

APPENDIX 5: LAND WEST OF TRING- VISUAL EFFECT TABLE (To be read alongside Appendix 4, Table 4.5)

Receptor	Sensitivity of receptor	Distance from Site (metres)	Nature of View (1)	Degree of Visual Intrusion (2)	Proportion of Development Visible (3)	Transient / Fixed (4)	Completion (Year 1)		Residual Effects (Year 25)		Notes	
							Magnitude of Impact (5) / type of Impact(6) (before mitigation)	Significance of Visual Impact(7)	Magnitude of Impact(5) / type of Impact(6) (after mitigation)	Significance of Visual Impact(7)		
RESIDENTIAL PROPERTIES												
R1	Drayton Holloway & Lodge Cottage	High	10m	Open	Full	Most	Fixed	Moderate adverse	High / Medium adverse	Moderate benefit	High / Medium beneficial	Views of open space within AONB landscape, filtered by enhanced planting along B488. Partial views of extended urban edge of Tring.
R2	Beeches Farm	High	40m	Partial	Partial	Most	Fixed	Moderate adverse	High / Medium adverse	Moderate benefit	High / Medium beneficial	Views of open space within AONB landscape, filtered by enhanced planting along B488. Partial views of extended urban edge of Tring.
R3	Drayton Manor Lodge	High	30m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Existing boundary vegetation and Tree belts filter views. Potential glimpses of open space elements within AONB landscape. Potential views of Proposed Development from upper floor windows.
R4	Drayton Manor	High	500m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R5	Properties at Okeley Way	High	0m	Open	Full	Most	Fixed	Major adverse	High adverse	Moderate adverse	High / Medium adverse	Development of greenfield site. Enhancement of hedgerow and provision of open space setback will reduce magnitude once landscape is matured.
R6	Properties at Beaconsfield Road and Longfield Gardens	High	15m	Partial	Partial	Small amount	Fixed	Major adverse	High adverse	Slight adverse	Medium adverse	Development of greenfield site. Enhancement of hedgerow and provision of open space setback will reduce magnitude once landscape is matured.
R7	Rye Hill Farm	High	300m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R8	Lodge Farm	High	1000m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Landscape mitigation proposals will filter views towards the improved urban edge of Tring.
R9	Properties at Tring Hill	High	200 to 300m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Landscape mitigation proposals will filter views towards the urban edge of Tring.
R10	Icknield House and Lodge	High	550m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Landscape mitigation proposals will filter views towards the urban edge of Tring.
R11	Dancers End Farm	High	1200m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R12	Properties at Dancers End Lane and Badgers Wood	High	1000m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R13	Properties at Spencers Green	High	1800m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R14	Properties at West Leith	High	1000m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Landscape mitigation proposals will filter views towards the urban edge of Tring and will enhance the skyline views towards the AONB landscape.
R15	Properties at Drayton Beauchamp	High	1000m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R16	Properties at Buckland	High	1100m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
R17	Properties at Hastoe Hill	High	2000m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Landscape mitigation proposals will filter views towards the urban edge of Tring and will enhance the skyline views towards the AONB landscape.
R18	Properties at Wilstone	High	2500m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
LISTED BUILDINGS												
L1	Stable Block to west of Drayton Manor	High	500m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
L2	Dancers End Farm	High	1200m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
L3	Listed Buildings at Drayton Beauchamp	High	1000m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
L4	Listed Buildings at Buckland	High	1100m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography and tree belts obstruct views.
OTHER BUILDINGS / USES												
U1	Icknield Way Industrial Estate	Low	0m	Open	Full	Most	Fixed	Major adverse	Medium Adverse	Moderate adverse	Low adverse	Development of greenfield site. Enhancement of hedgerow and provision of open space setback along residential edge will enhance views.
U2	Tring Cemetery	High	0m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Extension to cemetery site will increase views towards AONB landscape
U3	Premier Inn at Tring Hill	Medium	400m	Partial	Glimpse	Small amount	Fixed	Slight adverse	Low adverse	Slight benefit	Low beneficial	Landscape mitigation proposals will filter views towards the urban edge of Tring.

