

Dacorum Borough Council

**Stage 2 Green Belt Review and
Landscape Appraisal**

Annex Report 5 – Landscape
Assessment Pro-Formas

224026-00-4-05-AN5

Issue | January 2016 (Published December 2016)

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

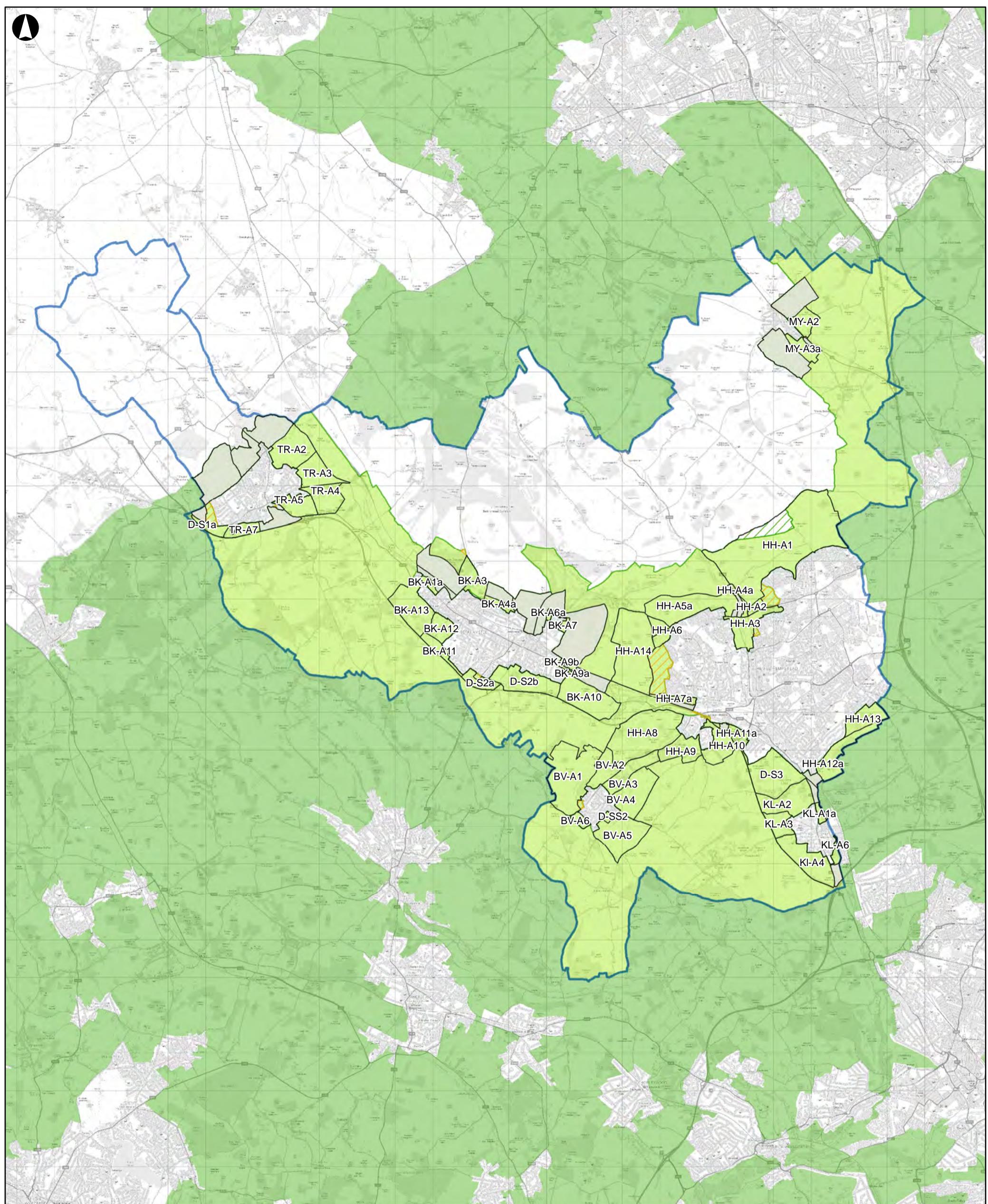
Job number 224026-00

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**Legend****Parcels**

- Considered for Further Assessment
- Excluded
- Land to be added to Green Belt
- Land to be removed from Green Belt

- Local Allocations
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt

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Issue Date By Chkd Appd

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Client

Dacorum Borough Council

Job Title
Dacorum Green Belt Review

Metres			
0	1,150	2,300	4,600
Areas for Further Assessment			
Scale at A3			
1:95,000			
Job No 244026-00	Drawing Status Draft		
Drawing No 5.5	Issue P1		

Landscape Appraisal Pro Forma

Sub-Area ID: BK-A1a

Area (ha): 9.0

Ref photo



Topography and geology:

The parcel falls within the riparian Bulbourne Valley floor (chalk river valley)

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Fringed by the Chilterns AONB to three sides. The parcel is defined by informal open space, small community orchard and grazing (rare breed donkeys). The eastern half of the parcel is defined by well-managed and used sports pitches.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Expanded vernacular village at Dudswell, now essentially merged with Northchurch/Berkhamsted. The treed skyline formed by the poplar belt along the boundary with the Bulbourne and the Grand Union Canal is a locally prominent feature.

Vegetation patterns and extents:

Densely vegetated riparian edge to northern site boundary including mature poplar belt. Young orchard trees, rough grazing.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

A4251 (old main road) lies in close proximity to the south of the site as does the rural road network of Dudswell.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

With reference to the first and second edition Ordnance Survey, the parcel was once defined by a network of small scale fields set within hedgerows although these have now been lost.

Landscape character description of the ‘sub-area’:

The area lies within Dacorum Borough Landscape Character Area 117: Upper Bulbourne Valley. The parcel is representative of a number of the key characteristics identified for the LCA, specifically the narrow valley floor dominated by arterial transport routes, the unsettled valley slopes and canal infrastructure, all of which lie in close proximity to the parcel. Variations represented in the area include ‘urban fringe’ use and activity such as sports pitches.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity of this parcel to change is judged **medium**. This is in view of the intimate, small scale riparian character, offset by the mostly contained visual quality the parcel has.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A3 East and West

Area (ha): 43.0

Ref photo



Topography and geology:

Valley side – undulating topography associated with the west facing slopes of the Bulbourne Valley

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel is partly within the AONB, although screened from the ‘essential’ AONB of chalk downland and the Ashridge Estate beyond. The parcel is defined largely by degraded pony paddocks and associated subdivisions, set within a dense hedgerow network. Adjacent to a school site to the east.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

A ribbon development of mid-20th century houses and bungalows lies directly north/north east of the parcel, and set against a backdrop of dense vegetation

Vegetation patterns and extents:

Both the parcel and the adjacent area of settlement are well-contained by mixed hedgerows.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The parcel is adjacent to a green lane and bridleway (to the north)

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Historic Ordnance Survey mapping shows little of landscape interest, save for the network of enclosure field boundary hedgerows, which survives in part.

Landscape character description of the ‘sub-area’:

The parcel lies within the Berkhamsted Castle Farmland landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this area which are represented in the parcel are the narrow enclosed valley with gently undulating landform to the upper slopes, the presence of recreational uses towards Berkhamsted, suburban settlement edges and stock proof fencing. Overall the parcel is broadly representative of aspects of the LCA’s character, although aspects of historic landscape character associated with the castle and estate lands fall outside of this parcel.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

Overall landscape sensitivity is judged **medium to low**, in light of the small scale and very well contained nature of the landscape, which has relatively little relationship to the wider landscape character area.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A4a

Area (ha): 14.9

Ref photo



Topography and geology:

Valley side – undulating topography associated with the west facing slopes of the Bulbourne Valley

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel is partly within the AONB albeit screened in the west from the majority of it by the density of the hedgerow vegetation which forms the backdrop to the parcel to the north. Open views to the AONB are however available from near the site of Berkhamsted Place in the east. The parcel is defined by a combination of a primary school and associated grounds and sports field, paddocks and grazing and low density residential including houses interspersed with the ruins of Berkhamsted Place. An estate/historic influence therefore persists to some degree in the eastern part of the parcel (see overleaf).

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

A ribbon development of mid-20th century houses and bungalows lies adjacent to and north-west of the parcel. Immediately south is the urban edge of Berkhamsted, with development on the site of the former Berkhamsted Place having encroached into the easternmost part of the parcel.

Vegetation patterns and extents:

Both the parcel and the adjacent area of settlement are well-contained by mixed hedgerows, albeit with more open views towards the AONB from the environs of Berkhamsted Place in the east.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The parcel is adjacent to a green lane and bridleway. A suburban road and rural lane/track network defines the area near Berkhamsted Place.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The area includes an Area of Archaeological Significance - the ruins of Berkhamsted Place (built c. 1580 and largely demolished in 1967. The remains include part of the ground floor plus elaborate knapped flint and Totternhoe stone chequerboard façade detailing, plus parts of the house's garden wall and outlying farm buildings and barns,

now converted to residential use and subsumed within the development on the site of the mansion complex and its grounds), plus listed buildings which once formed part of the mansion complex.



Top right: Berkhamsted Place c.1900

Lower right: Showing the corresponding part of the surviving ruins, 2015

Landscape character description of the ‘sub-area’:

The parcel lies within the Berkhamsted Castle Farmland landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this area which are represented in the parcel are the narrow enclosed valley with gently undulating landform to the upper slopes, the presence of recreational uses towards Berkhamsted, suburban settlement edges and stock proof fencing. Other distinctive features note are the remains of Berkhamsted Place and its grounds which form locally prominent parts of the parcel. Overall the parcel is therefore broadly representative of aspects of the LCA’s character.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity varies across this parcel, from **medium to low** in the **west**, in light of the small scale and very well contained nature of the landscape, overlaid with institutional and recreational use, to **medium to high** in the **east**, due to time depth/cultural pattern (Berkhamsted Place) and the area’s physical and visual proximity to the AONB.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A6a

Area (ha): 5.8

Ref photo

No photo available due to lack of public access, topography and density of tree cover.

Topography and geology:

Valley side – undulating topography associated with the west facing slopes of the Bulbourne Valley

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel lies half within the AONB and is defined by a combination of pasture and common land edge – it lies on the southern fringe of the historic Berkhamsted Common.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

A low density ribbon of development set within a wooded common land setting extends north from Berkhamsted along Gravel Path, towards The Mansion at Berkhamsted Castle Village. A wooded backdrop therefore characterises development in this area.

Vegetation patterns and extents:

The parcel is barely visible by virtue of the density of boundary vegetation. It appears to be subdivided into a small number of parcels by an internal hedgerow network.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the rural road/lane network – Gravel Path, plus an informal common land path network fringing the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The area lies in close proximity to The Mansion at Berkhamsted Castle Village. The Mansion (built 1906-08 in Queen Anne style for the archaeologist Sir John Evans) is listed at GII. Whilst visibility is poor, the parcel appears to be largely screened from the view of the mansion.

Landscape character description of the ‘sub-area’:

The parcel lies within the Berkhamsted Castle Farmland landscape character area, as defined within the Dacorum Borough Landscape Character Assessment, and at the edge of the Ashridge Landscape Character Area which extends from Berkhamsted Common proper to the north. Relevant key characteristics of the Berkhamsted Castle Farmland which are represented in the parcel are the narrow enclosed valley with gently undulating landform to the upper slopes, although otherwise the parcel appears atypical, having more in common with Ashridge due to the common land and wooded fringes.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity of the eastern part of the parcel (which appears visually and physically separated from the AONB by hedgerows) is considered **medium**, by virtue of its visual containment and very low levels of intervisibility, offset by the intimate spatial scale and apparent relative intricacy of landscape pattern in proximity to Berkhamsted Common.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A7

Area (ha): 6.1

Ref photo



Topography and geology:

A rolling chalk dry valley associated with the Bulbourne Valley system.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel is defined by arable fields overlaid upon the chalk, with a partly hedge-banked rural lane forming the eastern boundary, and fringed by 20th century residential development to all other sides. The parcel is bounded by undulating chalk landforms within the AONB to the east and has some intervisibility with these by virtue of the sparse boundary hedgerow.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The surrounding residential development pattern is that of private roads and large low density houses set in leafy plots. Much of the development dates from the middle and later years of the 20th century and there is no real distinction or quality.

Vegetation patterns and extents:

The parcel is defined by open arable cultivation, fringed by low hedgerow and garden boundary vegetation and a partly eroded hedgerow associated with the semi sunken rural lane which traverses the dry valley and forms the parcel's eastern boundary.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a network of private roads in the surrounding residential estates and a rural lane to the immediate east.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The area lies in close proximity to The Mansion at Berkhamsted Castle Village. The Mansion (built 1906-08 in Queen Anne style for the archaeologist Sir John Evans) is listed at GII. Whilst visibility is poor, the parcel appears to be largely screened from the view of the mansion.

