

Appendix 17-1 Landscape and Visual Assessment Methodology

Appendix 17-2 Preliminary Scoping Opinion LVIA Response

Appendix 17-6 Summary of Landscape Effects

Appendix 17-7 Summary of Visual Effects

Future LuToN: Making best use of our runway

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1 LVIA METHODOLOGY

1.1 Introduction

1.1.1 The assessment methodology to be adopted for the LVIA will follow the principles and approaches set out in the third edition of the Guidelines for Landscape & Visual Impact Assessment (GLVIA3) and associated clarifications published by the GLVIA Panel.

1.1.2 Landscape and Visual Impact Assessment (LVIA) is “*a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity*”¹.

1.1.3 The purpose of LVIA with reference to Environmental Impact Assessment (EIA) development, is to identify ‘likely significant’ environmental effects on:

- The constituent elements of the landscape;
- The specific aesthetic or perceptual qualities of the landscape;
- The character of the landscape; and
- People who will be affected by changes in views or visual amenity.

1.1.4 In LVIA ‘likely significant’ environmental effects are determined by:

- identifying potential landscape and visual receptors to an environmental effect;
- considering the value and susceptibility, or sensitivity, of those receptors to the type of change proposed;
- determining the magnitude of change that would be experienced by those or at those receptors; and
- applying professional judgement to advise the significance that should be attributed to that effect.

1.1.5 Landscape and visual assessments are separate, although linked procedures. The landscape baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual assessment studies.

1.1.6 The assessment methodology also reflects:

¹ ‘Guidelines for Landscape and Visual Impact Assessment’ – Third Edition by the Landscape Institute and Institute for Environmental Management and Assessment

- specific guidance of relevance to the assessment of airport related development; and
- specific regulations or local policies that are of relevance to the project's location.

1.1.7 This report is referred to as a landscape and visual impact assessment however as the proposed development lies on the urban fringe of Luton the term townscape would be more applicable when describing landscape elements within the urban context. Therefore, the terms landscape and townscape will be used interchangeably within this LVIA.

1.1.8 For clarity townscape is described in the GLVIA3 as 'the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces'.

1.2 Professional Judgement

1.2.1 LVIAs differ from other specialist studies because they are generally undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design rather than a discrete study carried out once the proposals have been finalised.

1.2.2 Professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters (e.g. the loss of a number of trees), much of the assessment will rely on qualitative judgements that involve a degree of subjective opinion (e.g. the assessment of landscape values or what effect a development will have on visual amenity).

1.2.3 Professional judgements must be based on both training and experience and be supported by clear evidence and reasoned argument. Accordingly, it is recommended that suitably qualified and experienced professionals carry out the LVIAs.

1.2.4 The assessment of landscape and visual effects is based on the consensus professional judgement of two individual assessors, both of whom have considerable experience of undertaking landscape and visual impact assessments as follows:

- A Chartered Member of the Landscape Institute with over 10 years' experience of landscape and visual impact assessment

- A Chartered Member of the Landscape Institute with over 15 years' experience of landscape and visual impact assessment.

1.2.5 The assessment was also reviewed by a Chartered Member of the landscape Institute with expert witness experience for national infrastructure related development and over 30 years' experience in landscape and visual impact assessment.

1.3 Study Area

1.3.1 The Study Area for assessing the landscape and visual effects of the Proposed Development will extend 5km from the perimeter of the Main Application Site, plus the full extent of any character areas that may be affected within that envelope

1.3.2 The Study Area is defined through a survey of the pattern of existing land use, landform and land cover within the landscape surrounding LTN and through field survey activities.

1.3.3 It is important to note that the boundary of the Study Area does not define the area beyond which there will be no effect, rather it contains the area within which the likely significant landscape and visual effects are predicted to occur.

1.4 Landscape Assessment

1.4.1 The process of assessing the landscape effects is shown on the flow chart diagram on the following page and described within this section.

Landscape Baseline

1.4.2 The initial step in the landscape assessment once the study area has been defined is to establish the baseline landscape conditions which involves the following:

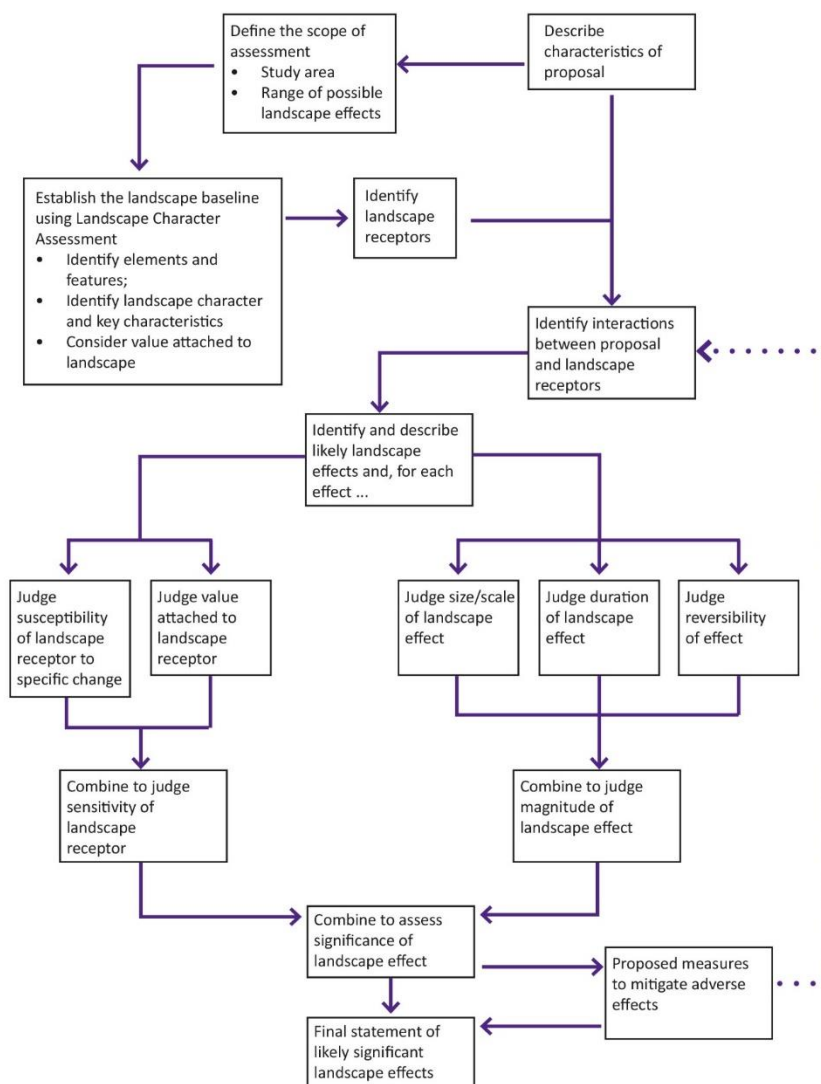
- The review of published Landscape Character Assessments (National and Local Authority Character Assessments) followed by verification in the field to determine the character of the site and study area;
- Describing the existing landscape elements that contribute to landscape character (landscape elements include geology, soils, landform, drainage and waterbodies, existing vegetation and land/field patterns, settlements and buildings, Public Rights of Way, land use and other characteristic elements of the existing local landscape);

1.4.3 Tranquillity is a particular consideration when undertaking landscape and visual impact assessments for airport related development. The Airports NPS advises that '(the assessment of) landscape and visual effects (should) also include tranquillity

effects.’ It is LLAL’s interpretation that the Airports NPS does not envisage that tranquillity should be assessed as a separate topic area alongside landscape and visual effects, but rather that in determining effects on landscape and visual receptors any effects on tranquillity should be included and given consideration.

1.4.4 Tranquillity is defined in the Landscape Institute GLVIA 3 and Technical Information Note 01/2017- Tranquillity – An overview as being ‘a state of calm and quietude associated with peace, considered to be a significant asset of the landscape’.

Steps in assessing landscape effects
 Taken from Figure 5.1 ‘Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013)’



1.4.5 In keeping with the guidance set out in the GLVIA3, tranquillity will not be assessed as a separate topic area within the LVIA but will be considered alongside a range of other factors that can

help in the identification of valued landscapes. Tranquillity will be considered through:

- Reviewing CPRE Intrusion Map;
- Reviewing noise assessment mapping
- Audible observations in the field – Noting down any disturbances such as road traffic, rail, aircraft noise, schools, built up areas etc. Sounds may be positive such as sounds of nature helping to make a positive contribution to the tranquillity of an area.

1.4.6 Visual observations in the field – Noting down any visual detractors or visual qualities. The unity, level of activity, enclosure can have impacts on tranquillity.

1.5 Identification of receptors

1.5.1 Once the baseline information about the landscape has been collated this can be combined with an understanding of the details of the proposed change or development that is to be introduced into the landscape to identify and describe the landscape effects.

1.5.2 The first step is to identify the components of the landscape that are likely to be affected by the scheme referred to as landscape receptors. Potentially sensitive landscape receptors may include:

- Physical influences on the constituent elements of the landscape (e.g. geology, soils, landform, drainage and waterbodies);
- Land cover of the landscape (e.g. the different types of vegetation and patterns and types of tree cover);
- Influences of human activity on the landscape (e.g. the land use and its management, the character of settings and buildings and the patterns and types of fields and enclosures);
- Aesthetic or perceptual qualities of the landscape (e.g. its scale, its complexity, its openness, its tranquillity or its wildness); and
- The character of the landscape (i.e. any distinctive landscape character types or areas that can be identified), which may include published character assessment reports and / or defined character areas identified as part of the assessment process.

1.6 Identification of likely landscape effects

1.6.1 The second step is to identify interactions between the landscape receptors and the different components of the development at all

its different stages, including construction and operational stages.

1.6.2 Potential landscape effects that could occur during the construction and operational periods may include, but are not restricted to, the following;

- Changes to landscape elements: the addition of new elements or the removal of existing landscape elements
- Changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas, or contribute to the landscape value; and
- Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

1.7 Sensitivity of receptor likely to be affected

1.7.1 For each of the landscape effects identified the susceptibility of the landscape receptor to a specific change is to be judged as to is the value attached to the landscape receptor. These two judgements are combined to determine the sensitivity of the landscape receptor. The sensitivity and the judgements on susceptibility and value will be fully described for each of the receptors within the LVIA Chapter of the Environmental Statement.

1.7.2 Susceptibility to change means the ability of the landscape receptor (whether it be the overall character or quality/ condition of a particular area, or individual element and/ or feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.

1.7.3 Judgements about the susceptibility of a landscape receptor to change will be recorded as being high, medium or low, based on the criteria set out in Table 1.

Table 1: Landscape Susceptibility to Change

Classification	Typical Criteria
High	Receptors with an inability to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.

Classification	Typical Criteria
Medium	Receptors with some ability to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.
Low	Receptors with an ability to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.

1.7.4 Judgements about the value of a landscape receptor will be recorded as being High, Medium, or Low based on the information gathered in the landscape baseline (such as landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. Table 2 provides some examples which help to distinguish between the different value thresholds.

Table 2: Landscape Value

Classification	Typical Criteria	Typical Scale	Typical Examples
Very High	High Importance (or Quality) and Rarity. No or limited potential for substitution.	International, National, Local	World Heritage Site, National Park, AONB
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Local	Areas of Great Landscape Value, Conservation Area
Medium	Medium Importance (or Quality) and Rarity. Limited potential for substitution	Regional, Local	Local designations such as ALLV or undesignated but value perhaps expressed through non-official publications or demonstrable use.
Low	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement or areas identified for recovery
Very Low	Low or no Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

1.7.5 The landscape sensitivity is dependent on the proposed development and the ability of the existing landscape to accommodate the perceived changes. Landscapes vary in their capacity to accommodate different forms of development. In general terms, a landscape of very high sensitivity will have low ability to accommodate change of the type proposed and a

landscape of low sensitivity will have some ability or likelihood to accommodate change of the type proposed.

1.8 Evaluating the Magnitude of Impact

- 1.8.1 GLVIA3 recognises a clear distinction between the ‘impact,’ as the action that is being taken, and the ‘effect,’ as the change resulting from that action, and advises that the term ‘impact’ should not be used to mean a combination of several effects. For consistency with other chapters of the Environmental Statement, it is however proposed to vary from this advice and refer to ‘magnitude of impact,’ even when describing a combination of several effects.
- 1.8.2 The magnitude of impact on a landscape receptor will be assessed in terms of its:
- Size or scale - Extent to which the removal or addition of landscape features alters the existing landscape character;
 - Geographical extent - of the area over which the effect is evident;
 - Duration of the effect - (short 0-5yrs/ medium 5-10yrs / long term 10-25yrs); and
 - Reversibility – (i.e. temporary or permanent)
- 1.8.3 With regard to Reversibility, Paragraph 5.52 of GLVIA 3 explains that where developments have a limited life and could eventually be removed and/or the land reinstated the effects could be considered reversible. The reversibility and consideration of temporary effects is however linked to the duration of that effect such as short term (0-5yrs), medium term (5-10 yrs) and long term (10-25yrs).
- 1.8.4 For the purpose of this assessment impacts that would be considered permanent are those typically occurring over the long term, such as the construction of buildings and reprofiling of land as these cannot practicably be reversed. Vegetation removal is also considered to be permanent where it cannot be planted in the same location and reach maturity over the short or medium term. Mitigation planting has the potential to compensate for the loss of existing vegetation if similar types and species are planted and could provide similar benefits over the medium to long term. There are instances where mitigation planting could not compensate for the loss of existing vegetation such as the removal of Ancient Woodland or instances where there are rare species which form a unique habitat.
- 1.8.5 Temporary effects would typically occur over a short to medium term duration and would mainly occur during the construction period. Development that may result in temporary effects would

typically include the introduction of temporary site security fencing, temporary hard standing areas, construction machinery, temporary buildings and compounds, haul roads, earthmoving and stockpiles, lighting etc.

