

INDIVIDUAL VIEWPOINT ASSESSMENT

1. This appendix provides a detailed analysis of the individual representative viewpoints.

Viewpoint 1 - View south from public right of way to the north near conveyor crossing point

2. Viewpoint 1 is looking south-east from the public right of way to the north of the application site near to the CEMEX conveyor crossing point. It is located at an elevation of 81.8m AOD, 0.2km to the north of the application site boundary.
3. It is located within “Area 31 De Havilland Plain” as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
4. This viewpoint represents the recreational users of this route in a broadly urban fringe context and is well used by local dog walkers, etc.
5. The existing view as shown on Drawing HQ 8/5 has a framed, long distance view over extensive level plain, which is a key characteristic of the area. The view is taken at a gap between mature vegetation (which otherwise screens and encloses views). The distant skyline is horizontal and mostly vegetated, but with some built development visible on the edge of Smallford. There is localised enclosure to the rough grassland and scattered scrub, by linear hedgerows and trees and the quarry conveyor is adjacent (behind the viewer).
6. The proposed plant site would be approximately 0.35km away from the viewpoint, with the mineral extraction area at 0.45km at its nearest point. However a soil storage and screening bund would be constructed as part of site establishment at c0.25km away and this (in conjunction with intervening vegetation) would obscure much of the low-level aspects of the development. For example, as shown on Drawing HQ 8/4 the ZTV for max pit (i.e. maximum extraction void) does not cover this viewpoint.
7. In terms of size and scale of change:
 - the main processing plant would be completely screened by the existing tree belt to the left of the view. This would not change as a result of the development;
 - the proposed batching plant would be located along the line of the route and glimpses of the upper parts would alter a very small part of horizontal skyline and introduce a new industrial element. However colour treatment using a recessive colour would ensure effective mitigation of this isolated built form;
 - the lower parts of the plant site and stocking area would be screened by the perimeter bund which would be broad and relatively low and would not break the skyline. It would be grass seeded to further ensure visual integration with the surroundings;

- there would be short-term visibility of the earthmoving plant and machinery carrying out the bund formation works;
 - temporary mineral stockpiles may be visible at certain times, as the heaps are surcharged on a campaign basis and then reduced in size as processed and sold from site;
 - the proportion of the view occupied by the visible parts of the plant site and bund would relatively be small;
 - advance planting of native tree and shrub species would be included around the northern site boundary and the toe of the bund, to soften views of the plant and bund as it establishes and matures;
 - the existing intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening; and
 - the nature of the views of the proposed development would be transitory (passing visitors) and will be partial or glimpses only (being framed through the deciduous vegetation).
8. In terms of geographical extent:
- the application site is in the line of the main direction of travel for those heading southwards, albeit partially screened by intervening vegetation (for those heading north it would be positioned behind the direction of travel);
 - the viewpoint is still some distance from the proposed development and the broader views and character remains unchanged; and
 - the very limited extent over which the changes would be visible, as the views become completely screened / not visible nearer further north of this location on the section around Beech Farm and up to Oak Farm.
9. In terms of duration, the batching plant and screening bund will be a long-term additional feature, but would eventually be removed as part of restoration, when the view will be broadly restored similar to existing on a permanent basis. The additional planting around the perimeter would however be essentially permanent.
10. Overall this is considered to be a small degree of change to the baseline condition; change is discernible but underlying landscape character or view composition would be similar to baseline.
11. The magnitude of change predicted upon this viewpoint would be low and adverse during initial stages of the development, becoming low and neutral as the perimeter planting matures and this will continue after final restoration.
12. The sensitivity of receptors at this viewpoint are considered to be medium to high (recreational visitors in an urban fringe context, adjacent to quarry conveyor) and the overall effect would be no more than moderate.
13. The Hatfield Quarry conveyor is expected to be removed as part of the cessation of mineral extraction at the site in 2020, at which point there would be no cumulative effect of concurrent working with the proposed development. The short-term additional the visibility of the proposed development is therefore considered to be low and adverse and the overall

effects would be no more than moderate, reducing to no effects after its removal; there are no significant cumulative effects at this location.

14. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, affect the setting and special character of historic towns or prevent potential urban regeneration. There is some encroachment on the countryside, during working phases, but the mitigation proposed is effective and the overall development is long-term, but temporary.