Notes:

- 1 Nature of View (degree of visibility): Open, Partial, None
- 2 Degree of Visual Intrusion (extent of the view that would be occupied by the development): Full, Partial, Glimpse, None
- 3 Proportion of Development Visible: Full, Most, Small Amount, None
- 4 Whether the view is transient or one of a sequence of views as from a moving vehicle or footpath.
- 5 Magnitude of Visual Impact: Major, Moderate, Slight or Neutral
- 6 Type of Visual Impact: Adverse, benefit or neutral
- 7 Significance of Effect: Major, High adverse / beneficial, Medium adverse / beneficial, Low adverse / beneficial or Neutral (Refer to Appendix, Table 4.5)

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U4	Wilstone Reservoir	High	1800m	Partial	Glimpse	Small amount	Fixed	Slight negative	Medium adverse	Slight benefit	Medium beneficial	Potential glimpses to urban extension. Landscape mitigation will mature and screen views and will enhance the views towards the AONB.
U5	Chiltern Forest Golf Club	High	1860m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Ridgelines associated with Dancers End Lane obstruct views
PUBLIC RIGHTS OF WAY (PROWS)												
P1	TT 071 – looking east	High	0m	Open	Full	Most	Transient	Moderate adverse	High / medium adverse	Slight adverse	Medium adverse	Development of greenfield site. Enhancement of hedgerow and provision of open space setback will reduce magnitude once landscape is matured.
	TT 071 – looking west	High	0m	Open	Full	Most	Transient	Slight benefit	Medium beneficial	Moderate benefit	High / Medium beneficial	Views across AONB landscape will be improved by landscape mitigation proposals.
P2	TT 048A	High	0m	Open	Full	Most	Transient	Major adverse	High adverse	Moderate adverse	High / medium adverse	Development of greenfield site. Footpath to be diverted through appropriate landscape corridor within extended urban edge.
P3	TT 036	High	0 to 170m	Partial to none	Partial to none	Small amount	Transient	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Existing woodland and tree belts filter views. Glimpses of open space elements within AONB landscape possible. Enhancement of character of B4635.
P4	TT 026	High	1000m	Open	Glimpse	Most	Transient	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Enhancement of urban edge of Tring and skyline views of AONB adjacent to B488.
P5	DBE/17/1	High	200m	Partial	Glimpse	Small amount	Transient	Neutral	Neutral	Slight benefit	Medium beneficial	Enhancement of skyline views towards B488 and AONB landscape beyond.
P6	DBE/5/3	High	1200m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography obstruct views.
P7	BLD/17/1	High	1030m	Partial	Glimpse	Small amount	Transient	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Enhancement of views towards extended urban edge of Tring.
P8	ACL/12/1	High	1800m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Wooded ridgelines obstruct views.
P9	PROWs at Deacon's Hill Wood	High	1400m	Partial	Glimpse	Small amount	Transient	Slight adverse	Medium adverse	Slight benefit	Medium beneficial	Enhancement of urban edge of Tring and skyline views of AONB adjacent to B488.
P10	PROWs at Hastoe Hill	High	1670m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Wooded ridgelines obstruct views.
P11	PROWs at Spencers Green	High	1750m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography obstruct views.
P12	PROWs at Aston Hill	High	2300m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography obstruct views.
P13	The Ridgeway	High	2100m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Topography obstruct views.
ROADS												
T1	B488 (Icknield Way)	Low	0m	Open to partial	Full to glimpse	Most	Transient	Moderate adverse	Low adverse	Moderate adverse	Low adverse	Views of open space within AONB landscape, filtered by enhanced planting along B488. Partial views of extended urban edge of Tring.
T2	B4009 (Tring Hill)	Low	400m	Partial	Glimpse	Small amount	Transient	Slight adverse	Neutral	Slight benefit	Neutral	Landscape mitigation proposals will filter views towards the urban edge of Tring.
T3	B4635 (Akeman Street / Aylesbury Road)	Low	0m	Partial	Glimpse	Small amount	Transient	Moderate adverse	Low adverse	Moderate positive	Low beneficial	Enhancement of planting alongside road will enhance views
T4	A41	Low	90m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Road in cutting
T5	The Holloway	Low	20m	Partial	Glimpse	Small amount	Transient	Slight adverse	Neutral	Slight benefit	Neutral	Enhancement of planting alongside B488 will enhance views
T6	Green Path	Low	15m	Partial	Glimpse	Small amount	Transient	Slight adverse	Neutral	Slight benefit	Neutral	Existing heggerows along B488 and additional planting will filter views towards the urban edge of Tring.
T7	Dancers End Lane	Low	800m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Undulating landscape and woodland obstruct views.
T8	Bottom Road & Duckmore Lane	Low	800m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Undulating landscape and tree belts obstruct views.
T9	Stablebridge Road & Upper Icknield Way	Low	1800m	None	None	None	n/a	Neutral	Neutral	Neutral	Neutral	Undulating landscape and tree belts obstruct views.

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