- 1.8.6 Judgements about the magnitude of impact on landscape receptors will identify whether the impact will be negative (adverse) or positive (beneficial) and will be recorded as being large, medium, small, negligible or no change, based on the criteria set out in Table 3.

Table 3: Magnitude of Landscape Impact

Magnitude of Impact	Typical Criteria Descriptors
High adverse	Total loss or large-scale damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic conspicuous features and elements
Medium adverse	Partial loss or noticeable damage to existing character or distinctive features and elements, and/or the addition of new but uncharacteristic noticeable features and elements
Low adverse	Slight loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements.
Very Low adverse	Barely noticeable loss or damage to existing character or features and elements, and/or the addition of new but uncharacteristic features and elements.
No change	No noticeable loss, damage or alteration to character or features or elements.
Very Low beneficial	Barely noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements
Low beneficial	Slight improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements.
Medium beneficial	Partial or noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic and noticeable features and elements, or by the addition of new characteristic feature
High beneficial	Large scale improvement of character by the restoration of features and elements, and/or the removal of uncharacteristic and conspicuous features and elements, or by the addition of new distinctive features.

1.9 Evaluating the Significance of Impact

- 1.9.1 The significance of landscape effects for each receptor will be summarised in a table. A description of the landscape receptor will be included followed by the assessment of Sensitivity. The proposed mitigation will be described. The assessment of the

magnitude of impact and overall significance of effect will be described with the preliminary mitigation in place.

- 1.9.2 This LVIA covers several years to reflect the phased build-up of passenger throughput and to understand the effects of proposed structure planting measures and changes to land management objectives. The LVIA assumes and describes a baseline in 2020 and assesses landscape and visual effects at years 2024, 2027, 2033, 2039 and 2050.
- 1.9.3 Major Adverse and Moderate Adverse environmental effects are considered 'significant' for the purposes of EIA, whilst Minor Adverse, Negligible and Beneficial environmental effects are considered 'not significant' for the purposes of EIA. It should be noted that, in line with clause 3.34 of GLVIA3 effects not considered to be significant will not be totally disregarded.
- 1.9.4 The significance of a landscape or visual effect will be assessed through professional judgement, combining the sensitivity of the receptor with the magnitude of impact as shown in Table 4.

Table 4: Significance of Landscape Effect

		MAGNITUDE OF IMPACT (BENEFICAL OR ADVERSE)				
		No Change	Very Low	Low	Medium	High
LANDSCAPE SENSITIVITY	High	No Effect	Minor	Minor / Moderate	Moderate/ Major	Major
	Medium	No Effect	Negligible/ Minor	Minor	Moderate	Moderate/ Major
	Low	No Effect	Negligible/ Minor	Negligible/ Minor	Minor	Minor / Moderate

- 1.9.5 Judgements will typically follow the rationale and criteria set out in Table 5.

Table 5: Significance of Landscape Effect

Significance Criteria	Definition of Effect
Major adverse	The Proposed Development would be at considerable variance with the character (including quality and value) of the landscape and substantially degrade or diminish the integrity of a range of characteristic features and elements and their setting and are likely to damage a sense of place. Such effects would be

Significance Criteria	Definition of Effect
	incapable of full mitigation and would degrade the integrity of a high-quality landscape.
Moderate adverse	The Proposed Development would conflict with the character (including quality and value) of the landscape and have an adverse impact on characteristic features or elements and their setting and are likely to diminish a sense of place. Proposals are likely to be out of scale with the existing topography, grain, scale and pattern of the landscape.
Minor adverse	The Proposed Development would not quite fit the character (including quality and value) of the landscape and is at variance with characteristic features and elements and their setting and are likely to detract from a sense of place. Effects may temporarily damage or does not logically complement the existing topography, grain, scale and pattern of the landscape to constitute an unsympathetic outcome.
Negligible adverse/ beneficial	The proposals will affect minor landscape features which have no or limited value.
No effect	The Proposed Development would maintain the character (including quality and value) of the landscape. The proposals would blend in with characteristic features and elements, enabling a sense of place to be retained.
Minor beneficial	The Proposed Development would complement the character (including quality and value) of the landscape and maintain or enhance characteristic features and elements and their setting enabling some sense of place to be restored. The proposals would enable moderate and / or short-term restoration of degraded landscape character, features and their setting.
Moderate beneficial	The Proposed Development would improve the character (including quality and value) of the landscape and enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development and thus enabling a sense of place to be restored. Such effects may be capable of further mitigation so as to maximize the benefits of the proposal.
Major beneficial	The Proposed Development would substantially enhance the character (including quality and value) of the landscape and enable the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development thus enabling a sense of place to be enhanced. The proposals would fundamentally improve on previous condition through the introduction of integrated features and landscape design which would result in a more harmonious and distinctive landscape character. Such effects may be capable of further mitigation to maximize the benefits of the proposal.

1.10 Visual Assessment Methodology

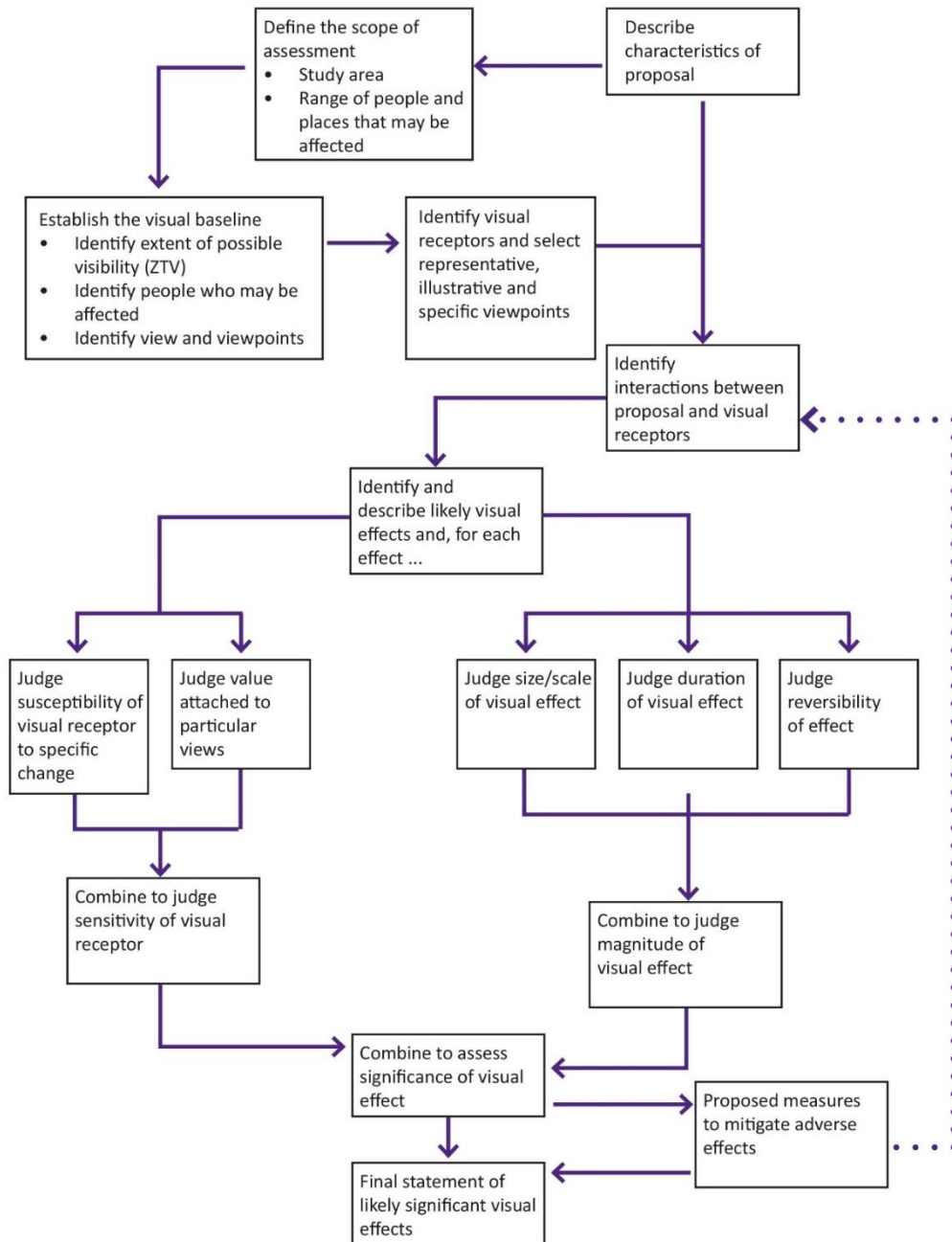
1.10.1 The visual assessment considers the potential effect of the development on visual amenity; as experienced by people within the study area. They relate to changes that arise in the composition of available views as a result of changes to the

landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

- 1.10.2 The effects on visual amenity will be assessed through the consideration of potential effects on receptors. Visual receptors include people in their homes, at work, undertaking recreational activities or when travelling through and area i.e. using roads, railways, footpaths etc., where they would be likely to experience a change in the existing view as a result of the construction and operation of the proposed development.
- 1.10.3 The visual effects may include a change to an existing view, sequential views, or wider visual amenity as a result of development or the loss of particular elements or features already present in the view. Cumulative visual effects may result when receptors gain views of similar types of development, which combine to have a cumulative visual effect.
- 1.10.4 It is generally accepted that the two criteria that combine to determine the significance of visual effect are the sensitivity of the receptor and the magnitude of impact.
- 1.10.5 The assessment of the visual baseline within the study area will take into consideration the following:
- The area within which the development proposals may be visible;
 - The different groups of people within the study area who may experience views of the development proposal;
 - The identification of specific viewpoints; and
 - The nature of views at the viewpoints.
- 1.10.6 The process of assessing the visual effects is shown on the flow chart diagram on the following page and described within this section.

Steps in assessing visual effects

Taken from Figure 6.1 'Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013)'



1.11 Viewpoints

1.11.1 Within the Zone of Visual Influence of the study area Viewpoints will be selected to demonstrate the relative visibility of the Proposed Development and its relationship with the surrounding landscape and built form. The selection of viewpoints will be based on the following criteria:

- The requirement to provide an even spread of representative viewpoints within the visual envelope, and around all sides of the Proposed Development;
- From locations which represent a range of near, middle and long distance views;

- Whilst private views are relevant, public viewpoints i.e. from roads and public rights of way and other area of open public access, will be selected since they are the most significant in term of the number of receptors affected;
 - Views from sensitive receptors within designated landscapes
- 1.11.2 In accordance with the GLVIA3, the viewpoints that will be selected take account of:
- The potential number and sensitivity of viewers who may be affected;
 - The viewing direction, distance (i.e. short, medium and long distance views) and elevation;
 - The nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
 - The view type (for example panoramas, vistas, glimpses);
 - The potential for cumulative views of the proposed development in conjunction with other developments.
- 1.11.3 Viewpoints will also take account of the accessibility to the public (with the exception of Luton Hoo House all viewpoints used for the assessment of visual effects will be carried out from publicly accessible locations).
- 1.11.4 The guidelines state that in some instances it may be appropriate to consider private viewpoints, mainly from residential properties. As it is impractical to visit all properties that may be affected professional judgement must be used so that an assessment can be made about the likely views based on the views from the nearest public vantage point to each property during the field assessment.
- 1.11.5 For the purposes of the baseline assessment the distance of the viewpoint towards London Luton Airport will be measured to the nearest proposed visible feature.
- 1.11.6 The findings and conclusion of this assessment assume that:
- All existing vegetation located outside the site would be retained unless otherwise identified for removal;
 - The application of good site construction practice. In particular, nearby retained trees are afforded protection in accordance with the recommendations provided in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

1.12 Methodology for recording the Visual Baseline

- 1.12.1 Viewpoints will be selected to represent various potential receptors within the study area. For each of the viewpoints representative photographs will be taken in accordance with Landscape Institute Advice Note 01/11. The photographic methodology is included in Appendix B.
- 1.12.2 The baseline condition describing the existing view and potential receptors will be included for each of the viewpoints on the Representative Viewpoint Sheets.

