

Parcel context plan

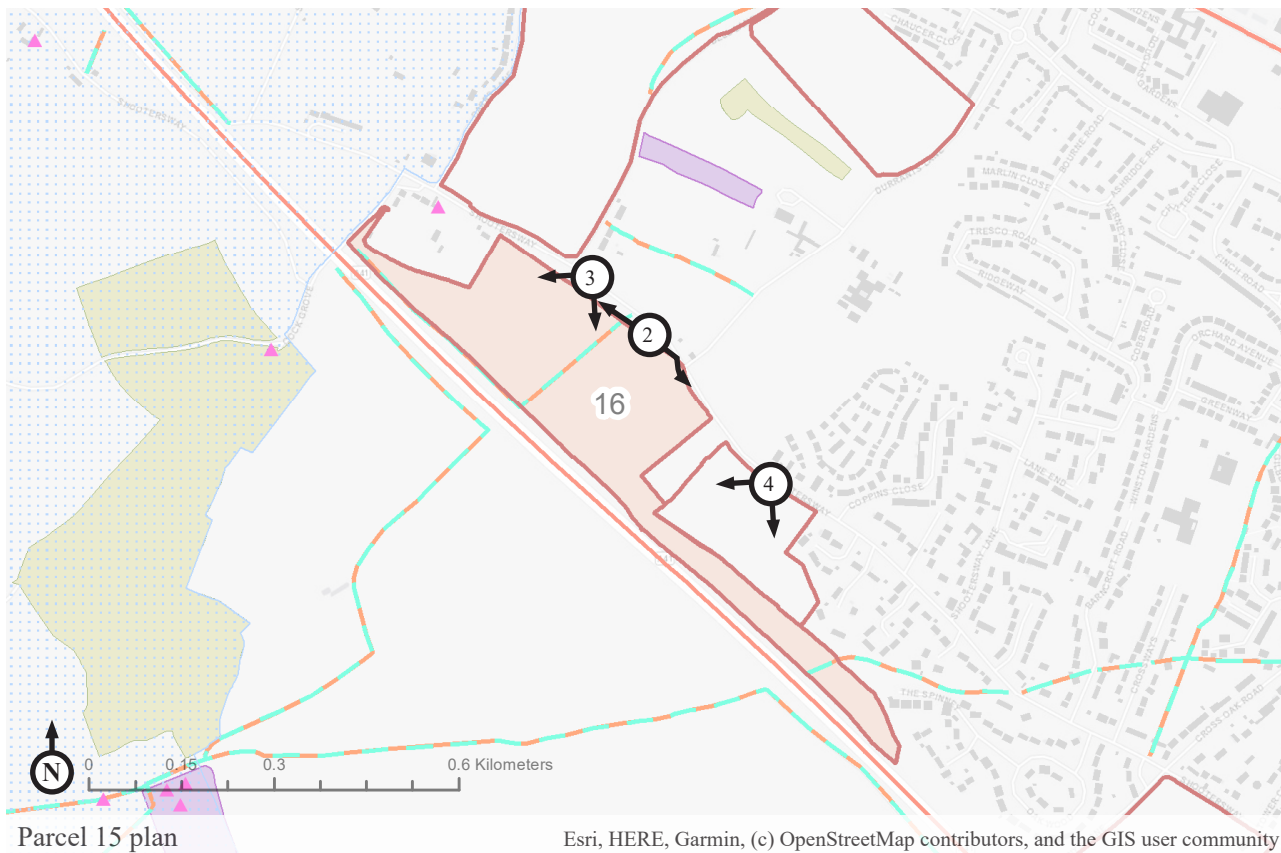
Table 10 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is gently sloping south-west 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 restricting long views along the valley floor. The landform also has orientated the direction of the field pattern of the parcel and some of the surrounding landscape.</p> <p>The A41 is cut into the landscape creating a localised topographic feature.</p> <p>The relatively simple landform of the parcel combined with the wider context of the valley gives a moderate susceptibility.</p>	Moderate
Development character and edges	<p>The parcel is an irregular shape with many boundaries formed by an intersection with a number of fields. Generally the parcel boundaries are a range of mixed hedgerows, buffer planting and a number of treebelts.</p> <p>Internal boundaries are low hedgerows.</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 an embankment with buffer planting in front of hedgerows and intermittent trees which partially separate the road from the parcel.</p> <p>Part of the north-eastern boundary is determined by the edge of a woodland block.</p> <p>The combination of the rural character and the A41 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 character of the parcel which continues into the adjacent fields and over the rural valley; however the occasional views of the A41 reduces the scenic quality and 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>There are a small number of glimpsed views of residential buildings surrounding hedgerows in the narrow eastern area of the parcel which also reduces the sense of separation.</p> <p>The surrounding urbanising influences of the A41 and the views of residential development reduce the susceptibility to low-moderate.</p>	Low-Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a small number of fields with varied shapes but generally orientated along the landform of the valley.</p> <p>The historic field pattern evident on the 1900's historic OS map has largely been lost or changed south of Shootersway; likely a result of the A41 changing the form of the parcels.</p> <p>The parcel makes up the majority of the small to medium sized fields and blocks of woodland between Shootersway and the A41 which segregates the area from the larger open agricultural fields to the north and south.</p> <p>The southern area of the parcel is long and narrow and the western area is a block of woodland which wraps around a cluster of houses on Shootersway.</p> <p>The segregation caused by the A41 and degradation of the parcel result in a low-moderate susceptibility.</p>	Low-Moderate
Skylines, visual and views	<p>The parcel has strong visual connections and intervisibility with the opposing valley side.</p> <p>Localised views along the southern edge occasionally feature the A41.</p> <p>The skyline is predominantly formed 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>The combination of rural views across the valley and of the urbanising A41 result in a moderate susceptibility.</p>	Moderate
Overall susceptibility to change		Low-Moderate



1. View across gently sloping field enclosed by hedgerows and trees with telecom wires in the background.
2. Mixed hedgerow along the north-eastern boundary with glimpsed views through gaps.
3. View across the parcel and beyond the A41 toward the adjacent valley side with similar agricultural character.
4. View of the parcel sitting within the wider agricultural landscape.

