total 5
(Flood plain
centre)

Landscape Sensitivity Assessment Rating

1-4	5-6	7-8	9-12
Low Sensitivity	Moderate Sensitivity	High Sensitivity	No development

Landscape Value Assessment Rating

A Score 1 point for each Tranquillity or Scenic beauty or Contribution to Settlement.	B Score 1 point for each Conservation Interests	Landscape value A + B 0 points = Low 1 point = Moderate 2 points = High
Flood plain		

Landscape capacity assessment rating

Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	Moderate to High	Moderate	Low
	Low	High	Moderate to High	Moderate
		Low	Moderate	High
		Landscape value		

Field Survey Record Sheet Landscape Sensitivity & Capacity

Date Aug 07	Area name – S 55 – Rush Green Farm Scrap Yard.
Surveyors PS	OS grid ref
LCA & PLANNING POLICIES	
LCA No: 214 – Langley Valley Condition: Poor Robustness: Weak LCA Evaluation: Reconstruct	Key Characteristics & Distinctive features. Rolling chalk landform Dominant large scale arable farming Smaller areas on steeper slopes to the north of Hitchin. Woodland plantations concentrated in the north. Relatively woodland cover elsewhere.
LP2A policies: LC1 – Landscape conservation area Policy 12 Green Belt – Policy 2	Photographs
LANDSCAPE CHARACTER SENSITIVITY	
Landform: Low lying / flat Landcover: Mostly non vegetative Tree cover: 15% (from 2005 flyover) Settlement form and pattern: Sparse.	Land Use: Scrap yard. Enclosure & pattern: Fairly well screened and enclosed.
Edge of settlement: No Completeness of edge: Yes	Sense of enclosure: yes
VISUAL SENSITIVITY	
Prominence of site from surrounding area Short views in: Not really Short views out: Not really Long views out: Not really Long views in: Not really Need to check views in from high ground to the south.	Presence & size of populations: Low Mitigation potential of visual impacts: Good
VALUE	
National designations: No	Local designations: No

Survey Matrix Sheet

Landscape Sensitivity & Capacity

Visual sensitivity

Visibility sensitivity matrix

Landform	Sloping	2 Moderate	3 High	4 V High
	Rolling/undulating	1 Low	2 Moderate	3 High
	Lowlying	0 Very Low	1 Low	2 Moderate
		Large woods	Small woods	Unwooded
Tree cover				

People visibility matrix

Views in	0 Low	1 Moderate	2 High
	Few people	Moderate number of people	Many people

Viewed by number of people

Overall visual sensitivity = visibility sensitivity + people visibility

Ecological Sensitivity

Ecological sensitivity matrix

Woodland	Other	2 Moderate	1 Low	0 Very Low	0 Very Low
	Wooded	3 High	2 Moderate	1 Low	0 Very Low
	Trees and woods	4 Very High	3 High	2 Moderate	1 Low
		Marginal pasture	Good pasture	Marginal arable	Good arable
Landuse					

Cultural Sensitivity (continuity & consistency)

Continuity matrix

(High = Ancient, Moderate = Historic, Low/Very Low = Planned)

Landscape Scale	Large	3 High	2 Moderate	1 Low	0 Very Low
	Medium	3 High	2 Moderate	Low -----1----- Moderate	1 Low
	Small	3 High	3 High	2 Moderate	2 Moderate
		Unsettled	Ancient	Pastoral	Arable
Landscape Pattern					

Consistency matrix

(0 = Unified, 1 = Coherent, 2 = Variable)

Land use	Varied	1	2	2
	U / V	1	1	2
	Uniform	0	1	1
		Uniform	U / V	Varied
Tree Cover				

Continuity Vs Consistency matrix

Continuity	Planned	2 Moderate	1 Low	0 Very Low
	Historic	3 High	2 Moderate	1 Low
	Ancient	4 Very High	3 High	2 Moderate
		Unified	Coherent	Variable
Consistency				

Overall sensitivity Score

Visual sensitivity	0	1	2	3	4	5	6
Ecological sensitivity	0	1	2	3	4	x	x
Cultural sensitivity	0	1	2	3	4	x	x

Total 1
(but in flood plain)

Landscape Sensitivity Assessment Rating

1-4	5-6	7-8	9-12
Low Sensitivity	Moderate Sensitivity	High Sensitivity	No development