1.13 Sensitivity of Visual Receptor

- 1.13.1 The sensitivity of the visual receptor is considered by combining judgements about the value attached to a particular view and the susceptibility of the visual receptor to changes in the view. For example, the inhabitants of a residential dwelling are generally considered more sensitive than occupiers of a factory unit. The value of the changed view to the receptor also contributes to an understanding of sensitivity to change. Therefore, orientation, nature of use, scenic quality and receptors expectations of the change view in respect of existing context are all considered part of the evaluation.
- 1.13.2 As identified within GLVIA 3, susceptibility is mainly a function of:
- The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may be focussed on views and the visual amenity they experience at particular locations.
- 1.13.3 Judgements about the susceptibility of a visual receptor will be recorded as being High, Medium or Low, typically reflecting the criteria set out in Table 6. Judgements may vary however depending on the nature of the receptor who will be affected and the extent to which their attention is likely to be focused on views or visual amenity.

Table 6: Visual Susceptibility to Change

Value	Typical Criteria
High	<p>Residents at home, although this will depend on the rooms occupied during waking hours;</p> <p>People, whether residents or visitors, who are engaged in outdoor recreation, including users of public rights of way, whose attention or interest is likely to be focused on the landscape and on views;</p> <p>Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and</p> <p>Communities where views contribute to the landscape setting enjoyed by residents in the area</p>

Value	Typical Criteria
	Where travel involves recognised scenic routes awareness of views is likely to be particularly high
Medium	Communities where views partly contribute to the landscape setting experienced by residents in the area Users of public rights of way and footpaths where attention is not focussed on the landscape and/ or views (for example in a densely vegetated area or built up area); Travellers on road, rail and other transport routes where awareness of views is limited.
Low	Communities where views do not contribute to the landscape setting experienced residents in the area People engaged in outdoor sport and recreation which does not involve or depend upon appreciation of views of the landscape; People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of their working.

1.13.4 Judgements about the value attached to views experienced by a visual receptor will be recorded as being High, Medium or Low, based on the criteria set out in the Table 7.

Table 7: Visual Importance/ Value

Value	Typical Criteria
High	Unique or identified view (e.g. shown as such on an Ordnance Survey map, guidebook or tourist map) or one noted in literature or art; A view where a landscape and/or heritage asset makes an important contribution to the view (e.g. open views of landscapes in sensitive or unspoilt areas which contribute to the visual amenity experienced by people)
Medium	A view where a landscape and/or heritage asset makes some contribution to the view (e.g. partial/ interrupted views of landscapes in sensitive or unspoilt areas which contribute to the visual amenity experienced by people or open views over moderately sensitive/ unspoilt landscapes).
Low	Undistinguished or unremarkable view (The view may contain detracting features which spoil the overall quality of the view and detract from the visual amenity experienced by people)

1.14 Magnitude of Visual Impact

1.14.1 The Magnitude of Visual Impact experienced by visual receptors as a result of the development proposals will be described by reference to the:

- Scale of change in the view in respect of the loss or addition of features and changes in the visual composition, including the proportion of view occupied by the proposed development;
- Geographical extent – This is likely to reflect the orientation/ angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the main development and

the extent of the area over which the changes would be visible;

- Duration of the effect - (short 0-5yrs/ medium 5-10yrs/ long term 10-25yrs, temporary, permanent, intermittent/ continuous and whether the views will be full, partial or glimpses.)
- Reversibility - the ability of the proposed development to be reversed.

1.14.2 The criteria which will be used to guide the assessment of the magnitude of impact that would be experience by visual receptors as a result of the development proposals are outlined in the Table 8.

Table 8: Magnitude of Visual Impact

Magnitude of Visual Impact	Typical Criteria Descriptors
High adverse	The proposals would form a significant and immediately apparent deterioration to the scene that is likely to damage its overall character.
Medium adverse	The proposals would form a visible and recognisable new element that would deteriorate the overall scene to some extent and would be readily noticed by the observer.
Low adverse	The proposals would be perceptible but would not alter overall balance of features and elements that comprise the existing view or markedly deteriorate the overall quality of the scene.
Very Low adverse	Only a very small part of the proposals would be discernible, and / or the proposals would be at such a distance that it would form a barely noticeable feature or element of the view and consequently would result in very little deterioration to the scene.
No change	No part of the project, or work or activity associated with it, would be discernible.
Very Low beneficial	Only a very small part of the proposals would be discernible, and / or the proposals would be at such a distance that it would form a barely noticeable feature or element of the view and consequently would result in very little improvement to the scene.
Low beneficial	The proposals would be perceptible but would not alter overall balance of features and elements that comprise the existing view or markedly improve the overall quality of the scene.
Medium beneficial	The proposals would form a visible and recognisable new element that would improve the overall scene to some extent and would be readily noticed by the observer.
High beneficial	The proposals would form a significant and immediately apparent improvement to the scene that is likely to enhance its overall character.

1.15 Significance of Visual Effects

1.15.1 The significance of a landscape or visual effect will be assessed through professional judgement, combining the sensitivity of the

receptor with the magnitude of impact. Judgements will typically follow the rationale and criteria set out in Table 9.

Table 9: Significance of Visual Effect

		MAGNITUDE OF VISUAL IMPACT				
		No Change	Very Low	Low	Medium	High
SENSITIVITY OF VISUAL RECEPTOR	High	No Effect	Minor	Minor / Moderate	Moderate/ Major	Major
	Medium	No Effect	Negligible/ Minor	Minor	Moderate	Moderate/ Major
	Low	No Effect	Negligible/ Minor	Negligible/ Minor	Minor	Minor / Moderate

1.15.2 The table below summarises the results of the assessment (Table 10) with comments highlighting the significance criteria that could be applied to the proposals.

Table 10: Significance of Visual Effects

Significance	Typical Criteria Descriptors
Major adverse	The proposals would cause major deterioration to a view experienced by a highly sensitive receptor and would constitute a major discordant element in the view.
Moderate adverse	The proposals would cause obvious deterioration to a view experienced by a moderately sensitive receptor or perceptible damage to a view experienced by a more sensitive receptor.
Minor adverse	The proposals would cause limited deterioration to a view experienced by a moderately sensitive receptor or cause greater deterioration to a view experienced by a low sensitivity receptor.
Negligible adverse/ beneficial	Only a very small part of the proposal would be discernible and / or would be at such a distance that it will be scarcely appreciated.
No effect	No perceptible change to the view.
Minor beneficial	The proposals would cause limited improvement to a view experienced by a receptor of medium sensitivity or would cause greater improvement to a view experienced by a receptor of low sensitivity.
Moderate beneficial	The proposals would cause obvious improvement to a view experienced by a moderately sensitive receptor or perceptible improvement to a view experienced by a more sensitive receptor.

Significance	Typical Criteria Descriptors
Major beneficial	The proposals would lead to a major improvement to a view experienced by a highly sensitive receptor.

1.16 Cumulative Effects

- 1.16.1 A cumulative landscape and visual impact assessment (CLVIA) will be carried out to determine the likely significant cumulative landscape and visual effects arising during either the construction or operation of the Proposed Development.
- 1.16.2 The CLVIA will adopt a two-stage process, assessing first ‘total effects’ (i.e. the combined effects of past, present and future proposals together with the Proposed Development against the existing baseline) and secondly ‘additional effects’ (i.e. the effects of the Proposed Development assuming past, present and future proposals are already present within the existing baseline). Where no ‘total effects’ (stage 1) are considered likely, the subsequent ‘additional effects’ (stage 2) assessment - to recognise the contribution that the Proposed Development makes to the total effects - will not be carried out.
- 1.16.3 It is anticipated that the CLVIA Study Area will be the same as the LVIA Study Area. The CLVIA assessors will however use professional judgement in this regard and will, if appropriate, extend the CLVIA Study Area as necessary to ensure all likely significant cumulative landscape and visual effects are identified.

1.17 Matters Scoped Out

- 1.17.1 The LVIA will include a description of the measures envisaged to prevent, reduce and, where relevant, offset any significant adverse landscape and/or visual effects resulting from the Proposed Development.
- 1.17.2 Notwithstanding this, it is proposed that a supportive ‘Non-EIA Residential Visual Amenity Appraisal’ will be prepared and submitted alongside the ES. This will be an appraisal of residential visual amenity based on desktop analysis and information gathered from publicly accessible areas only. The appraisal will stop short of determining significance of visual effect but will make judgements, based on desktop and site research, about the likely sensitivity of potential residential receptors to the type of development proposed and the anticipated magnitude of impact.

1.18 Mitigation

- 1.18.1 The purpose of the mitigation is to prevent/ avoid, reduce and where possible remedy or offset, any significant, negative (adverse) effect on the environment arising from the proposed

development. Mitigation is not solely concerned with ‘damage limitation’ but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures are now generally considered to fall into three categories:

- Primary measures, developed through the iterative design process, which have become integrated or embedded in to the project design;
- Standard construction and operational management practices for avoiding and reducing environmental effects;
- Secondary measures designed to address any residual adverse remaining after primary measures and standard construction practices have been incorporated into the scheme.

1.18.2 Strategies to address likely negative (adverse) effects include:

- Avoid impact by changing the form of development;
- Reduce impact by changing the form of development;
- Remediation of impact, e.g. by screen planting;
- Compensation of impact e.g. by replacing felled trees with new trees; and
- Enhancement e.g. by creation of new landscape or habitat.

1.18.3 Guidelines for mitigation:

- All negative (adverse) landscape and visual effects that are likely to occur throughout the project life cycle should be considered for mitigation, although the statutory requirement is limited to significant effects (Major and Moderate adverse effects);
- Consultation with local community and special interest groups on the proposed mitigation measures is important;
- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape;
- It must be recognised that many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess the effects for different seasons and periods of time, such as day of opening and Year 15 and potentially other periods in line with phasing. In such projections the assumptions made about

growth rates should be clearly stated on the proposed landscape plans;

- The developer should demonstrate a commitment to the implementation of mitigation measures to be agreed programme and budget;
- The proposed mitigation measures should address specific issues and performance standards should be identified for the establishment, management, maintenance and monitoring of new landscape features;
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

1.18.4 Common mitigation measures that may help to reduce potentially negative landscape and visual effects may include:

- Sensitive location and siting;
- Site layout;
- Adjustment of site levels;
- Use of appropriate form, material and design of buildings. It is not always practical or desirable to screen buildings and associated development. In these cases, the scale, design, colour and texture of buildings/ structures should be carefully considered to aid integration with the surroundings.
- Alterations to landforms (including creation of bunds or mounds) together with structure planting and/ or off-site planting.
- Minimising light pollution and avoiding or reducing obtrusive light.
- Planting: Structural planting can help to integrate and 'soften' development as well as being of potential value as a wildlife habitat. Offsite planting should also be considered where it could be of benefit to screen the proposed development from sensitive landscape and visual receptors.

1.19 Enhancement

1.19.1 While mitigation is linked to significant landscape and visual effects, enhancement is not a requirement of the EIA regulations. It means 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. Enhancement may take many forms, including improved land management or creation of new landscape, habitat and recreational features. Through such measures environmental

enhancement can make a very real contribution to sustainable development and the overall quality of the environment.

1.19.2 Enhancement proposals should be based on a sound baseline assessment of the landscape and visual amenity of the area and of any trends likely to bring about future change. The following questions could be usefully considered:

- Can the development help to improve the visual amenity of the area?
- Can it help restore, reconstruct or provide new local character and local distinctiveness?
- Can it assist in meeting the landscape management objectives for the area?
- Can it help address the specific issues and /or opportunities, for example restoration of damaged or derelict land, opportunities for habitat improvement and the scope for cultural heritage benefit?

1.20 Photographic Methodology

Verified View/ Accurate Visual Representation

1.20.1 A Verified View (VV) or Accurate Visual Representation (AVR) is “a still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of visual assessment”.¹

1.20.2 This document applies current good practice in preparing verified views of a proposed development. Views are from what is considered to be the most representative viewpoints in the area surrounding the site.

1.20.3 The current practice guides this process is informed by include:

- The Landscape Institute’s Advice Note 01/11
- ‘Guidelines for Landscape and Visual Impact Assessment’ Third edition April 2013, The landscape institute and Institute of Environmental Assessment and Management.
- ‘London View Management Framework’, (March 2012) Published by Greater London Authority.

1.20.4 It is advised (within the Landscape Institute’s Advice Note 01/11) that the viewing distance for the montages from eye to paper should be shown at 30-50cm. These figures determine the horizontal field of view and in this assessment, it is shown at 72 degrees so that they can be viewed at 30cm.

Methodology Overview

- 1.20.5 In preparing the verified views/photomontages, accurate photography is required, with survey information recorded, and an accurate model of the application parameters prepared. In simple terms, this allows a 'virtual' viewpoint to be constructed that accurately reflects an actual photograph, which in turn allows a wireline (representing the outline of the proposed development form) or fully rendered image of the proposed development to be accurately superimposed on the existing photograph.