Parcel 15 plan

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

Key	 Landscape parcel
	 Other land parcels
	 Area of Outstanding Natural Beauty
	 Ancient Woodland

Listed Buildings:		
 I	 II*	 II
 Buildings		
 Main Road		

 Public Rights of Way
 Scheduled Monument



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-Low** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the combination of positive rural characteristics from the agricultural land uses and views across the valley combined with the detrimental affects from the A41 and Shootersway which segregate the parcel from the wider landscape pattern and reduce the tranquillity.

Overall landscape sensitivity:

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **Moderate-Low** overall sensitivity to change arising from residential and mixed-use development. Whilst visual connections remain, lines of severance caused by the A41 and Shootersway, enclose much of the parcel and reduce tranquillity, thereby lowering the sensitivity.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted BK-A11 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 influence of parcel 4 which will define the relationship with the existing development pattern;
- the existing hedgerows and boundary vegetation;
- the existing development pattern, mainly in the south-east of the parcel;
- the woodland blocks within and adjacent to the parcel;
- screening and views of the A41; and
- the intervisibility with the wider valley to the west of the parcel.

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

- consider and tie into the existing development pattern surrounding the parcel and the influence of the adjacent parcel 4, and access to the surrounding infrastructure;
- conserve and enhance the existing field boundaries and pattern;
- conserve views of the rural landscape from the wider valley by avoiding prominent locations of the parcel or by screening development behind vegetation appropriate to the character of the scene; and
- explore opportunities to mitigate the effects of the A41 through appropriate screening.

Parcel 17 - East of Berkhamsted



Location plan

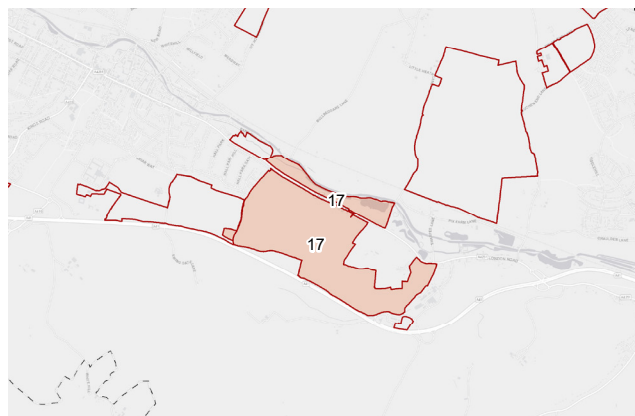
Parcel 17 falls within character areas; 108 Bourne Gutter And Hockeridge Bottom and 118 Lower Bulbourne Valley within the Dacorum Landscape Character Assessment.

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:

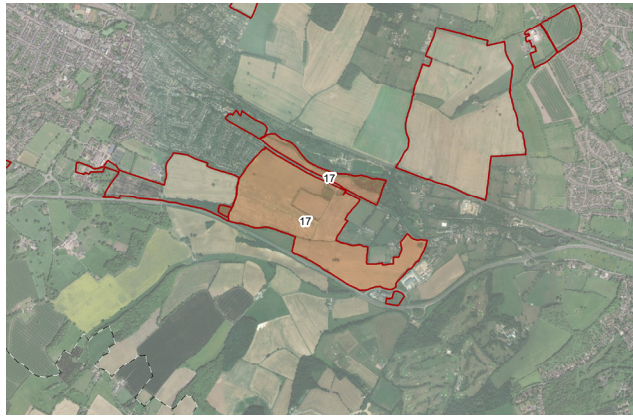
- The parcel's moderately intact condition;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of the Bourne Gutter And Hockeridge Bottom and Lower Bulbourne Valley LCAs from the Dacorum Borough Character Assessment: rolling chalk landform and chalk stream, agricultural landscape and far reaching views across the wider agricultural and wooded landscape from the ridgeline of the parcel;
- the parcel feature no landscape designations;
- the recreational value attached to the PRoW which pass through or along the edge of the parcel, serving both the local neighbourhood and / the district / the borough / a national interest; and
- the parcel exhibits a gravel lake and a partially intact field pattern as evident on the 1900's historic OS map demonstrating some cultural value which of a local interest.