Landscape character description of the ‘sub-area’:

The parcel lies within the Lower Bulbourne Valley landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this character area which are represented in the parcel are the steeply sloping valley sides, large arable fields and few hedgerows to valley slopes and minor roads running up the valley slopes in sunken lanes with hedgebanks. As such the parcel is broadly representative of many characteristics of the Lower Bulbourne Valley.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

Overall landscape sensitivity of this parcel is considered **medium**, by virtue of its visual containment and indentation with the settlement edge (strong relationship to the existing settlement edge) and the remnant hedgebank to the lane to the east affords enhancement and mitigation/screening potential in relation to development of the site.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A9 a and b

Area (ha): 8.9

Ref photo



Topography and geology:

Valley floor topography associated with the U shaped glacial Bulbourne River Valley.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel is defined by flood pasture, meadow and rough grazing, with a slightly neglected quality. Invasive species, such as Himalayan Balsam, are frequently apparent. The parcel is bounded by rising land within the AONB to the north, although screened by the hedgerow network.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is bounded by the A4251 to the south, with the early – mid 20th century suburban development at Hall Park beyond (on the site of the former Berkhamsted Hall and landed estate).

Vegetation patterns and extents:

Refer to notes in relation to land cover above.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The northern boundary of the parcel is defined by the embankment of the West Coast Mainline Railway and the southern boundary by the A4251, with a rural lane to the east.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel is bounded to the east by New Lodge and Rustic Cottage which appeared on the 1895 Ordnance Survey.

Landscape character description of the ‘sub-area’:

The parcel lies within the Lower Bulbourne Valley landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this character area which are represented in the parcel are the steeply sloping valley sides, large arable fields and few hedgerows to valley slopes and minor roads running up the valley slopes in sunken lanes with hedgebanks, plus the narrow valley floor defined by wetland meadows and dominated by arterial transport routes/infrastructure. As such, the parcel is broadly representative of many characteristics of the Lower Bulbourne Valley.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

Overall landscape sensitivity of this parcel is considered **medium**, by virtue of its visual containment and relationship to existing development at Hall Park, plus settlement influences such as transport corridors. The intimate scale and landscape pattern (river channel, riparian vegetation and flood meadow) increase sensitivity, however the degraded character imparted by neglected landscape management reduces sensitivity.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A10

Area (ha): 107.2

Ref photo



Topography and geology:

Valley side topography associated with the chalk river valley of the Bulbourne.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. A very open and prominent arable field on the north facing valley slopes adjacent to the Hall Park Estate and with a pylon line and intermittent shelter belt vegetation defining the horizon line.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is bounded by the A4251 to the north, with the Bulbourne River Valley beyond and the early – mid 20th century suburban development immediately west (site of former Berkhamsted Hall and landed estate). Open skylines to the south which are visually sensitive.

Vegetation patterns and extents:

Refer to notes in relation to land cover above.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The northern boundary of the parcel is defined by the A4251 and the southern boundary at the top of the slope by the A41 bypass.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Few historic features are evident or are shown on the old editions of the Ordnance Survey. The adjacent estate of Hall Park was lost to residential development in the earlier 20th century.

Landscape character description of the ‘sub-area’:

The parcel lies within the Lower Bulbourne Valley landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this character area which are represented in the parcel are the steeply sloping valley sides, large arable fields and few hedgerows to valley slopes and minor roads running up the valley slopes in sunken lanes with hedgebanks, plus the narrow valley floor defined by wetland meadows and dominated by arterial transport routes/infrastructure. As such, the parcel is broadly representative of many characteristics of the Lower Bulbourne Valley.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

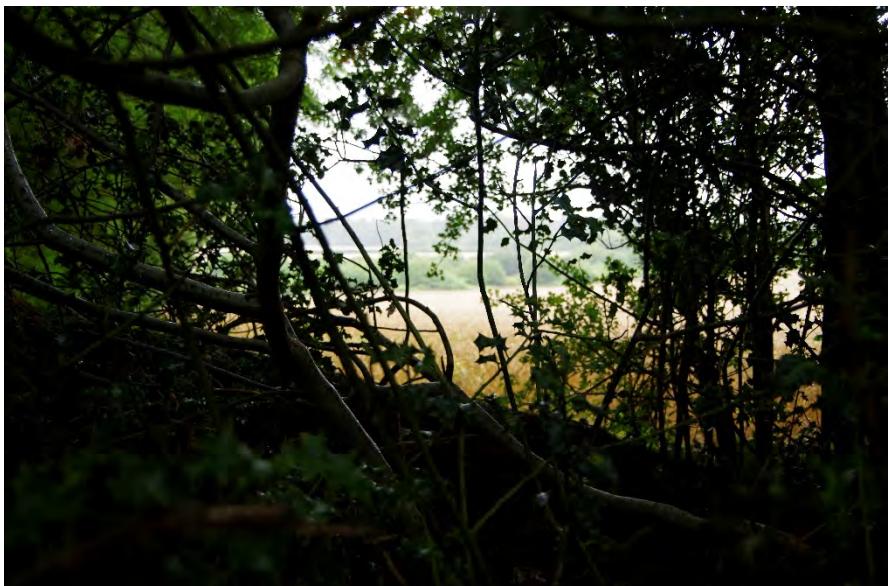
Overall landscape sensitivity of this parcel is considered **medium to high**, by virtue of its prominence and sense of openness, which would give rise to potential issues of coalescence with Bourne End and Winkwell if the site were to be released for development, and for the potential impact this would have on the valley settlement character and form of Berkhamsted.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A11

Area (ha): 25.4

Ref photo



Topography and geology:

Valley top topography associated with the chalk river valley of the Bulbourne.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. A small, enclosed remnant field (relic of a larger field severed by the construction of the A41) and fringed by dense, outgrown hedgerows to Shootersway.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is bounded by the A41 to the south, with the urban edge of Berkhamsted immediately north/north east. To the north-west lies a network of small scale Enclosure fields associated with Shootersway, on the southern edge of Berkhamsted.

Vegetation patterns and extents:

Refer to notes in relation to land cover above.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The northern boundary of the parcel is defined by Shootersway and the southern extents by the vegetated A41 corridor. A sunken rural lane, Dennys Lane, forms the area's southern boundary.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Few historic features are evident or are shown on the old editions of the Ordnance Survey. The parcel appears to include hedgerows which are remnants of those shown on the 1895 Ordnance Survey.

Landscape character description of the ‘sub-area’:

The parcel lies at the southernmost edge of the Upper Bulbourne Valley landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this character area which are represented in the parcel are the minor roads running up the valley slopes in sunken lanes with hedgebanks. The parcel otherwise represents few characteristics of the landscape character area, being essentially cut off from the wider landscape by the A41 bypass, although it has intervisibility with the wider character area.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity of this parcel to residential development varies, ranging from **high** in the open areas which have a strong relationship to the wider landscape and where historic landscape patterns persist, to **medium-low** in areas closely associated with residential gardens and settlement fringe influences.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A12

Area (ha): 37.7

Ref photo



Topography and geology:

Valley top and upper side topography associated with the chalk river valley of the Bulbourne.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB (adjacent to the AONB to the parcel's western boundary). A relatively small, neglected, enclosed field, now fallow and overgrown. The parcel is framed by dense, outgrown hedgerows, with the urban area of Berkhamsted immediately north.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is bounded by the settlement edge of Berkhamsted to the north and by Egerton Rothesay School, and by late 20th century development which partly backs onto the parcel at Coppins Close to the east.

Vegetation patterns and extents:

These are defined mainly by dense, outgrown and scrubby hedgerows. A narrow belt of broadleaf and mixed woodland subdivides the parcel.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

These relate mainly to historic, hedgerow fringed rural lanes such as Shootersway and Durrants Lane, which form the boundaries to the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel appears to be defined by field boundary hedgerows and hedgebank boundaries which were evident at the time of the 1895 Ordnance Survey. The woodland shelterbelt which sub-divides the parcel was also evident on the 1895 map, and may once have been associated with the nearby minor parkland of Woodcockhill, which forms part of present day parcel BK-A13.

Landscape character description of the ‘sub-area’:

The parcel lies to the southern end of the Upper Bulbourne Valley landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this character area which are represented in the parcel are the minor roads running up the valley slopes in sunken lanes with hedgebanks. The parcel otherwise represents few characteristics of the landscape character area, being cut off from the wider landscape by the A41 bypass.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity of this parcel varies with the north western parts related more strongly to the wider rural landscape and of highest (**medium**) sensitivity. Elsewhere, sensitivity is lower (**medium to low**), by virtue of visual containment and sense of separation from the wider landscape, and the urban fringe influence, as well as the neglected condition of the landscape (although it is recognised that this is partly transient and to some degree a function of current landscape management).

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted BK-A13

Area (ha): 95.5

Ref photo



Topography and geology:

Valley top and upper side topography associated with the chalk river valley of the Bulbourne.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Within the AONB. The chalk landform, rural lanes and presence of parkland represent a number of characteristics in common with the AONB's special qualities. A parcel which includes a number of local variations in character, such as relatively large arable fields to its outer extremities and the minor parkland of the large property at Woodcock Hill, off Durrants Lane, to the centre, and pasture fields interspersed with woodland blocks to the west. A number of old redundant chalk pits or dells are also evident. The westernmost extents of the parcel include relatively large woodland blocks at Hamberlins, Breeches and Great Dickshill Woods.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

This relates mainly to the minor country house and grounds at Woodcockhill plus occasional ribbon development to rural lanes which cross the parcel. These include houses on Darrs Lane and the adjacent hospice built on former brick fields.

Vegetation patterns and extents:

These are defined mainly by variable hedgerows bounding the arable fields, giving these areas an open quality which contrasts markedly with the wooded parkland at Woodcockhill.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

These relate primarily to historic, hedgerow fringed rural lanes such as Shootersway, Durrants Lane and Darrs Lane.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The Grims Ditch (prehistoric bank and ditch earthwork also known as Grims Dyke) crosses the parcel east-west and traces of its earthworks are clearly visible on aerial photography (within the central lawn at Woodcockhill). Other principal heritage elements are the ‘gothic’ style southern lodge for Woodcockhill at the junction of Shootersway and Durrants Lane, plus the big house and the parkland/grounds at Woodcockhill. Chalk pits which were extant on the 1895 Ordnance Survey still survive, set in dense woodland. Much of the agricultural field pattern evident on the 1895 Ordnance Survey has been lost to 20th century agricultural intensification in the central part of the parcel, although a rather more intact pattern persists elsewhere e.g. bounding the pasture fields around Great Dickshill Wood and Hamberlins Wood.

Landscape character description of the ‘sub-area’:

The parcel lies within the Upper Bulbourne Valley landscape character area, as defined within the Dacorum Borough Landscape Character Assessment. Relevant key characteristics of this character area which are represented in the parcel are the unsettled valley slopes with arable fields and few hedgerows and minor roads running up the valley slopes in sunken lanes with hedgebanks. The parcel is therefore partially representative of wider landscape character. The minor parkland and historic estate landscape of Woodcockhill is a notable feature of the local landscape.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity of this parcel to residential development is variable and reflective of the changes in local landscape character across it. The parkland and estate landscape features at Woodcockhill are **highly sensitive** by virtue of their sense of time depth, intactness and historic continuity as well as the intricate landscape mosaic they create. This is also evident to a lesser degree in the slightly neglected small scale fieldscapes to the western part of the parcel for the same reasons. The expanded arable fields in the central parts of the area have a **relatively lower (medium) landscape sensitivity** due to the simplicity and eroded nature of their landscape character. However, their visual prominence and degree of intervisibility with the opposite side of the valley (Ashridge Estate) creates increased visual sensitivity, hence this overall judgement.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted D-S2a

Area (ha): 26.3

Ref photo



Topography and geology:

Undulating chalk plateau at 'head' of dry valley.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. This parcel is overlain by a variety of landcover elements including a cemetery domestic garden boundary vegetation, and electricity substation and land associated with the British Film Institute site at the top of Kings Road.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Low density early 20th century, Arts and Crafts and interwar residential development along Kings Road backs onto the parcel.

Vegetation patterns and extents:

The parcel is fringed by dense mature woodland, hedgerow and garden boundary vegetation.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The parcel is fringed by secondary roads to the north and by the A41 and associated Chesham junction spur and roundabouts to the south and east, the latter includes highways scheme landscape structure mitigation planting and an attenuation ponds.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

There is little apart from the property ‘Kingshill’, evident on the 1895 OS and which is now within the British Film Institute Archive’s curtilage.