Viewpoint 2 - View south from public right of way as it joins the application site to the north

15. Viewpoint 2 is looking south along the public right of way as it joins the application site to the north. It is located at an elevation of 77.8m AOD on the northern boundary of the application site and Ellenbrook Fields. A permissive footpath also heads to the west from this location.
16. It is located within "Area 31 De Havilland Plain" as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
17. This viewpoint represents the recreational users of this route and visitors to Ellenbrook Fields in an urban fringe context and is well used by local dog walkers, etc.
18. The existing view as shown on Drawing HQ 8/6 has framed, narrow views southwards between two mature hedgerows, with an opening to the right (south-west), along the permissive footpath.
19. The proposed plant site would be approximately 0.2km away from the viewpoint, with the mineral extraction area at 0.25km at its nearest point. However a soil storage and screening bund would be constructed as part of site establishment at 0.02km away and this would obscure all other aspects of the development. For example, as shown on Drawing HQ 8/4 the ZTV for max pit (i.e. maximum extraction void) does not cover this viewpoint. The right of way would be diverted to the west through the break in vegetation and along the permissive footpath route, to follow along the corridor next to the toe of the bund.
20. In terms of size and scale of change:
 - the first 0.02km of the double hedgerow extending away from the viewer would remain intact;
 - there would be short-term visibility of the earthmoving plant and machinery carrying out the vegetation clearance beyond 0.02km away and bund formation works. A new quarry perimeter fence and warning signs would be installed;
 - the plant site and stocking area would be mostly screened by the perimeter bund which would be broad and would break the skyline / dominate the view. It would be grass seeded to ensure visual integration

with the surroundings. There would be a very small part of the top of the batching plant which would break the new horizontal skyline formed by the bund;

- the proportion of the view occupied by the bund would relatively be large, whilst the plant top would be small;
- advance planting of native tree and shrub species would be included around the northern site boundary and the toe of the bund, to soften views of the bund and eventually screen / filter views;
- the existing intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening; and
- the nature of the views of the proposed development would be transitory (passing visitors) and will be partial or glimpses only (being framed through the deciduous vegetation).

21. In terms of geographical extent:

- the application site is in the line of the main direction of travel for those heading southwards, albeit partially screened by intervening vegetation (for those heading north it would be positioned behind the direction of travel);
- the views to the south-west and its character would remain broadly unchanged (along the diverted route of the right of way, existing permissive path); and
- the changes would be visible along c0.3km of this route.

22. In terms of duration, the bund will be a long-term additional feature, but would eventually be removed as part of restoration, when the view will be broadly restored similar to existing on a permanent basis. The additional planting around the perimeter would however be essentially permanent.

23. Overall this is considered to be a small degree of change to the baseline condition; change is discernible but underlying landscape character or view composition would be similar to baseline.

24. The magnitude of change predicted upon this viewpoint would be low and adverse during the initial stages of the development, becoming low and neutral as the perimeter planting matures and this will continue after final restoration.

25. The sensitivity of receptors at this viewpoint are considered to be medium to high (recreational visitors in an urban fringe context) and the overall effect would be no more than moderate.

26. There is no simultaneous or sequential visibility of Hatfield Quarry at this location and therefore no cumulative effects are predicted.

27. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, affect the setting and special character of historic towns or prevent potential urban regeneration. There is some encroachment on the countryside, during

working phases, but the mitigation proposed is effective and the overall development is long-term, but temporary.

Viewpoint 3 - View west from edge of Ellenbrook

28. Viewpoint 3 is looking west from the edge of Ellenbrook. It is located at an elevation of 79.1m AOD at 0.6km east of the application site boundary.
29. It is located within “Area 31 De Havilland Plain” as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
30. This viewpoint represents the views of recreational visitors to the Ellenbrook Fields greenspace and local residents, in an urban fringe context.
31. The existing view as shown on Drawing HQ 8/7 is broad over extensive level plain, which is a key characteristic of the area, although there is localised enclosure from scattered scrub and trees. The distant skyline is horizontal and vegetated (for example Home Covert to the west), but with the edge of Ellenbrook visible to the east, surfaced paths and interpretation boards.
32. The proposed plant site would be approximately 1.1km away from the viewpoint, with the mineral extraction area at 0.55km at its nearest point. A soil storage and screening bund would be constructed as part of site establishment at 0.5km away and this would enclose much of the low-level aspects of the development. However the intervening vegetation would entirely screen the development.
33. Indeed, there is no perceptible change to the composition of views or character predicted at this location.
34. The sensitivity of receptors at this viewpoint are considered to be medium to high (recreational visitors in an urban fringe context and local residents, where interpretation boards refer to past and future mineral extraction), but the overall effect would be none.
35. There is no simultaneous or sequential visibility of Hatfield Quarry at this location and therefore no cumulative effects are predicted.
36. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, encroachment on the countryside, affect the setting and special character of historic towns or prevent potential urban regeneration.

