

APPENDIX E3: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape		Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect at 10 Years Post Completion	Is the Overall Effect Significant?
	Susceptibility to Change	Landscape Value	Scale or Size of the Degree of Change (including degree of contrast/integration) at Stages of Project	Where applicable, are the Effects Reversible?		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	
National Landscape Character									
Natural England National Character Area Profile (NCA) <i>Chilterns (NCA 110)</i>	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	There would be variation in landscape value across the character area however it is considered to be Medium-Low at a local scale.	Construction: Negligible Completion: Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> The Chilterns landscape is a distinctive national character area within which the site is a very small parcel of land. Although the site demonstrates some of the key characteristics it is strongly influenced by the urban fringe of Luton, including the airport. Its proposal for residential development with a local centre, primary school and all-through school is not out of character with the wider surroundings; the key characteristics state that “major transport routes...radiate from adjacent Greater London, associated with significant 20th century development and extensive urban fringe areas”. Potential for assisting in delivery of some of the SEOs for the NCA. 	Negligible	Negligible	Negligible	No
Landscape Character Assessment (LCA): County/ District									
North Herts Landscape Study (Character, Sensitivity and Capacity) 2011 <i>Kimpton and Whiteway Bottom (LCA 201)</i>	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	Construction: Negligible Completion: Negligible Year 10: None	N/A	<ul style="list-style-type: none"> This LCA lies to the south-east of the site, abutting a short section of its south-eastern boundary. Therefore, there will be no direct physical impacts upon the area. Structural landscape planting proposed along the south-eastern edge of the site, adjacent to Lower Road will essentially prevent any inter-visibility between the LCA and the proposed development. No long term effects upon the LCA are anticipated once planting establishes. 	Negligible	Negligible	None	No

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North Herts Landscape Study (Character, Sensitivity and Capacity) 2011 <i>Breachwood Green Ridge (LCA 202)</i>	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	There would be variation in landscape value across the character area however it is considered to be Medium-Low at a local scale.	Construction: Medium-Low Completion: Low Year 10: Low	No	<ul style="list-style-type: none"> Landscape Character Area 202 is a rural landscape with nucleated settlement of which the site will occupy approximately 9.5% of the total area. The site demonstrates the few key characteristics however as above it is strongly influenced by the urban fringe of Luton, including the airport. Its proposal for residential development, a local centre, primary school and all-through school is not out of character with the surrounding context. The proposed development would assist in delivering the Landscape Management Guidelines for the area by way of its layout, landscape and GI proposals. It would deliver positive measures in terms of landscape enhancement, including new tree and hedgerow planting, using indigenous species, as well as the retention and strengthening of green links to surrounding landscape. The scheme would also help deliver the Built Development Guidelines. It is therefore considered that although the proposed development would have an adverse effect upon the local landscape character, it has potential to strengthen it and bring beneficial effects in the long term. 	Moderate-Minor Adverse	Minor Adverse	Minor Adverse	No
North Herts Landscape Study (Character, Sensitivity and Capacity) 2011 <i>Lilley Bottom (LCA 212)</i>	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	There would be variation in susceptibility to change across the character area however it is considered to be Medium-Low at a local scale.	Construction: Negligible Completion: Negligible Year 10: None	N/A	<ul style="list-style-type: none"> This LCA lies to the north/ north-east of the site, abutting a short section of its northern and north-eastern boundary. Therefore there will be no direct physical impacts upon the area. Structural landscape planting proposed along the northern and north-eastern edges of the site, adjacent to Chalk Hill as well as adjacent to and either side of Stubbocks Wood, will essentially prevent any inter-visibility between the LCA and the proposed development. No long term effects upon the LCA are anticipated once planting establishes. 	Negligible	Negligible	None	No