Landscape character description of the ‘sub-area’:

The parcel falls within the Ashlyns and Wigginton Plateau district landscape character area. Relevant key characteristics of this area which are represented in the parcel include the gently undulating plateau landform, the suburban fringe of Berkhamsted which includes school buildings and playing fields and the A41 bypass. The parcel is therefore partly representative of wider landscape character.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity is **medium to low** by virtue of its containment, lack of wider landscape relationship and slightly degraded overall character.

Landscape Appraisal Pro Forma

Sub-Area ID: Berkhamsted D-S2b

Area (ha): 87.1

Ref photo



Topography and geology:

Upper valley side and plateau edge (chalk).

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. A mix of land cover patterns and land uses defined this parcel, with the western half defined by the playing fields of Ashlyns School and play space/play park, and the eastern half defined by the relict and now severed parklands of Ashlyns Hall (Grade II* listed, described in the listing as a ‘dignified early 19th century house’), the buildings of Ashlyns School (listed Grade II) and large open arable fields to the rear of the former Berkhamsted Hall Park estate (now Hall Park and Hall Park Gate suburb)

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Low density early to mid-20th century development persists at Hall Park, with other development influences relating to the early 19th century villa and associate estate architecture at Ashlyns Hall and the neo-classical 1930s buildings of Ashlyns School.

Vegetation patterns and extents:

This is defined partly by parkland edge/shelterbelt planting to the site of the former Hall Park, arable fields with a weak hedgerow network in places. Also fine if neglected parkland around Ashlyns Hall and extensive playing fields serving Ashlyns School.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The A41 bypass fringes the parcel to the south and effectively severs the historic Ashlyns Hall Estate and the properties of Ashlyns and Haresfoot.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Principal heritage features are Ashlyns Hall (GII* listed) – an early 19th century villa built in a dignified Regency manner with stucco detailing. Also the Grade II listed 1930s neo-classical buildings of Ashlyns School (formerly the Foundling School), built as a series of formal ranges around a large central courtyard and incorporating built fabric from its predecessor organisation, the now destroyed Foundling Hospital at Corams Fields, London.

Landscape character description of the ‘sub-area’:

The parcel falls within the Ashlyns and Wigginton Plateau district landscape character area. Relevant key characteristics of this area which are represented in the parcel include the gently undulating plateau landform, the landed estates and parklands including Ashlyns with its fine cedars, the suburban fringe of Berkhamsted which includes school buildings and playing fields and the A41 bypass. The parcel is therefore representative of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The sensitivity varies across the parcel, with the more open eastern lands (which have a relatively stronger wider landscape relationship than do the western lands) being considerably more sensitive for this reason. However, eroded landscape character reduces landscape sensitivity to no more than **medium**, and sensitively designed development may also provide the opportunity to restore, enhance and better interpret the Ashlyns Hall parklands. The land to the west is markedly lower in sensitivity due to the heightened presence of the urban fringe (playing fields and play park) and its lack of relationship to the wider landscape.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon BV_A1

Area (ha): 178.7

Ref photo



Topography and geology:

Essentially flat plateau landform, in part overlaid by the World War II airfield west of Bovingdon village.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An open, exposed landscape with much erosion of the local landscape pattern due to the airfield use.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Development at this point relates primarily to the airfield and later ‘overlay’ uses such as the weekend market and storage yard/haulage/freight uses. An existing residential allocation lies directly south east. A part wooded skyline is created by perimeter woodland blocks.

Vegetation patterns and extents:

The pattern is much eroded, with only perimeter woodland blocks surviving and providing a degree of screening in the wider landscape, albeit at some distance.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The rural road and lane network linking Bovingdon to the village of Ley Hill surrounds the airfield site to the south and west.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The WWII American GI heritage associations of the airfield site are locally noteworthy.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive gently undulating plateau landform, the mixed arable and pasture farmland and the semi derelict and often remote feel the landscape has. The airfield, Sunday market and the adjacent low security prison (HMP The Mount, in the adjacent land parcel) are also noted as distinctive. The parcel therefore represents a number of aspects of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **low**, by virtue of its degraded, eroded character and poor landscape condition and quality. The visual prominence, partial intervisibility with long distance elements, and the lack of any real settlement edge relationship however also mean that this would be a difficult site to release for development.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon BV_A2

Area (ha): 47.0

Ref photo



Topography and geology:

Essentially flat plateau landform, fringed by the World War II airfield west of Bovingdon village.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An open, exposed landscape with much erosion of the local landscape pattern due to the airfield use and associated wider operational requirements. Large scale arable fields, with a ‘new’ landscape pattern created by mature structural planting which was implemented to provide mitigation in relation to the adjacent covered reservoir, and telecommunications masts. The woodland belts in this location also provide visual separation with the adjacent Little Hay Golf Course.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Development at this point relates primarily to the airfield and later ‘overlay’ uses such as the storage yard/haulage/freight uses. Also the farmstead near to the reservoir. Partly wooded skylines (woodland blocks) and more expansive open views which would be sensitive to change.

Vegetation patterns and extents:

The pattern is largely eroded, with only perimeter woodland blocks surviving and providing a degree of screening in the wider landscape, albeit at some distance. Gaps in this vegetation create the

potential for views to long distance elements such as the Bulbourne Valley and Berkhamsted.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

Hempstead Road follows the eastern site boundary.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The WWII American GI heritage associations of the adjacent airfield site are locally noteworthy.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive gently undulating plateau landform, the mixed arable and pasture farmland and the semi derelict and often remote feel the landscape has. The airfield, Sunday market and the adjacent low security prison (HMP The Mount, in the adjacent land parcel) are also noted as distinctive. The parcel therefore represents a number of aspects of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **low**, by virtue of its degraded, eroded character and poor landscape condition and quality. The visual prominence, partial intervisibility with long distance elements such as the Bulbourne Valley and Berkhamsted, and the lack of any real settlement edge relationship however also mean that this would be a difficult site to release for development.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon BV-A3

Area (ha): 54.5

Ref photo



Topography and geology:

A gently undulating plateau landform.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An intimate often highly enclosed landscape of secluded, private character, fringed by dense hedgerows, double hedge-lined green lanes and low density development in leafy plots and private roads/lanes.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Low density ribbon residential development associated with large leafy plots and private roads/lanes, creating an often enclosed character.

Vegetation patterns and extents:

A strongly intact Enclosure field boundary pattern associated with relative small scale early co-axial enclosures which define the eastern and western parcel perimeters.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a small scale rural lane network and green lanes, imparting an often historic character.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel forms part of an early co-axial field boundary network. Such field systems are relatively rare.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive gently undulating plateau landform, the mixed arable and pasture farmland and the often remote feel the landscape has. The parcel therefore represents a number of aspects of wider landscape character, although is notably less representative of many of the degraded characteristic which often define aspects of the character area.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** by virtue of its largely intact historic character, relatively intimate spatial scale and intricacy of pattern and texture. Its ability to accommodate residential development is very limited for the foregoing reasons.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon BV-A4

Area (ha): 89.3

Ref photo



Topography and geology:

A gently undulating plateau landform.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An intimate often enclosed landscape of secluded, private character, fringed by dense hedgerows in historic co-axial field boundary formation and hedge-lined green lanes framing a patchwork of pasture and arable fields, with occasional small scale farm woodland blocks.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Very little apart from dispersed farmstead development near the parish church.

Vegetation patterns and extents:

A mostly intact early co-axial Enclosure field boundary hedgerow pattern defines the landscape of the parcel throughout.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is formed by a small scale rural lane network such as the hedgebank lined lane at Longcroft Lane.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel forms part of an early co-axial field boundary network. Such field systems are relatively rare. This also displays a high degree of intactness in relation to the 1895 Ordnance Survey. A number of the extant woodlands within the parcel relate to old chalk pits and quarries which were evident on the 1895 map.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive, gently undulating plateau landform, the mixed arable and pasture farmland and the often remote feel the landscape has. The parcel therefore represents a number of aspects of wider landscape character, although is notably less representative of many of the degraded characteristics which often define aspects of the character area.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this parcel to residential development is judged **high** by virtue of its largely intact historic character, relatively intimate spatial scale and intricacy of pattern and texture, as well as the generally weak relationship to the existing settlement pattern. Its ability to accommodate residential development is very limited for the foregoing reasons.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon BV-A5

Area (ha): 104.3

Ref photo



Topography and geology:

A gently undulating plateau landform.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An intimate often highly enclosed landscape of secluded, private character, fringed by dense hedgerows defining a relatively small scale field network of mixed (predominantly pastoral) fields.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Low density ribbon residential development associated with large leafy plots, plus a horticultural nursery.

Vegetation patterns and extents:

A relatively intact Enclosure field boundary pattern associated with fairly small scale early co-axial enclosures which define the outer perimeters of the parcel with a more eroded field network to the centre.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a small scale rural lane network.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel forms part of an early co-axial field boundary network, of which aspects persist to this day. Such field systems are relatively rare.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive gently undulating plateau landform, the mixed arable and pasture farmland and the loose, organic feel of the settlement. The parcel therefore represents a number of aspects of wider landscape character, although is less representative of many of the degraded characteristics which often define aspects of the character area, except for occasional urban fringe influences such as the plant nursery.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

This varies due to variations in character, scale, intactness and settlement relationship. Landscape sensitivity to residential development is judged **medium to high** where relatively intact historic character and intimate spatial scale/intactness persists, together with the strong relationship to the wider landscape in the southern and eastern parts of the parcel. The ability of such areas to accommodate residential development is limited for the foregoing reasons. Within this judgement there are however localised variations, for instance aspects of the more degraded/eroded settlement fringe influenced landscape in the north western part of the parcel have a lower (**moderate to low**) landscape sensitivity for this reason. It is recognised that the intact hedgerow pattern and small scale field network throughout the parcel are sensitive to development by virtue of the potential impact this could have on their integrity as landscape elements.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon BV_A6

Area (ha): 12.3

Ref photo



Topography and geology:

A flat to gently undulating plateau landform.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An intimate often highly enclosed landscape of secluded, private character, fringed by dense hedgerows and subdivided by post and wire fencing to form a neat, well-kept series of paddocks.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is fringed by well-screened cul-de-sac development and by low density development at The Green, adjacent to the south.

Vegetation patterns and extents:

A strongly intact Enclosure field boundary pattern associated with relatively small scale early co-axial enclosures which define the eastern and western parcel perimeters.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a small scale rural road and lane network.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Nothing distinctive is revealed by historic mapping.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive gently undulating plateau landform, the mixed arable and pasture farmland and the often remote feel the landscape has. The parcel therefore represents a number of aspects of wider landscape character, although is less representative of many of the degraded characteristic which often define aspects of the character area.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium** by virtue of its relatively intimate, contained character and relative simplicity of landscape pattern.

Landscape Appraisal Pro Forma

Sub-Area ID: Bovingdon D-SS2

Area (ha): 5.0

Ref photo



Topography and geology:

A largely flat to gently undulating plateau landform.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside the AONB. An intimate often highly enclosed landscape of secluded, private character, fringed by dense hedgerows and subdivided by post and wire fencing and pony tape to form a slightly scrubby series of pony paddocks, backed on to by late 20th century cul-de-sac developments (Yew Tree Drive and Austins Mead) to the north east.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is fringed by late 20th century cul-de-sac development to the north/north-east and by the rear gardens of older and mixed 2 storey, bungalow and infill development to Green Lane to the west. Dense hedgerows create a wooded/contained skyline character.

Vegetation patterns and extents:

A mostly intact wider field boundary pattern of outgrown hedgerows with hedgerow trees limits the parcel's relationship with the wider landscape.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the rural road network.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The field boundaries which define the parcel are evident on the 1895 Ordnance Survey, although the historic mapping does not highlight any other particular features.

Landscape character description of the ‘sub-area’:

The parcel falls within the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented in the parcel are the expansive gently undulating plateau landform, the mixed arable and pasture farmland and the often remote feel the landscape has. The parcel therefore represents a number of aspects of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **low** by virtue of its somewhat degraded character, its well-contained visual quality and the lack of relationship to the wider countryside in light of this.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A1

Area (ha): 490.2

Ref photo



Topography and geology:

Gently undulating chalk dry valley and ridges and undulating plateau to the north of Hemel Hempstead and forming part of the landscape of the Gade valley system, of glacial formation.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB which lies immediately north of the northern parcel boundary. The parcel has some features in common with the AONB's special qualities – rolling chalk landforms and woodland fringed valleys. Within the field boundary hedgerow network, arable cultivation predominates.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The northern edge of Hemel Hempstead's Grovehill neighbourhood lies due south of the parcel (late 1950s and 1960s two storey houses in multiple cul-de-sac formation). The settlement edge is relatively well integrated by a combination of landform and vegetation.