Viewpoint 4 - View from Hatfield Road at entrance to Popefield Farm

37. Viewpoint 4 is located on Hatfield Road at the entrance to Popefield Farm. It is located at an elevation of 77.8m AOD, 0.1km to the south of the application site boundary.

38. It is located on the edge of “Area 31 De Havilland Plain” as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
39. This viewpoint represents the views of users of the local road network and local residents.
40. The existing view as shown on Drawing HQ 8/8 is a narrow, relatively busy road corridor, with footpath along the southern side, enclosed by mature trees and hedgerows. The farm property/building itself is not visible at this location.
41. In the proximity of the application site, the A1057 is a single carriageway road classified as a principal rural road by the Department for Transport. The road is subject to 40mph speed limit and is street lit. The Transport Assessment within the ES identified that the A1057 Hatfield Road currently accommodates an Annual Average Weekday Traffic (AAWT) flow of over 15,000 comprising mixed size vehicles.
42. The proposed plant site would be approximately 0.8km away from the viewpoint, with the mineral extraction area at 0.1km at its nearest point. A soil storage and screening bund would be constructed as part of site establishment at 0.05km away and this would enclose the development. However the intervening vegetation would entirely screen the development.
43. The proposed site access would be 0.3km west of this location and would not be visible, due to the road alignment and intervening vegetation. However the subsequent vehicle movements (entering and exiting the site) would turn east from the proposed development and pass by this viewpoint, at certain times of day.
44. In terms of size and scale of change:
 - the existing intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening;
 - a total of 97 trips would be generated each day of which 87 would be classified as HGV. This equates to 194 vehicle movements, of which 174 will be classified as HGV. The additional road vehicles would increase traffic along this well used route; and
 - the nature of the views of the proposed development would be transitory (passing visitors) and more stationary (local residents) will be partial or glimpses only (being interrupted through the deciduous vegetation).
45. In terms of geographical extent:
 - the site entrance is in the line of the main direction of travel for those heading southwards, albeit partially screened by intervening vegetation (for those heading north it would be positioned behind the direction of travel);
 - the views and its character would remain broadly unchanged; and
 - the changes would be visible along c0.5m of this route (the road changes direction before the edge of Hatfield).

46. In terms of duration, the access will be a long-term additional feature, but would eventually be removed as part of restoration, when the view will be broadly restored similar to existing on a permanent basis.
47. Overall this is considered to be a very small degree of change to the baseline condition; change is discernible but underlying landscape character or view composition would be similar to baseline.
48. The magnitude of change predicted upon this viewpoint would be negligible and adverse during the development, with no change after restoration.
49. The sensitivity of receptors at this viewpoint are considered to be low (road users) and medium (local residents along an existing busy road), but the overall effect would be no more than slight/moderate during working phases only.
50. There is no simultaneous or sequential visibility of Hatfield Quarry at this location and therefore no cumulative effects are predicted.
51. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, encroachment on the countryside, affect the setting and special character of historic towns or prevent potential urban regeneration.

Viewpoint 5 - View from Hatfield Road at junction with public right of way, near proposed site entrance

52. Viewpoint 5 is located on Hatfield Road at the junction with public right of way, near proposed site entrance. It is located at an elevation of 76m AOD south-west of the application site boundary.
53. It is located on the edge of “Area 31 De Havilland Plain” as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
54. This viewpoint represents the views of users of the local road network and local residents, as well as users of the right of way and visitors to Ellenbrook Fields and/or parking at Notcutts Garden Centre. There is a footpath along the southern side of the road which leads into Smallford.
55. In the proximity of the application site, the A1057 is a single carriageway road classified as a principal rural road by the Department for Transport. The road is subject to 40mph speed limit and is street lit. The Transport Assessment within the ES identified that the A1057 Hatfield Road currently accommodates an Annual Average Weekday Traffic (AAWT) flow of over 15,000 comprising mixed size vehicles.
56. The existing view as shown on Drawing HQ 8/9 is a narrow, relatively busy road corridor, with footpath along one side, enclosed by mature trees and hedgerows.