Landscape Value Assessment Rating

A Score 1 point for each Tranquillity or Scenic beauty or Contribution to Settlement.	B Score 1 point for each Conservation Interests	Landscape value A + B 0 points = Low 1 point = Moderate 2 points = High
Flood Plain		

Landscape capacity assessment rating

Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	Moderate to High	Moderate	Low
	Low	High	Moderate to High	Moderate

Low Moderate High

Landscape value

Field Survey Record Sheet Landscape Sensitivity & Capacity

Date Aug 07	Area name – S 56 – Field northeast of Rush Green Farm Scrap Yard.
Surveyors PS	OS grid ref
LCA & PLANNING POLICIES	
LCA No: 214 – Langley Valley Condition: Poor Robustness: Weak LCA Evaluation: Reconstruct	Key Characteristics & Distinctive features. Rolling chalk landform Dominant large scale arable farming Smaller areas on steeper slopes to the north of Hitchin. Woodland plantations concentrated in the north. Relatively woodland cover elsewhere.
LP2A policies: LC1 – Landscape conservation area Policy 12 Green Belt – Policy 2	Photographs
LANDSCAPE CHARACTER SENSITIVITY	
Landform: rising to the north east Landcover: grass Tree cover: Tree screen to scrap yard Settlement form and pattern: Sparse.	Land Use: Pasture Enclosure & pattern: Open in character
Edge of settlement: No Completeness of edge: Yes	Sense of enclosure: no
VISUAL SENSITIVITY	
Prominence of site from surrounding area Short views in: From adjacent fields and PROWS Short views out: To adjacent fields Long views out: High ground to the south and views to the east and west Long views in: From high ground to the south.	Presence & size of populations: Low Mitigation potential of visual impacts: poor
VALUE	
National designations: No	Local designations: No

Survey Matrix Sheet Landscape Sensitivity & Capacity

Visual sensitivity

Visibility sensitivity matrix

Landform	Sloping	2 Moderate	3 High	4 V High
	Rolling/undulating	1 Low	2 Moderate	3 High
	Lowlying	0 Very Low	1 Low	2 Moderate
		Large woods	Small woods	Unwooded
Tree cover				

People visibility matrix

Views in	0 Low	1 Moderate	2 High
	Few people	Moderate number of people	Many people

Viewed by number of people

Overall visual sensitivity = visibility sensitivity + people visibility

Ecological Sensitivity

Ecological sensitivity matrix

Woodland	Other	2 Moderate	1 Low	0 Very Low	0 Very Low
	Wooded	3 High	2 Moderate	1 Low	0 Very Low
	Trees and woods	4 Very High	3 High	2 Moderate	1 Low
		Marginal pasture	Good pasture	Marginal arable	Good arable
Landuse					

Cultural Sensitivity (continuity & consistency)

Continuity matrix

(High = Ancient, Moderate = Historic, Low/Very Low = Planned)

Landscape Scale	Large	3 High	2 Moderate	1 Low	0 Very Low
	Medium	3 High	2 Moderate	Low -----1----- Moderate	1 Low
	Small	3 High	3 High	2 Moderate	2 Moderate
		Unsettled	Ancient	Pastoral	Arable
Landscape Pattern					

Consistency matrix

(0 = Unified, 1 = Coherent, 2 = Variable)

Land use	Varied	1	2	2
	U / V	1	1	2
	Uniform	0	1	1
		Uniform	U / V	Varied
Tree Cover				

Continuity Vs Consistency matrix

Continuity	Planned	2 Moderate	1 Low	0 Very Low
	Historic	3 High	2 Moderate	1 Low
	Ancient	4 Very High	3 High	2 Moderate
		Unified	Coherent	Variable
Consistency				

Overall sensitivity Score

Visual sensitivity	0	1	2	3	4	5	6
Ecological sensitivity	0	1	2	3	4	x	x
Cultural sensitivity	0	1	2	3	4	x	x

Total 7

Landscape Sensitivity Assessment Rating

1-4	5-6	7-8	9-12
Low Sensitivity	Moderate Sensitivity	High Sensitivity	No development