Vegetation patterns and extents:

Defined mainly by arable fields set within an expanded hedgerow network with well-hedged/green lane edge to development (historic landscape structure interwoven with later development at Grovehill). The southern part of the parcel (grassland) has been retained as amenity green space for the adjacent Grovehill neighbourhood – one

of the green wedges so characteristic of Hemel's landscape setting, urban form and plan.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the semi sunken and well hedged rural lane network (Cupid Green Lane and St Agnells Lane, which partly extend into the urban area.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

These relate mainly to surviving aspects of the historic/pre- New Town landscape pattern – rural lane and hedgerow network. The parcel includes a minor green wedge which forms part of the New Town layout – such features are in themselves important to New Town design heritage/urban form.

Landscape character description of the 'sub-area':

The greater part of this parcel falls within the Revel End Plateau district landscape character area. Key characteristics of this area represented by the parcel include arable farmland, discrete woodlands, isolated farmsteads, urban fringe recreation and land uses plus overhead power lines. As such, the parcel is judged representative of wider landscape character.

A small part of the parcel in east falls within the Gaddesden Row landscape character area. Features of this LCA which are represented in the parcel include open plateau topography, medium to large scale arable fields, discrete mixed woodlands creating varied skylines and gappy hedgerows. As such the parcel is broadly representative of this wider landscape character.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

The overall sensitivity of this landscape is judged **high** by virtue of its elevation, openness and associated prominence, plus the visual and physical buffer it forms between Hemel Hempstead and the AONB, its representation of landscape characteristics in common with the AONB special qualities and therefore its role as part of the AONB's setting.

Landscape Appraisal Pro Forma**Sub-Area ID: Hemel Hempstead HH-A2****Area (ha): 10.3****Ref photo****Topography and geology:**

Gently undulating chalk dry valley forming part of the landscape of the Gade Valley system, of glacial formation.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB. Defined by pasture overlaid with pony paddocks and fringed by wooded valley sides plus the western reaches of the Grovehill neighbourhood. To the south the parcel includes buildings and premises associated with equestrian usage such as a manege. The land immediately east of the parcel is allocated for residential development.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The western edge of Hemel Hempstead's Grovehill neighbourhood lies due east of the parcel (late 1950s and 1960s two storey houses in multiple cul-de-sac formation). The settlement edge is mostly well integrated by mature woodland to the skyline, with views currently confined to glimpses although this character would change significantly as and when the adjacent residential allocation is built out.

Vegetation patterns and extents:

Defined mainly by grazing fields and paddocks set within post and wire fences and an expanded/eroded hedgerow network, and valley side/ridge top woodlands beyond.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the rural/secondary road network around Piccots End immediately west of the parcel and by the busy Hemel Hempstead Road immediately south.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

These relate mainly to the adjacent vernacular hamlet of Piccots End and the GII* listed late 18th century country house at Little Marchmont (Marchmont House).

Landscape character description of the ‘sub-area’:

This parcel falls within the High Gade Valley district landscape character area. Key characteristics of this area which are represented in the parcel and its immediate context are traces of downland scrub and woodland and clustered, ancient valley settlements (Piccots End, immediately adjacent to the parcel). As such the parcel represents some aspects of wider landscape character, albeit more degraded than many aspects of the valley by virtue of urban fringe influences.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium** in view of the eroded character created by urban fringe influenced land uses and land management, which mean that the parcel has relatively little relationship in terms of character with the wider countryside of the High Gade Valley to the north.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A3¹

Area (ha): 61.8 (including Gadebridge Park)

Ref photo



Topography and geology:

Forms part of the pronounced west-facing upper slopes of the Gade Valley (chalk stream valley).

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB. Defined by rough pasture, extensive stands of Rosebay Willow Herb and regenerating scrubland overlooking the parkland landscape of Gadebridge Park and the valley floor. Fringed by the outgrown hedgerows which form part of the pre-New Town legacy landscape and which visually contains the western edge of the Highfield neighbourhood. An existing residential allocation is located immediately east of the parcel.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The western edge of Hemel Hempstead's Highfield neighbourhood lies due east of the parcel (late 1950s and 1960s two storey houses in multiple cul-de-sac formation). The settlement edge is mostly well integrated by mature woodland to the skyline, with views currently confined to glimpses although this character would partially change as and when the adjacent residential allocation is built out.

¹ Gadebridge Park, for which this parcel forms the partial setting, is identified as a distinctive feature within the Landscape Character Assessment. It is also considered highly sensitive by virtue of its relatively intact parkland landscape

character, the associated sense of time depth and the mostly very positive northern landscape gateway it forms to Hemel Hempstead. As such it has been deemed highly sensitive and unsuitable for release.

Vegetation patterns and extents:

Defined mainly by grazing fields, rough grazing and regenerating scrub set within a network of post and wire fences, with the hinterland formed by dense ridge top hedgerow and woodland blocks.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The transport network is formed by secondary/estate roads associated with Highfield, with the busy Hemel Hempstead Road located immediately north of the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

These relate mainly to the adjacent un-listed Gadebridge Park (including its distinctive listed bridge), which formed the designed landscape setting to the now lost Gadebridge House on the opposite side of the valley.

Landscape character description of the ‘sub-area’:

This parcel falls within the High Gade Valley district landscape character area. Key characteristics of this area which are represented in the parcel and its immediate context are traces of downland scrub and woodland. Gadebridge Park, for which this parcel forms the partial setting, is identified as a distinctive feature within the Landscape Character Assessment. As such the parcel represents some aspects of wider landscape character, albeit more degraded than many aspects of the valley by virtue of urban fringe influences.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium to low** in view of the eroded character created by urban fringe influenced land uses and land management, which mean that the parcel has relatively little relationship in terms of character with the wider countryside of the High Gade Valley to the north. Whilst the parcel is intervisible with the open parkland landscape of Gadebridge Park and the east facing valley slopes, it forms only a small part of an expansive panorama, seen against the backdrop of existing development within Hemel Hempstead.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A4a

Area (ha): 7.4

Ref photo



Topography and geology:

Forms part of the floor of the Gade Valley (chalk stream valley).

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB. Defined by pasture, rush pasture and flood meadow. The parcel lies adjacent to the Gade floodplain, which along with the mill stream of Piccotts End Water Mill, has been excluded from the assessment area. It includes the listed buildings and the minor parklands of Little Marchmont, a Grade II* listed late Georgian/Regency stucco villa, now a public house.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is bounded to the east by the compact historic linear hamlet of Piccotts End which is located on what was the main road north out of Hemel Hempstead prior to construction of the Leighton Buzzard Road to the west. Piccotts End is characterised by a variety of vernacular cottages including timber framed buildings and some of medieval origin. The parcel includes Little Marchmont, as described above, but excludes the water mill. An open horizon character is apparent to the valley to the west, with the eastern horizon developed.

Vegetation patterns and extents:

Defined mainly by grazing and flood pasture and areas of flood meadow adjacent to the Environment Agency defined floodplain,

variable hedgerows and occasional trees, plus parkland specimens in the grounds of Little Marchmont.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The transport network is formed by the road of Piccott's End which was formerly part of the main road through the valley, with the busy Hemel Hempstead Road located immediately south of the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Listed buildings within the parcel include the late 18th century former country house and stables of Little Marchmont (house listed at GII*, other buildings and curtilage feature such as gate piers listed at GII for group value. Also the Grade II listed late 18th century Mill House (adjacent mill building de-listed following reconstruction after a fire) and a number of the cottages on Piccott's End.

Landscape character description of the ‘sub-area’:

This parcel falls within the High Gade Valley district landscape character area. Key characteristics of this area which are represented in the parcel are the views along the valley, grazing meadow and floodplain and wetland vegetation, plus ancient settlement.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** in view of its small scale and intact historic and landscape character and setting.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A5a

Area (ha): 132.3

Ref photo



Topography and geology:

Forms part of the upper valley slides and undulating plateau/ridge and valley system which forms the hinterland north of Hemel Hempstead.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB, which lies less than 500m to the north at closest point (Potten End, to the north also forms one of the gateways to the Ashridge Estate). Landcover within the parcel is defined by a combination of lush pasture juxtaposed with areas of arable cultivation, plus urban fringe farmland and urban fringe uses – a small scale industrial estate and series of business premises have been established within the old Boxted Farm site.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

To the north is the vernacular hamlet of Potten End centred upon its historic village green and pond, although the settlement is not intervisible with the parcel due to the interplay of landform and field hedgerows. To the south is the partly exposed/partly foiled late 1950s and 1960s settlement edge of Warners End within Hemel Hempstead.

Vegetation patterns and extents:

Defined mainly by grazing pasture and arable cultivation set within an enclosure field boundary hedgerow network of variable density and occasional large broadleaf woodland blocks.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The transport network is formed by the surrounding rural lane network (Potten End Hill) and by secondary estate roads to the edges of Warners End.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Principal features include Boxted House and Farm which survives in altered form. The enclosure landscape structure appears to have been much reinforced to provide landscape mitigation for the New Town laid out from the 1950s.

Landscape character description of the ‘sub-area’:

This parcel falls within the Little Heath Uplands district landscape character area. Key characteristics of this area which are represented in the parcel are the urban fringe influence, arable farming, isolated farms and pasture fields, and the sense of visual containment. As such the parcel is entirely representative of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high in the east** where the landscape is more open and related to/intervisible with the adjacent Gade Valley. The **western** part of the parcel has a **medium** overall landscape sensitivity by virtue of the greater degree of urban fringe influence, particularly in the most southerly fields east of Boxted Road as one moves towards Warners End.

Landscape Appraisal Pro Forma**Sub-Area ID: Hemel Hempstead HH-A6****Area (ha): 14.2****Ref photo****No photo available due to density of tree and hedgerow cover****Topography and geology:**

Forms part of the upper valley slides and undulating plateau/ridge and valley system which forms the hinterland to Hemel Hempstead.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB, which lies less than 1km to the north (Potten End, to the north also forms one of the gateways to the Ashridge Estate). Landcover within the parcel is defined by pasture juxtaposed and fringed by dense hedgerows and shelterbelt plantation.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

At some distance to the north is the vernacular hamlet of Potten End centred upon its historic village green and pond, although the settlement is not intervisible with the parcel due to the interplay of landform and field hedgerows. Immediately to the south is the heavily foiled late 1950s and 1960s settlement edge of Warners End and Long Chaulden within Hemel Hempstead, although this cannot really be perceived due to the density of the boundary vegetation within the site, which defines much of the skyline.

Vegetation patterns and extents:

Defined by grazing pasture set within an enclosure field boundary hedgerow network of variable density and shelterbelt vegetation.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

The transport network is formed by the surrounding rural lane network and by secondary estate roads to the edges of Warners End.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The field boundaries are greatly reinforced versions of those on the 1895 OS map. Much shelterbelt planting appears to have taken place as part of the landscape mitigation for the New Town from the 1950s.

Landscape character description of the ‘sub-area’:

This parcel falls within the Little Heath Uplands district landscape character area. Key characteristics of this area which are represented in the parcel are the urban fringe influence, isolated farms and pasture fields, and the sense of visual containment. As such the parcel is entirely representative of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium** by virtue of the visual containment afforded by structural vegetation although this also means that the parcel has very little perceptible relationship to the existing settlement edge, and therefore has limited viability to come forward for development.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A7a

Area (ha): 18.0

Ref photo



Topography and geology:

Forms part of the chalk Bulbourne Valley floor immediately west of Hemel Hempstead. Also covers the gently sloping lower valley slopes although landform is also much altered by the embankment of the West Coast Mainline Railway.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB. Landcover within the parcel is defined by pasture in the west juxtaposed and fringed by dense hedgerows and railway embankment woodland. To the east are informal playing fields and pitch provision, overlooked by housing on the edge of Long Chaulden.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The eastern part of the site is fringed by low density, predominantly interwar, residential development forming the edge of Long Chaulden, with development extending in depth into Hemel Hempstead to the north.

Immediately south west of the parcel and beyond the railway bridge is the vernacular canalside settlement of Winkwell, the associated distinctive swing bridge and the historic public house The Three Horseshoes. Hedgerows and vegetated railway embankments define the skylines, as do filtered views of the overhead catenary lines for the West Coast Mainline Railway.