57. The plant site would be approximately 0.9km away from the viewpoint, with the mineral extraction area at 0.1km at its nearest point. However intervening vegetation will entirely screen the development with the exception of the proposed site access which would be 0.1km east of this location, with vegetation clearance for visibility splays also anticipated. The subsequent vehicle movements (entering and exiting the site) would however turn east and would therefore not pass by this viewpoint.
58. In terms of size and scale of change:
 - there would be short-term visibility of the plant and machinery carrying out the access formation works and clearance of visibility splays after which point the verges and adjacent areas would be grass seeded, fence installed and re-planted as necessary to ensure visual integration with the surroundings;
 - a total of 97 trips would be generated each day of which 87 would be classified as HGV. This equates to 194 vehicle movements, of which 174 will be classified as HGV. The additional road vehicles would increase traffic along this well used route;
 - the proportion of the view occupied by the access would be low;
 - the existing intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening; and
 - the nature of the views of the proposed development would be transitory (passing visitors) and more stationary (local residents) will be partial or glimpses only (being interrupted through the deciduous vegetation).
59. In terms of geographical extent:
 - the application site is adjacent to the line of the main direction of travel for those heading northwards;
 - the views and its character would remain broadly unchanged; and
 - the very limited extent over which the changes would be visible as road users move along the route (changes direction immediately to the west).
60. In terms of duration, the new access and vehicle movements will be a long-term additional feature, but would eventually be down-graded to more of an agricultural access / gateway as part of restoration, when the view will be broadly restored similar to existing on a permanent basis.
61. Overall this is considered to be a small degree of change to the baseline condition; change may be discernible but underlying landscape character or view composition would be similar to baseline.
62. The magnitude of change predicted upon this viewpoint would be low and adverse during the initial stages of the development, becoming low and neutral as the landscaping treatments to the entrance matures and this will continue after final restoration. The access will continue in recreational use, with non-HGV vehicle use anticipated.
63. The sensitivity of receptors at this viewpoint are considered to be low (road users) and medium (recreational visitors in an urban fringe context and local

residents along an existing busy road) and the overall effect would be no more than slight/moderate.

64. There is no simultaneous or sequential visibility of Hatfield Quarry at this location and therefore no cumulative effects are predicted.
65. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, encroachment on the countryside, affect the setting and special character of historic towns or prevent potential urban regeneration.

Viewpoint 6 - View from public right of way to the west edge of application site

66. Viewpoint 6 is looking east from the public right of way to the western edge of the application site, alongside Ninefields Nursery (separated by a tree belt). It is located at an elevation of 79.8m AOD along the western application site boundary.
67. It is located within “Area 31 De Havilland Plain” as described in The Welwyn Hatfield Landscape Character Assessment (2005), Ellenbrook Fields and designated Green Belt.
68. This viewpoint represents the recreational users of this route and part of Ellenbrook Fields in an urban fringe context.
69. The existing view as shown on Drawing HQ 8/10 has broad, long distance views to the north-east and east over extensive level plain, which is a key characteristic of the area. The distant skyline is horizontal and vegetated, but with Hatfield Business Park and edge of Ellenbrook visible to the east. There is localised enclosure to the rough grassland by linear hedgerows and trees. A grassy and scrubby bund also occupies the middle ground and breaks the skyline slightly.
70. The quarry access road would be 0.03km away from this viewpoint, due to the standoff for the gas pipeline (which would be retained as a grassland strip). The edge of the road corridor would be defined by a new quarry perimeter fence and warning signs, as well as line of advance planting along the extraction limit, which would be 0.05km away at its nearest point (Phase F).
71. Although the main vehicle movement from the application site is anticipated to be HGVs associated with the transporting of material to/from the proposed quarry, access to the site by means of foot, cycle and public transport is also possible.
72. The proposed plant site would be approximately 0.5km away from the viewpoint, but hidden by retained vegetation along the western boundary and the corridor standoff for the gas pipeline.
73. Phased removal of the existing vegetation and the bund would ensure that screening of the early stages of development is retained for as long as

possible (i.e. until stripping is carried out in Phase E). For example, as shown on Drawing HQ 8/3 the ZTV for Phase A does not cover this viewpoint.

