



**Note:** Views from viewpoints were considered from the surrounding area, specifically the PRoW along the eastern edge of the parcel and from the opposite valley side north of the River Bulbourne within the Chilterns AONB. However, due to survey restrictions and the Covid-19 pandemic, photos were not obtained.

### **Evaluation of landscape susceptibility:**

The parcel is assessed as having an overall rating of **Moderate-High** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the topography and elevation of the parcel which creates long distance views north across the valley to the Chilterns AONB.

### **Overall landscape sensitivity:**

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **Moderate-High** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's visual quality and because of its contribution to a listed building's setting, which, features remnants of a designed landscape.

A variation in landscape sensitivity is apparent in the small western segment of the parcel where the landscape is assessed as having **Moderate** sensitivity to change arising from residential and mixed-use development. The difference is due to the smaller scale of the parcel, the shorter views and the degree of separation of the parcel and its wider agricultural surroundings by the A41 (common in the wider parcel) but also by the southern edge of Berkhamsted.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted D-S2b which found **medium** sensitivity

the variation in this report results from the parcel's greater separation from the developed fringe of Berkhamsted than the broader area of D-S2b.

### **Landscape guidance and principles for development:**

Any development in this location should take careful account of and mitigate the following sensitivities:

- the prominent landform and intervisibility with the opposing rural valley sides with particular attention to any views from or toward the Chilterns AONB;
- the setting of and views from Ashlyns Hall Grade II\* listed building;
- the existing level of vegetative screening;
- road noise from the A41 and views of pylons which have a detrimental influence on perception;
- the degraded pattern and structure opportunities to restore historic boundaries or connections;
- views to and from the valley and the wider rural landscape;
- the variation in landscape sensitivity within the parcel;
- the existing development pattern of Berkhamsted;
- the screening of the A41;
- the connection with Shootersway Playing Field; and

- access to the parcel.

The potential design response for any residential and mixed use development should:

- carefully consider and screen any development from views with from the Chilterns AONB and from Ashlyns Hall Grade II\* listed building with sympathetic, planting appropriate to the existing character;
- retain as much of the vegetative structure and screening surrounding the parcel as possible;
- be sympathetic with the existing development pattern of Berkhamsted whilst ensuring access to the parcel and the influence it would have on adjacent land; and
- consider lost historic field boundaries and connections with or references to historic assets south of the A41 or enhancements to the historic parkland setting of Ashlyns Hall.

## Parcel 03 - BFI (British Film Institute Archive)



Location plan

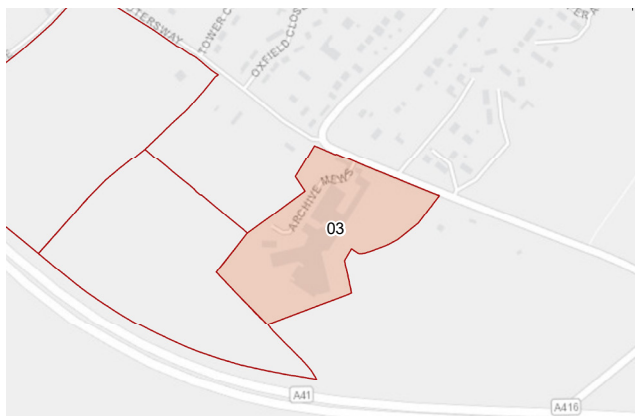
Parcel 03 falls within character area 110 Ashlyns And Wigginton Plateau within the Dacorum Landscape Character Assessment.

The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

The Landscape parcel is assessed as having *neighbourhood* landscape value in light of the following:

- The developed nature of the landscape and low level of intactness;
- a number of features demonstrate the parcel's low representativeness of wider landscape character as described in the key characteristics of Area 110 - Ashlyns and Wigginton Plateau of the Dacorum Borough Character Assessment, with the parcel only featuring the suburban fringe of Berkhamsted as a key characteristic represented in the LCA;
- the presence of a grade II Listed Building with national level importance;
- there is no recreational value attached to the parcel; and
- the parcel features the British Film Institute's (BFI) archive materials of cultural value.



Parcel context plan

**Table 5 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel forms the upper slopes of a hill south west of the parcel.</p> <p>The topography within the parcel is very gently undulating but is not very noticeable as a result of the dominance of the built form.</p> <p>The parcel sits within the beginning of a localised valley which runs down to the north east following Kings Road (A416).</p> <p>The relatively low level of landform prominence and variation results in a low-moderate susceptibility.</p>	Low-Moderate
Development character and edges	<p>There is development within the parcel comprising of residential buildings in the north of the parcel along Kingshill Way with an area of archive warehouses within the centre of the parcel.</p> <p>The edges of the parcel are mixed but generally are defined by hedgerows and dense tree planting. The boundary along Kingshill Way also has a wooden panel fence which separates the parcel from the road and other development of Berkhamsted.</p> <p>The residential development on the northern boundary ties in with adjacent development outside the parcel on Shootersway and the wider residential area of Berkhamsted.</p> <p>Other boundaries abut a series of small, irregular agricultural fields and Kingshill Cemetery but there is limited visual connection with these undeveloped surroundings.</p> <p>The developed character results in a moderate susceptibility.</p>	Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The primary urbanising factor which influences the scenic quality is the mixed development within the parcel: the historic buildings, including a grade II listed building on Kingshill Way have visual and architectural quality but the rest of the parcel is visually dominated by the taller warehouse units of the British Film Institute Archive.</p> <p>The dominance of the built form reduces any sense of separation from urbanising influences.</p> <p>Tranquillity is influenced by the proximity to Kingshill Way and the road noise emanating from it.</p> <p>The level of urbanising influences surrounding and within the parcel results in a low susceptibility in perceptual terms.</p>	Low





Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a complex of warehouses and archive buildings with a generally linear pattern and layout of development.</p> <p>The parcel is uniquely developed within its context of small irregular fields or greenspaces and does not reflect the wider landscape.</p> <p>The north of the parcel features a number of older historic buildings including the Granary at Ernest Lindgreen House a Grade II listed building which locally elevate susceptibility.</p> <p>The BFI has been using the site as an archive of film since the 1930's but the parcel boundaries appear different to a 1900's historic OS map.</p> <p>The presence of the listed building elevates the otherwise low susceptibility.</p>	Low-Moderate
Skylines, visual and views	<p>The skyline is influenced by the internal development and the immediate surrounding vegetation; as a result all views are short distance, restricted by the immediate surroundings.</p> <p>Due to the developed character and short views the skyline and visual susceptibility is low.</p>	Low
<b>Overall susceptibility to change</b>		Low-Moderate



- Key
- Landscape parcel
  - Other land parcels
  - Buildings
  - Main Road

- Listed Buildings:
- I
  - II\*
  - II

1. Panoramic view of the northern edge of the parcel with the older buildings along Kingshill Way showing the developed nature of the parcel



**Evaluation of landscape susceptibility:**

The parcel is assessed as having an overall rating of **Low-Moderate** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the already developed nature of the parcel which creates no relationship with the wider rural landscapes.

**Overall landscape sensitivity:**

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **Low-Moderate** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's small scale, enclosed nature and already featuring development.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted D-S2a which found medium to low sensitivity which is broadly consistent with the findings of this report.

**Landscape guidance and principles for development:**

Any development in this location should take careful account of and mitigate the following sensitivities:

- the quality of design, use of materials, scale, pattern and the response to the existing development fronting onto Kingsway Hill;
- making appropriate and sympathetic design responses to the listed building and its setting; and
- The strong boundaries and edges of the parcel which help to create a visual separation between the development of Berkhamsted from the wider landscape - notably a defensible edge toward the A41.

The potential design response for any residential and mixed use development should:

- reflect the existing development pattern and architecture and tie into the wider development pattern of Berkhamsted;
- conserve and enhance the historic buildings and their setting;
- conserve and enhance the strong established boundaries of the parcel; and
- explore opportunities to mitigate the urbanising effects of the existing internal development and road noise of the A416.



## Parcel 04 - Blegberry Gardens



Location plan

Parcel 04 falls within character area 110 Ashlyns And Wigginton Plateau within the Dacorum Landscape Character Assessment.

The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

The Landscape parcel is assessed as having *neighbourhood* landscape value in light of the following:

- The moderate condition of the landscape due to the medium level of intactness;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: gently undulating plateau, grassland and areas of mixed woodland;
- the parcel has no designations within it but has the parish boundary running along the southern and western edges, dividing it from the adjacent fields; and
- there is no recreational value associated with the parcel.



Parcel context plan

**Table 6 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is a uniform slope gently descending toward the A41.</p> <p>The parcel is part of a wider valley which runs north west down to the south east with the A41 at the bottom.</p> <p>The landform influences the parcel by directing views over the valley and has orientated the direction of the field pattern of the parcel and some of the surrounding landscape.</p> <p>The landform is relatively simple but forms part of a wider valley system which elevates susceptibility to moderate.</p>	Moderate
Development character and edges	<p>The settlement edge on the east of the parcel is mixed but generally well contained with mixed hedge planting and a number of trees; however the boundary does not fully separate the parcel from the two to three storey development beyond.</p> <p>Shootersway Road and the development north of the parcel are well screened by a mixed hedgerow and mature trees.</p> <p>The A41 south of the parcel is separated by a narrow field with hedgerows and intermittent trees which act as a buffer.</p> <p>The western edge is enclosed by a woodland block.</p> <p>The mixed character of the developed edges results in a moderate susceptibility.</p>	Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the agricultural land uses of the parcel, the adjacent fields and the views out over the rural valley; however the glimpsed views of the A41 reduces the positive scenic quality and reduces the sense of separation.</p> <p>The level of tranquillity of the parcel is also influenced by the A41 and the road noise.</p> <p>The glimpsed residential buildings over the surrounding hedges also remove some sense of separation.</p> <p>The combination of rural elements and the urbanising influence of the A41 result in an overall susceptibility of moderate in these terms.</p>	Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a small single field with a generally rectangular shape relating to the slope although the eastern corner has been developed creating a slightly irregular field pattern and detracting from the historic field pattern evident on the 1900's historic OS map.</p> <p>The parcel is within a context of a number of small to medium sized rectilinear fields and blocks of woodland between Shootersway and the A41.</p> <p>The parcel is well contained to the north, west and east by vegetation with a more open southern boundary but with the A41 in close proximity which separates the area from the wider agricultural fields to the south and has changed the shape of the field patterns, lowering susceptibility to low-moderate.</p>	Low-Moderate
Skylines, visual and views	<p>The parcel has strong visual connections and intervisibility with the opposing valley side.</p> <p>The main long distance views and skylines are formed predominantly by the woodland blocks of the opposite rolling valley side to the south and west.</p> <p>Views are short distance and confined by the surrounding vegetation north and east of the parcel with glimpses of the surrounding development and Shootersway Road beyond the vegetation.</p> <p>Due to the extent of the views and largely wooded skylines the susceptibility is judged to be moderate-high.</p>	Moderate-High
<b>Overall susceptibility to change</b>		Moderate