Vegetation patterns and extents:

Defined by grazing pasture set within an enclosure field boundary hedgerow network of variable density, plus railway embankment scrub woodland. The eastern part of the parcel (playing fields/rec) has a more open character (remnant hedgerow trees, interface with residential edge to the north).

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is formed by secondary residential roads and the rural lane network linking the west of Hemel Hempstead to Winkwell.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Principal heritage features in the vicinity (albeit outside the parcel are the Grade II listed Three Horseshoes public house (17th century and later, with some earlier fabric – reputed establishment date of 1535) and the 16th/17th century former blacksmiths house ‘Winkwell’.

Landscape character description of the ‘sub-area’:

This parcel falls within the Lower Bulbourne Valley district landscape character area. Key characteristics of this area which are represented in the parcel include the narrow valley floor dominated by arterial transport routes such as the West Coast Mainline Railway, the steeply sloping valley sides. The canalside settlement of Winkwell and the associated Winkwell Docks is also noted as distinctive. As such, the parcel is representative of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium** by virtue of the visual containment afforded by structural vegetation, offset by the small scale of the site and its landscape elements which would be vulnerable to change arising from residential development.

Landscape Appraisal Pro Forma

Sub-Area ID: HH-A8

Area (ha): 185.4

Ref photo



Topography and geology:

Defined by the pronounced east facing chalk Bulbourne Valley slopes and the upper slopes towards the edge of the plateau beyond.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel is outside the AONB, although the parkland character and valley side topography shares some characteristics in common with this. The parcel is defined primarily by parkland and estate lands associated with Westbrook Hay, a substantial former country house (now a preparatory school) and associated scarp edge hanging woodlands. The westernmost extents of the parcel on the edge of the Bovingdon and Chipperfield Plateau are defined by the wood-fringed Little Hay Golf Course.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

This relates mainly to the historic Westbrook Hay Estate (modified 19th century cottage ornée lodge house overlooking Snooks Moor, with a distinctive rustic timber verandah and clay ‘fish scale’ pattern tiled roof, plus the mansion itself – a large mid-18th century structure possibly incorporating earlier work, and re-fronted in classical style in the mid-19th century - and outbuildings, plus later school adaptations. Also a discontinuous ribbon of low density residential development along Box Lane, which fringes part of the parcel’s southern edge.

Vegetation patterns and extents:

This relates mainly to the parkland of Westbrook Hay itself – parkland tree groups, clumps and mature shelterbelts, plus parkland exotics, and remnants of an historic tree avenue from the house down towards Snooks Moor, and now overlaid by a 19th century picturesque parkland with sinuous drives and which appears contemporary with the mansion.

The westernmost part of the parcel is different in character, being defined by a wood fringed golf course at Little Hay on the plateau edge, overlaid upon the former wider parkland extents and associated farmlands.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

These are Box Lane to the south and the A4251 (old main road) which passes the parkland gates and lodge. Immediately beyond and outside the parcel lies the Bulbourne Valley and Grand Union Canal, the A41 and the West Coast Mainline Railway.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Westbrook Hay, the former seat of the Ryder family occupying a prominent ridge top site, is listed at Grade II, as is its lodge house. The parkland and associated mostly intact estate character are

therefore important to the setting of the house and understanding it in its historic context. With reference to the 1895 Ordnance Survey it appears that the parkland has lost a significant amount of woodland cover over the course of the last century.

The parcel overlooks Snooks Moor, part of the ancient Boxmoor Trust Estate, albeit somewhat fragmented in this location (due to arterial transport corridors). Snooks Moor takes its name from the grave of Robert Snook, buried where he was hanged on the moor and the last highwayman to be executed in England (1802). His memorial stone (erected 1904) is clearly visible from the road near the parkland gates.

Landscape character description of the ‘sub-area’:

The parcel falls mostly within the Lower Bulbourne Valley district landscape character area. Key characteristics of this area relevant to the parcel are the narrow valley with the arterial transport routes and the steeply sloping valley sides. Whilst Westbrook Hay and Little Hay are not mentioned in the key characteristics, they are mentioned within the supporting detailed landscape character area profile, as is Hanging Wood, an ancient woodland within the estate. They are therefore important to character and Westbrook Hay’s parkland overlooking the valley represents a wider pattern of historic landed estate development evident throughout the valleys in Dacorum. The core of Westbrook Hay including the house forms part of the edge of the adjacent Bovingdon and Chipperfield Plateau character area and is noted as a distinctive feature, along with its parkland, within the key characteristics for this area.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The valley slopes, parkland and estate core are judged to be of **high** landscape sensitivity to residential development, by virtue of their visual prominence, historic intactness and clear sense of time depth. Whilst the golf course at Little Hay is of lower (**moderate**) sensitivity due to eroded landscape character and visual containment, it has a very poor relationship to the settlement pattern.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A9

Area (ha): 56.5

Ref photo



Topography and geology:

Forms part of the north facing slopes of the chalk Lower Bulbourne Valley – pronounced slopes overlain by archetypal chalk landscape landcover features as described below.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chilterns AONB, but has many characteristics and qualities representative of it, not least rolling chalk downland and grasslands and meadows (also including land recently restored from the golf course which was until relatively recently partly overlain upon the common), plus hanging woodlands. Extensive views are available across and up the Bulbourne Valley at points due to the elevated aspect.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The eastern parts of the site are fringed by the small scale rural settlement of Felden, which has a distinctly wooded common land edge. Felden is mostly defined by low density larger houses of a variety of periods from vernacular to modern, although almost always set in large, leafy plots. Woodland and downland forms the hinterland to much of the parcel.

Vegetation patterns and extents:

As described above, a rich chalkland vegetation mosaic of downland, grassland and fringing hanger woodlands plus broadleaf woodland belts which fringed the former golf course.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is formed by secondary roads such as Hemel Hempstead Road and the rural lane network around Felden.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Principal historic landscape features are represented by Sheethanger Common, an ancient tract of remnant chalk grassland managed by the Boxmoor Trust.

Landscape character description of the ‘sub-area’:

This parcel falls within the Lower Bulbourne Valley district landscape character area. Key characteristics of this area which are represented in the parcel include the minor roads running up the valley slopes in sunken lanes with hedgebanks, plus the influence of the Boxmoor Trust on land management at sites such as Boxmoor, Roughdown and Sheethanger Commons. The chalk common downland and scrub at Sheethanger Common is also noted as distinctive. As such, the parcel is representative of a number of key aspects the local landscape character area and the wider chalk landscape, indeed it appears in many way archetypal of the classic chalk downland landscapes of West Hertfordshire within the Chilterns.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** by virtue of its visual prominence and intervisibility and due to the textured/mosaic landscape fabric of undulating downland, chalk grassland, meadow and hanging woodlands. Such richness of landscape pattern would be sensitive to change arising from residential development.

Landscape Appraisal Pro Forma

Sub-Area ID: HH-A10

Area (ha): 58.1

Ref photo



Topography and geology:

A distinctly undulating chalk landform on the lower reaches of the plateau and partly related to the Bulbourne Valley system.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. The parcel is defined by a relatively small scale network of hedgerow bounded enclosure fields defined by both pasture and arable cultivation, interspersed with a hedgerow-lined rural lane network.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The parcel is located immediately adjacent to the leafy/wooded and low density settlement of large houses (of a wide variety of ages and periods) at Felden. The rural lanes which cross the parcel such as Featherbed and Bulstrode Lanes support a dispersed, low density ribbon of residential development in places.

Vegetation patterns and extents:

Predominant vegetation patterns are enclosure hedgerows of varying density, field trees and occasional woodland blocks, plus mostly densely wooded settlement edges at Felden.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a historic, narrow and sunken rural lane network bounded by hedgerows and hedgebanks.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Much of the field boundary network shown on the 1895 Ordnance Survey appears to still be extant, albeit with the loss of some of the smaller scale co-axial enclosures to 20th century changes in farming practice. There are otherwise few apparent historic landscape features of significance in the parcel.

Landscape character description of the ‘sub-area’:

The parcel lies at the easternmost edge of the Bovingdon and Chipperfield Plateau district landscape character area. Key characteristics of this area which are represented by the parcel are the gently undulating plateau, the mix of arable and pastoral landcover, the fragmented woodland cover, the remote feel in the easternmost parts of the area, and the loose, organic form of settlement. As such the parcel is entirely representative of wider landscape character. The Felden Water Tower is also noted as a distinctive landmark with the character area profile.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity of this parcel to residential development is judged **moderate** by virtue of its landform undulation, the density of intervening vegetation and the associated sense of visual containment, although it is also recognised that small scale landscape patterns would be sensitive in terms of the effect development could have upon their legibility. Smaller fields to the edges of Felden have the potential to visually assimilate a degree of sensitively sited and designed small scale residential development.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A11a

Area (ha): 25.0

Ref photo



Topography and geology:

Forms part of the north facing valley slopes near the confluence of the Gade and Bulbourne River Valleys.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chilterns AONB. Defined by a pronounced chalk valley slope with woodland and rough chalk grassland. Has some characteristics in common with the adjacent highly sensitive core of Roughdown Common (SSSI) and as with that site it is also managed by the Boxmoor Trust.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The area has very little relationship to development, being rather removed from the historic development at Roughdown Villas and from the ribbon of development at Roughdown Avenue.

Immediately north of the parcel, masked by woodland and at the bottom of the slope, the West Coast Mainline Railway severs the parcel from development within Boxmoor and Hemel Hempstead. Wooded/treed skylines define much of the parcel, with some intervisibility with development on the Gade valley slopes at Hemel Hempstead east.

Vegetation patterns and extents:

A rough grassland field fringed by mature hedgerows and woodland, with the A41 bypass and link road in a steep cutting wrapping around the parcel.

Transport routes and PRoW:

This is defined by the unmade track which extends from Roughdown Avenue past the SSI to the parcel. The A41 bypass and link road fringe the parcel, as described above.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Key assets include nationally designated natural heritage of the adjacent Roughdown Common, a highly sensitive landscape feature which has now been cut off from the wider river valley of which it forms part/for which it forms the setting.

Landscape character description of the ‘sub-area’:

This parcel falls within the Lower Bulbourne Valley district landscape character area. Relevant key characteristics of this area and which are exhibited by the parcel and its immediate context are the narrow valley floor dominated by arterial transport routes such as the West Coast Mainline Railway and the A41, the steeply sloping valley sides and the influence of the Boxmoor Trust at Roughdown Common. The chalk downland and scrub of Roughdown Common is also noted as distinctive within the Landscape Character Assessment. The parcel is considered representative of wider landscape character, given the above.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** by virtue of its relationship to Roughdown Common, relatively prominent and elevated aspect and sense of detachment from the settlement. Land to the **south and east** of the A41 link road has a much more eroded and fragmented landscape character and therefore **lower** landscape sensitivity.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A12a

Area (ha): 67.2

Ref photo



Topography and geology:

Pronounced chalk dry valley, part of the River Gade valley system.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB, but has many features in common with the special qualities – pastoral dry valley fringed by hanger woodlands. As such a somewhat ‘arcadian’ picturesque landscape quality persists, heightened by the parkland overlay – the area formed part of the parkland of John Dickinson’s Abbots Hill mansion set within the adjacent land to the east (now Abbots Hill Girls’ School). The space is part of the Long Deans Meadows Nature Reserve and is widely used and valued for informal recreation.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The early Victorian mansion complex and later school buildings at Abbots Hill sit beyond the hanger woodland to the east whilst immediately to the west is the Longdean Park estate (private road of large, low density houses predominantly built in the 1970s). Development extends in depth into Nash Mills and greater Hemel Hempstead beyond, although the parcel itself has more of a relationship to the wider countryside than to the settlement pattern, with well-treed skylines by virtue of the hanger woodland. To the north are occasional vernacular cottages along Bunkers Lane and also the listed Bunkers Farm, formerly part of the Dickinson estate

(built in a Tudor idiom as a model farm, echoing the style of the mansion).

Vegetation patterns and extents:

Defined mainly by occasionally grazed chalk grassland with some stands of mature and veteran parkland specimen trees (oak and ash), and fringed by beech dominated hanger woodland to the eastern boundary.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the semi sunken and well hedged Bunkers Lane to the west. A network of informal paths crosses the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel once formed part of the Abbots Hill estate and its parkland character is clearly legible. Part of the highly distinctive bricked coped knapped flint faced wall which once lined Bunkers Lane and which persists to the upper part of the parcel/to Abbots Hill's Nash Mills entrance, has been reconstructed to form the entrance to Long Deans Meadows Nature Reserve. Bunkers Farm to the northern end of the parcel is listed at Grade II in part for its significance as part of the estate associated with John Dickinson and the birth of the English paper mill industry.