Photography

- 1.20.6 In accordance with current guidance, on-site photography records the position (as a grid reference), height of camera lens, camera used, lens type and focal length, field of view, date and time. Photographs were recorded at 1.6 metres above ground level to reflect the pedestrian eye height. Photographs are taken with a fixed 50mm focal length lens attached to a SLR camera (Canon EOS 5D MKII).
- 1.20.7 In assessing the impact of development on the landscape it is often necessary to record a panoramic view. A panorama made up from planar photographs is not strictly a 'true panorama' due to distortion encountered from the rectilinear projection of the lens. This is best described by looking through the viewfinder as you rotate the camera, the objects near the centre get larger as they approach the edge of the frame. Accurate 'stitching software' overcomes this effect by distorting each image into a cylindrical projection before aligning and blending, to reflect as accurately as possible the experience of the human eye. In taking a panoramic photograph it is important to ensure the camera position is set horizontally level.

Survey Information

- 1.20.8 On site surveying is carried out at the same time that the photographs are taken to record the position and height (Above Ordnance Datum) of the camera and its tripod alongside a range of 6 to 10 physical reference points per viewpoint (such as telegraph poles, road signs, or in the absence of sufficient existing reference points, ranging poles). To ensure the accuracy, the surveyed data was cross-referenced against OS information as well as the topographical site survey. This data is subsequently transferred into computer modelling software to produce an accurate 'virtual' view reflecting the actual panoramic photograph. Reference points are captured by a Total Station (the surveyors on-site equipment) with an electronic distance meter (EDM) which reads slope distances from the instrument to a particular point. These points are used to align the computer image against the photography

Camera Matching

- 1.20.9 Having accurately modelled the scheme, a series of computer generated images are constructed from the exact viewpoint locations and have cylindrical projection applied before photo-stitching to match the panoramic photographs, thus creating a 'virtual' panorama of the proposed development. With the virtual and photographic images overlaid with each other, common (surveyed) reference points are used to align both the virtual and photographic image and the wireline/ foreground clipping applied.

2 PRELIMINARY RESPONSE TO SCOPING OPINION

Table 11: LVIA Preliminary Response to Scoping Opinion Comments

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
4.13.1	<p>Private views from residential properties</p> <p>The Planning Inspectorate commented that the assessment of effects on private views from residential property should not be scoped out of the assessment. The Inspectorate considered that where access to private property is not available for the purposes of the assessment then professional judgement should be used to assess the potential effect to those visual receptors, and an appropriate statement to that effect made.</p>	<p>This will be discussed further with the Inspectorate. It is considered that in the context of the Proposed Development it is anticipated that there would be no residential properties that are likely to breach the Residential Visual Amenity Threshold, where the effect would be sufficiently adverse as to affect quality of life.</p>
4.13.2	<p>Off-site highways works</p> <p>The Planning Inspectorate commented that the landscape and visual impact of off-site highway works should be included within the scope of the assessment</p>	<p>The landscape and visual impact of the 'Do Something' Off-site Highway Works has been considered within the scope of the assessment provided in Section 17.8 of the PEIR. The nature and scale of these works is relatively modest however and is therefore considered unlikely to result in significant landscape and visual effects. The cumulative landscape and visual impact assessment, to be finalised in the ES, will consider the impact of the 'Do Minimum' Off-site Highway Works.</p>
4.13.3	<p>Existing features – Visual Screening</p> <p>The Planning Inspectorate commented that the report refers to retention of a ridgeline and trees to provide visual screening and the protection of ancient woodland as key considerations in selecting the current preferred option. The locations of these features should be made clear on a suitably annotated figure and any reliance placed on this for the conclusions of the assessment of landscape and visual impacts should be adequately secured.</p>	<p>These features are now shown on Figure 17.5 and will be described in more detail in the LVIA ES Chapter.</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
4.13.4	<p>Assessment of the impact on lighting</p> <p>The Planning Inspectorate commented that it is not clear from the Scoping Report where the lighting assessment will be located within the ES. The lighting assessment should be clearly signposted from the relevant aspect chapters of the ES and should include the assessment of impact to the Chilterns AONB and effects on dark night skies. Having regard to the intrinsic links between lighting and visual impacts it is logical that the assessment forms part of the Landscape and Visual Chapter, but the Inspectorate expects that other aspect assessments are informed by the findings, including biodiversity and the setting of heritage assets.</p>	<p>It is likely that the lighting assessment will be appended to the ES, and a preliminary assessment is provided in Appendix 4-2 of this PEIR.</p> <p>The location of the lighting assessment in the ES will be clearly signposted in the relevant aspect chapters of the ES.</p>
4.13.5	<p>Chilterns AONB</p> <p>The Planning Inspectorate commented that the boundary of the Chilterns AONB is the subject of a request for its extension, made by Chilterns Conservation Board to NE. The assessment in the ES should take into account the proposed designation and any significant effects that may occur.</p>	<p>A 'search area' is identified in the request for a boundary extension to the Chilterns AONB. It is considered premature to consider the effects on any AONB boundary extension as it is early in any application process.</p>
4.13.6	<p>Study Area</p> <p>The Planning Inspectorate commented that a 5km study area is proposed, which will be reviewed and confirmed as part of the landscape and visual impact assessment once the parameters for the Proposed Development have been further developed and a Zone of Theoretical Visibility (ZTV) has been prepared. As the parameters of the Proposed Development are not yet confirmed, and no ZTV is yet present, the review of the study area should not discount the possibility that the study area may need to be wider than 5km to assess relevant landscape and visual effects, including the Chilterns AONB. The Applicant should make effort to agree the study area with the relevant consultation bodies.</p>	<p>Comment noted.</p> <p>A 'bare earth' ZTV of the Proposed Development has been generated and is shown on Figure 17-2. The ZTV has been generated using terrain data only and is therefore limited as a means of mapping visibility, as it does not take account of other landscape components which affect visibility such as buildings, woodland and hedgerows. The ZTV map should be read together with the representative views included in Appendix 17-4 to understand the extent of visibility of the Proposed Development.</p> <p>Based on the ZTV shown in Figure 17-2 and the views presented in</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
		Appendix 17-4 it is not considered necessary to widen the study area beyond 5km.
4.13.7	<p>ZTV</p> <p>The Planning Inspectorate commented that a clear methodology and statement of any assumptions made should be provided to the production of the proposed ZTV. The Applicant should seek to agree the methodology for preparing the ZTV with relevant consultation bodies.</p>	The methodology for generating the ZTV is provided in Appendix 17-1.
4.13.8	<p>Existing Landscape Character Assessments</p> <p>The Planning Inspectorate commented that it is expected that reference should also be made to relevant National Character Area profiles published by NE, and the East of England Landscape Typology</p>	Relevant National Character Area profiles and the East of England Landscape Typology will be included and referenced within the LVIA chapter of the ES.
4.13.9	<p>Assessment Methodology</p> <p>The Planning Inspectorate commented that they welcome the use of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) as the basis of the methodology for the assessment. The Inspectorate expects effort to be made to agree the methodology for the proposed assessment with relevant consultation bodies. The Inspectorate notes that matrices are proposed to be used in the assessment, but also expects that there should be an emphasis on narrative text describing the landscape and visual effects and the judgements made about their significance. Tables and matrices should be used to support and summarise the descriptive text, not to replace it.</p>	A synopsis of the likely significant landscape and visual effects of the Proposed Development is provided in Section 17.8 of the PEIR. Similarly, the ES chapter will use narrative text to describe and explain the landscape and visual effects of the Proposed Development.
4.13.10	<p>Assessment Methodology</p> <p>The Planning Inspectorate commented that the assessment years 2020, 2024, 2029, 2039 and 2050 do not tie-in with dates given at Paragraph 3.6.2 of the Scoping Report, which state Phase 1 opening in 2027 and Phase 2 opening in 2036.</p>	The assessment years to be used for the LVIA have changed since the Scoping Report was submitted. The LVIA will consider a baseline scenario at 2020 and assessment years 2024, 2027, 2033, 2039 and 2050. These assessment years have been selected as logical and representative

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
		'snapshots' of the Proposed Development (and associated landscape and visual effects) as it is built out during the construction period and operation thereafter, rather than operational capacity years.
4.13.11	<p>Methodology - Value of Landscape Receptors</p> <p>The Planning Inspectorate commented that Table 18.2 shows National Parks and AONBs as typical examples of both Very High and High Value landscape receptors. Judgements made on the value of landscape receptors should be consistent and clearly explained and justified in the ES.</p>	Noted. A detailed explanation of the LVIA Methodology is explained in Appendix 17-1. Judgements made on the value of landscape receptors will be consistent and clearly explained and justified in the LVIA chapter of the ES.
4.13.12	<p>Methodology - Value of Views</p> <p>The Planning Inspectorate commented that text at 18.5.14 refers to the value of a visual receptor but Table 18-4 appears to relate to the value of particular views. It is assumed that this relates to Paragraph 6.37 of the Third Edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3). A clear distinction in the assessment should be made between the susceptibility of visual receptors as set out in Table 18-3 and the value of any particular views as set out in Table 18-4.</p>	Noted. A detailed explanation of the LVIA Methodology is provided in Appendix 17-1. The methodology explains the relationship and distinction between the susceptibility of visual receptors and the value of any particular views.
4.13.13	<p>Methodology - Significance of Landscape Effect</p> <p>The Planning Inspectorate commented that Typical Criteria Descriptors are denoted by bullet points and it is not clear if only one or all of the Typical Criteria need to be met if a categorisation of Significance is to be adopted in the assessment. The assessment methodology needs to be clearly defined and consistently applied in the ES.</p>	The bullet points used to denote significance criteria have been replaced with descriptive text to define each category of significance.
4.13.14	<p>Tranquillity</p> <p>The Planning Inspectorate commented that the Scoping Report sets out the intention to conduct an assessment of impacts to tranquillity (as it relates to character of the landscape) and makes reference to Campaign to Save Rural</p>	There is no agreed methodology for assessing effects on tranquillity. The ES will refer to tranquillity mapping prepared by CPRE ¹ and will consider