Parcel context plan

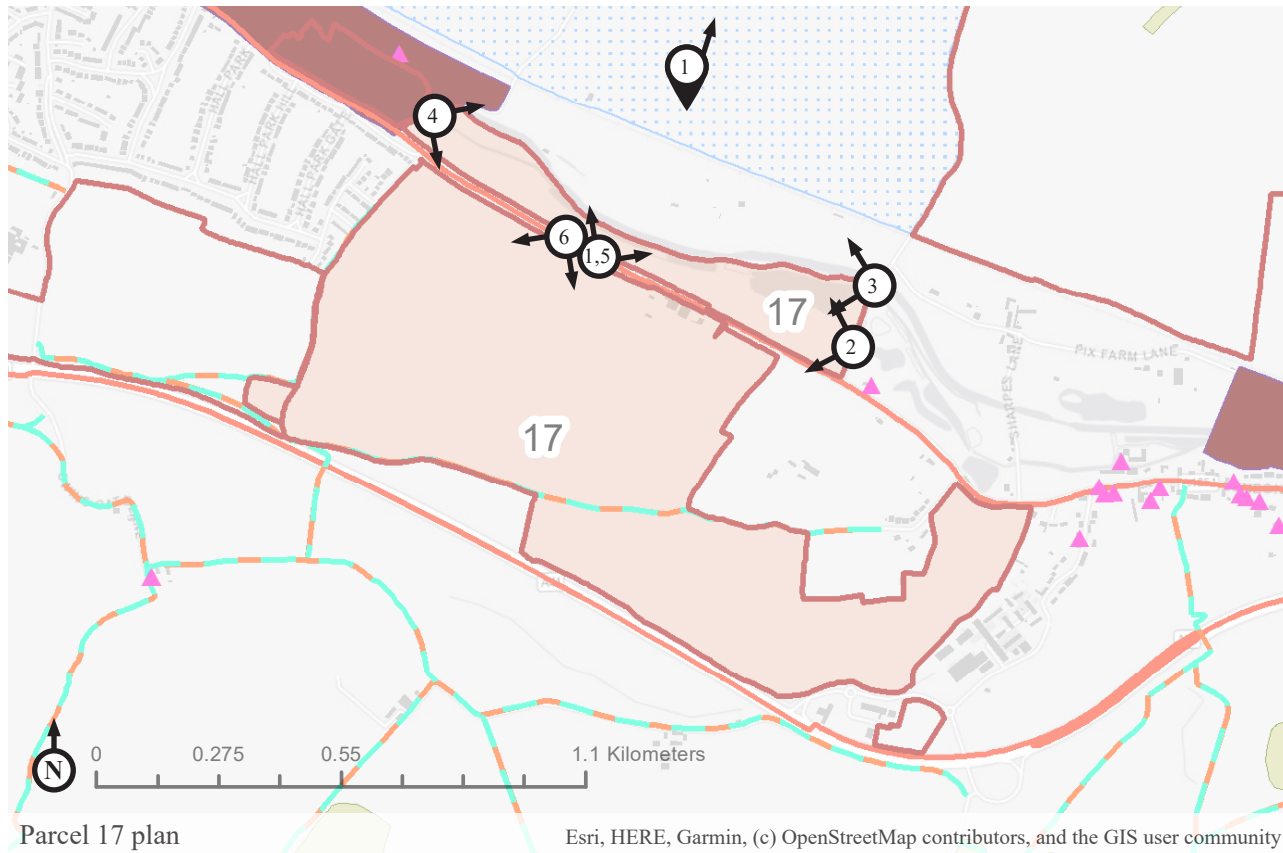
Table 11 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel includes the valley bottom along the River Bulbourne, the steep valley slope up to the rounded ridgeline to the south and over the crest of the ridge to the adjacent valley to the south.</p> <p>The landform of the parcel ties in with the wider chalk valley network and the Bulbourne is a chalk stream characteristic of the wider area.</p> <p>The landform influences the parcel by separating the land south of the ridge toward the A41 and the valley side north of London Road (A4251) and south along the valley bottom.</p> <p>The distinctive valley side landform is highly susceptible.</p>	High
Development character and edges	<p>The settlement edge on the west of the parcel forms part of the Hall Park Estate within Berkhamsted; this boundary is well defined and linear with a strong hedgerow with sporadic trees.</p> <p>The remaining internal boundary treatments and those around Broadway Orchards on the north-facing slope toward the east of the parcel are hedgerows and intermittent trees.</p> <p>The southern edge of the parcel is largely defined by the A41 with young hedgerows and belts of trees plus an embankment to the road.</p> <p>The northern boundary is well defined by the wet woodland belt along the River Bulbourne.</p> <p>The small area of development along Sugar Lane on the western boundary creates an irregular edge with a mixture of boundary treatments from well defined to poorly defined boundaries to private gardens. These effects are localised to the western field of the parcel which otherwise has well vegetated edges.</p> <p>London Road (A4251) separates two areas of the parcel with mature hedgerows and includes a number of historic farm and residential buildings along the southern side of the road.</p> <p>The presence of the road and development 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 positively influenced by the rounded agricultural land with views across the largely undeveloped valley; however, a number of detracting urbanising features include the West Coast Mainline Railway and associated catenaries, a sewage works, a phone mast, sounds and views of either major roads: A41 or London Road.</p> <p>The level of tranquillity of the parcel is moderate due to the rural views and agricultural character across the valley to the north or south contrasting with the busy road noise and localised industrial features surrounding the parcel.</p> <p>Localised areas with greater screening of the urbanising influences along the PRoW and within fields with strong boundaries create a sense of enclosure.</p> <p>The detracting urbanising influences listed above lower susceptibility to low-moderate.</p>	Low-Moderate












Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The irregular fields are medium to large within a context of slightly smaller fields; however, the A41 has segregated the pattern from the surrounding context.</p> <p>The pattern within the parcel is eroded compared to the smaller historic field parcels evident in the retained smaller pattern of Broadway Orchard.</p> <p>The large fields of the parcel largely are orientated along the valley topography with field boundaries following the ridgeline by the PRow toward the south of the parcel.</p> <p>The parcel between London Road and the River Bulbourne is long and narrow and features a more intricate pattern of fields, a gravel lake and wet woodland and also includes part of the Grand Union Canal Walk.</p> <p>The degradation and line of severance caused by the transport infrastructure (A4251 and West Coast Mainline Railway) reduce the susceptibility of the parcel to low-moderate.</p>	Low-Moderate
Skylines, visual and views	<p>Views south from the ridgeline of the parcel are largely of agricultural or wooded rolling landscapes with the A41 largely screened.</p> <p>The horizon is often defined by the rolling ridge of the parcel which is characteristic of the wider chalk valley system.</p> <p>Views from low in the valley, mainly north of London Road, are channelled by the topography and linear strips of vegetation.</p> <p>Views often contain urbanising elements such as the West Coast Mainline Railway or phone mast.</p> <p>The landscape is generally open but localised areas of enclosure exist in the west of the parcel.</p> <p>Views are open across the valley to the north including views of Chilterns AONB which elevate the susceptibility to high.</p>	High
Overall susceptibility to change		High



1. Communications mast and pylons above the skyline.
2. The linear fields along the valley floor.
3. The Grand Union Canal and River Bulbourne, a chalk stream characteristic of the wider area.
4. A view across the chalk stream in the north of the parcel.
5. A panoramic view of London Road dividing the parcel, farm buildings and houses lining the north side of the road, mature hedgerows on both sides of the road with rolling arable land beyond and glimpses of Hemel Hempstead development in the background.
6. Panoramic view of the linear fields along the valley floor with wet woodland along the river and around the gravel lake screening the West Coast Mainline Railway.

Key	 Landscape parcel
	 Other land parcels
	 Area of Outstanding Natural Beauty
	 Ancient Woodland

Listed Buildings:		
 I	 II*	 II
 Conservation area	 Buildings	

 Main Road
 Public Rights of Way



Note: Views from viewpoints were considered from the surrounding area, specifically from the PRoW in the south of the parcel and the area of Chilterns AONB north of the West Coast Mainline Railway; but 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 **High** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the undulating and exposed landform which creates far reaching open views across two valley including views of the AONB on the opposing valley side.

Overall landscape sensitivity:

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **High** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's intervisibility with the wider landscape and the Chilterns AONB and in the area north of London Road which has lower intervisibility but has a more intricate patchwork of fields, wet woodland and the gravel lake.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted BK-A10 which found **medium to high** 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:

- views from the AONB and toward the AONB from PRoW;
- the characteristic rounded valley ridge skyline;
- the overriding wooded or agricultural views;
- the sensitive scale and varied landscape structure along the watercourse and wet woodland in the north of the parcel, and any opportunities to reinforce and bolster existing vegetative structure within the parcel;
- detrimental perceptual experiences from road or rail noise; and
- connection with the existing settlement pattern which is particularly relevant north of London Road regarding parcel 12 which currently separates the parcel from the southern end of Berkhamstead.

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

- conserve visually prominent locations particularly with high levels of intervisibility with the AONB;

- conserve the undeveloped nature of the characteristic rounded valley ridge skyline;
- provide sufficient screening where this responds to character or be located in such a way as to blend into the agricultural and wooded landscape;
- conserve the scale and pattern of the parcel where there is an existing intricate scale and pattern;
- ensure architectural design and layout are in keeping with the surrounding built and materials; and
- opportunities to mitigate negative aspects of the parcel such as the views of urbanising features and the influence of road and rail noise.

Parcel 18 - Land east of Darrs Lane



Location plan

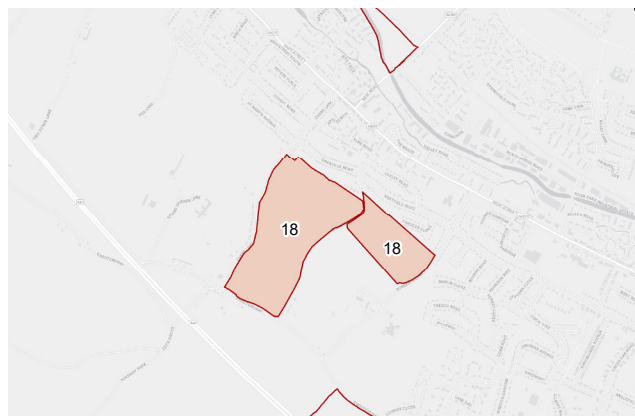
Parcel 18 falls within character areas: 110 Ashlyns And Wigginton Plateau and 117 Upper Bulbourne Valley within the Dacorum Landscape Character Assessment.

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: Unsettled valley slopes mainly arable with large fields and few hedgerows and minor roads running up the valley slopes in sunken lanes with hedgebanks;
- the parcel has no designations within it but is in close proximity to a Scheduled Ancient Monument and ancient woodland;
- there is recreational value attached to the PRoW within the in parcel running adjacent to Bell Lane in the north of the parcel serving the local neighbourhood; and
- the parcel exhibits a number of chalk pits which now create a copses of trees and form a relic of the former industry here, of local interest.