- Key
- Landscape parcel
  - Buildings
  - Main Road

1. Long distance view across the valley.
2. Glimpsed view of A41.
3. Residential development only partially screened.
4. Panoramic view over the open field with a close relationship with the wider agricultural valley.





**Note:** Views from viewpoints were considered from the surrounding area, specifically from the opposite valley side including from Cock Grove within the Chilterns AONB. However, due to survey restrictions and the Covid-19 pandemic, photos were not obtained.

**Evaluation of landscape susceptibility:**

The parcel is assessed as having an overall rating of *Moderate* landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the combination of positive rural setting and influences but with the reduction of sense of remoteness caused by the surrounding development and the loss of tranquillity, negative views, and loss of connection with the wider agricultural landscape structure caused by the A41.

**Overall landscape sensitivity:**

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a *Moderate* overall sensitivity to change arising from residential and mixed-use development. This is due to the parcel's combination of positive rural views and setting within the wider agricultural valley and the negative aspects of character arising from the views of surrounding development and urbanising influences, loss of tranquillity and the line of severance from the wider landscape pattern caused by the A41.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted BK-A11 which found *high* sensitivity 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 which is broadly consistent with the findings of this report due to the parcel being located in an area related to residential development but also the rural surrounding.

**Landscape guidance and principles for development:**

Any development in this location should take careful account of and mitigate the following sensitivities:

- Views from the wider rural landscape; primarily south of the A41 with improvements to the southern boundary;
- screening of the A41; and
- maintaining or improving characterful boundaries to integrate and contain the development.

The potential design response for any residential and mixed use development should:

- conserve views from the wider valley by avoiding the areas with high levels of intervisibility or by employing screening which is appropriate to the character;
- conserve and enhance the existing hedgerow boundaries; and
- explore opportunities to mitigate the effects of the A41 through screening.

## Parcel 10 - Haslam Playing Fields



Location plan

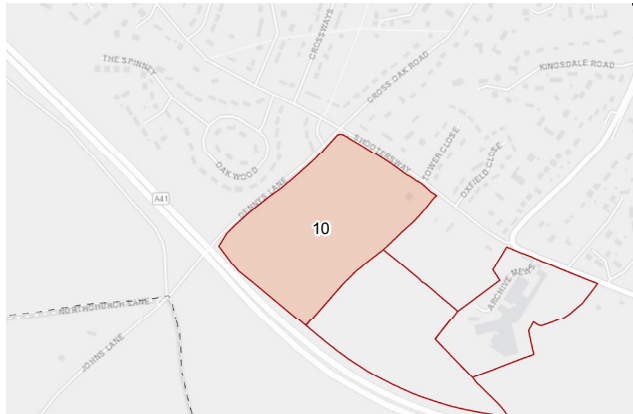
Parcel 10 falls within character area 110 Ashlyns And Wigginton Plateau within the Dacorum Landscape Character Assessment.

The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

The Landscape parcel is assessed as having *neighbourhood* landscape value in light of the following:

- The moderate condition of the landscape due to the medium level of intactness;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: the gently undulating plateau, grasslands, suburban fringe of Berkhamsted and it has views toward the mixed woodlands; and
- the recreational value attached to the playing fields serving the local neighbourhood.



Parcel context plan

**Table 7 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is generally flat in the north east of the parcel of Haslam Field / Shootersway Playing field.</p> <p>Toward the south west of the parcel the land gently falls toward the A41.</p> <p>The southern boundary of the parcel is in close proximity to the highest point of the surrounding landscape north of the A41.</p> <p>Surrounding the parcel the landform is gently undulating with a small valley west of the parcel.</p> <p>The susceptibility of the relatively simple landform is elevated due to the wider valley context.</p>	Moderate
Development character and edges	<p>The western edge of the parcel is adjacent to Denny's Lane with development beyond. Denney's Lane is lined with trees and hedgerows and the development has vegetated rear gardens providing a strong separation to the parcel.</p> <p>The settlement edge on the north of the parcel along Shootersway is similarly vegetated with the intervening road but the tall water tower is visible above the treeline.</p> <p>The southern boundary along the A41 is semi-mature buffer planting.</p> <p>The eastern boundary is dense hedgerows and tree planting limiting any connections to the east of the parcel.</p> <p>The mixed boundaries surrounding the parcel result in a moderate susceptibility.</p>	Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the open nature and the strong sense of vegetated enclosure of the two fields and views across the small valley to the south of wider wooded and agricultural landscapes.</p> <p>The northern field is well maintained as a sporting grounds which reduces the sense of separation.</p> <p>The traffic noise and views of the A41 reduces the tranquillity of the area.</p> <p>The urbanising influences are primarily related to the A41 but the view of the water tower to the north of the parcel also has an impact of the sense of separation.</p> <p>The A41 is slightly recessed into the ground helping with screening of traffic views and noise.</p> <p>The combination of rural characteristics and urbanising influences of the A41 result in a moderate susceptibility.</p>	Moderate





Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a recreation ground and a meadow field within a context of various land uses with closest relationship to the agricultural field to the east of the parcel which is of a similar scale and orientation, influenced by the A41.</p> <p>The pattern within the parcel is relatively rectilinear and relates to the historic field boundaries shown on the 1900's historic OS map with later subdivisions from a single internal boundary dividing the meadow grassland from the playing fields and the A41.</p> <p>The parcel is situated within a context of a small number of greenspaces which are segregated from the wider rural landscape by the A41 and the suburban developed areas of Berkhamsted.</p> <p>The susceptibility of the relatively small and intimate scale of the parcel is reduced by the severance caused by the A41.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by the tree belts surrounding the parcel with occasional glimpses of the surrounding residential properties through the trees.</p> <p>Medium distance views south west over the small valley are of the wider rural and wooded landscapes.</p> <p>The main landmark of the area is the water tower which stands proud of the surrounding trees north of the parcel.</p> <p>The susceptibility created by the wooded skylines and views across the largely rural valley are reduced by the influence of the A41.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate



Parcel 10 plan

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

- Key**
- Landscape parcel
  - Other land parcels
  - Dacorum Borough
  - Other District

- Listed Buildings:**
- I
  - II\*
  - II
  - Ancient Woodland
  - Buildings

- Public Rights of Way
- Main Road

1. View over the meadow field over the small valley toward the wooded opposite valley side with glimpsed views of the A41 at the bottom of the slope.
2. View of the dense hedgerows and trees surrounding the parcel with a row of pylons protruding above the treeline.
3. A view of the water tower above the treeline.
4. The water tower on Shootersway.
5. The flat recreation grounds with Denney's Lane and glimpsed views of the development beyond.
6. The mixed boundary with intermittent hedgerow and fence between the playing field and meadow.
7. A panoramic view of the enclosed recreation grounds and pavilion.



### **Evaluation of landscape susceptibility:**

The parcel is assessed as having an overall rating of **Moderate** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the urbanising influences of the A41 within an otherwise generally well enclosed and intact parcel.

### **Overall landscape sensitivity:**

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **Moderate** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's positive sense of enclosure and intact nature of the parcel which is offset by the area's segregation from the wider rural landscapes caused by the A41.

A variation in landscape sensitivity is apparent along the south-western edge of the parcel where the landscape is assessed as having **Low-Moderate** sensitivity to change arising from residential and mixed-use development. This is due to the closer proximity and relationship with the A41.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted D-S2a which found **medium to low** sensitivity. Due to a finer grain of analysis of the Stage Three Report, there is a slight variation in

sensitivity score resulting from the focus on a smaller and exclusively undeveloped and enclosed area of Berkhamsted D-S2a.

### **Landscape guidance and principles for development:**

Any development in this location should take careful account of and mitigate the following sensitivities:

- the influence of noise from and views of the A41;
- the historic nature of Denny's Lane;
- the relationship to the surrounding development pattern;
- the positive sense of enclosure by the vegetated field boundaries;
- the variation in landscape sensitivity within the parcel; and
- views of the wider rural landscape to the south of the A41.

The potential design response for any residential and mixed use development should:

- allow for sufficient depth of screening to the A41;
- conserve and enhance the historic setting along Denny's Lane and Shooters Way;
- ensure the existing development pattern is reflected and tied into; and
- explore opportunities to mitigate the effects of the A41 through screening and improving internal field boundary planting.



## Parcel 12 - Bank Mill



Location plan

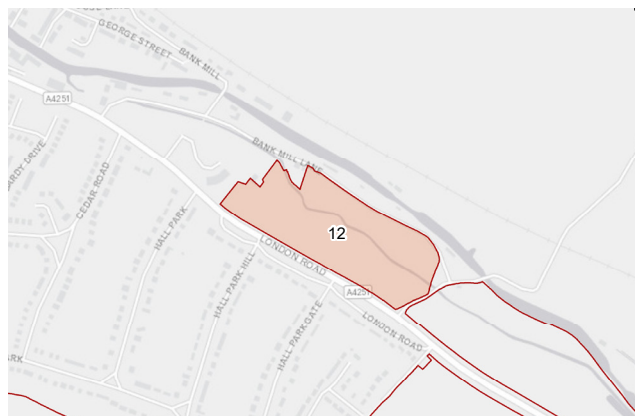
Parcel 12 falls within character area 118 Lower Bulbourne Valley within the Dacorum Landscape Character Assessment.

The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

The Landscape parcel is assessed as having *neighbourhood* landscape value in light of the following:

- The moderate condition of the landscape due to the medium level of intactness;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: narrow valley floor dominated by arterial transport routes including the London to Glasgow West Coast Main Line and Wetland meadows and pollarded willows associated with the River Bulbourne;
- the presence of the Berkhamsted conservation area; and
- there is no recreational value attached to the parcel itself but the Grand Union Canal Walk long distance trail runs along Bank Mill Lane and so the parcel provides a setting for this path.