Landscape character description of the ‘sub-area’:

The parcel falls within the Upper Gade Valley district landscape character area. Key landscape characteristics which are represented in this area include meadow pasture, medium scale parkland overlooking the valley and linear woodlands to the steep slopes, plus steeply sloping valley slopes with secondary valleys running perpendicular to the Gade. As such the parcel is judged to be fully representative of wider landscape character.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

The overall sensitivity of this landscape is judged **high** by virtue of its intactness, integrity and its role as part of the estate landscape and setting of Abbots Hill, plus its sense of tranquillity and detachment from settlement. It is an archetypal representation of the intrinsic character of south Hertfordshire chalk dry valley landscapes.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A13

Area (ha): 49.4

Ref photo



Topography and geology:

Pronounced chalk dry valley and ridges to the edge of the Bedmond Plateau, part of the River Gade valley system.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB, but has features in common with the special qualities – pastoral dry valleys fringed by hanger woodlands, plus relatively recent community woodlands and meadows. Space is widely used and valued for informal recreation.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

To the east are occasional vernacular cottages along Bunkers Lane and also the listed Bunkers Farm, formerly part of the Dickinson estate (built in a gothic idiom as a model farm, echoing the style of the mansion). To the west lies development at Chambersbury Lane and the private 1970s estate at Longdean Park. Otherwise a lightly settled landscape with often foiled views of development, by virtue of landform and intervening hedgerow field boundary vegetation.

Vegetation patterns and extents:

Defined mainly by chalk grassland and meadow plus mature and recent native woodlands, creating a landscape of intimate character in the southern part of the parcel. The northernmost field on the plateau, adjacent to the Bedmond Road has a far more expansive and open character.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the semi sunken and well hedged Bunkers Lane to the west and by Bedmond Road which traverses the plateau along the northern site boundary. A network of informal paths crosses the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Relict parkland rail fencing defines the eastern boundary. The parcel lies adjacent to but outside of the Abbots Hill estate, with the boundary of this formed by the eastern edge of Bunkers Lane.

Landscape character description of the ‘sub-area’:

The parcel falls partly within the Upper Gade Valley district landscape character area and partly within the Bedmond Plateau area. Key landscape characteristics of the Upper Gade which are represented in this area include meadow pasture, medium scale parkland overlooking the valley and linear woodlands to the steep slopes, plus steeply sloping valley slopes with secondary valleys running perpendicular to the Gade. As such the parcel is judged to be representative of the wider landscape character of the Upper Gade. With regard to the Bedmond Plateau, key characteristics represented in the parcel are the gently undulating plateau with considerable pastoral and equestrian land, and the network of winding narrow roads. The parcel therefore represents some of the characteristics of the wider Bedmond Plateau character area.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** by virtue of its intactness, intimacy of scale and intricacy of landscape pattern, although it is also recognised that these elements produce a degree of visual containment and reduce visual sensitivity. The more prominent open and elevated land on the plateau towards Bedmond Road would be highly sensitive in visual terms for these reasons.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead HH-A14

Area (ha): 194.6

Ref photo



Topography and geology:

Forms part of chalk ridges and valleys of the Bulbourne Valley system – a distinctly undulating/rolling chalk landscape.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the Chiltern AONB, but has many characteristics and qualities representative of it, not least rolling chalk farmland and pasture, hanging woodlands and hedge bank lined sunken/green lanes.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

This is defined predominantly by isolated farmsteads and by Pouchen End Hall and hamlet. Immediately to the east of the parcel lies the existing residential allocation LA3 with Warners End and Chaulden beyond, although this cannot really be meaningfully perceived, due to the density of intervening vegetation – a well-wooded skyline.

Vegetation patterns and extents:

As described above, a rich chalkland vegetation mosaic of downland, grassland and fringing hanger woodlands plus broadleaf woodland belts which fringed the former golf course.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is formed by semi sunken, hedgebank lined rural lanes such as Pouchen End Lane.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Key assets include the grade II listed 116th and 17th century house Pouchen End (formerly Punchin End).

Landscape character description of the ‘sub-area’:

This parcel falls within the Little Heath Uplands district landscape character area. Relevant key characteristics of this area and which are exhibited by the parcel are the arable cultivation and the isolated farms and pasture fields, plus contained views. As such the parcel is partly representative of the landscape character area but more of the wider chalk landscape. As described above it also has characteristics in common with the AONB.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** by virtue of its intact, rural chalk landscape character, its relationship to the wider landscape, its sense of detachment from Hemel Hempstead and its relatively remote quality.

Landscape Appraisal Pro Forma

Sub-Area ID: Hemel Hempstead D-S3

Area (ha): 117.6

Ref photo



Topography and geology:

Chalk valley sides – upper slopes.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. Landed estate and parkland (Shendish) occupying an ancient manorial site. Site is partly overlain by golf course. The grounds of Shendish include a 19th century woodland garden and arboretum, the species of which form prominent skyline elements. Also the walled garden associated with the great house, which is now a hotel and country club.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

These relate mainly to Shendish House and supporting ancillary buildings, plus a small amount of recently constructed housing in the courtyard of the same, set within a relatively wooded parkland landscape although there are some notable instances of intervisibility with the surrounding landscape (Rucklers and Barnes Lanes).

Vegetation patterns and extents:

Mature parkland trees, bands of woodland defining the golf course fairways and the arboretum described above are the dominant elements of the landscape structure. Phasels Wood which appears to have once formed part of the historic estate has been cut off by the A41 bypass.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

These are Hempstead Road-London Road which forms the northern boundary, along with the West Coast Mainline Railway which runs parallel. A network of rural lanes such as Rucklers Lane encircles part of the estate.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Shendish House, built for the Longman family from 1854 in a flamboyant Jacobean style on an earlier manorial house site is listed at Grade II along with its adjoining walled garden and summerhouse. Also listed at Grade II is Longman's Apsley Manor farm house nearby, relocated to this site in 1853 to allow Shendish to be built.

Landscape character description of the ‘sub-area’:

The parcel falls within the Upper Gade Valley landscape character area. Key characteristics of this area which are represented in the parcel are the parklands overlooking the valley and the proportion of 20th century built development. As such the area is partly representative of wider landscape character, with particular reference to parkland landscapes. The parcel has a degree of intervisibility with the wider landscape by virtue of its elevation and prominent location – the arboretum surrounding the house is a prominent feature of views from Rucklers Lane and Barnes Lane.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium to high** by virtue of its sense of time depth and historical landscape continuity of the Shendish Estate, its elevation and visual prominence and the intricate parkland and gardenesque landscape character which persists, albeit partly overlaid in places by features which have locally eroded character – golf course, A41 and sprawl which fringes aspects of the site. Within the overall sensitivity judgement above it is recognised that the narrow belt of lower lying, visually contained and less prominent land to the east, adjacent to the railway and east of an historic tree belt and field boundary line, has lower (potentially medium) sensitivity in landscape and visual terms. Further, more detailed studies would however be needed to determine this and such judgements would also need to be

considered in relation to historic integrity and the setting and significance of designated heritage assets. The greater part of the parcel is important in forming the setting and context for the listed mansion of Shendish.

Landscape Appraisal Pro Forma

Sub-Area ID: Kings Langley KL-A1a

Area (ha): 7.7

Ref photo



Topography and geology:

Chalk valley floor and lower valley side/slopes.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. The parcel is a redundant poultry farm and former 'Pick Your Own' site, plus large fields under arable cultivation to the north, south of the football fields for Kings Langley AFC.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

20th century poultry farm buildings off Rectory Lane. Fringed by 1970s and 1980s residential development at Kings Meadow to the south and by late 1930s interwar semi-detached and detached suburban style houses to Hempstead Road overlooking the site to the west. Beyond the Grand Union Canal which forms the eastern boundary are industrial premises at Sunderland's Yard.

Vegetation patterns and extents:

A line of mature pollard willows defines the canalside and eastern parcel boundary, forming a highly distinctive local and skyline feature, along with the prominent Lombardy Poplars to the southern site boundary. Scrubby hedgerow defines the boundary with Hempstead Road, with the rest of the site essentially open.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by the A4251 (Hempstead Road) to the west and by Rectory Lane/Kings Meadow to the south. The Grand Union Canal defines the eastern boundary with National Cycle Network Route 6 on the towpath beyond.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

These are primarily represented by the Grand Union Canal corridor and associated canal architecture.

Landscape character description of the ‘sub-area’:

The parcel falls within the Upper Gade Valley landscape character area. Key characteristics of this area which are represented in the parcel are the level valley floor and the proportion of 20th century built development. As such the area is partly representative of wider landscape character. Due to the degree of the parcel’s visual containment and the presence of screening vegetation and intervening development, it has relatively little relationship to the wider landscape.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **low** by virtue of its degraded urban fringe landscape character and quality, its general visual containment and weak relationship to the wider landscape, particularly in the land forming the southern part of the parcel formed by the Poultry Farm complex, which looks more towards the settlement than the wider landscape.

Landscape Appraisal Pro Forma

Sub-Area ID: Kings Langley KL-A2

Area (ha): 86.0

Ref photo



Topography and geology:

Chalk valley sides – upper slopes, plus plateau edge (to west).

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. The parcel is defined by mixed farmland set within relatively small and historic scale co-axial field boundaries which persist in part. Fringed by valley side woodlands (The Nucket and Dark Wood) and plantation such as at Tidyhills. Equestrian use is also apparent near Barnes Farm.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

These relate mainly to Barnes Farm and occasional cottages including vernacular buildings along Barnes Lane.

Vegetation patterns and extents:

Extensive field boundary hedgerow networks, plus hanger and plantation woodlands to the steep valley sides such as at Tidyhills, The Nucket and Dark Wood, towards Rucklers Lane.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel once formed part of the greater Shendish estate and was the site of the now lost Barnes Lodge (a dower house of Shendish, demolished in the 1970s). The farm of the latter (Barnes Farm) and its associated listed 17th century barns, still survives to this day and forms one of the principal pieces of development within the parcel.

Landscape character description of the ‘sub-area’:

The parcel falls within the Upper Gade Valley landscape character area. Key characteristics of this area which are represented in the parcel are the parklands overlooking the valley and the proportion of 20th century built development. As such the area is partly representative of wider landscape character, with particular reference to parkland landscapes. The parcel has a degree of intervisibility with the wider landscape at the elevated plateau on middle/upper Barnes Lane, by virtue of its elevation and prominent location it has intervisibility both with the Shendish Estate to the north and Scatterdells Wood to the south.

The westernmost reaches of the parcel fall within the Sarratt Plateau character area. Key characteristics of this which are represented in the parcel are the extensive level plateau with considerable pastoral and equestrian land use, the narrow, twisting steep-sided valleys dissecting the plateau, the mix of woodlands including ancient, plantation and parkland shelterbelts, arable planned estates and a coherent settlement pattern of farms. As such the parcel represents many characteristics of the area.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

Overall landscape sensitivity is judged **medium to high** by virtue of the often small scale intact landscape pattern, remnant estate features associated with the lost Barnes Lodge and extant Barnes Farm and the wider Shendish Estate, plus the rural character and the general lack of relationship to the settlement edge.

Landscape Appraisal Pro Forma

Sub-Area ID: KL-A3

Area (ha): 34.8

Ref photo



Topography and geology:

Part of a gently undulating plateau cut by chalk valleys.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. A simple landscape of rectilinear fields bounded by hedgerows, and under arable cultivation. The part of the parcel closest to the settlement edge of Kings Langley includes Kings Langley School and associated playing fields backing on to Barnes Lane.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Aspects of the development pattern are the ribbon of predominantly 1920s/30s and mid-century large houses along Chipperfield Road and occasional vernacular cottages and more modern properties along Barnes Lane. The other key components are Hill Farm, an 18th century red brick farmhouse and outbuildings now converted to residential apartments and smaller houses, and the distinctive late 1950s and early 1960s prefabricated/modular buildings of Kings Langley School by C H Aslin, themselves now being replaced by new school buildings on part of the playing field curtilage. The A41 bypass, completed in the early 1990s, defines the western boundary of the parcel.

Vegetation patterns and extents:

These are defined mainly by a rectilinear network of mature agricultural boundary hedgerows, plus occasional small woodland blocks – a fairly sparse, simple landscape cut off from the wider countryside by the A41 bypass and associated mitigation planting.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

These are defined by predominantly semi-rural roads such as Chipperfield Road and Love Lane, and sunken rural lanes such as Barnes Lane. A public footpath follows the outline of the Kings Langley School estate, linking to Barnes Lane.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Principal historic features are the Grade II listed 18th century farmhouse of Hill Farm, on Love Lane, directly opposite Kings Langley's historic Common (within the defined settlement boundary) which includes the prominent woodlands of Jarkins Wood. Whilst much of the parcel retains its historic enclosure field boundary landscape structure, the school site and associated development (past and present) has significantly changed localised aspects of character, and the historic orchards at Hill Farm visible on the 1895 Ordnance Survey have been lost.