Parcel context plan

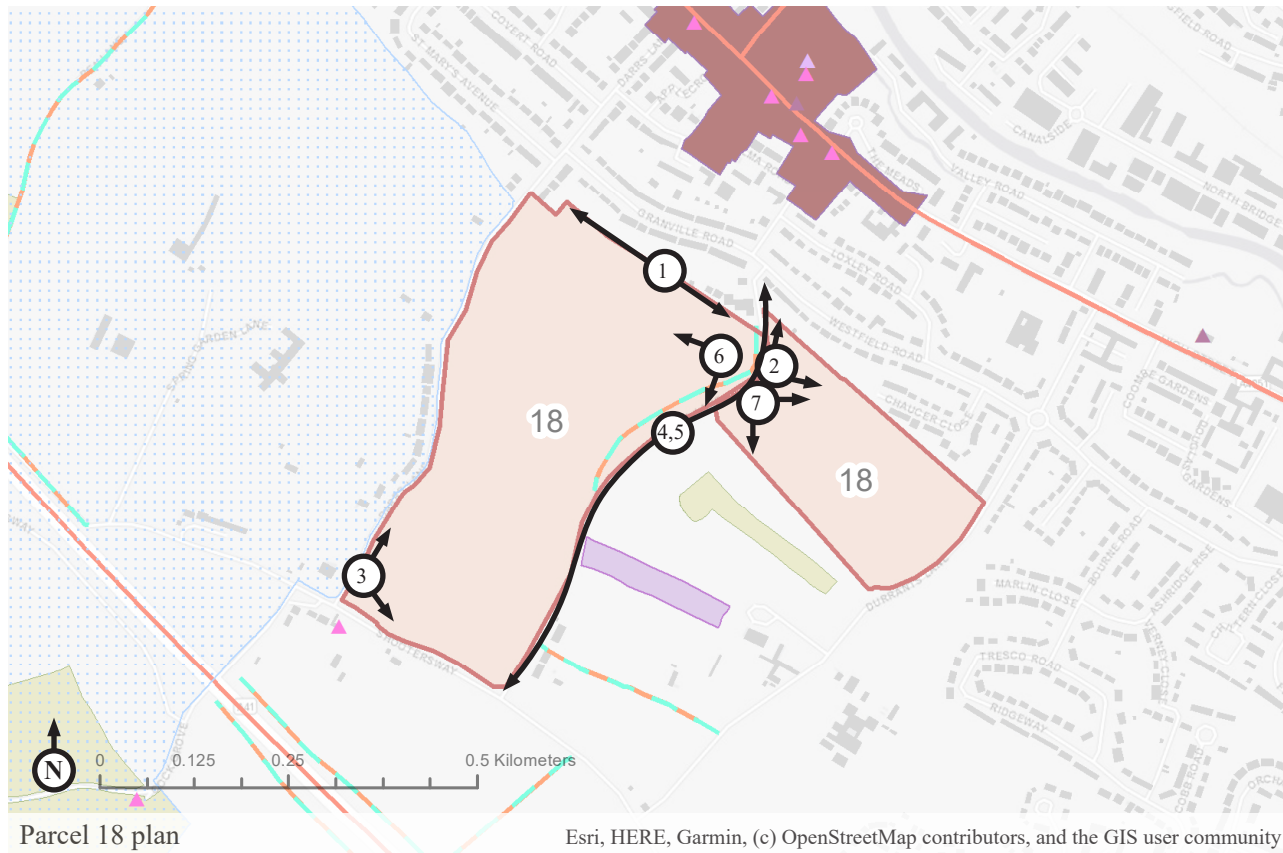
Table 12 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is complex with a relatively flat plateau in the south which gradually descends to steep valley slopes toward the north, becoming steeper closer to Berkhamsted and the eastern field is undulating, sloping steeply toward the northern boundary.</p> <p>The parcel makes up the north-facing valley side of the wide, rounded River Bulbourne valley.</p> <p>There is a notable level change following the sunken lane - Bell Lane, between the two fields of the parcel with steep wooded embankments descending from the west toward the east.</p> <p>The landform influences the parcel since the parcel is elevated above the developed edge of Berkhamsted, giving the higher southern plateau a different character to the steep sloping areas more closely related to Berkhamsted. The landform contributes to the separation of the two fields of the parcel resulting in a moderate-high susceptibility.</p>	Moderate-High
Development character and edges	<p>The southern and western boundaries of the western field are lined by gappy hedgerows alongside small lanes with some partially screened, one or two storey houses beyond. These enclosures largely separate the parcel from the surrounding landscape.</p> <p>Most of Bell Lane has a dense woodland belt which clearly defines the parcel.</p> <p>The northern boundary of the western field has a mixed, slightly gappy hedgerow with tree planting which mostly screens the views of the rears of properties to Berkhamsted's development edge.</p> <p>The northern edge of the eastern field of the parcel is less well defined and is mostly lined by low scrub and occasional trees which leaves the rears of the adjacent development exposed.</p> <p>The variable, partly exposed character of the development edges creates 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 proximity and exposure to the development edge of Berkhamsted.</p> <p>The high plateau of the parcel has much less development around it and most views feature the arable field and wooded surroundings with a high degree of separation, tranquillity and scenic quality.</p> <p>The north of the western field has some exposure to the development edge of Berkhamsted, but the level of screening reduces the impact and the area maintains a tranquil setting.</p> <p>The eastern field is much more exposed to the development edge of Berkhamsted. The open, undulating agricultural land and long distance views provide good scenic quality, but there is an urbanising affect from the unscreened, short range views of garages and residential streets.</p> <p>The largely rural, scenic qualities result in a moderate-high susceptibility.</p>	Moderate-High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of two medium to large fields within a context of small to medium fields interspersed with blocks of woodland and copses of trees within the fields.</p> <p>The fields have little internal structure other than the copses of trees surrounding former chalk pits and small number of isolated trees within the parcel. Within the large western field the former field boundaries have been lost.</p> <p>The parcel is located in proximity to a Scheduled Ancient Monument: Hertfordshire Grim's Ditch; however, the parcel has little relationship to the site which is screened by woodland.</p> <p>The Chilterns AONB is west of the parcel; the parcel shares some characteristics with the AONB; undulating arable fields but has a coarser field pattern. The strongest visual and physical connection to the Chilterns AONB is in the north west of the parcel where the AONB is adjacent to the parcel edge creating a localised area of increased susceptibility.</p> <p>The susceptibility of the simple pattern of the parcel is elevated by sharing some of the characteristics of the AONB to the west – moderate-high susceptibility.</p>	Moderate-High
Skylines, visual and views	<p>Generally views within the parcel are open across the arable fields surrounded by hedgerows and blocks of woodland which typically form the skyline.</p> <p>The views from the eastern field are very exposed to the developed edge of Berkhamsted with views of residential streets in the immediate surroundings, along the valley and across the opposite valley side. These views across the valley also capture some of the large warehouses in the industrial estate in Northchurch with associated industrial character.</p> <p>Within the very open fields other than two copses of trees and occasional standalone trees which create local landmarks.</p> <p>Views across the valley culminate in a wooded skyline in the Chilterns AONB.</p> <p>The wooded skylines and open views are susceptible to change. The presence of view to the developed edge of Berkhamsted slightly reduce susceptibility to moderate-high.</p>	Moderate-High
Overall susceptibility to change		Moderate-High