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	<p>England's Tranquillity Mapping in this regard. In addition to acknowledging tranquillity as a key factor in landscape character area sensitivity assessments the ES should also include consideration of significant effects on tranquillity from overflying aircraft, (including visual effects where significant effects are likely). The Applicant should also ensure that an assessment of impacts to tranquillity relevant to other aspects is assessed in the relevant ES chapters. The assessment of impacts to tranquillity should include consideration of effects to the Chilterns AONB.</p>	<p>tranquillity as part of the assessment on landscape effects. This and other points on tranquillity raised in the Scoping Response will be discussed further with the Inspectorate in order to ensure that further assessment work is proportionate and appropriate.</p>
4.13.15	<p>Identification of receptors and effects, operational phase</p> <p>The Planning Inspectorate commented that receptors that may be affected during the construction phase are listed. Full consideration of potential receptors should be made when the parameters of the scheme design are fixed, and effort should be made to agree these with relevant consultation bodies. The potential significant landscape and visual effects resulting from all elements of the Proposed Development should be taken into account, including off and on-site infrastructure required.</p>	<p>Will be included within the LVIA ES chapter. Clarification is needed regarding the extent to which we should consider effects of visible air movements</p>
4.13.16	<p>Identification of receptors and effects, operational phase</p> <p>The Planning Inspectorate commented that whilst there may be effects relevant to some receptors during the construction and operational phases, the potential for some receptors to be affected during the operational phase only should not be discounted. Effort should be made to agree these with relevant consultation bodies.</p>	<p>Will be discussed/agreed with relevant consultation bodies and included within the LVIA ES Chapter</p>
4.13.17	<p>Cumulative Effects</p> <p>The Planning Inspectorate expects effort to be made to agree the study area for the cumulative assessment with relevant consultation bodies.</p>	<p>Will be discussed with relevant consultation bodies. Clarification is needed regarding the extent to which we may need to consider effects of visible air movements, particularly in context of other airport flight paths in the AONB.</p>
4.13.18	<p>Residential Visual Amenity Assessment</p>	<p>A Residential Visual Appraisal will be included</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	The Planning Inspectorate commented that if the Applicant wishes to prepare a Residential Visual Amenity Assessment the Inspectorate expects that it should form part of the landscape and visual impact assessment aspect chapter in the ES. The Inspectorate draws attention to Landscape Institute Technical Guidance Note 02/2019 on Residential Visual Amenity Assessment, published in March 2019.	as an Appendix to the LVIA ES Chapter.
4.13.19	<p>Mitigation measures</p> <p>The Planning Inspectorate commented that the Applicant should ensure that the effectiveness of any proposed mitigation measures is thoroughly assessed in the ES, describing the likely significant effects of the Proposed Development both prior to mitigation and residually so that it is possible to understand the efficacy of proposed mitigation measures. The ES should also explain how measures proposed to mitigate landscape and visual effects, such as planting, may relate to other aspects, for instance impacts on ecological receptors. Appropriate cross-reference should be made between related aspects in the ES, such as Biodiversity, and Historic Environment.</p>	<p>The PEIR considers the landscape and effects of the Proposed Development with embedded mitigation and the effects after additional mitigation (the residual effects').</p> <p>Describing the likely significant effects prior to any mitigation is not considered particularly meaningful as the embedded mitigation forms part of the Proposed Development</p>
4.13.21	<p>Photomontages</p> <p>The Planning Inspectorate commented that it is unclear from the Scoping Report whether any the Applicant intends to produce any photomontages to support the landscape and visual impact assessment. The ES should include photomontages of both the baseline view and the view incorporating the Proposed Development, which should be numbered and cross-referenced to accurately plotted locations on an OS map of appropriate scale, which should also show the angles of the views. The Applicant should make effort to agree the methodology, the viewpoint locations, the assessment years and other scenarios which are to be portrayed with relevant consultation bodies.</p>	<p>Verified view photomontages of the Proposed Development are included Appendix 17-5.</p> <p>Photomontages of the Proposed Development will be also produced and included as part of the LVIA ES chapter.</p> <p>The photomontage methodology will be discussed with the relevant consultation bodies.</p>
<ul style="list-style-type: none"> Parag 5 	<p>Scope</p> <p>Chilterns Conservation Board consider that the scope of the Landscape and Visual Assessment (LVIA) should</p>	<p>The effects of the Proposed Development on landscape character are considered in Section</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	<p>include the following in order to meet recommended practice in the Landscape Institute’s Guidelines for Landscape and Visual Impact Assessment (3rd Edn):</p> <ul style="list-style-type: none"> • Landscape character, with particular attention to the impacts of moving approximately 4,000,000m³ of earth, excavated from the land to the east of the platform, creating large craters into which car parks will be placed, to win material for building up the airport platform. The steep 1 in 3 gradient of the proposed slopes, and the artificial shape of embankments (see Figure 3.1) should be assessed and compared with the existing natural chalk hillside. • Tranquillity, including noise, vapour trails, motion and effects on perception of unspoilt and peaceful places. Tranquillity is currently scoped out of the LVIA part of the EIA, as explained at para 18.5.20. We disagree. • Sequential effects e.g. on a series of viewpoints or along popular walks like the Chiltern Way • Cumulative effects e.g. airport plus other planned housing, new roads, employment growth • Night time views as well as daytime views in order to identify and address any increase in light pollution from an expanded airport and from aircraft overhead. This will help safeguard dark night skies and the experience bright stars from the Chilterns AONB. 	<p>17.8 of this PEIR. The LVIA ES chapter will also assess the effects on landscape character.</p> <p>The need and extent to which tranquillity (including vapour trails) should be assessed within the EIA will be discussed with the relevant consultees.</p> <p>Sequential effects are considered in Section 17.8 of the PEIR and will be considered as part the LVIA ES chapter.</p> <p>Cumulative effects of other airports (plus other planned housing, new roads and employment growth) will be discussed assessed in the ES.</p> <p>Para 18.5.20 does not seek to scope out tranquillity from the LVIA. It advises instead that the ANPS does not envisage that tranquillity should be assessed as a separate topic area alongside landscape and visual effects, but rather that in determining effects on landscape and visual receptors any effects on tranquillity should be included and given consideration. This will be discussed further with the relevant consultees.</p>
<p>Parag 8</p>	<p>Study Area</p> <p>Chilterns Conservation Board commented that the 5km proposed study area is too narrow. Given the topography, Luton Airport might be visible from wider parts of the Chilterns Hills. Rather than just views of the airport, other visual effects like aircraft moving through the sky above the wider AONB creating motion and vapour trails should be addressed too.</p>	<p>The purpose of EIA is not to identify all effects but rather all likely significant effects and in our professional opinion this would be unlikely to generate a Moderate or Major Adverse visual effect.</p>
<p>Parag 10</p>	<p>AONB</p>	<p>This will be discussed with the CCB as only a</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	<p>Chilterns Conservation Board commented that the area east of Luton, including land within the airport’s Proposed Development boundary, is candidate land for AONB boundary review. Although Figure 18.1 shows the current AONB boundary, it should also show the land that has been proposed by the Chilterns Conservation Board for inclusion in the Chilterns AONB, in a still live application made to Natural England. The area to the east of Luton is a potential candidate for extension of the AONB based on criteria published by Natural England relating to landscape quality, scenic quality and relative wildness, relative tranquillity and cultural heritage (Guidance for assessing landscapes for designation as National Park or AONB, 2011). In September 2010 the North Herts DC cabinet passed a resolution to support consideration of the area as AONB. The area has a clear affinity with the rest of the Chilterns. It contains clearly recognisable Chilterns features such as chalk streams and associated dry valleys and small settlements, with isolated farms and dwellings with red brick and flint as dominant building materials. The woodland cover is good, with much of it being Ancient Woodland. It is of the same high quality as landscape in the AONB, the current boundary is arbitrary, following the A505 road and not natural features (see Appendix 1 for a map and extract from our AONB boundary review application).</p>	<p>'search area' is defined within the application to NE by the CCB and it is assumed that any change to designation would be unlikely to take place ahead of the baseline year of 2020.</p>
<p>Parag 17</p>	<p>ZTV Chilterns Conservation Board - Lucy Murfett commented – Figure 18.1 the LVIA constraints plan uses a 5km buffer around the airport and excludes most of the land in the Chilterns AONB further west and north. Only one proposed viewpoint (at Ivinghoe Beacon) is shown within the Chilterns AONB on Figure 18.4. This is not enough. Para 18.4.11 of Vol1 explains of the existing airport “The airport is a prominent and visually intrusive feature within views from the surrounding area”, and likely to be more so with an expanded airport. Suggest including a map of Zones of Theoretical Visibility, overlain with the Chilterns AONB boundary, to assess other</p>	<p>Will be picked up in LVIA ES chapter. The PEIR includes views from Stipers Hill and Warden Hill. The inclusion of these viewpoints was informed by the ZTV work.</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	viewpoints needed. The study area for the LVIA should be re-assessed once ZTV work has been carried out.	
Parag 18	<p>Viewpoints</p> <p>Chilterns Conservation Board enquired as to why no viewpoints have been included within the site boundary (Figure 18.1) e.g. Wigmore Park and from the Public Right of Way over attractive chalk fields sloping towards Winch Hill to the east? The hillside of fields would be excavated to a lower level with material used to build up the runway, before being converted to car parks. These are significant landscape and visual impacts but are neglected by the proposed LVIA.</p>	<p>Visual assessment considers effects on the people who experience the view and viewpoints are used to inform those judgements. The visual assessment carried out to inform this PEIR considers the effect on numerous users / user groups that make use of the land within the site, including those using Wigmore Valley Park and the PRoW. The need for further viewpoints within the site can be discussed with the relevant consultees.</p>
Parag 19	<p>PRoW</p> <p>Chilterns Conservation Board asked why is there no map of Public Rights of Way, to help identify viewpoints? Two important strategic recreation assets, the Chiltern Way footpath (a 125-mile waking route though some of the finest scenery in the country) and the Chilterns Cycleway (a 170 mile circular cycle route through the Chilterns AONB) both run close to the east of the development boundary. There are public rights of way over highly attractive chalk landscape which would be altered beyond recognition, and this should be explored in the LVIA part of the EIA.</p>	<p>PRoW are shown on Figure 17-6 of this PEIR.</p>
8	<p>Landscape Character Areas</p> <p>Natural England wish to see details of local landscape character areas mapped at a scale appropriate to the development site as well as any relevant management plans or strategies pertaining to the area. The EIA should include assessments of visual effects on the surrounding area and landscape together with any physical effects of the development, such as changes in topography.</p>	<p>A Character Area plan, Topography plan, and aerial photograph are included within the PIER. The ES LVIA chapter will assess the visual effects on the surrounding area and landscape together with any physical effects of the development.</p>
8	<p>Assessment of Impacts</p> <p>Natural England commented that the EIA should include a full assessment of the potential impacts of the development</p>	<p>A preliminary assessment of the potential impacts of the development on local landscape character</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	on local landscape character using landscape assessment methodologies.	using landscape assessment methodologies is advised in Appendix 17.6 and Section 17.8 of the PEIR a full assessment will be included within the LVIA ES Chapter.
8	<p>Guidance</p> <p>Natural England supports the publication Guidelines for Landscape and Visual Impact Assessment, produced by the Landscape Institute and the Institute of Environmental Assessment and Management in 2013 (3rd edition). The methodology set out is almost universally used for landscape and visual impact assessment.</p>	Noted – No further action required
8	<p>Landscape character and distinctiveness</p> <p>Natural England encourages all new development to consider the character and distinctiveness of the area, with the siting and design of the Proposed Development reflecting local design characteristics and, wherever possible, using local materials. The Environmental Impact Assessment process should detail the measures to be taken to ensure the building design will be of a high standard, as well as detail of layout alternatives together with justification of the selected option in terms of landscape impact and benefit.</p>	The character and distinctiveness of the area has been considered in the siting and design of the Proposed Development as described in Section 3 and 17.7 of the PEIR. Detail about the measures taken and layout alternatives together with justification of the selected option in terms of landscape impact and benefit will be included in the LVIA ES Chapter.
8	<p>National Character Areas</p> <p>Natural England commented that the assessment should refer to the relevant National Character Areas which can be found on their website. Links for Landscape Character Assessment at a local level are also available on the same page.</p>	The National Character Areas and Landscape Character Assessments at a local level that have informed the preliminary assessment are listed in Section 17.6 of the PEIR and will be referenced in the LVIA ES chapter.
8	<p>National Character Areas</p> <p>Natural England enquired as to whether there is land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific or historic interest. An up-to-date list may be obtained at www.hmrc.gov.uk/heritage/lbsearch.htm.</p>	There is no land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific or historic interest.

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
4.137	<p>Policy and Guidance</p> <p>V&G, HCC, NHDC, CBC, LBC commented - In relation to the 'Legislation, policy and guidance' described in the SR (Section 18.2), it is important to recognise that the extent and designation of the Area of Outstanding Natural Beauty (AONB) is currently under review. There is a demonstrable case for an upgrade to National Park Status and there has been pressure to extend the area covered by the Chilterns AONB to the east of Luton (within NHDC). Both aspirations are covered in the draft Chilterns Area of Outstanding Natural Beauty Management Plan 2019-2024 (Chilterns Conservation Board, Feb 2019).</p>	<p>This needs to be discussed as only a 'search area' is defined within the application to NE by the CCB.</p>
4.138	<p>Air Traffic Movements</p> <p>V&G, HCC, NHDC, CBC, LBC commented - We note that the Landscape and Visual Impact Assessment (LVIA) does not appear to take account of increases in ATMs and the potential effect of these on either the AONB or other areas around LTN that may be valued for recreation and amenity including areas associated with cultural heritage sites, country parks and designated Local Green Spaces, etc. These need to be considered as part of the LVIA and the Study Area for the LVIA will need to be further considered once the noise and transport assessments are further refined.</p>	<p>As indicated in our methodology, we will review the receptors once the noise and TA are further refined. We do not believe that the purpose of the LVIA is to assess the effects on designated sites, but rather (in line with guidance) to assess in the landscape assessment the effects on elements of the landscape, landscape character and perceptual and visual characteristics of the landscape; and in the visual assessment the effects on people within the surrounding environment. The visual receptors identified consider the effects on people within the AONB and several Green Spaces around LTN and our landscape assessment will consider the presence of designations when making judgements regarding landscape value.</p>
4.139	<p>Data Gathering</p> <p>V&G, HCC, NHDC, CBC, LBC commented - In respect of data gathering - the viewpoint locations (para.</p>	<p>Will be agreed with relevant consultation bodies and included</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	18.4.6) should be reviewed and agreed with the host authorities. Photomontages are also required, the number and location of viewpoints from which photomontages are required should be agreed with the host authorities. Photomontages should include night time and winter views, be verified and fully rendered, and show different stages of the project lifecycle.	within the LVIA ES chapter
4.140	ZTV V&G, HCC, NHDC, CBC, LBC commented The Zone of Theoretical Visibility (ZTV) should assume an eye height of 1.6m, be based on bare earth, and include an analysis of multiple points. It is requested that the points for analysis also be agreed with the host authorities.	The ZTV shown on Figure 17-2 assumes an eye height of 1.6m, is based on bare earth and includes an analysis of multiple points. Further consultation with the host authorities is proposed, and agreement will be sought regarding points of analysis to be used for further iterations of the ZTV.
4.143	Reference V&G, HCC, NHDC, CBC, LBC commented - 4.141 Para. 18.4.7 – other sources of information include the following: National Character Areas, Sept 2014; Natural England 10 East of England Landscape Typology & Landscape East 11	Noted.
4.142	Reference V&G, HCC, NHDC, CBC, LBC commented - It is noted that in para. 18.4.11 the reference to Dallow Downs viewpoint should be Winsdon Hill, with the view from Wellhouse Close also being significant.	The Viewpoint Location Plan at Figure 17-8 and the corresponding viewpoint photograph at Appendix 17-4 now reflects this.
4.143	Methodology V&G, HCC, NHDC, CBC, LBC commented - The landscape and visual impact assessment (LVIA) methodology utilises a series of matrices. Whilst the use of matrices is supported in principle, it should be understood that a key update in the revision of the landscape and visual impact assessment guidelines (GLVI3) was to reduce the reliance on matrices and introduce a greater emphasis on professional judgement supported by narrative. Any judgements should therefore be	The LVIA chapter of the PEIR uses narrative text to describe and explain likely significant effects arising, supported by matrices/tables. Similarly, the ES chapter will use narrative text to describe and explain the landscape and visual effects arising, supported by matrices/tables.