Landscape Value Assessment Rating

A Score 1 point for each Tranquillity or Scenic beauty or Contribution to Settlement.	B Score 1 point for each Conservation Interests	Landscape value A + B 0 points = Low 1 point = Moderate 2 points = High

Landscape capacity assessment rating

Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	Moderate to High	Moderate	Low
	Low	High	Moderate to High	Moderate

Low Moderate High

Landscape value

Field Survey Record Sheet Landscape Sensitivity & Capacity

Date	Area name – S 60 Rush Green aerodrome
Surveyors PS	OS grid ref
LCA & PLANNING POLICIES	
LCA No: 214 – Langley Valley Condition: Poor Robustness: Weak LCA Evaluation: Reconstruct	Key Characteristics & Distinctive features. Rolling chalk landform Dominant large scale arable farming Smaller areas on steeper slopes to the north of Hitchin. Woodland plantations concentrated in the north. Relatively woodland cover elsewhere.
LP2A policies: LC1 – Landscape conservation area Policy 12 Green Belt – Policy 2	Photographs
LANDSCAPE CHARACTER SENSITIVITY	
Landform: Low lying / flatish Landcover: Grass Tree cover: Along southern boundary to the road and Settlement form and pattern: Sparse	Land Use: Aerodrome Enclosure & pattern: Partially enclosed
Edge of settlement: No Completeness of edge: Yes	Sense of enclosure: Not really
VISUAL SENSITIVITY	
Prominence of site from surrounding area Short views in: Not really Short views out: To fields to the northwest Long views out: Not really – due east! Long views in: Not really	Presence & size of populations: Low Mitigation potential of visual impacts: Moderate
VALUE	
National designations: No	Local designations: No

Survey Matrix Sheet

Landscape Sensitivity & Capacity

Visual sensitivity

Visibility sensitivity matrix

Landform	Sloping	2 Moderate	3 High	4 V High
	Rolling/undulating	1 Low	2 Moderate	3 High
	Lowlying	0 Very Low	1 Low	2 Moderate
		Large woods	Small woods	Unwooded
Tree cover				

People visibility matrix

Views in	0 Low	1 Moderate	2 High
	Few people	Moderate number of people	Many people

Viewed by number of people

Overall visual sensitivity = visibility sensitivity + people visibility

Ecological Sensitivity

Ecological sensitivity matrix

Woodland	Other	2 Moderate	1 Low	0 Very Low	0 Very Low
	Wooded	3 High	2 Moderate	1 Low	0 Very Low
	Trees and woods	4 Very High	3 High	2 Moderate	1 Low
		Marginal pasture	Good pasture	Marginal arable	Good arable
Landuse					

Cultural Sensitivity (continuity & consistency)

Continuity matrix

(High = Ancient, Moderate = Historic, Low/Very Low = Planned)

Landscape Scale	Large	3 High	2 Moderate	1 Low	0 Very Low
	Medium	3 High	2 Moderate	Low -----1----- Moderate	1 Low
	Small	3 High	3 High	2 Moderate	2 Moderate
		Unsettled	Ancient	Pastoral	Arable
		Landscape Pattern			

Consistency matrix

(0 = Unified, 1 = Coherent, 2 = Variable)

Land use	Varied	1	2	2
	U / V	1	1	2
	Uniform	0	1	1
		Uniform	U / V	Varied
		Tree Cover		

Continuity Vs Consistency matrix

Continuity	Planned	2 Moderate	1 Low	0 Very Low
	Historic	3 High	2 Moderate	1 Low
	Ancient	4 Very High	3 High	2 Moderate
		Unified	Coherent	Variable
		Consistency		

Overall sensitivity Score

Visual sensitivity	0	1	2	3	4	5	6
Ecological sensitivity	0	1	2	3	4	x	x
Cultural sensitivity	0	1	2	3	4	x	x

Total 3
But in flood plain

Landscape Sensitivity Assessment Rating

1-4	5-6	7-8	9-12
Low Sensitivity	Moderate Sensitivity	High Sensitivity	No development

Landscape Value Assessment Rating

A Score 1 point for each Tranquillity or Scenic beauty or Contribution to Settlement.	B Score 1 point for each Conservation Interests 4	Landscape value A + B 0 points = Low 1 point = Moderate 2 points = High
WS, GCN, ECO, BATS		