- Key**
- Landscape parcel
 - Area of Outstanding Natural Beauty
 - Ancient Woodland
 - Conservation area

- Listed Buildings:**
- I
 - II*
 - II
 - Buildings
 - Scheduled Monument

1. Glimpsed views of developments over the vegetated northern boundary to the west.
2. More exposed views of developments over the less vegetated northern boundary to the east.
3. A panoramic view of the open arable field at the top of the plateau in the south west of the parcel.
4. A sunken lane between the two areas of the parcel - Bell Lane.
5. The level change and woodland block surrounding Bell Lane.
6. A panoramic view from the lower area of the parcel showing the rounded arable fields, woodland blocks, a copse of trees and an isolated tree at the crest of the hill creating a local landmark.
7. A panoramic view north over the undulating arable field in the east of the parcel with a small copse of trees and beyond to the wider urban area of Berkhamsted.

- Main Road
- Public Rights of Way



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 tree-lined views toward the AONB and sense of separation from development within most of the 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 a combination of the positive rural characteristics created by the vegetated boundaries and complex topography but also the closer relationship with the developed area of Berkhamsted toward the north of the parcel.

A variation in landscape sensitivity is apparent in the southern plateau of the parcel which over the prow of the hill is less visually prominent. However; the surrounding development pattern is formed of lower density clusters of dwellings and has a more rural character. This area of the parcel is assessed as having **Moderate-High** sensitivity to change arising from residential and mixed-use development. This is due to the rural setting separated from the developed area of Berkhamsted and low density development pattern surrounding this area of the parcel.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Berkhamsted BK-A12 which found **medium** sensitivity and areas of **medium to low** sensitivity which is broadly consistent with the findings of this report although, due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity of the southern plateau area with a **Moderate-High** sensitivity as it is less influenced by the developed area of Berkhamsted than the wider area of BK-A12.

Landscape guidance and principles for development:

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

- the intervisibility across the valley and toward the AONB;
- views into urban areas of Berkhamsted;
- surrounding vegetated and embankment boundaries;
- the culturally and visually interesting copse of trees;
- connections to the surrounding rural landscape including the Scheduled Monument and its setting and the ancient woodland to the south;
- the variation in landscape sensitivity within the parcel;
- consider views from lower in the valley looking up; by avoiding altering the skyline and views from

across the valley; by avoiding prominent highly intervisible locations or by providing screening appropriate to the existing character of hedgerows and woodland blocks;

- conserve and enhance the vegetated boundaries and embankments surrounding and within the parcel;
- reflect the existing development density and pattern;
- conserve and enhance the historic features of the copses of trees and setting of the scheduled monument; and
- explore opportunities to mitigate the effects of the urbanising views of the development within Berkhamsted.

Parcel 20 - Lockfield



Location plan

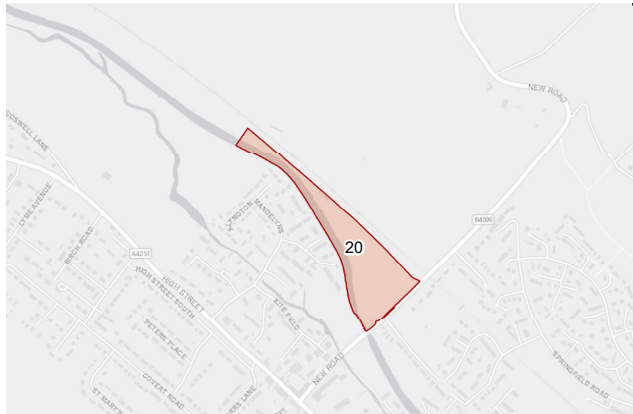
Parcel 20 falls within character area 117 Upper Bulbourne Valley within the Dacorum Landscape Character Assessment.

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 low 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 Upper Bulbourne Valley LCA from the Dacorum Borough Character Assessment: a narrow valley floor dominated by arterial transport routes including the West Coast Main Line and the Grand Union Canal and Canal basins, locks, barges, bridges and canal architecture;
- the parcel has no designations within it however it is in close proximity to the Chilterns AONB and is partly intervisible with the Ashridge area of the AONB;
- the parcel has recreational value associated with the Grand Union Canal and the Sustrans Route; and
- the parcel's association with the Grand Union Canal is the primary link to cultural value.