74. A soil storage and screening bund would be constructed as part of Phase B stripping at 0.5km away and although this would potentially enclose some of the view to the east, the advance planting would already be established at this point.
75. Management of the advance planting would allow long-distance views to be retained, whilst screening of the lower elements of the proposed development. After soil stripping, the majority of mineral extraction operations take place down within the void.
76. In terms of size and scale of change:
 - the quarry access road and moving vehicles during operational hours would be relatively close to this viewpoint, but separated by a green corridor/30m standoff. There would be short-term visibility of the earthmoving plant and machinery carrying out the road formation works;
 - a total of 97 trips would be generated each day of which 87 would be classified as HGV. This equates to 194 vehicle movements, of which 174 will be classified as HGV;
 - the plant site area would be screened by the retained section of hedgerow along the western boundary;
 - advance planting of native tree and shrub species would be included around the western mineral extraction limit boundary, which will have matured by the time operations progress into Phases E and F;
 - temporary mineral stockpiles may be visible at certain times, as the heaps are surcharged on a campaign basis and then reduced in size as processed and sold from site;
 - the proportion of the view occupied by the road, planting and bund would relatively be large;
 - the existing and proposed intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening. This could be managed, for example to have localised parts cut shorter to retain long distance views; and
 - the nature of the views of the proposed development would be transitory (passing visitors) and will be clear views until the advance planting matures (being framed through the deciduous vegetation).
77. In terms of geographical extent:
 - the application site is alongside this route for over 0.5km, in either direction, although the route is enclosed within woodland immediately to the south;
 - the viewpoint is adjacent to the proposed development; and
 - the extent over which the changes would be visible increases as the development reaches its later phases, whilst during the initial phases the main impact is the road corridor.

78. In terms of duration, the road and advance planting will be permanent additional features as they are retained as part of final restoration, albeit with the access downgraded for recreational and maintenance uses. Vehicle movements along the road would be limited to operational hours and for example would not occur on Sundays. Working in the later operational phases is more likely to be medium term, but would be screened by the advance planting.
79. Overall this is considered to be a medium degree of change to the baseline condition, initially with the road corridor in the foreground and enclosure formed by the new planting (subject to management, which may allow for opening up of longer views).
80. The magnitude of change predicted upon this viewpoint would be low to medium and adverse (depending on whether visitors are using this route at the same time that traffic is moving), becoming low and neutral as the planting matures; the footpath immediately to the south is already passing through narrow enclosed wooded corridor.
81. The sensitivity of receptors at this viewpoint are considered to be medium to high (recreational visitors in a largely urban fringe context) and the overall effect would be moderate as part of initial stages and during operational hours, becoming slight/moderate as the planting matures and screens the development, and when the roadway is not in use (eg evenings and weekends). After restoration when the road is used for recreational use and the planting is well established, the effects would be low and neutral.
82. There is no simultaneous or sequential visibility of Hatfield Quarry at this location and therefore no cumulative effects are predicted.
83. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, affect the setting and special character of historic towns or prevent potential urban regeneration. There is some encroachment on the countryside, during working phases, but the mitigation proposed is effective and the overall development is long-term, but temporary.

Viewpoint 7 - View from residential properties, near to Oaklands Lane and public right of way

84. Viewpoint 7 is looking east from entrance to a private road, leading to recent development of residential properties, near to Oaklands Lane and public right of way. It is located at an elevation of 79.6m AOD at 0.25km west of the application site boundary.
85. It is located on the edge of "Area 31 De Havilland Plain" as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
86. This viewpoint represents local residents and users of the nearby public right of way.

87. The existing view as shown on Drawing HQ 8/11 is an enclosed housing development with mature trees and hedgerows.
88. The proposed plant site would be approximately 0.7km away from the viewpoint, with the mineral extraction area at 0.4km at its nearest point.
89. However, there is no perceptible change to the composition of views or character predicted at this location, due to screening.
90. The sensitivity of receptors at this viewpoint are considered to be medium to high (local residents and recreational visitors, in built up context), but the overall effect would be none.
91. There is no simultaneous or sequential visibility of Hatfield Quarry at this location and therefore no cumulative effects are predicted.
92. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, encroachment on the countryside, affect the setting and special character of historic towns or prevent potential urban regeneration.