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Landscape Character: Site and Immediate Context									
Landscape Character Area 1 <i>Open Farmland and Horse Grazing</i>	Low	Low	Construction: High Completion: High-Medium Year 10: Medium	No	<ul style="list-style-type: none"> Open arable fields in the east and horse grazing in the smaller field compartments in the west adjacent to Luton Road and the edge of Cockernhoe. Ridge and furrow is apparent and covers the north and west of the area. A PRoW (the Chiltern Way) runs along the southern boundary. This area would inevitably change as a result of the new housing however it affords relatively few landscape features; namely hedgerows with some trees, the majority of which will be retained and enhanced as part of the proposed GI. The westernmost part of the area would remain undeveloped providing a buffer of open space between the proposed development and Cockernhoe. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No
Landscape Character Area 2 <i>South-West Slope</i>	Medium-Low	Medium-Low	Construction: High Completion: High-Medium Year 10: Medium	No	<ul style="list-style-type: none"> Agricultural land dominates this south-west facing slope which stretches from Lower Road in the south to Luton Road in the north. The land descends towards the eastern edge of Luton affording open views into residential areas of Wigmore. The area is reasonably enclosed by vegetation including Brickkiln Wood, at its north-eastern edge, and hedgerows of high conservation value. Ivy Cottages are located in the south and are well buffered by a block of woodland planting immediately to the south-west, Further south is an area of ridge and furrow. Public rights of way follow both the east and west boundaries. The landscape fabric of the south-eastern part of this area will be changed as a result of the proposed development (residential, Local Centre, Primary School). However, existing woodland, including Brickkiln Wood, will be protected and enhanced as part of the GI proposals and the Chiltern Way will be integrated into the development along its existing alignment. A linear park (Wandon Park) will provide a landscape buffer between the proposed development and existing settlement edge providing some localised benefits. 	Substantial-Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No

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Landscape Character Area 3 <i>Tea Green Golf Club</i>	Medium-Low	Medium-Low	Construction: High Completion: High-Medium Year 10: Medium	No	<ul style="list-style-type: none"> The golf club range comprises amenity grassland and is enclosed by hedgerows and larger planting belts to its boundaries. Stony Lane defines the eastern edge of the area, which otherwise sits within agricultural land. Wandon End Farm lies immediately south-east of the golf club, this is also enclosed with mature planting. Although this amenity will be lost to residential development, the landscape itself has few existing features and the area will be enhanced through the GI proposed as part of the development. 	Substantial-Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No
Landscape Character Area 4 <i>South-East Slope</i>	Medium-Low	Medium-Low	Construction: Medium Completion: Medium-Low Year 10: Low	No	<ul style="list-style-type: none"> Directly north of the golf course lies this south-east facing slope of predominantly arable farmland. Crouchmoor Farm lies at the eastern edge fronting Stony Lane. A public footpath bisects the area from the farm into Brickkiln Wood north of which is evidence of ridge and furrow. Views extend in a south-easterly direction across the Mimram valley and the outlying areas of Luton Airport; the runway in particular is clearly visible from this location. Tea Green abuts the north-eastern edge of this area and Brickkiln Wood forms a strong visual buffer to the north and west. The north- western part of this character area will be directly affected as a result of new residential development. Structural landscape planting along the eastern perimeter of the proposed built edge will provide a buffer between the new development and the wider character area to the east including the settlement of Tea Green. 	Moderate-Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No

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Landscape Character Area 5 <i>North-East Slope</i>	High-Medium	Medium	Construction: Low Completion: Low- Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> Open farmland stretching across the north-east facing valley slope, this area descends to Lilley Bottom and is bounded by the A505 to the north-west and Stony Lane to the east. Two isolated farmsteads occur within the area; Dog Kennel Farm and Offley Chase. Chalk Hill transects the valley side linking Lilley Bottom with Cockernhoe and then Luton. Several public footpaths traverse the slope in a north-east / south-west direction. South-eastward views towards the plateau are interrupted by the numerous woodland and plantation blocks, whereas views north-east are quite open across the Lilley valley. This area has been assessed as having medium to high sensitivity owing to its attractive, open and rolling character together with its proximity to Putteridge Bury further north-west. A small part of this area will be affected by the All-Through School proposed in the north of the site. However, proposals within this area are likely to sports fields only. Furthermore, the strong ridgeline combined with structural landscaping proposed along the northern/ north-eastern site perimeter will minimise any visibility of the proposed built development (i.e. school building) within the adjacent character area (6), limiting landscape effects upon the character area overall. 	Minor Adverse- Negligible	Negligible	Negligible	No

