

Appendix 5:

Table 9.1 Cumulative Effects Table

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Of

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**Site: Land to North of Chiswell Green Lane,
Chiswell Green, St Albans**

On behalf of Appellant:

Mr S Collins, Headlands Way Limited

Appeal Reference Numbers:

APP/B1930/W/22/3312277

Planning Application Reference numbers:

5/2021/3194/LSM

March 2023

Cumulative Landscape Effects		Land to the north of Chiswell Green Lane App reference: APP/B1930/W/22/3312277	Land to the south of Chiswell Green Lane planning inspectorate reference: APP/B1930/W/22/3313110 LPA reference: 5/2022/0927		
Receptor:	Operational Effects	Residual Effects	Cumulative Operational Effects	Cumulative Residual Effects	Comment
Site	Major	Moderate	Major – The effect within the combined sites will be similar as the fields and paddocks are replaced by residential development and a school.	Moderate – The mitigation measures that includes robust planting and landscape buffers as well as the provision of high quality public open space, play areas and SuDS features will assist in reducing the effects to moderate.	The combined scheme will result in a higher percentage of the countryside to be removed from the Green Belt and open countryside and the increase in the western settlement edge of Chiswell Green.
Setting	Minor	Slight	Minor - The landscape strategies and design proposal for the combine application are driven with the intention to retain existing vegetated boundaries and enhance with additional planting and landscape buffers. The setting of the adjacent settlement edge to the west of Chiswell Green will be extended to the western extents of the proposed developments.	Slight – The proposed landscape mitigation for the schemes will mature and assist in integrating the proposed developments into the surrounding landscape.	
LCA 10 St Stephens Plateau	Minor	Slight	Moderate - The combined scheme will result in a higher percentage of the landcover to be removed from the Landscape Character Area and an increase in the western settlement edge of Chiswell Green.	Minor - The proposed landscape mitigation for the schemes will mature and assist in integrating the proposed developments into the surrounding landscape.	A large portion of the LCA will remain intact and unaltered should the proposed developments be constructed. The key characters as described in LCA10 will remain for the majority of the character area.

Cumulative Visual Effects		Land to the north of Chiswell Green Lane App reference: APP/B1930/W/22/3312277	Land to the south of Chiswell Green Lane planning inspectorate reference: APP/B1930/W/22/3313110 LPA reference: 5/2022/0927		
Receptor:	Operational Effects	Residual Effects	Cumulative Operational Effects	Cumulative Residual Effects	Comment
Public Footpath St Stephen 80	Neutral	Neutral	No Cumulative Effect as the two sites are visually separated from this receptor.	No Cumulative Effect as the two sites are visually separated from this receptor.	
Public Footpath St Stephen 21	Neutral	Neutral	No Cumulative Effect as the two sites are visually separated from this receptor.	No Cumulative Effect as the two sites are visually separated from this receptor.	
Public Footpath St Michaels Rural 012	Moderate	Minor	Moderate – It may be possible to view portions of both proposed developments simultaneously from this receptor when looking to the south east. However, this will be limited to upper storeys and roof lines of the proposed developments. This will appear as a slight advancement of the settlement edge of Chiswell Green and separation from the viewer will be maintained by the expanse of open fields in between.	Minor - Planting within the development and areas of POS and infill boundary planting to help set the development within the landscape.	
Medium and Long Range PRoW's FP028; FP 023	None	None	No Cumulative Effect as the two sites are visually separated from this receptor.	No Cumulative Effect as the two sites are visually separated from this receptor.	There is visibility of the South of Chiswell Green Lane from some receptors to the south and immediate west but it is unlikely that the combined proposed developments will be viewed simultaneously.
Residential amenity Cherry Hill / The Croft / Chiswell Green Lane	Major	Moderate	No Cumulative Effect as the two sites are visually separated from this receptor.	No Cumulative Effect as the two sites are visually separated from this receptor.	
Transport	Slight	Neutral	Slight	Neutral	There may be some localised views where the viewer could experience parts of each site together such as on Chiswell Green Lane but this will be rare and not cause any significant cumulative effects.