Parcel context plan

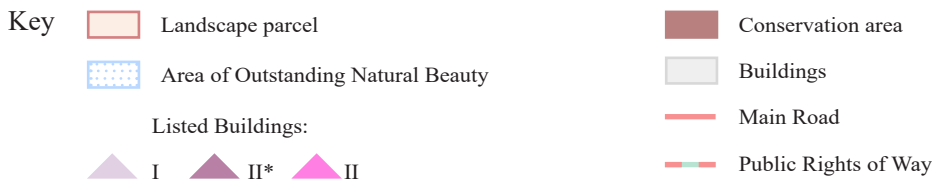
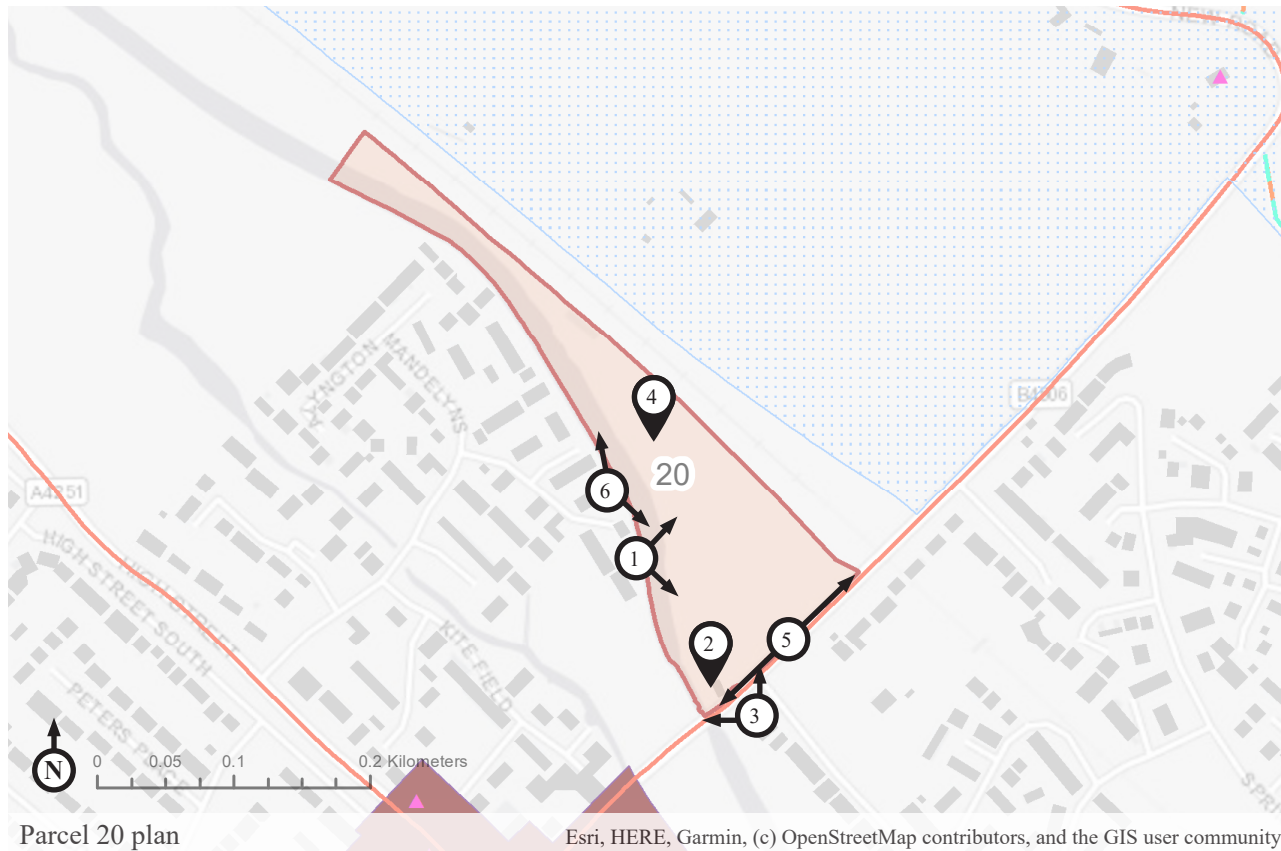
Table 13 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform in the south west of the parcel, close to the Grand Union Canal, is relatively flat, gently rising up to the east.</p> <p>The landform is steeper in the eastern corner close to the tunnel mouth of the West Coast Mainline Railway.</p> <p>North of the parcel is the West Coast Mainline Railway which is in a cutting. Beyond the track the landform rises steeply up the south-facing valley side.</p> <p>The parcel sits close to the valley floor of the River Bulbourne which is south of the parcel beyond the Grand Union Canal.</p> <p>The landform influences the parcel by enclosing views to the north and to a lesser degree to the south resulting in views being largely channelled along the valley. Landform variations within the parcel locally increase landscape susceptibility to low-moderate.</p>	Low-Moderate
Development character and edges	<p>The edges of the parcel are relatively simple. The parcel is confined between three elements of transport infrastructure; the Grand Union Canal to the south, the West Coast Mainline Railway to the north and New Road (B4506) to the east.</p> <p>The eastern boundary is not clearly defined.</p> <p>The boundary along the canal is primarily scrub or riparian planting.</p> <p>The boundary along New Road is mostly dense hedgerow with occasional gaps.</p> <p>The character is largely defined by linear infrastructure and its associated features such as the security fencing, which reduces susceptibility to low.</p>	Low
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the proximity to the rail and road infrastructure in terms of noise and the visual influence of the adjacent industrial character.</p> <p>The parcel appears to be largely unmanaged with large areas of scrub which gives a slightly neglected character.</p> <p>Proximity to infrastructure and residential development removes any sense of separation.</p> <p>The redeeming quality is the Grand Union Canal which has a historic and tranquil character, locally elevating susceptibility to low-moderate.</p>	Low-Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is a long thin shape with an intimate scale. The parcel is defined by the linear infrastructure running along the Bulbourne River valley between the Grand Union Canal and the West Coast Mainline Railway.</p> <p>The pattern surrounding the parcel is a mixture of development to the south and allotments to the north; although the parcel has little relationship with either due to the lines of severance in the landscape.</p> <p>There is localised cultural and recreational value associated with the Grand Union Canal.</p> <p>The cultural pattern within the parcel has remained largely unchanged since the introduction of the railway which segregated the space while surrounding areas have been developed.</p> <p>There is a pumping station and a lock keepers residence next to the lock on the Grand Union Canal.</p> <p>The presence of the Grand Union Canal and associated historic features elevated susceptibility to moderate.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by the location of the parcel within the valley, by the woodland block north east of the parcel and views toward Ashridge at the top of the valley which is part of the Chilterns AONB.</p> <p>There are some views along New Road which reveal the residential development staggered up the hill.</p> <p>Views south are focused on the low level residential development adjacent to the Grand Union Canal.</p> <p>The historic features create local landmarks: Northchurch Lock 49, the wharf building and the tower of St Mary's Church, Northchurch from the eastern edge of the parcel, locally elevate the susceptibility.</p> <p>The views to the AONB and to landmarks such as St Mary's Church elevate susceptibility to moderate-high.</p>	Moderate-High
Overall susceptibility to change		Moderate