Parcel context plan

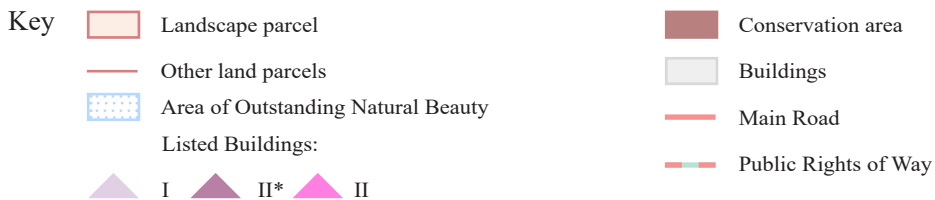
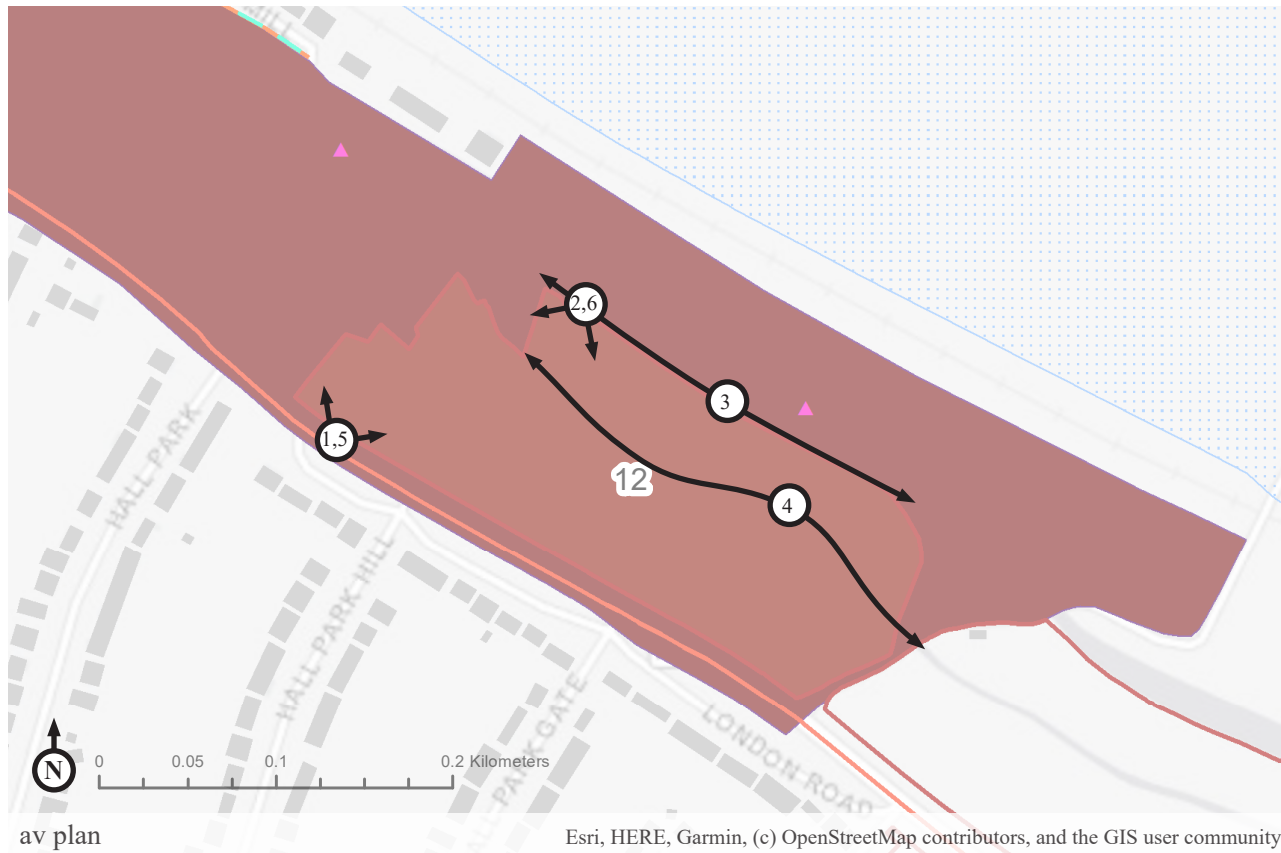
**Table 8 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is gently undulating but is predominantly flat with a slight slope toward London Road along the southern boundary of the parcel.</p> <p>The parcel is orientated along the valley floor running approximately west to east with the River Bulbourne meandering through the parcel.</p> <p>Surrounding the parcel the landform rises up to the north and south which influences the parcel by channelling views and enclosing the space.</p> <p>The low susceptibility of the relatively flat landscape is elevated by the wider valley context the parcel sits within, to low-moderate.</p>	Low-Moderate
Development character and edges	<p>The southern edge of the parcel is adjacent to London Road with residential areas beyond. The road is separated by the vegetated boundary and by a level change toward the west.</p> <p>The northern boundary along Bank Mill Lane is very well screened which results in little connection with the isolated houses along the lane.</p> <p>The western boundary has a different character due to the Townsend Gate development which creates a staggered edge of hedgerows and scattered trees with tall built development which is less well integrated into the rural scene than the other surrounding residential development.</p> <p>The eastern edge is along Bullbeggars Lane and leads onto wider agricultural landscape with similar character.</p> <p>The settlement edges of the parcel are all well vegetated with mixed hedgerows and tree planting with occasional gaps creating a moderate-high susceptibility.</p>	Moderate-High
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the strong sense of enclosure provided by the vegetated boundaries, scattered trees along the River Bulbourne and the wider valley landscape.</p> <p>The pastoral character of the parcel has a positive influence but there is a row of pylons and a small amount of agricultural clutter e.g. old farm vehicles and slightly unmanaged appearance which degrades the scenic quality.</p> <p>There is a high sense of separation and tranquillity provided by the well vegetated boundaries although the tranquillity is reduced due to the road and intermittent rail noise.</p> <p>The main urbanising influences are the surrounding infrastructure; London Road and the West Coast Mainline Railway but also the views of Townsend Gate development which is visually prominent along the western boundary of the parcel and lowers the susceptibility to moderate.</p>	Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is a small roughly rectilinear field defined by the valley floor and situated between London Road and Bank Mill Lane. The parcel is further divided by the River Bulbourne, wetland planting and scattered trees along it. It also falls within Berkhamsted conservation area.</p> <p>The parcel's size and subdivision creates an intricate pattern which is associated with the wider rural landscape to the east of the parcel, however the area south has been developed and the agricultural land to the north has been separated from the parcel by both the Grand Union Canal and the West Coast Mainline Railway.</p> <p>The pattern within the parcel is simple and linear and reflects the remaining valley floor field pattern although the western edge appears to have been eroded by the Townsend Gate development.</p> <p>The roads defining the parcel; Bank Mill Lane and London Road, are historic routes.</p> <p>The intimate scale and mixed land uses of the parcel combined with the conservation area status creates a moderate-high susceptibility in these terms.</p>	Moderate-High
Skylines, visual and views	<p>Most views are short to medium distance influenced by the vegetation within or surrounding the parcel preventing long views along the valley.</p> <p>The skyline is influenced by the location of the parcel within the wider valley with views north and south culminating in a wooded skyline along the top of the valley sides.</p> <p>Views south include the residential areas of Berkhamsted however the views of houses sit within a well treed scene and wooded skyline up the valley side. Conversely, the houses on Townsend Gate development are more visually dominant above the hedgerows.</p> <p>There are some views of infrastructure elements such as the telegraph poles and rail infrastructure, which reduce the susceptibility in skyline and visual terms to moderate.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate-High