Landscape capacity assessment rating

Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	Moderate to High	Moderate	Low
	Low	High	Moderate to High	Moderate
		Moderate	Low	High
Landscape value				

Field Survey Record Sheet Landscape Sensitivity & Capacity

Date	Area name – S 64 – Langley Valley flood plain
Surveyors PS	OS grid ref
LCA & PLANNING POLICIES	
LCA No: 214 – Langley Valley Condition: Poor Robustness: Weak LCA Evaluation: Reconstruct	Key Characteristics & Distinctive features. Rolling chalk landform Dominant large scale arable farming Smaller areas on steeper slopes to the north of Hitchin. Woodland plantations concentrated in the north. Relatively woodland cover elsewhere.
LP2A policies: LC1 – Landscape conservation area Policy 12 Green Belt – Policy 2	Photographs
LANDSCAPE CHARACTER SENSITIVITY	
Landform: Lowlying flat Landcover: Grass and trees Tree cover: Fair Settlement form and pattern: Sparse	Land Use: Flood zone Enclosure & pattern: Linear site not farmed.
Edge of settlement Completeness of edge	Sense of enclosure: No
VISUAL SENSITIVITY	
Prominence of site from surrounding area Short views in: From adjacent fields Short views out: To adjacent fields Long views out: The higher land both north and south Long views in: From the higher land both north and south	Presence & size of populations: Low Mitigation potential of visual impacts: Low
VALUE	
National designations: No	Local designations: No

Survey Matrix Sheet

Landscape Sensitivity & Capacity

Visual sensitivity

Visibility sensitivity matrix

Landform	Sloping	2 Moderate	3 High	4 V High
	Rolling/undulating	1 Low	2 Moderate	3 High
	Lowlying	0 Very Low	1 Low	2 Moderate
		Large woods	Small woods	Unwooded
Tree cover				

People visibility matrix

Views in	0 Low	1 Moderate	2 High
	Few people	Moderate number of people	Many people

Viewed by number of people

Overall visual sensitivity = visibility sensitivity + people visibility

Ecological Sensitivity

Ecological sensitivity matrix

Woodland	Other	2 Moderate	1 Low	0 Very Low	0 Very Low
	Wooded	3 High	2 Moderate	1 Low	0 Very Low
	Trees and woods	4 Very High	3 High	2 Moderate	1 Low
		Marginal pasture	Good pasture	Marginal arable	Good arable
Landuse					

Cultural Sensitivity (continuity & consistency)

Continuity matrix

(High = Ancient, Moderate = Historic, Low/Very Low = Planned)

Landscape Scale	Large	3 High	2 Moderate	1 Low	0 Very Low
	Medium	3 High	2 Moderate	Low -----1----- Moderate	1 Low
	Small	3 High	3 High	2 Moderate	2 Moderate
		Unsettled	Ancient	Pastoral	Arable
Landscape Pattern					

Consistency matrix

(0 = Unified, 1 = Coherent, 2 = Variable)

Land use	Varied	1	2	2
	U / V	1	1	2
	Uniform	0	1	1
		Uniform	U / V	Varied
Tree Cover				

Continuity Vs Consistency matrix

Continuity	Planned	2 Moderate	1 Low	0 Very Low
	Historic	3 High	2 Moderate	1 Low
	Ancient	4 Very High	3 High	2 Moderate
		Unified	Coherent	Variable
Consistency				

Overall sensitivity Score

Visual sensitivity	0	1	2	3	4	5	6
Ecological sensitivity	0	1	2	3	4	x	x
Cultural sensitivity	0	1	2	3	4	x	x

Total 7
Flood plain

Landscape Sensitivity Assessment Rating

1-4	5-6	7-8	9-12
Low Sensitivity	Moderate Sensitivity	High Sensitivity	No development

Landscape Value Assessment Rating

A Score 1 point for each Tranquillity or Scenic beauty or Contribution to Settlement.	B Score 1 point for each Conservation Interests	Landscape value A + B 0 points = Low 1 point = Moderate 2 points = High
Flood Plain	GCNZ, RIG, ECO	

Landscape capacity assessment rating

Landscape Sensitivity	High	Moderate	Low	Low
	Moderate	Moderate to High	Moderate	Low
	Low	High	Moderate to High	Moderate

Low Moderate High

Landscape value