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Landscape Character Area 6 <i>Enclosed Farmland</i>	Medium-Low	Medium-Low	Construction: High-Medium Completion: Medium Year 10: Medium-Low	No	<ul style="list-style-type: none"> This area comprises predominantly arable farmland which is noticeably enclosed to both the west, where it forms part of the wider landscape setting to Mangrove Green and Cockernhoe, and east where it forms part of the wider landscape setting to Tea Green. The central section lies on the edge of the plateau, and although this has a more open character, woodland blocks, including Stubbocks Wood, partially contain it from Lilley Bottom which lies further north-east. An area of rough grazing is evident in the east. Ridge and furrow extends across the western section along with hedgerows of high conservation value. Other woodlands, including Messina Plantation, enclose much of the arable land in the east and west at their north-eastern edge. Chalk Hill divides the area between Mangrove Green and Cockernhoe and a public right of way connects Chalk Hill with Mangrove Green. This eastern part of this character area will inevitably change as a result of the proposed residential development. Brickkiln Wood will be protected and enhanced as part of the GI proposals and buffers will also be created alongside woodland blocks (including Stubbocks Wood) abutting the north-eastern edge of the character area and site itself. There will be some visibility of the All-Through School from PRoW within the western part of the area beyond the site boundary. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No
Landscape Character Area 7 <i>Mangrove Green and Cockernhoe</i>	Medium-Low	Medium-Low	Construction: Medium-Low Completion: Low Year 10: Low-Negligible	No	<ul style="list-style-type: none"> The quiet settlements of Mangrove Green and Cockernhoe are mostly traditional in character encompassing village greens and several listed buildings. An area of non-vernacular housing at Elmtree Avenue located in the south-west corner of Cockernhoe is not particularly characteristic of the area and adds limited value to the overall landscape setting of the village. However, the remainder of the area is assessed as medium sensitivity due to its overall character and setting within the local landscape. The landscape fabric of the area will not be affected by the proposed development and the majority of the character area will not have views of it. Visibility of the new residential development will largely be limited to existing properties along the south-eastern edge of the area where there is potential for first floor level views as well as some glimpsed views at ground level from properties immediately adjoining the site perimeter, including Cockernhoe Farm. However, new landscape planting will restrict visibility and soften the appearance of the new built form. 	Moderate-Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No

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Landscape Character Area 8 <i>Open Farmland</i>	Medium-Low	Low	Construction: Negligible Completion: Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> Predominantly arable farmland of an open character, this landscape unit is sandwiched between the eastern fringe of Luton and the villages of Mangrove Green and Cockernhoe in the west which create defined visual edges. Two small woodland belts occur with the area and Luton Road forms the south-eastern boundary and areas of ridge and furrow are evident in the west and north-west. A public right of way follows the southern boundary but is encompassed by mature planting. The area contains little of interest in landscape terms yet forms a buffer between Luton and the villages. There will be no direct effects upon the landscape character of the area owing to the existing settlement of Cockernhoe being situated between it and the new development. Where the site abuts the character area at its south-eastern edge, the new structural landscape planting proposed as part of the GI will minimise potential visibility of the built development and strengthen the perimeter of the proposed development. Mature hedgerow planting along the north-western edge of the area separates it from the site proposed for sports fields. 	Negligible	Negligible	Negligible	No
Landscape Character Area 9 <i>Open Landscape</i>	Medium	Medium-Low	Construction: Medium Completion: Medium-Low Year 10: Low	No	<ul style="list-style-type: none"> This landscape has a relatively flat and open nature and lies immediately south of Putteridge Bury RPG being separated by sections of the estate wall and hedgerow planting along which runs a public footpath. Arable farmland covers the southern part of the area while the north of the area is characterised by grazed paddocks and provides a wider landscape setting for Mangrove Hall. The western part of this area will be directly affected as a result of the proposed playing fields however built development will be limited to a sports pavilion with associated car parking located adjacent to the existing settlement edge. Existing landscape features are limited to perimeter hedgerows which will be reinforced and supplemented as part of the GI proposals. 	Minor Adverse	Negligible-Minor Beneficial	Minor Beneficial	No

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Landscape Character Area 10 <i>Putteridge Bury</i>	High-Medium	High-Medium	Construction: None Completion: None Year 10: None	No	<ul style="list-style-type: none"> This area covers the Putteridge Bury Estate which lies approximately 1km to the north-west of the application site beyond the villages of Cockernhoe and Mangrove Green. It is defined by a partial boundary wall, encompassing the house (now part of the University of Bedfordshire) and formal gardens, parkland, woodland and arable farmland. The park and gardens are grade II listed and included on the English Heritage Register of Parks and Gardens. Several buildings and structures within the estate are also listed, further details are contained in Chapter 7; Cultural Heritage. The A505 forms the northern boundary, the east Luton fringe forms the western boundary and open farmland lies to the south and east. A local byway enters the area from the east, where East Lodge (a single residential dwelling) is situated, otherwise there is no public access. Footpaths follow the eastern and southern perimeters of Putteridge Bury. There will be no effects upon this parkland landscape from either the main development site or the proposed sports pitches south of the park owing to the mature hedgerow along the park's southern perimeter. 	None	None	None	No
Landscape Character Area 11 <i>Playing Fields</i>	Medium-Low	Medium-Low	Construction: Negligible Completion: Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> This small unit comprises amenity playing fields, enclosed by steel palisade fencing in the east and residential housing along the eastern edge of Luton in the west. A public right of way bisects the area and follows the north-western boundary. Overall this area affords few landscape features. There will be no direct effect upon the landscape fabric of this character area and the sloping landform will restrict and visibility of the proposed playing fields to the east. There will be no effects as a result of the proposed built development within the main site to the south-east. 	Negligible	Negligible	Negligible	No