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	accompanied by a clear narrative on how the assessor came to their view.	
4.144	<p>Methodology</p> <p>V&G, HCC, NHDC, CBC, LBC commented - Table 18-2: Landscape Value – The matrix is not supported as it does not provide a comprehensive overview of the various aspects that can contribute to ‘value.’ Box 5.1 of GLVIA provides a list of aspects, and includes for example wildness and tranquillity, that is not covered in the proposed matrix. At a recent Landscape Institute (LI) Conference, ‘landscape value’ was debated in great detail and it was concluded that Box 5.1 is not an exhaustive list, and that a landscape of high value could potentially only demonstrate one of the listed factors, and that it does not necessarily have to be designated.</p>	Noted. The full methodology for undertaking the LVIA is provided at Appendix 17-1.
4.145	<p>Methodology</p> <p>V&G, HCC, NHDC, CBC, LBC commented -It is therefore advised that the judgement of ‘landscape value’ should be based on narrative and wider definition and understanding of the factors that can contribute to value. Areas of Local Landscape Value (ALLV) and Areas of High Landscape Value (as identified in the Luton Local Plan Policies Map) should also be included in this table.</p>	Noted. Methodology at Appendix 17-1 includes consideration of these factors.
4.146	<p>Methodology</p> <p>V&G, HCC, NHDC, CBC, LBC commented - Table 18-3: Visual Susceptibility to Change: - with regards to users of public rights of way, the distinction between users who may or may not be focused on the landscape/or views is not supported and it is not clear how this could be evidenced. In line with experience and good practice to demonstrate worst case scenario, all users of public rights of way and footpaths should be considered high.</p>	The methodology outlined is consistent with GLVIA3 clause 6.33 and it is considered that this could be evidenced through judgements regarding their context (e.g. someone who is walking along a PROW in a densely vegetated or built-up area is potentially less focussed on the landscape that surrounds them than someone walking along a path with an open aspect).
4.147	<p>Methodology</p> <p>V&G, HCC, NHDC, CBC, LBC commented - Table 18-4: Visual Important / Value: - there is concern with regards to the criteria for views of</p>	The criteria set out in Table 18-4 has regards only to the effects on visual amenity experienced by people.

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	<p>medium importance where a landscape and/or heritage asset makes some contribution to the view. Even where an asset makes some contribution to the view, the importance could still be high. For example, a designated heritage asset and its setting could be considered to be of significant importance, and any degradation of it or its setting, no matter how small, could be considered unacceptable. Each heritage asset will therefore need to be considered on its own merits</p>	<p>Impacts on the setting of heritage assets would be assessed separately within the Cultural Heritage chapter.</p>
<p>4.148</p>	<p>Methodology V&G, HCC, NHDC, CBC, LBC commented - Table 18-5: Magnitude of Landscape Impact and Table 18-6: Magnitude of Visual Impact :- there is concern that the tables that are not evenly weighted, if it is agreed that medium represents a 'middle status' then it is suggested that 'very low' is not required, or that 'very high' should be added. This will affect the matrices that consider magnitude of impact and will need to be reviewed.</p>	<p>It is not the case that 'medium represents the 'middle status.' The 'high' classification simply merges what would be the 'very high' change criteria (i.e. 'total loss' or 'comprehensive improvement') with that of the 'high' change (i.e. 'large scale'). The classification of magnitude of impact is ultimately reliant upon professional judgement.</p>
<p>4.149</p>	<p>Methodology V&G, HCC, NHDC, CBC, LBC commented - Table 18-7: Significance of Effect: - the same comment in the paragraph above is applicable to the assessment of impacts in this table. In addition, the table only identifies 4 scenarios which give rise to significant effects (moderate or above), it is queried if where the magnitude of impact is low but the sensitivity of the receptor is high then the significance of effects should be moderate, and vice versa.</p>	<p>Table 18-7 advises the 'typical' rationale for judgements. In line with the methodology set out in clause 18.5.17, the significance of a landscape or visual effect will however ultimately be assessed through professional judgement and in the scenario advised (i.e. low magnitude of impact from a high sensitivity receptor) a judgement would be made as to whether an effect is of moderate or minor value. This is consistent with best practice and the recognition that weightings between sensitivity and magnitude (positive or adverse) should not always be linear.</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
<p>4.150</p>	<p>Methodology V&G, HCC, NHDC, CBC, LBC commented Para 18.5.21 – see comments above at para. 4.144 with regards to Table 18-2: Landscape Value. In general, we consider that the assessment of potential impacts on tranquillity including noise, movement, light pollution and impact on dark skies will need to be expanded upon in the LVIA process and in accordance with:</p> <ul style="list-style-type: none"> - NPPF (2019) Chapter 8 Promoting Healthy & Safe Communities - Open Spaces and Recreation, para. 100 and Chapter 15 Conserving and Enhancing the Natural Environment, para 180. - Airports National Policy Statement (2018) Chapter 5 Assessment of Impacts, para. 5.213 which states that landscape and visual effects also include tranquillity effects which would affect enjoyment of the natural environment and recreation, and para. 5.216 which highlights the assessment of potential impacts on views and visual amenity and any noise and light pollution effects, including local amenity, tranquillity and nature conservation, para. 5.219 which deals with development within nationally designated area; and 5.222 development outside nationally designated areas which might affect them. - Central Bedfordshire Council Local Plan 2015 - 2035 (Pre-submission Jan 2018); Policy EE5 Landscape Character and Value, safeguarding intrinsic character, scenic beauty and perceptual qualities such as tranquillity. Policy EE6 Tranquillity, protection of areas of high tranquillity at both strategic and community scales. Policy EE7 The Chilterns AONB, need to conserve the special qualities, distinctive character, tranquillity and remoteness in accordance with national planning policy and the overall purpose of the AONB designation. - Chilterns Conservation Board - Chilterns AONB Management Plan 2019 - 2024; Policies DP2 & DP14 supporting guidance on protection of special qualities of the AONB and tranquillity. 	<p>This will be discussed further with the relevant consultees as it is not our intention to conduct an assessment of impacts on tranquillity but rather to conduct an assessment on the character of the landscape, which tranquillity is a contributing consideration of. There is no agreed methodology for tranquillity impact assessment.</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
4.151	<p>Construction</p> <p>V&G, HCC, NHDC, CBC, LBC commented - It is not clearly stated how the LVIA will approach the assessment of the phased construction works, and the site at operation. In line with GLVIA3 each stage should be assessed separately.</p>	<p>The LVIA will consider a baseline scenario at 2020, will assess the construction effects at assessment years 2024, 2027 and 2033, and operational effects at years 2039 and 2050.</p>
4.152	<p>Construction</p> <p>V&G, HCC, NHDC, CBC, LBC commented - It is not clear if the list in para. 18.6.3 of landscape receptors potentially affected includes Wigmore Valley Park or just its parkland setting. It is suggested that the list in paragraph 18.6.3, of landscape receptors, should also include LCA 212 Lilley Bottom.</p>	<p>Effects on landscape character of the land parcel currently encompassing Wigmore Valley Park would be considered when determining effects on 'LBLCA13 - Wigmore Rural.' It is envisaged that effects on 'parkland' as a valued element within the landscape would be considered within the 'parkland setting of Wigmore Valley Park' receptor.</p>
4.153	<p>Construction</p> <p>V&G, HCC, NHDC, CBC, LBC commented - It is also suggested that the list in para. 18.6.5 of visual receptors, should also include the following:</p> <ul style="list-style-type: none"> • the residents of Tea Green; • users of Winsdon Hill; • Public Rights of Way (PROWs) Offley 023, Kings Walden 010; and Kings Walden 020; • road users of Stoney Lane; Dane Street; Chiltern Green Road; Heath Road. 	<p>The potential effect of the Proposed Development on some of these visual receptors is advised in Appendix 17.7 and Section 17.8 of the PEIR. As some of the receptors suggested are considered unlikely to experience significant effects. It is suggested that these should be discussed further with the relevant consultation bodies once a ZTV has been defined and we have a greater appreciation regarding the extent to which one's ability to see overflying aircraft should be judged a relevant consideration.</p>
4.154	<p>Operation</p> <p>V&G, HCC, NHDC, CBC, LBC commented - Para 18.6.6 – 18.6.7: - whilst it is understood that there will be adverse residual effects of varying significance, it should also be clearly stated at this stage that these will be compensated for through other</p>	<p>Noted. This will be addressed in the ES</p>

Scoping Opinion ID	Scoping Opinion comment	How it is addressed
	measures such as for example off site compensation and supporting local landscape enhancement projects.	
4.155	<p>Operation</p> <p>V&G, HCC, NHDC, CBC, LBC commented - However, there is concern in respect of the potential significant adverse effects as a result of the Proposed Development, and there needs to be assurance that compensatory measures will be delivered and steered by the appropriate LPA representatives.</p>	Noted. LPA representatives will be engaged when determining compensatory measures for potential significant adverse effects.
4.156	<p>Matters Scoped Out</p> <p>V&G, HCC, NHDC, CBC, LBC commented - The fact that a 'Non-EIA Residential Visual Amenity Appraisal' will be prepared and submitted alongside the ES is noted and welcomed.</p>	Noted
4.157	<p>Mitigation</p> <p>V&G, HCC, NHDC, CBC, LBC commented - Mitigation should also consider ecological impacts of mitigation measures as well as consider the historic development of / changes to the local landscape, as this could also influence landscape restoration proposals. Reference to Landscape Character Areas is important as these help to define a context for future land management issues. Given the ecological implications of LCAs, we support their inclusion as a context for the proposals.</p>	Noted
4.158	<p>Other comments</p> <p>V&G, HCC, NHDC, CBC, LBC commented - Supporting plans are required to help inform the LPAs understanding of the scheme and should include existing and proposed contours, levels and gradients. Cross sections should extend beyond the site boundary to show the relationship between the scheme and its wider landscape context.</p>	Noted. This will be addressed in the ES