Landscape character description of the ‘sub-area’:

The parcel occupies part of the transition between the Upper Gade Valley and the Sarratt Plateau district landscape character areas. By virtue of its elevation and relatively flat landform, the parcel has more in common with the Sarratt Plateau. It and its immediate environs exhibit a number of the key characteristics of this area, including the extensive level plateau (cut by dry chalk valleys just beyond the parcel) and a coherent settlement pattern which includes farmsteads and historic commons.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

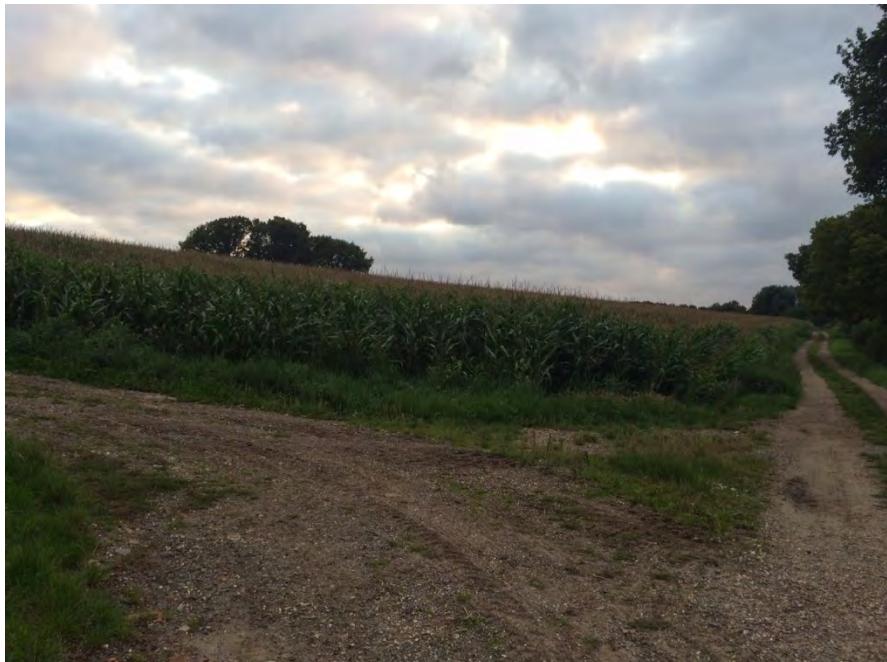
Overall landscape sensitivity of this parcel to residential development is judged **moderate to low** by virtue of the simplicity of the landscape pattern, existing development influences, the visually contained character and the general lack of relationship to the wider countryside (due to the presence of the A41 bypass). It is however recognised that within this judgement, aspects such as the historic farm and lane network are sensitive.

Landscape Appraisal Pro Forma

Sub-Area ID: Kings Langley KL-A4

Area (ha): 91.1

Ref photo



Topography and geology:

Chalk ridges and valleys, part of the glacial valley system of the Gade Valley.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. Defined by mixed farmland overlaid upon medieval and later parkland landscape associated first with the Plantagenet Palace and Royal Park of the 13-14th century, the later estate of the Morisons and Capels (Earls of Essex, who held the park until the late 1890s) whose core developed at Langley Lodge and farm on the site of the medieval park keeper's lodge. The photograph to the left shows the former approach to Langley Lodge from the gatehouse on Watford Road, plus associated parkland knoll plantings to the ridges to either side, which apparently framed the long vista at the top towards the lodge, although this view has now been lost to the A41

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Fringed in part by early 29th century low density development along Watford Road, by 1950s council housing at Great Park and by large low density housing on Langley Hill, covering a range of periods and styles from the 16th to 20th centuries. The Rudolf Steiner School, occupying the site of the greater part of the old Royal Palace overlooks the parcel on the ridgetop, marked by the mature Cedars associated with Palace Lodge.

Vegetation patterns and extents:

Now mixed farmland with a high proportion of arable, set within a mostly intact Enclosure field boundary network (refer to 1839 Parish map). One of the old drives to Langley Lodge (marked by mature oaks) crosses the parcel and is now broken by the A41 bypass. Several parkland roundels/clumps are evident within the arable fields, apparently forming part of the visual approach to Langley Lodge.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a network of PROW and farm tracks.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel includes the surviving remains of the Dominican Friary founded by Edward II within the Royal Park at Langley Hill in 1312 (listed GII*, with the buried parts of the site and associated medieval ditch forming a scheduled monument). Now known as Kings Langley Priory and comprising a single surviving 14th century building with numerous later additions and a 16th century timber framed gatehouse, with nothing surviving above ground of the conventional church or claustral buildings. The site of the lost Royal Palace is scheduled, with surviving GII listed ruins in the garden of No80 Langley Hill (adjacent to the parcel), although known

variously as Langley Palace or King John's Bakehouse, more likely to have formed part of Sir Charles Morison's late 16th century 'beautiful house', built after he was granted the park by Elizabeth I. Cedar Lodge, an early 19th century rusticated knapped flint cottage orneelodge house in the Gothic style and once forming the gatehouse to Langley Lodge Farm is listed Grade II. Listed at Grade II* is Langley Lodge Farm (Sunbury Hill Farm) on the presumed site of the medieval Royal Park Keeper's Lodge and incorporating 15th century built fabric (remains of the hall house). Opposite is the grand italianate villa Langley Lodge built for the Earl of Essex in 1856 and forming the centre piece of the park in its later phases.

Right: Cedar Lodge



Landscape character description of the ‘sub-area’:

The parcel falls within the Upper Gade Valley landscape character area. Key characteristics of this area which are represented in the parcel are the steeply sloping valley slopes and the network of secondary dry chalk valleys running perpendicular to the river valley, medium scale parklands overlooking the valley and the presence of 20th century built development, both within the valley and on the valley slopes. As such the parcel is representative of wider landscape character. Although not cited in the LCA the open visual character of the parcel and its intervisibility with adjacent landscapes and settlements (such as Abbots Langley) is also important.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

The overall sensitivity of this landscape is judged **high** by virtue of its considerable visual prominence, openness, level of intervisibility and long views, and the cultural landscape associations of the old Royal Deer Park and the later estate of the Earls of Essex, both tangible and in terms of archaeological potential. It would not be suitable for greenbelt release for the foregoing reasons.

Landscape Appraisal Pro Forma

Sub-Area ID: Kings Langley KL-A6

Area (ha): 10.0

Ref photo



Topography and geology:

Chalk valley floor.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of the AONB. Defined by informal recreation ground/greenspace/kickabout area, plus Trout lake/fishery immediately east, adjacent to Grand Union Canal/River Gade corridor

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Fringed by low density development on Station footpath to the west and by recent infill development behind Watford Road. Also interwar development at Rockliffe Avenue immediately north with the historic village core beyond.

Vegetation patterns and extents:

A dense block of mature wet woodland including very tall poplars occupies the central part of the parcel, with scrub woodland and thicket defining the boundaries of the rec and the Trout Lake.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

This is defined by a secondary road network and private (gravelled) road at Station Footpath.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Immediately south lies the scheduled site of the medieval Royal hunting lodge in the old Home Park at Little London. This parcel partly falls on the alignment of the old medieval access to Little London from the lower road in the medieval village centre (now Green Lane) immediately east of the present High Street (former market place of the medieval township which stood at the gates to the Royal Park). As such the area may have archaeological potential.

Landscape character description of the ‘sub-area’:

The parcel falls within the Upper Gade Valley landscape character area. Key characteristics of this area which are represented in the parcel are the level valley floor and the proportion of 20th century built development. As such the area is partly representative of wider landscape character. Due to the degree of the parcel’s visual containment, it has relatively little relationship to the wider landscape.

Sensitivity rating (High/Medium/Low) and comment/ descriptive summary; ability to accommodate a change in land use:

The overall sensitivity of this landscape is judged **medium to low** by virtue of its visual containment and relatively eroded landscape pattern (trout lakes on the site of former gravel workings, scrub, recreation ground and infill residential development). However many of the sites in Kings Langley including this one need to be looked at in context in terms of relationship to the old Royal Park (the Home Park and the upper parks – the former Great Park and Little Park) and aspects of historic landscape. This parcel may have formed part of the approach to the now scheduled hunting lodge site at Little London (due south) from the medieval village. There are many non-landscape reasons why this parcel would not be viable for development.

Landscape Appraisal Pro Forma

Sub-Area ID: Markyate MY-A2

Area (ha): 34.3

Ref photo



Topography and geology:

Well-defined, steeply sloping chalk valley side – the west facing slopes of the Ver Valley.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of but partly intervisible with the Chilterns AONB, which occupies the east facing ridge overlooking the Ver Valley. The parcel is defined by mixed farmland including arable, pasture and rough grazing, plus scattered smallholdings and a kennels.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Fringed by occasional smallholdings plus predominantly 20th century development backing onto the A5 bypass to the edge of Markyate. The vernacular village core lies beyond. Ribbon development is indented into the parcel to the north-west at Harps Hill, although often foiled by landform and intervening vegetation – the essentially undeveloped skyline character is important.

Vegetation patterns and extents:

These are defined by outgrown mixed native hedgerows with mature oaks, most notably on elevated land forming the eastern parcel boundary. The vegetation effectively contains views at this point.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

Principal routes are the old A5 through the village and the modern bypass which runs along the heavily vegetated southern side of the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc).

The parcel overlooks Watling Street, the old Roman Road on which Markyate is located although the modern bypass now forms the visual foreground to the site, to the west.

The majority of the parcel includes landscape structure features which were apparent on the 1895 Ordnance Survey.

Landscape character description of the ‘sub-area’:

The parcel falls within the Markyate Ridges and Valleys landscape character area. Key characteristics of this area represented in the parcel are the narrow upland ridges and valleys, gently undulating open arable land, medium sized irregular shaped fields, isolated farms, open views across the valley and ribbon development associated with A5, in addition to pockets of pasture. As such the parcel is considered fully representative of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **high** by virtue of its openness to the upper extents, the sense of visual prominence and the level of intervisibility with the sensitive landscape of the Chilterns AONB on the opposite side of the valley. This parcel therefore has very limited ability to accommodate residential development without detrimental impact on character or setting.

Landscape Appraisal Pro Forma

Sub-Area ID: Markyate MY-A3a

Area (ha): 29.1

Ref photo



Topography and geology:

Well-defined, valley side – the east facing slopes of the Ver Valley.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The Chilterns AONB starts on the ridgeline to the west, beyond a dense outgrown hedgerow. The parcel is defined predominantly by pastoral farmland on the eastern edge of Markyate Village, fringed mostly by dense mixed native hedgerows. The parcel includes a section of the straightened course of the River Ver.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

Late 20th century ribbon development borders the parcel to the west and extends in depth along London Road towards the historic village core.

Vegetation patterns and extents:

A rectilinear Enclosure field boundary pattern is defined by dense mixed hedgerows, which frame pasture fields. A degree of riparian vegetation marks the course of the Ver which traverses the site.

Transport routes and PRoW:

(railways, cycleways, bridleways, historic green lanes and waterways)

Principal routes are the old A5 through the village (London Road). The modern bypass lies one block to the east.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel has lost many of the small scale field boundaries which subdivided it and which were apparent on the 1895 Ordnance Survey map. As such it has few historic landscape features of interest. The Ver appears to have been in culvert on the 1895 map.

Landscape character description of the ‘sub-area’:

The parcel falls within the Markyate Ridges and Valleys landscape character area. Key characteristics of this area represented in the parcel are the narrow upland ridges and valleys, medium sized irregular shaped fields, isolated farms, open views across the valley and ribbon development associated with the A5, in addition to pockets of pasture. As such the parcel is considered representative of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium** by virtue of its openness to the upper extents. The more enclosed and more obviously settlement influenced land to the north and west however has the potential to accommodate sensitively sited development, with appropriate mitigation.