1. View of agricultural clutter and rail infrastructure.
2. Views south up the valley side with housing well integrated into the treed scene with a tree-lined skyline.
3. View along the Bank Mill Lane and PRoW showing the well vegetated boundaries.
4. The River Bulbourne.
5. Panoramic view from London Road showing the pasture field with scattered trees and agricultural clutter and views toward the agricultural landscape beyond the West Coast Mainline railway.
6. Panoramic view from Bank Mill Lane across the valley floor with pasture fields and telegraph poles.





### Evaluation of landscape susceptibility:

The parcel is assessed as having an overall rating of **Moderate-High** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the small scale and intact nature of most of the parcel which is contained by the surrounding vegetation which creates a high degree of separation.

### Overall landscape sensitivity:

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **Moderate-High** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's intimate scale and landscape pattern defined by the enclosing hedgerows and the internal structure provided by the river corridor and riparian vegetation.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted BK-A9 a and b which found **medium** sensitivity. Due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity score resulting from the parcel not featuring transportation corridors within it; unlike the broader study area of the Stage 2 Report.

### Landscape guidance and principles for development:

Any development in this location should take careful account of and mitigate the following sensitivities:

- the strong vegetated boundaries which create a sense of isolation and clear delineation of the parcel from development along the northern and southern edges;
- the relationship with the wider agricultural and valley floor landscape;
- the intimate scale of the parcel and intact historic structure;
- the key characteristics of Berkhamsted Conservation Area; primarily the setting of the Grand Union Canal; and
- views into the parcel from the surrounding valley.

The potential design response for any residential and mixed use development should:

- maintain and enhance the strongly vegetated boundaries;
- conserve the intimate scale of the parcel and its connection with the wider agricultural valley floor;
- conserve and enhance the wider conservation area and the setting of the Grand Union Canal;
- explore opportunities to provide screening or otherwise mitigate the views and noise of the West

Coast Mainline Railway, London Road and any other infrastructure in the parcel; and

- consider appropriate vegetative screening of development from views toward the parcel from the surrounding elevated areas.



## Parcel 15 - Ivy House Lane



Location plan

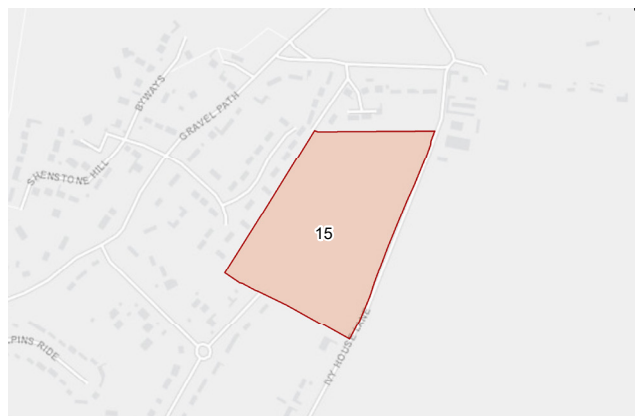
Parcel 15 falls within character area 118 Lower Bulbourne Valley within the Dacorum Landscape Character Assessment.