6 SUMMARY OF LANDSCAPE EFFECTS

Table 12: LVIA Preliminary Landscape Assessment Summary

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Construction						
Impact on the landform east of LTN	Low - medium adverse (2024) rising to High adverse (2027) then reducing to Medium - high adverse (2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with measures described in CoCP and SMP. Embedded mitigation planting as detailed within Figure 17.9.	Moderate adverse (2024) rising to Major adverse (2027 & 2033) - permanent changes that would be noticeably out of scale with the existing landform.	None proposed	Moderate adverse (2024) rising to Major adverse (2027 & 2033)
Impact on the mixed ancient deciduous and plantation woodlands east of LTN	Medium adverse (2024 & 2027) reducing to Low adverse (2033)	Value: High Susceptibility: High Sensitivity: High	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Moderate adverse (2024, 2027 & 2033) - permanent changes to woodland cover but principally impacting elements of lesser value	Planting additional broadleaved woodland in land east of Winch Hill Lane as detailed in Figure 17.10.	Moderate adverse (2024 & 2027) reducing to Minor adverse (2033)
Impact on the mature remnant hedgerows and	Medium - high adverse (2024) reducing to medium adverse	Value: High Susceptibility: High Sensitivity: High	Works in accordance with Tree Protection Plan and BS5837:2012.	Major adverse (2024 & 2027) reducing to Moderate adverse	Hedgerow restoration and hedgerow tree planting in land	Major adverse (2024) reducing to Moderate adverse (2027)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
hedgerow trees east of LTN	(2027) and Low adverse (2033)		Embedded mitigation planting as detailed within Figure 17.9.	(2033) - permanent removal of valued hedgerow cover	east of Winch Hill Lane and off-site as detailed in Figure 17.10.	and Minor adverse (2033)
Impact on the irregular arable field patterns east of LTN	Low adverse (2024, 2027 & 2033)	Value: Low - medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP.	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Impact on the parkland of Wigmore Valley Park	Medium adverse (2024) reducing to Low – medium adverse (2027& 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	New District Park proposed Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9. and informal footpaths and upgrading of PRow	Major adverse (2024) reducing to Moderate adverse (2027 & 2033)	None proposed	Major adverse (2024) reducing to Moderate adverse (2027 & 2033)
Impact on the narrow winding lanes and associated hedge banks east of LTN	Low adverse (2024) reducing to Very low adverse (2027 & 2033)	Value: Medium Susceptibility: High	Works in accordance with CoCP. Embedded mitigation planting as detailed within Figure 17.9.	Minor adverse (2024) reducing to Negligible adverse (2027 & 2033)	Hedgerow restoration and hedgerow tree planting adjoining Winch Hill Lane	Minor adverse (2024) changing to Negligible beneficial (2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
		Sensitivity: Medium - high			and off-site as detailed in Figure 17.10.	
Impact on the outlying cottages and scattered farmsteads east of LTN	No change (2024, 2027 & 2033)	Value: Medium Susceptibility: Low Sensitivity: Low - medium	Works in accordance with CoCP	No effect (2024, 2027 & 2033)	None proposed	No effect (2024, 2027 & 2033)
Impact on the network of PRow east of LTN	Low - medium adverse (2024 & 2027) changing to Low beneficial (2033) – Temporary stopping up of the unnamed footpath/bridleway to the southeast of Wigmore Valley Park and existing LTN airfield	Value: Medium Susceptibility: High Sensitivity: Medium - high	Redirection and upgrading of footpath Kings Walden 043; New bridleway connection through replacement open space connecting into the temporarily stopped up bridleway; Upgrading of PRow in replacement open space, with improved surfacing and signage.	Moderate adverse (2024 & 2027) changing to Minor beneficial (2033)	None proposed	Moderate adverse (2024 & 2027) changing to Minor beneficial (2033)
Impact on LBLCA Area 4c - Lea Valley Lower	Medium adverse (2024 & 2027) reducing to Low adverse (2033)	Value: Low – medium Susceptibility: Low Sensitivity: Low	Works in accordance with CoCP	Minor adverse (2024, 2027 & 2033)	None proposed.	Minor adverse (2024, 2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on LBLCA Area 13 - Wigmore Rural	Medium - high adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Major adverse (2024, 2027 & 2033)	None Proposed	Major adverse (2024, 2027 & 2033)
Impact on LBLCA Area 14 – Luton Airport	Medium adverse (2024, 2027 & 2033)	Value: Low Susceptibility: Low - medium Sensitivity: Low	Works in accordance with CoCP and Soil Management Plan.	Minor adverse (2024, 2027 & 2033)	None proposed.	Minor adverse (2024, 2027 & 2033)
Impact on LBLCA Area 16 – Luton South Industrial	Low adverse (2024 & 2027) rising to Medium adverse (2033)	Value: Low Susceptibility: Low - medium Sensitivity: Low - medium	Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan and BS5837:2012.	Minor adverse (2024, 2027 & 2033)	None proposed.	Minor adverse (2024, 2027 & 2033)
Impact on LBLCA Area 22 – Stockwood Park	Very low adverse (2024 & 2027) rising to Low adverse (2033)	Value: High Susceptibility: Medium Sensitivity: Medium - high	N/A	Negligible adverse (2024 & 2027) rising to Minor adverse (2033) – deterioration in tranquillity	None proposed	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)
Impact on HLCA Area 200 – Peters Green Plateau	Low adverse (2024) rising to Medium adverse (2027 & 2033)	Value: High Susceptibility: Medium	Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Off-site hedgerow restoration and hedgerow tree planting as	Minor adverse (2024) rising to Moderate

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
		Sensitivity: Medium - high	and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.		detailed in Figure 17.10.	adverse (2027 & 2033)
Impact on HLCA Area 201 – Kimpton and Whiteway Bottom	Low - medium adverse (2024 & 2027) reducing to Low adverse (2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9. and informal footpaths and upgrading of PRow	Minor adverse (2024, 2027 & 2033)	Hedgerow restoration and hedgerow tree planting in land east of Winch Hill Lane and off-site as detailed in Figure 17.10.	Minor adverse (2024, 2027 & 2033)
Impact on HLCA Area 202 – Breachwood Green Ridge	Very low adverse (2024) rising to Low adverse (2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	N/A	Minor adverse (2024, 2027 & 2033)	Off-site hedgerow restoration and hedgerow tree planting as detailed in Figure 17.10.	Minor adverse (2024) changing to Minor beneficial (2027 & 2033).
Impact on HLCA Area 203 – Whitwell Valley	Very low adverse (2024 & 2027) rising to Low adverse (2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	N/A	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)	None proposed	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on HLCA Area 211 – Offley and St. Paul's Walden	Very low adverse (2024, 2027 & 2033)	Value: High Susceptibility: Medium Sensitivity: Medium - high	N/A	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on CBDLCA Area 11B – Caddington / Slip End Chalk Dipslope	Very low adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	N/A	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on CBDLCA Area 11C – Luton Hoo Chalk Dipslope	Very low adverse (2024, 2027 & 2033)	Value: High Susceptibility: Medium - high Sensitivity: Medium - high	N/A	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Impact on CBDLCA Area 12C – Slip End Chalk Valley	Very low adverse (2024, 2027 & 2033)	Value: Low - medium Susceptibility: Low Sensitivity: Low - medium	N/A	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on CBDLCA Area 12D – Lea Chalk Valley	Very low adverse (2024, 2027 & 2033)	Value: Medium - high Susceptibility: Medium	N/A	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
		Sensitivity: Medium - high				
Impact on the aesthetic or perceptual characteristics of the landscape within the Chilterns AONB	Very low adverse (2024, 2027 & 2033)	Value: Very high Susceptibility: Medium Sensitivity: High	N/A	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Operation						
Impact on the landform east of LTN	Medium - high adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Major adverse (2039) reducing to Moderate Adverse (2050)	None proposed	Major adverse (2039) reducing to Moderate Adverse (2050)
Impact on the mixed ancient deciduous and plantation woodlands east of LTN	Low adverse (2039 & 2050)	Value: High Susceptibility: High Sensitivity: High	Management in accordance with LBMP	Minor adverse (2039 & 2050) – Establishment of woodland planting in replacement open space.	Management of broadleaved woodland planting in land east of Winch Hill Lane in accordance with LBMP	Minor beneficial (2039 & 2050) - increase in broadleaved woodland cover and improved woodland management
Impact on the mature remnant hedgerows and	Low adverse (2039) reducing to Very low adverse (2050)	Value: High Susceptibility: High	Management in accordance with LBMP	Moderate adverse (2039) reducing to Minor adverse (2050)	Management of restored hedgerows and hedgerow tree	Minor beneficial (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
hedgerow trees east of LTN		Sensitivity: High			planting in land east of Winch Hill Lane and off-site in accordance with LBMP	
Impact on the irregular arable field patterns east of LTN	Low adverse (2039 & 2050)	Value: Low-medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on the parkland of Wigmore Valley Park	Low adverse (2039) changing to Low beneficial (2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Minor adverse (2039) changing to Minor beneficial (2050)	None proposed	Minor adverse (2039) changing to Minor beneficial (2050)
Impact on the narrow winding lanes and associated hedge banks east of LTN	Very low adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Negligible adverse (2039 & 2050)	Management of hedgerow and hedgerow tree planting within the wider landscape in accordance with LBMP	Minor beneficial (2039 & 2050)
Impact on the outlying cottages and scattered	No change (2039 & 2050)	Value: Medium Susceptibility: Low	Management in accordance with LBMP	No effect (2039 & 2050)	None proposed	No effect (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
farmsteads east of LTN		Sensitivity: Low - medium				
Impact on the network of rights of way east of LTN	Low beneficial (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Minor beneficial (2039 & 2050)	None proposed	Minor beneficial (2039 & 2050)
Impact on LBLCA 4c - Lea Valley Lower	Very low adverse (2039 & 2050)	Value: Low - medium Susceptibility: Low Sensitivity: Low	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on LBLCA 13 - Wigmore Rural	Medium - high adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	None proposed	Moderate adverse (2039 & 2050)
Impact on LBLCA 14 – Luton Airport	Very low adverse (2039 & 2050)	Value: Low Susceptibility: Low - medium Sensitivity: Low	Management in accordance with CEMP	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on LBLCA Area 16 – Luton South Industrial	Low adverse (2039 & 2050)	Value: Low Susceptibility: Low - medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050).

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
		Sensitivity: Low - medium				
Impact on LBLCA Area 22 – Stockwood Park	Low adverse (2039 & 2050)	Value: High Susceptibility: Medium Sensitivity: Medium - high	N/A	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050).
Impact on HLCA Area 200 – Peters Green Plateau	Medium adverse (2039 & 2050)	Value: High Susceptibility: Medium Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of restored off-site hedgerows and hedgerow trees in accordance with LBMP	Moderate adverse (2039 & 2050)
Impact on HLCA Area 201 – Kimpton and Whiteway Bottom	Low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Minor adverse (2039 & 2050)	Management of broadleaved woodland planting and restored off-site hedgerows and hedgerow trees in accordance with LBMP	Minor beneficial (2039 & 2050)
Impact on HLCA Area 202 – Breachwood Green Ridge	Low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Minor adverse (2039 & 2050)	Management of restored off-site hedgerows and hedgerow trees	Minor beneficial (2039 & 2050).

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
					in accordance with LBMP	
Impact on HLCA Area 203 – Whitwell Valley	Low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP.	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on HLCA Area 211 – Offley and St. Paul’s Walden	Low adverse (2039 & 2050)	Value: High Susceptibility: Medium Sensitivity: Medium - high	Works in accordance with CoCP.	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on CBDLCA Area 11B – Caddington / Slip End Chalk Dipslope	Low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP.	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on CBDLCA Area 11C – Luton Hoo Chalk Dipslope	Low adverse (2039 & 2050)	Value: High Susceptibility: Medium Sensitivity: Medium – high	Works in accordance with CoCP.	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on CBDLCA Area	Low adverse (2039 & 2050)	Value: Low - medium	Works in accordance with CoCP.	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
12C – Slip End Chalk Valley		Susceptibility: Low Sensitivity: Low – medium				
Impact on CBDLCA Area 12D – Lea Chalk Valley	Very low adverse (2039 & 2050)	Value: Medium-high Susceptibility: Medium Sensitivity: Medium - high	Works in accordance with CoCP.	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on the aesthetic or perceptual characteristics of the landscape within the Chilterns AONB	Very low adverse (2039 & 2050)	Value: Very high Susceptibility: Medium Sensitivity: High	Works in accordance with CoCP.	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