Viewpoint 8 - View south from public right of way to the west, parallel to Oaklands Lane

93. Viewpoint 8 is looking south from the public right of way to the west of the application site, parallel to Oaklands Lane, at a junction with a permissive route which heads westwards. It is located at an elevation of 83m AOD at 0.3km west of the application site boundary.
94. It is located within "Area 31 De Havilland Plain" as described in The Welwyn Hatfield Landscape Character Assessment (2005) and designated Green Belt.
95. This viewpoint represents the recreational users of this route in an urban fringe context.
96. The existing view as shown on Drawing HQ 8/12 has a broad, long distance view over extensive level plain, which is a key characteristic of the area. The distant skyline is horizontal and vegetated, but with Hatfield Business Park and Hertfordshire University Campus visible in places. There is localised enclosure to the rough grassland by linear hedgerows and trees and the new housing on the edge of Smallford (off Oaklands Lane) is visible forming an urban fringe character. The fence marking the edge of Hatfield Quarry plant site and soil storage area is also visible to the north of the viewpoint.
97. The proposed plant site would be approximately 0.7km away from the viewpoint, with the mineral extraction area at 0.4km at its nearest point (adjacent to where the access road turns into the plant site). However a soil storage and screening bund would be constructed as part of site establishment at 0.3km away and this in conjunction with intervening vegetation would obscure much of the low-level aspects of the development. For example, as shown on Drawing HQ 8/3 the ZTV for Phase A does not

cover this viewpoint, whilst for the max pit (i.e. maximum extraction void) shown on Drawing HQ 8/4, there is some theoretical visibility between 0.25 and 1 degrees.

98. In terms of size and scale of change:

- the lower parts of the plant site and stocking area would be screened by the perimeter bund which would be broad and relatively low and would not break the skyline. There would be short-term visibility of the earthmoving plant and machinery carrying out the bund formation works. It would then be grass seeded to further ensure visual integration with the surroundings;
- advance planting of native tree and shrub species would be included around the northern and western site boundary and the toe of the bund, to soften views of the plant and bund as it matures;
- the processing plant would be mostly screened, with the exception of the upper parts only, where the top of the processing plant would be backgrounded by Home Covert and the top of the batching plant would break a small part of horizontal skyline and introduce a new industrial element. Colour treatment using a recessive colour will ensure beneficial mitigation;
- temporary mineral stockpiles may be visible at certain times, as the heaps are surcharged on a campaign basis and then reduced in size as processed and sold from site;
- the quarry access road and moving vehicles during operational hours would be relatively close to this viewpoint, as they turn behind the bund and into the plant site area. The north-western limit of the mineral extraction area is located close to this point, although much of these operations will be below ground and not visible;
- advance planting of native tree and shrub species would be included around the western mineral extraction limit boundary, which will have matured by the time operations progress into Phases E;
- the proportion of the view occupied by the plant site and bund would relatively be small;
- the existing intervening and framing trees are anticipated to continue to grow and mature over the subsequent period, resulting in likely increased level of screening; and
- the nature of the views of the proposed development would be transitory (passing visitors) and will be partial or glimpses only (being framed through the deciduous vegetation).

99. In terms of geographical extent:

- the application site is offset to the line of the main direction of travel for those heading along the path;
- the viewpoint is some distance away from the proposed development; and
- the extent over which the changes would be visible are limited due to the increase in intervening vegetation to the north.

100. In terms of duration, the plant and screening bunds will be a long-term additional feature, whilst the working in the later operational phases are more

likely to be medium term, but all would eventually be removed as part of restoration, when the view will be broadly restored similar to existing on a permanent basis.

101. Overall this is considered to be a small degree of change to the baseline condition; change is discernible but underlying landscape character or view composition would be similar to baseline.
102. The magnitude of change predicted upon this viewpoint would initially be low and adverse, becoming low and neutral as the planting matures and then continuing into final restoration.
103. The sensitivity of receptors at this viewpoint are considered to be medium to high (recreational visitors in an urban fringe context and adjacent to an existing quarry) and the overall effect would be moderate.
104. Hatfield Quarry plant site area and associated elements and features (fencing and bunds) are expected to be removed as part of the cessation of mineral extraction at the site in 2020, at which point there would be no cumulative effect of concurrent working with the proposed development. The short-term additional the visibility of the proposed development is therefore considered to be low and adverse and the overall effects would be no more than moderate; there are no significant cumulative effects at this location.
105. In relation to the functions of the Green Belt, as set out in the National Planning Policy Framework, from this viewpoint location the proposed development would not constitute sprawl, or result in towns merging, affect the setting and special character of historic towns or prevent potential urban regeneration. There is some encroachment on the countryside, during working phases, but the mitigation proposed is effective and the overall development is long-term, but temporary.