The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

The Landscape parcel is assessed as having *neighbourhood* landscape value in light of the following:

- The poor condition of the landscape due to the level of intactness;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: Large arable fields and few hedgerows to valley slopes, minor roads running up the valley slopes in sunken lanes with hedgebanks and steeply sloping valley sides with views to major settlements;
- the parcel has no designation but is adjacent to the Chilterns AONB and contributes to its setting since it shares many of its features such as the landform and land uses;
- the parcel has no immediate recreational value other than the visual amenity value; and
- the parcel is located along a sunken lane Ivy House Lane which is characteristic of the wider Landscape Character Area and is of cultural value at the local level.



Parcel context plan

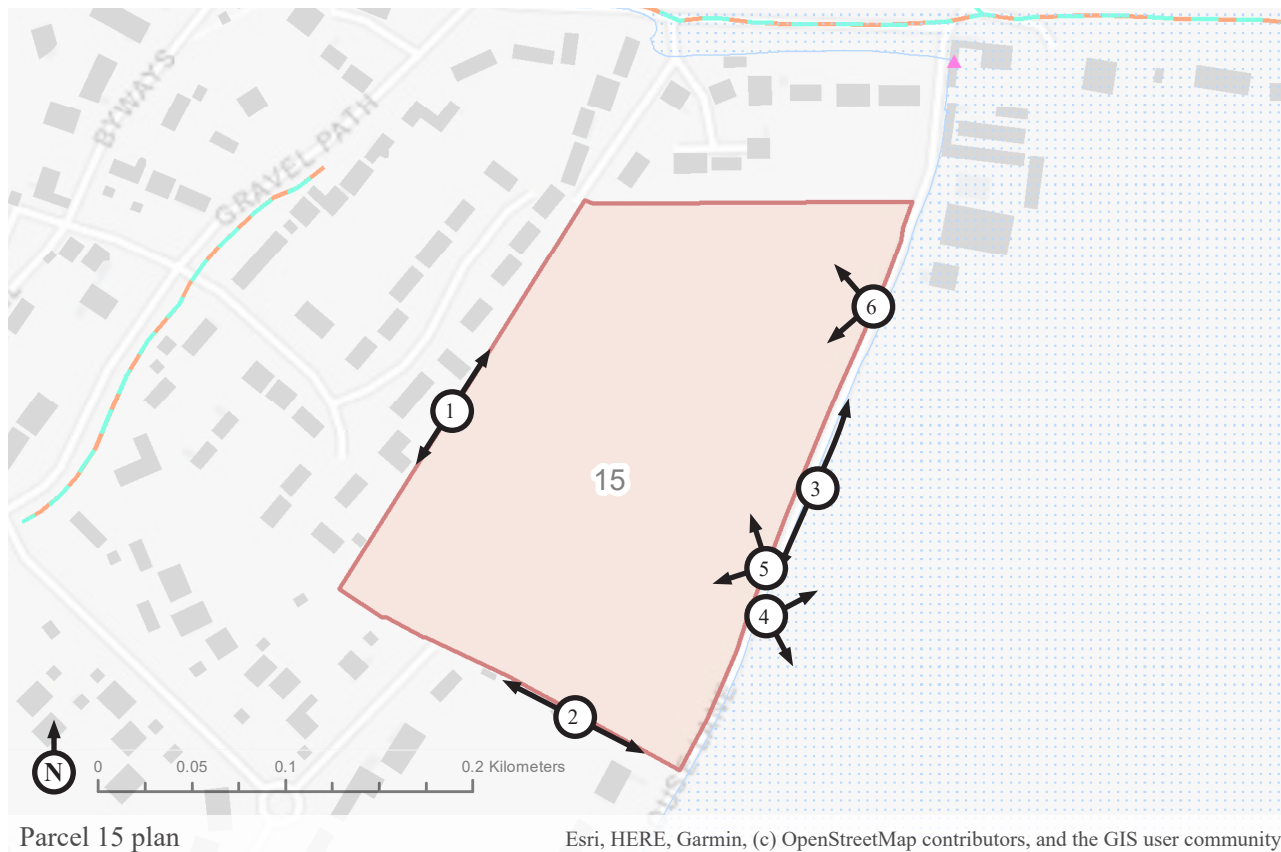
**Table 9 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is made up of a rounded, steeply sloping valley which runs roughly west to east. The northern slope is slightly higher than the southern slope and is flatter at the top.</p> <p>The parcel forms part of a wider complex valley system feeding into the Bulbourne River valley. The landform visually connects the parcel to the area of the Chilterns AONB adjacent to the parcel, opposite Ivy House Lane.</p> <p>The landform influences the parcel by enclosing the northern, western and southern edges of the parcel and making the development on the ridgelines very prominent on the horizons but also giving wide open views east of the parcel.</p> <p>Due to the complexity of the landform this results in a moderate-high susceptibility.</p>	Moderate-High
Development character and edges	<p>The settlement edge of Berkhamsted extends around the north west and south of the parcel which is very exposed to the parcel with sparse planting and boundary treatments.</p> <p>The boundary treatment on the east of the parcel along Ivy House Lane has been lost entirely although the mature hedgerow on the opposite side of the road is largely intact with the exception at the bottom of the local valley.</p> <p>Due to the largely exposed settlement edges the susceptibility is low.</p>	Low
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The sense of removal, tranquillity and scenic quality are all negatively influenced by the presence of the surrounding development on three of four sides of the parcel.</p> <p>The scenic quality is positively influenced by the views across a complex agricultural landscape east of the parcel.</p> <p>The level of tranquillity of the parcel is high as there is little road noise and the expansive, open views of the rural surroundings to the east have a positive influence. However, the surrounding development reduces the susceptibility of the parcel to moderate.</p>	Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a single roughly rectangular field largely surrounded by the suburban areas of Berkhamsted, but to the east ties into a network of large, undulating arable fields often with degraded field boundaries and woodland blocks.</p> <p>There is no pattern or structure within the open parcel however; at the wider scale the parcel is an indentation to the developed area of Berkhamsted.</p> <p>The parcel is the only agricultural field west of Ivy House Lane which defines the edge of the AONB landscape; however the parcel does share many of the characteristics of the adjacent AONB such as the landform and agricultural land use.</p> <p>The simplicity of the landscape pattern results in a low-moderate susceptibility albeit in the context of the AONB.</p>	Low-Moderate
Skylines, visual and views	<p>The skyline on the north, south and west of the parcel is a mixture of built development and intermittent trees which sit on the crest of the rounded landform. The surrounding development is highly exposed.</p> <p>The topography encloses most views from the parcel toward the wider development of Berkhamsted.</p> <p>Views east are of a complex series of rolling agricultural hills and woodland blocks with long distance views toward Bourne End.</p> <p>The parcel is very open and has a high level of intervisibility with the adjacent AONB landscape with open views into the parcel from the AONB to the east which elevates susceptibility to moderate-high.</p>	Moderate-High
<b>Overall susceptibility to change</b>		Moderate