7 SUMMARY OF VISUAL EFFECTS

Table 13: LVIA preliminary visual assessment summary

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Construction						
Impact on visitors to Wigmore Valley Park	High adverse (2024) reducing to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9 and informal footpaths and upgrading of PRow	Major adverse (2024) reducing to Moderate adverse (2027 & 2033)	None proposed	Major adverse (2024) reducing to Moderate adverse (2027 & 2033)
Impact on visitors to Someries Castle and grounds	Low adverse (2024, 2027 & 2033)	Value: Low - medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Impact on users of Winsdon Hill	Very low adverse (2024) rising to Low adverse (2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)	None proposed	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on visitors to Luton Hoo Memorial Park	Very Low Adverse (2024, 2027 & 2033)	Value: High Susceptibility: High Sensitivity: High	Works in accordance with CoCP.	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on users of Raynham Recreation Ground and Community Centre	Low - medium adverse (2024 & 2027) rising to Medium adverse (2033)	Value: Low - medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)	None proposed	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)
Impact on users of the area of greenspace next to Polzeath Close	Very low adverse (2024 & 2027) rising to Low adverse (2033)	Value: Low - medium Susceptibility: High Sensitivity: Medium	Works in accordance with CoCP	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)	None proposed	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)
Impact on users of Powdrills Field	Very low adverse (2024 & 2027) rising to Low adverse (2033)	Value: Low - medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)	None proposed	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)
Impact on users of Stockwood Park	Very low adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP.	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)	None proposed	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on users of Stopsley Common	Very low adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP.	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on residents and users of Luton Hoo hotel and parkland	Very low adverse (2024 & 2027) rising to Low adverse (2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Impact on residents of Wandon End	Low - medium adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Soil Management Plan, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Impact on residents of Winch Hill House	Low adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	None proposed	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)
Impact on residents of Winch Hill Cottages	Low adverse (2024) reducing to Very Low adverse (2027 & 2033)	Value: Medium - high Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
			planting as detailed within Figure 17.9.			
Impact on people in South Wigmore	Low - medium adverse (2024, 2027 & 2033)	Value: Low - medium Susceptibility: Low - medium Sensitivity: Low - medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012.	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)
Impact on people in Darleyhall	Low adverse (2024) rising to Medium adverse (2027) before reducing to Low -medium adverse (2033)	Value: Medium - high Susceptibility: Medium - high Sensitivity: Medium - high	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Minor adverse (2024) rising to Moderate adverse (2027) reducing to Minor adverse (2033)
Impact on people in Breachwood Green, The Heath and Lye Hill	Low adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Minor adverse (2024 & 2027) reducing to Negligible adverse (2033)
Impact on people in Tea Green	Very low adverse (2024) rising to Low adverse (2027)	Value: High Susceptibility: Medium Sensitivity: Medium - high	Works in accordance with CoCP	Negligible adverse (2024) rising to Minor adverse (2027) and again to	Additional mitigation planting as detailed within Figure 17.10	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
	& Low - medium adverse (2033)			Moderate adverse (2033)		
Impact on users of Wigmore Hall Conference Centre	Medium adverse (2024) reducing to Low - medium adverse (2027 & 2033)	Value: Medium Susceptibility: Low - medium Sensitivity: Medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Moderate adverse (2024) reducing to Minor adverse (2027 & 2033)	None proposed	Moderate adverse (2024) reducing to Minor adverse (2027 & 2033)
Impact on users of the Chiltern Way Cycle Route	Low - medium adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Minor adverse (2024, 2027 & 2033)
Impact on users of Darley Road	Low - medium adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Minor adverse (2024, 2027 & 2033)
Impact on users of Eaton Green Road	Low adverse (2024 & 2027) rising to Low - medium adverse (2033)	Value: Low Susceptibility: Medium	Works in accordance with CoCP	Minor adverse (2024, 2027 & 2033)	None proposed	Minor adverse (2024, 2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
		Sensitivity: Low - medium				
Impact on users of Winch Hill Lane	Medium - high adverse (2024) rising to High adverse (2027) before reducing to Medium - high adverse (2033)	Value: Medium - high Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP. Embedded mitigation planting as detailed within Figure 17.9.	Moderate adverse (2024) rising to Major adverse (2027) before reducing to Moderate adverse (2033)	None proposed	Moderate adverse (2024) rising to Major adverse (2027) before reducing to Moderate adverse (2033)
Impact on users of Vauxhall Way	Very low adverse (2024 & 2027) rising to Medium adverse (2033)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Works in accordance with CoCP	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)	None proposed	Negligible adverse (2024 & 2027) rising to Minor adverse (2033)
Impact on users of Kimpton Road and Airport Way	Low adverse (2024 & 2027) rising to Medium adverse (2033)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Works in accordance with CoCP	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)	None proposed	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)
Impact on users of New Airport Way	Low – medium adverse (2024 & 2027) rising to Medium adverse (2033)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Works in accordance with CoCP	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)	None proposed	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on the unnamed footpath immediately to the east of Wigmore	Very low adverse (2024) rising to Low adverse (2027 & 2033)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)	None proposed	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)
Impact on users of the unnamed footpath to the southeast of Wigmore Valley Park and to the east of the existing LTN airfield	High adverse (2024 & 2027) reducing to Medium - high adverse (2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Major adverse (2024, 2027 & 2033)	None proposed	Major adverse (2024, 2027 & 2033)
Impact on users of the Chiltern Way long distance footpath	Medium adverse (2024 & 2027) reducing to Low - medium adverse (2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Moderate adverse (2024) rising to Major adverse (2027) before reducing to Moderate adverse (2033)	Additional mitigation planting as detailed within Figure 17.10	Moderate adverse (2024 & 2027) reducing to Minor adverse (2033)
Impact on users of PRow to the west of Breachwood Green	Low - medium adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation	Moderate adverse (2024, 2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Moderate adverse (2024) reducing to Minor adverse (2027 & 2033).

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
			planting as detailed within Figure 17.9.			
Impact on users of footpaths Kings Walden 041, where not forming part of the Chiltern Way, and Kings Walden 043, which pass through the Main Application Site	Medium adverse (2024 & 2027) reducing to Low - medium adverse (2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP, Tree Protection Plan and BS5837:2012. Embedded mitigation planting as detailed within Figure 17.9.	Moderate adverse (2024, 2027 & 2033)	None proposed	Moderate adverse (2024, 2027 & 2033)
Impact on users of footpaths near Lye Hill	Low adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP,	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Minor adverse (2024, 2027 & 2033)
Impact on users of footpaths near Ley Green	No change (2024) rising to Very low adverse (2027 & 2033)	Value: High Susceptibility: High Sensitivity: High	Works in accordance with CoCP,	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)	None proposed	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)
Impact on users of PRow south of LTN	Medium adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Moderate adverse (2024, 2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Moderate adverse (2024 & 2027) reducing to Minor adverse (2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on users of public footpath Hyde 4, west of Someries Castle	Low adverse (2024 & 2027) rising to Medium adverse (2033)	Value: Low Susceptibility: High Sensitivity: Medium	Works in accordance with CoCP.	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)	None proposed	Minor adverse (2024 & 2027) rising to Moderate adverse (2033)
Impact on users of the Lea Valley Cycle Route nr. Park Street	Very low adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Low - medium Susceptibility: Medium Sensitivity: Medium	Works in accordance with CoCP.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	None proposed	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)
Impact on users of footpath Offley 026, west of Cockernhoe	No change (2024) rising to Very low adverse (2027 & 2033)	Value: High Susceptibility: High Sensitivity: High	Works in accordance with CoCP.	No effect (2024) rising to Minor adverse (2027 & 2033)	None proposed	No effect (2024) rising to Minor adverse (2027 & 2033)
Impact on users of footpath St Pauls Walden 024, nr. Bendish	Very low adverse (2024) rising to Low adverse (2027 & 2033)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)	None proposed	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)
Impact on users of footpath Offley 003, west of Tea Green	No change (2024) rising to Low - medium adverse (2027 & 2033)	Value: High Susceptibility: High Sensitivity: High	Works in accordance with CoCP.	No effect (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	No effect (2024) rising to Minor adverse (2027 & 2033)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on users of footpaths east of Tea Green	Very low adverse (2024) rising to Low - medium adverse (2027 & 2033)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Minor adverse (2024) rising to Moderate adverse (2027 & 2033)	Additional mitigation planting as detailed within Figure 17.10	Minor adverse (2024, 2027 & 2033)
Impact on users of footpath Kings Walden 010	Low - medium adverse (2024) rising to Medium adverse (2027 & 2033)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Moderate adverse (2024, 2027,2033)	Additional mitigation planting as detailed within Figure 17.10	Moderate adverse (2024, 2027,2033)
Impact on users of PRow on or adjoining the flight path east of Breachwood Green	Very low adverse (2024, 2027 & 2033)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on users of PRow on or adjoining the flight path nr. Caddington	Very low adverse (2024, 2027 & 2033)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Works in accordance with CoCP.	Negligible adverse (2024, 2027 & 2033)	None proposed	Negligible adverse (2024, 2027 & 2033)
Impact on users of PRow within the AONB	Very low adverse (2024, 2027 & 2033)	Value: High Susceptibility: High Sensitivity: High	Works in accordance with CoCP.	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)	None proposed	Negligible adverse (2024) rising to Minor adverse (2027 & 2033)
Operation						

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on visitors to Wigmore Valley Park	Medium adverse (2039) reducing to Low adverse (2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039) reducing to Minor adverse (2050)	None proposed	Moderate adverse (2039) reducing to Minor adverse (2050)
Impact on visitors to Someries Castle and grounds	Low adverse (2039 & 2050)	Value: Low - medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of Winsdon Hill	Low adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on visitors to Luton Hoo Memorial Park	Very Low Adverse (2039 & 2050)	Value: High Susceptibility: High Sensitivity: High	Management in accordance with CEMP	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on users of Raynham Recreation Ground and Community Centre	Medium adverse (2039 & 2050)	Value: Low - Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with CEMP	Moderate adverse (2039 & 2050)	None proposed	Moderate adverse (2039 & 2050)
Impact on users of the area of greenspace next	Low adverse (2039 & 2050)	Value: Low - medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
to Polzeath Close		Susceptibility: High Sensitivity: Medium				
Impact on users of Powdrills Field	Low adverse (2039 & 2050)	Value: Low - medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of Stockwood Park	Very low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of Stopsley Common	Very low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with CEMP	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on residents and users of Luton Hoo Hotel and Parkland	Low adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on residents of Wandon End	Low adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on residents of Winch Hill House	Medium adverse (2039) reducing to Low adverse (2050)	Value: Medium Susceptibility: Medium Sensitivity Medium	Management in accordance with LBMP and CEMP	Moderate adverse (2039) reducing to Minor adverse (2050)	None proposed	Moderate adverse (2039) reducing to Minor adverse (2050)
Impact on residents of Winch Hill Cottages	Very Low adverse (2039 & 2050)	Value: Medium - high Susceptibility: Medium Sensitivity Medium	Management in accordance with LBMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on people in South Wigmore	Low adverse (2039 & 2050)	Value: Low - medium Susceptibility: Low - medium Sensitivity: Low - medium	Management in accordance with LBMP and CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on people in Darleyhall	Low – medium adverse (2039) reducing to Low adverse (2050)	Value: Medium - high Susceptibility: Medium - high Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039) reducing to Minor adverse (2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)
Impact on people in Breachwood Green, The	Low - medium adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor beneficial (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Heath and Lye Hill						
Impact of people in Tea Green	Low adverse (2039 & 2050)	Value: High Susceptibility: Medium Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)
Impact on users of Wigmore Hall Conference Centre	Low - medium adverse (2039 & 2050)	Value: Medium Susceptibility: Low - medium Sensitivity: Medium	Management in accordance with LBMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of the Chiltern Way Cycle Route	Medium adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039) changing to Minor beneficial (2050)
Impact on users of Darley Road	Medium adverse (2039 & 2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039) changing to Minor beneficial (2050)
Impact on users of Eaton Green Road	Low – medium adverse (2039 & 2050)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on users of Winch Hill Lane	Medium adverse (2039) reducing to Low adverse (2050)	Value: Medium - high Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Moderate adverse (2039) reducing to Minor adverse (2050)	None proposed	Moderate adverse (2039) reducing to Minor adverse (2050)
Impact on users of Vauxhall Way	Medium adverse (2039 & 2050)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of Kimpton Road and Airport Way	Medium adverse (2039 & 2050)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of New Airport Way	Medium adverse (2039 & 2050)	Value: Low Susceptibility: Medium Sensitivity: Low - medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on the unnamed footpath immediately to the east of Wigmore	Low adverse (2039) reducing to Very low adverse (2050)	Value: Medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with LBMP	Minor adverse (2039) reducing to Negligible adverse (2050)	None proposed	Minor adverse (2039) reducing to Negligible adverse (2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Users of the unnamed footpath to the south east of Wigmore Valley Park and to the east of the existing LTN airfield	Medium - high adverse (2039) reducing to Medium adverse (2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Major adverse (2039) reducing to Moderate adverse (2050)	None proposed	Major adverse (2039) reducing to Moderate adverse (2050)
Impact on users of the Chiltern Way long distance footpath	Low - medium adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039) changing to Negligible adverse (2050)
Impact on users of PRow to the west of Breachwood Green	Medium adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor beneficial (2039 & 2050)
Impact on users of footpaths Kings Walden 041, where not forming part of the Chiltern Way, and Kings Walden 043, which pass through the	Low adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Main Application Site						
Impact on users of footpaths near Lye Hill	Medium adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)
Impact on users of footpaths near Ley Green	Very low adverse (2039 & 2050)	Value: High Susceptibility: High Sensitivity: High	Management in accordance with CEMP	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on users of PRow south of LTN	Medium adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with LBMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)
Impact on users of footpath Hyde 4, west of Someries Castle	Medium adverse (2039 & 2050)	Value: Low Susceptibility: High Sensitivity: Medium	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of the Lea Valley Cycle Route nr. Park Street	Medium adverse (2039 & 2050)	Value: Low - medium Susceptibility: Medium Sensitivity: Medium	Management in accordance with CEMP	Moderate adverse (2039 & 2050)	None proposed	Moderate adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on users of footpath Offley 026, west of Cockernhoe	Very low adverse (2039 & 2050)	Value: High Susceptibility: High Sensitivity: High	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact on users of footpath St Pauls Walden 024, nr. Bendish	Low adverse (2039 & 2050)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)
Impact of users of footpath Offley 003, west of Tea Green	Low - medium adverse (2039 & 2050)	Value: High Susceptibility: High Sensitivity: High	Management in accordance with CEMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)
Impact of users of footpaths east of Tea Green	Low - medium adverse (2039 & 2050)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)
Impact of users of footpath Kings Walden 010	Medium adverse (2039 & 2050)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Moderate adverse (2039 & 2050)	Management of additional mitigation planting in accordance with LBMP	Minor adverse (2039 & 2050)

Impact	Magnitude	Receptor Sensitivity	Embedded/Good Practice Mitigation and how secured	Description of effect and significance	Additional Mitigation and how secured	Residual Effect
Impact on users of PRow on or adjoining the flight path east of Breachwood Green	Very low adverse (2039 & 2050)	Value: Medium - high Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on users of PRow on or adjoining the flight path nr. Caddington	Very low adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: Medium - high	Management in accordance with CEMP	Negligible adverse (2039 & 2050)	None proposed	Negligible adverse (2039 & 2050)
Impact on users of PRow within the AONB	Very low adverse (2039 & 2050)	Value: Medium Susceptibility: High Sensitivity: High	Management in accordance with CEMP	Minor adverse (2039 & 2050)	None proposed	Minor adverse (2039 & 2050)

Ref 17.1 <https://www.cpre.org.uk/resources/countryside/tranquil-places/item/1839>