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Landscape Character Area 12 <i>Luton and Wigmore Fringe</i>	Medium-Low	Low	Construction: Medium Completion: Medium-Low Year 10: Low	No	<ul style="list-style-type: none"> The residential areas along the fringes of Luton and Wigmore give a defined visual edge to the area. Mature vegetation is a strong visual feature along the north-eastern boundary, this becomes less so further south where the difference in topography is more apparent between this area and adjacent character areas, and as the landform rises further into Luton. There will be no direct effects upon the landscape fabric of this character area. Although part of the proposed development will be visible from some properties within the area, views will largely be limited to the south-western portion of the development which, being predominantly residential with a Local Centre and Primary School, will not be out of character with the surrounding context. New footpaths/ cycleways will be created between the existing and proposed communities and a landscape buffer in the form of a linear park (Wandon Park) will provide an attractive development edge and local amenity. 	Minor Adverse	Minor Beneficial	Minor Beneficial	No
Site Landscape Features/ Characteristics									
Site Landscape Features:- <i>Landform</i>	Low	Low	Construction: Negligible Completion: Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> The proposed development will not result in any significant changes to the existing landform of the site. Some localised changes will be necessary to create the attenuation ponds however these will be sympathetically designed and will not be adverse features. No discernible changes are envisaged across the remaining landscape framework area. 	Negligible	Negligible	Negligible	No

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Site Landscape Features:- <i>Woodland, Trees, Hedgerows and Vegetation</i>	High-Medium	High-Medium	Construction: Low Completion: Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> Well established hedgerows with some tree planting occur throughout the site as well as around its perimeter, woodland is a strong landscape feature and include Brickkiln Wood, a large block which sits prominently at the centre of the site, together with a linear belt and smaller blocks which encompass part of the Chiltern Way and Ivy Cottages at the southern corner of the site. With the potential exception of some very limited removal to create the site access points and access roads, all of the existing vegetation will be retained and enhanced as part of the proposed development. The proposed GI includes new tree, shrub and hedgerow planting as well as areas of grassland and wetland planting associated with the SuDS. Collectively this will improve the overall age structure and diversity of vegetation within the site providing localised beneficial effects overall. 	Minor Adverse- Negligible	Minor Beneficial	Moderate-Minor Beneficial	No
Site Landscape Features:- <i>Water Features and Watercourses</i>	N/A	N/A	Construction: None Completion: None Year 10: None	N/A	<ul style="list-style-type: none"> The site contains no water features or watercourses. The proposed attenuation ponds will provide landscape, amenity and biodiversity value, further benefitting the local landscape. 	None	None	None	N/A
Site Landscape Features:- <i>Land Use and Open Space</i>	Medium	Medium-Low	Construction: High Completion: High- Medium Year 10: Medium	No	<ul style="list-style-type: none"> The majority of the physical landscape resource lost will be grade 3a farmland with some grade 2, as well as Tea Green Golf Course. The remaining site area, which contains the majority of the site's ecological interest i.e. woodland and hedgerows, will be retained and enhanced within wide landscape buffers providing linkages throughout the development and connecting new areas of public open space, providing long term benefits overall. 	Substantial- Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No

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Site Landscape Features:- <i>Public Rights of Way</i>	High-Medium	High-Medium	Construction: Medium-Low Completion: Low- Negligible Year 10: Negligible	No	<ul style="list-style-type: none"> The Chiltern Way ('Offley 002') passes through the southern part of the site in a west to south-east direction. A further PRoW ('Offley 003') crosses the eastern site area between Lower Road and Brick Kiln Lane and short section of PRoW 'Offley 001' cuts across the southern corner of the site adjacent to Ivy Cottages. These footpaths provide connectivity to the surrounding right of way network and will be retained along their current routes and integrated within the proposed development. New footpaths and cycleways will be created throughout the proposed development providing links to existing PRoW not only within the site area but also to those surrounding it, delivering a cohesive network for both the new and existing communities. Overall, there would be localised benefits arising from the proposals in relation to public access and rights of way. 	Moderate-Minor Adverse	Moderate-Minor Beneficial	Moderate Beneficial	No