1. Exposed houses along the northern, western and southern boundaries.
2. Highly visible development on the ridgelines forming a developed skyline in an otherwise rural view.
3. The historic sunken lane - Ivy House Lane with one lost hedgerow within the parcel and one remaining hedgerow on the opposite side of the lane.
4. The open views to the east of the parcel with arable fields and woodland blocks; views from the east and AONB are similarly open.
5. Panoramic view from the lowest point of the valley along Ivy House Lane.
6. Panoramic view from the top of the parcel showing the developed edges.

- Key
- Landscape parcel
  - Other land parcels
  - Area of Outstanding Natural Beauty
  - Public Rights of Way

- Listed Buildings:
- I
  - II\*
  - II
  - Buildings





**Note:** Views from viewpoints were considered from the surrounding area, the area east of Ivy House lane which forms part of the Chilterns AONB. However, due to survey restrictions and the Covid-19 pandemic, photos were not obtained.



**Evaluation of landscape susceptibility:**

The parcel is assessed as having an overall rating of *Moderate* landscape susceptibility to change arising from residential and mixed-use development.

The positive features of the parcel are primarily a result of the visual connection between the parcel and the AONB landscape but these are reduced by the influences of the surrounding development and enclosed nature of the parcel created by the topography.

**Overall landscape sensitivity:**

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a *Moderate* overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's complex topography and close relationship with the adjacent AONB but visual containment and the indentation of the settlement edge of Berkhamsted.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted BK-A7 which found *medium* sensitivity which is broadly consistent with the findings of this report.

**Landscape guidance and principles for development:**

Any development in this location should take careful account of and mitigate the following sensitivities:

- screening and boundary treatments of the existing development edges;
- the existing wider settlement pattern;
- the opportunity to re-introduce boundary treatments along Ivy House Lane for screening and separating the parcel from the Chilterns AONB; and
- the topography and ridgeline of the parcel particularly relating to the levels of intervisibility with the Chilterns AONB.

The potential design response for any residential and mixed use development should:

- re-instate appropriate boundary planting along the road and along the back gardens of the surrounding development;
- conserve views from the Chilterns AONB into the parcel and conserve and enhance its setting;
- conserve and enhance the visually prominent undeveloped elevated areas of the parcel;
- tie into and reflect the existing development pattern of Berkhamsted; and
- explore opportunities to mitigate the effects of the poorly defined settlement edge of Berkhamsted.

## Parcel 16 - Land between Shootersway and A41 bypass



Location plan

Parcel 16 falls within character area: 110 Ashlyns And Wigginton Plateau within the Dacorum Landscape Character Assessment.

The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

The Landscape parcel is assessed as having *neighbourhood* landscape value in light of the following:

- The parcel's moderately intact condition;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment featuring grassland/ley crops.
- the parcel has no designations within it;
- the recreational value attached to the PRoW running across the parcel which serves the local neighbourhood; and
- The parcel exhibit no features of cultural value.