Landscape Appraisal Pro Forma

Sub-Area ID: Tring TR-A2

Area (ha): 88.4

Ref photo



Topography and geology:

Forms part of the Bulbourne Valley and the gently rising foothills of the chalk scarp slope which forms Tring's hinterland. The course of the Bulbourne runs immediately east of the parcel. The parcel includes a small dry valley.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of but immediately adjacent to the Chilterns AONB which lies immediately east of the parcel and encircles the town of Tring. Defined by gently undulating foothills and valley side, overlain with rough pasture and grazing land, plus slightly neglected paddocks. A very sensitive visual backdrop is formed by the wooded and downland covered escarpment within the AONB and which forms a visually dominant feature.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics, building materials and landmark features)

The Victorian edge of Tring lies in the dip to the west and is only lightly perceived due to the density of intervening vegetation.

Vegetation patterns and extents:

Defined by rough pasture and grazing, patchy hedgerows and occasional blocks of scrub vegetation. Hedgerows and sub divisions define a relatively small scale rectilinear landscape framework within the parcel.

Transport routes and PRoW:

This is defined by Bulbourne Road-Icknield Way to the north and the rural lane of Marshcroft Lane to the south.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Aspects of the small scale field boundary pattern apparent on the 1895 Ordnance Survey mapping persist, albeit with some erosion. There are otherwise few apparent landscape features of historic significance.

Landscape character description of the ‘sub-area’:

This parcel falls within the Tring Gap Foothills district landscape character area. Key characteristics of this area represented in the parcel are the views to the Chiltern Escarpment, the framing and containment created by wooded scarp slopes and mixed open farmland. As such the parcel is representative of a number of aspects of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape is judged **medium** by virtue of the simplicity of the landscape pattern and the eroded landscape structure (patchy/lost boundary field boundary hedgerows). A more intact and sensitive landscape persists to the west, although this also has a high degree of visual containment which reduces sensitivity in visual terms. The intervisibility with the AONB and the Chilterns Escarpment throughout the parcel is important and sensitive.

Landscape Appraisal Pro Forma

Sub-Area ID: Tring TR-A3

Area (ha): 60.1

Ref photo



Topography and geology:

Forms part of the Bulbourne Valley and the gently rising foothills of the chalk scarp slope which forms Tring's hinterland. The course of the Bulbourne runs immediately east of the parcel.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

Outside of but immediately adjacent to the Chilterns AONB which lies immediately east of the parcel and encircles the town of Tring. Defined by gently undulating foothills and valley side, overlain with arable cultivation. A very sensitive visual backdrop is formed by the wooded and downland covered escarpment within the AONB and which forms a visually dominant feature (parklands also visible on the scarp).

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics).

These include the adjacent 19th century Marshcroft Cottages and associated small scale development on Marshcroft Lane. There is otherwise little relationship to settlement pattern and skylines are predominantly undeveloped – scarp backdrop.

Vegetation patterns and extents:

Defined by areas under arable cultivation – a relative intact small to medium scale field pattern, surrounded by relatively dense mixed hedgerows and by relatively well wooded wider rural landscape linking into the AONB scarp beyond.

Transport routes and PRoW:

This is defined by the rural lane of Marshcroft Lane to the south and by Station Road to the south.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel appears large intact in terms of landscape structure and enclosure field boundaries which appeared on the 1895 Ordnance Survey map. There are otherwise few apparent features of historic landscape interest.

Landscape character description of the ‘sub-area’:

This parcel falls within the Tring Gap Foothills district landscape character area. Key characteristics of this area represented in the parcel are the views to the Chiltern Escarpment, the framing and containment created by wooded scarp slopes and mixed open farmland. As such the parcel is representative of a number of aspects of wider landscape character. The parcel is also adjacent to and forms part of the setting of Pendley Manor and park, noted as a distinctive feature of the area within the Landscape Character Assessment.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape to residential development is judged **high** by virtue of the relative intimate, fairly small scale and contained landscape, which has a poor relationship to the settlement.

Landscape Appraisal Pro Forma

Sub-Area ID: Tring TR-A4

Area (ha): 59.8

Ref photo



Topography and geology:

Forms part of the Bulbourne Valley and the gently rising foothills of the chalk scarp slope which forms Tring's hinterland. The course of the Bulbourne runs east of the parcel.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel falls within the AONB and represents a number of its special qualities, with specific reference to historic landscapes and parklands (the parcel is formed by the historic designed landscape of Pendley Manor and park). The picturesque, managed parklands of Pendley Manor and its Home Farm are the predominant landcover feature along with the manor itself and associated pleasure grounds, now a hotel.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics).

This relates mainly to the 19th century country house at Pendley Manor, stables and lodges, the associated hotel and extensions, the Manor's Home Farm and the Court Theatre, all set within a parkland and relatively wooded setting.

Vegetation patterns and extents:

Defined by largely intact and managed parkland, with the wooded pleasure grounds of Pendley Manor. The manor house and Pendley Farm (the Home Farm) form designed visual foci in views across the park.

Transport routes and PRoW:

This is defined by the rural lane of Marshcroft Lane to the south and by Station Road to the south.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Key historic assets are the Grade II listed Pendley Manor, built in the 1870s in a flamboyant Jacobean style on an earlier manorial site, with matching stables and lodge houses (also listed Grade II). Also the unregistered parkland which forms the setting to and is contemporary with the same and which includes mature and veteran parkland trees which are likely to relate to earlier parkland associated with the previous house.

Landscape character description of the ‘sub-area’:

This parcel falls within the Tring Gap Foothills district landscape character area. Key characteristics of this area represented in the parcel are the views to the Chiltern Escarpment, the framing and containment created by wooded scarp slopes and mixed open farmland, plus parkland landscapes such as Pendley, the manor of which is also noted as distinctive within the character assessment. As such the parcel is representative of a number of aspects of wider landscape character. The parcel is also adjacent to and forms part of the setting of Pendley Manor and park, noted as a distinctive feature of the area within the Landscape Character Assessment.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape to residential development is judged **high** by virtue of the intact historic parkland landscape character and the setting this forms to the listed Pendley Manor, lodges and farm. However there are variations within this overall judgement – the urban fringe influenced, degraded triangular parcel of land to the western most extents and north-west of the western lodge house is markedly more degraded in character, and of lower (**medium**) landscape sensitivity, albeit still clearly forming part of the designed landscape setting.

Landscape Appraisal Pro Forma

Sub-Area ID: Tring TR-A5

Area (ha): 47.0

Ref photo



Topography and geology:

Forms part of the gently rising foothills of the chalk scarp slope which forms Tring's hinterland. The course of the Bulbourne runs east of the parcel.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel falls out with the AONB but bounded by the designated landscape to the east and to the south. However the parcel relates more to the settlement edge than to the designated landscape, as described under the relevant entries below. The parcel is defined by a mix of land cover and uses from large arable fields in the east to playing fields and made ground (near the Tring Brewery) to the gateway to Tring to the west.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics).

This relates mainly to the mixed south eastern development edge to Tring and the eastern gateway to the town and the interface to the former Rothschild estate at Tring Park, where the eastern lodge and the park wall are clearly visible. The Tring Brewery is also a feature of views in the western part of the site as are floodlit sports pitches and games courts – a distinctly developed northern skyline, in marked contrast to that to the south (scarp).

Vegetation patterns and extents:

Defined by expansive arable farmland fringed by low hedges and scrubland associated with degraded areas of made ground which form part of Tring's eastern approach.

Transport routes and PRoW:

This is defined by the A4251 London Road which forms the parcel's southern and western boundaries and by Cow Lane to the east which separates the parcel from Pendley Park.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel forms part of the setting of the GII registered Tring Park to the immediate west and the unregistered Pendley Park to the east.

Landscape character description of the 'sub-area':

This parcel falls within the Tring Gap Foothills district landscape character area. Key characteristics of this area represented in the parcel are the views to the Chiltern Escarpment, the framing and containment created by wooded scarp slopes and mixed open farmland, plus parkland landscapes such as Tring and Pendley, the great houses of which are also noted as distinctive within the character assessment. As such the parcel is representative of a number of aspects of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall sensitivity of this landscape to residential development is judged **medium** by virtue of its degraded character, management and the presence of urban fringe influences. A degree of sensitively designed and sited development which avoided adverse impact on the adjacent historic landscape settings, could potentially be used to enhance the approach to the town at London Road.

Landscape Appraisal Pro Forma

Sub-Area ID: Tring TR-A7

Area (ha): 24.5

Ref photo



Topography and geology:

Forms part of the gently rising foothills of the chalk scarp slope which forms Tring's hinterland.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel falls within the Chilterns AONB and represents a number of special qualities including scarp foothills and historic parkland (forms part of the wider Rothschild Estate and the parkland associated with the former Home Farm for Tring Park). The parcel is defined by remnant parkland and open land of a common land type character. A small area of land to the west of the Home Farm and surrounding a small council housing estate on Park Road is of a much more degraded and neglected fringe farm landscape character.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics).

This relates mainly to the historic southern edge of Tring which faces the former parkland – Rothschild estate style cottages, plus large 2 and 3 storey Victorian houses including some in a highly distinctive Dutch style with ornate gables. To the west is a small mid-20th century council cul-de-sac off Park Road. As such skylines to the north are of a developed character with the wooded scarp forming the southern horizon.

Vegetation patterns and extents:

Defined by mature parkland trees and parkland grass/meadows – the land has a very open character, contrasting with and set against the wooded backdrop of the Chilterns scarp. Neglected grazing farmland defines a small part of the parcel west of and surrounding the council estate off Park Road.

Transport routes and PRoW:

This is defined by the A41 bypass which runs due south of the parcel, in a well-wooded corridor

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

The parcel forms part of the setting of the GII registered Tring Park to the immediate east. It clearly formed part of the wider Rothschild Estate and comprises the parkland setting of the Home Farm for the Rothschild Mansion.

Landscape character description of the ‘sub-area’:

This parcel falls within the Tring Gap Foothills district landscape character area. Key characteristics of this area represented in the parcel are the views to the Chiltern Escarpment, the framing and containment created by wooded scarp slopes and mixed open farmland, plus parkland landscapes such as Tring and Pendley, the great houses of which are also noted as distinctive within the character assessment. As such the parcel is representative of a number of aspects of wider landscape character, not least by virtue of its strong estate landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall landscape sensitivity of the greater part of the parcel (the parkland style landscape of the Home Farm) is **high** by virtue of its intactness, sense of time depth and estate landscape character, plus the visual foreground this part forms to the scarp backdrop. The land **west of the council estate** is far **less sensitive** by virtue of its eroded, degraded landscape character and also represents very few of the AONB special qualities – **medium to low** sensitivity.

Landscape Appraisal Pro Forma

Sub-Area ID: Tring D-S1a

Area (ha): 19.3

Ref photo



Topography and geology:

Forms part of the gently rising foothills of the chalk scarp slope which forms Tring's hinterland.

Cover and distribution of land use and open space:

(Statutory and non-statutory designations relevant to the landscape)

The parcel falls within the Chilterns AONB although is not particularly representative of special qualities in the east due to the allotment overlay. The relatively elevated arable farmland to the west has more in common with the AONB due to its elevated aspect and visual relationship with the scarp.

Development patterns and scale:

(age, massing and density, levels of enclosure, skyline characteristics).

This relates mainly to a small ribbon of 20th century interwar style development directly east of the parcel on Duckmore Lane, plus the south western development edge of Tring at Aylesbury Road, which includes late Victorian/Edwardian villas and later and modern infill.

Vegetation patterns and extents:

Defined by relatively dense mature outgrown field boundary hedgerows with trees. The eastern part of the parcel is occupied by a well-used allotment, with the western fields given over to arable cultivation. The wooded backdrop formed by the scarp slope is distinctive.

Transport routes and PRoW:

This is defined by the A41 bypass which runs due south of the parcel, in a well-wooded corridor, and by Aylesbury Road, which follows the northern boundary of the parcel.

Heritage features:

Listed buildings, registered national and local parks and gardens, SAMs etc)

Principal features include Akeman Street (old Roman road) which defines the parcel's northern boundary. Many aspects of the field boundary pattern apparent on the 1895 Ordnance Survey survive, albeit severed by the A41 bypass.

Landscape character description of the 'sub-area':

This parcel falls within the Tring Gap Foothills district landscape character area. Key characteristics of this area represented in the parcel are the views to the Chiltern Escarpment and the framing and containment created by wooded scarp slopes and mixed open farmland, plus the presence of the A41. As such the parcel is representative of a number of aspects of wider landscape character.

**Sensitivity rating (High/Medium/Low) and comment/
descriptive summary; ability to accommodate a change in land
use:**

The overall landscape sensitivity of the more open and elevated **western** part is judged **medium** by virtue of its intervisibility with adjacent landscapes including the scarp, balanced against the simplicity of the landscape character and the settlement fringe influence. Land to the **east** (allotments) has a much more eroded landscape character and therefore **lower** landscape sensitivity.