1. A view north across the parcel and up the hill beyond showing an area of scrub, the railway fence in the foreground and the residential development on New Road in the mid-ground.
2. A view along the Grand Union Canal and the associated buildings in the south of the parcel above the canal lock.
3. The entrance gateway to the parcel from New Road including fencing with an industrial character.
4. View of the service access to the West Coast Mainline Railway.
5. A view from New Road of the parcel's mixed and gappy boundary treatment.
6. A panoramic view of the largely unmanaged scrub vegetation along the Grand Union Canal.



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.

Despite the negative influence of the infrastructure which surround the parcel which creates a strong urbanising influence and removes all sense of separation; the moderate score is primarily a result of the proximity to the AONB and intimate scale of the parcel.

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 degree of separation from the wider undeveloped landscape coupled with the urbanising influence of the adjacent transport infrastructure.

Landscape guidance and principles for development:

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

- Relationship to the Grand Union Canal, it's setting and the associated views;
- the long distance views of the AONB and the tree lined Ashridge horizon;
- characterful riparian vegetation which offers screening; and
- screening of negative infrastructure elements.

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

- conserve and enhance the setting and views from the Grand Union Canal;
- relate to the existing development pattern along New Road;
- conserve and enhance views from and to the AONB by avoiding intervisible locations or through use of appropriate characteristic screening
- conserve and enhance characteristic riparian habitats; and
- explore opportunities to mitigate the effects of the detracting infrastructure elements of the West Coast Mainline Railway.

Parcel 28 - Land adjacent to A41 service area



Location plan

Parcel 28 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 parcel's relatively poor condition;
- a single feature demonstrates the parcel's low representativeness of wider landscape character, as described in the key characteristics of the Lower Bulbourne Valley LCA from the Dacorum Borough Character Assessment. This is: the valley floor dominated by an arterial transport route;
- the parcel has no designations within it;
- the parcel has no recreational value within it; and
- the parcel exhibits no features of cultural value.



Parcel context plan

Table 14 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is relatively complex despite the small parcel size; much of the landform of the parcel and its surroundings has been modified by the road and the service station development which has been cut into the landform resulting in localised steep slopes.</p> <p>The parcel is toward the bottom of a wide valley with the Bourne Gutter, a small seasonal winterbourne stream, north of the parcel.</p> <p>The landform influences the parcel by allowing views over the surrounding areas which have been cut into the landscape otherwise views, not obstructed by vegetation, are enclosed by the wider valley landform.</p> <p>The relative complexity of the landform in the parcel elevates susceptibility to moderate.</p>	Moderate
Development character and edges	<p>The parcel is lined by development on all sides.</p> <p>West of the parcel is the Bourne End service station, fast food restaurant and motel plus car parks. It is lined by panel fencing or mixed hedgerows with varying degrees of maintenance.</p> <p>South of the parcel is the A41 which is lined by an embankment with mixed hedgerow and small tree planting.</p> <p>The north boundary of the parcel is lined by a small road leading to the services with a degraded wooden fence or scrub planting.</p> <p>The eastern boundary doesn't align with any obvious physical features within the scrubby area of incidental land.</p> <p>The strong development influences result in a low susceptibility.</p>	Low
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the proximity to the A41 with the loud road noise, the unmanaged character of the incidental land segregated from the surroundings by the road infrastructure and the urbanising effect of facing the rear of the motel and fast food restaurant.</p> <p>Tranquillity in the parcel is entirely absent due to the road.</p> <p>The Bourne End Industrial Estate adds an industrial character to the wider setting.</p> <p>The A41, services and industrial estate result in a low susceptibility.</p>	Low