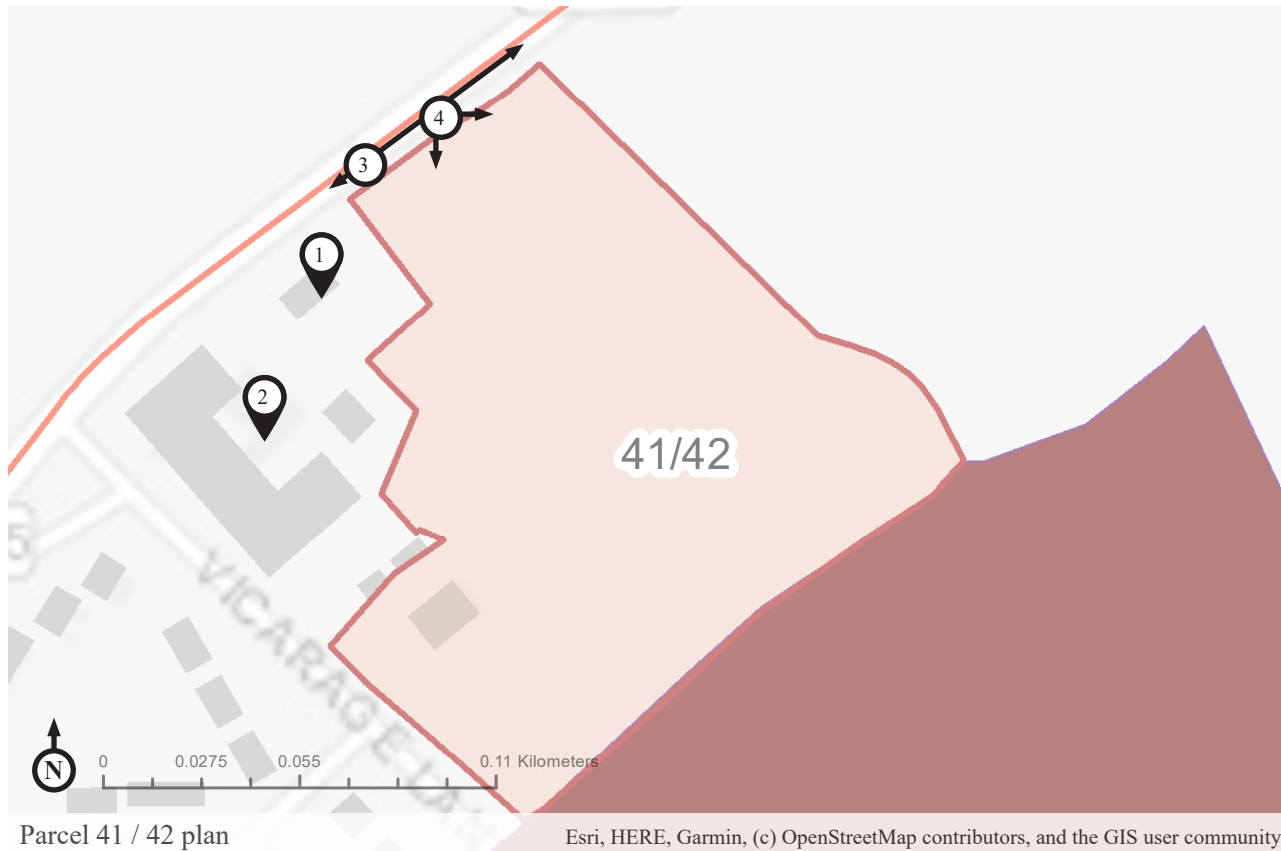




Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of two small roughly square fields and a plot on Vicarage Lane including a dwelling within a context of a number of small fields and large back gardens with narrow linear fields north of Hempstead Road and larger square fields in the south.</p> <p>The field pattern appears to be largely unchanged compared with a 1900's historic OS map with some degree of erosion by the development along Vicarage Lane and a degree of subdivision including the mixed hedgerow within the parcel.</p> <p>The dwelling within the boundary is a large, isolated, detached property which has little relationship with the surrounding context of the enclosed complex of St Lawrence Hall to the east and a new block of flats with a different scale and layout to the west.</p> <p>The relatively intact pattern results in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by the rows of trees surrounding the parcel or the belts of trees lining the adjacent fields.</p> <p>There are no particular landmarks in the views but some standalone trees create focal features within the parcel.</p> <p>Views are typically short distance over the immediate fields or gardens enclosed by the surrounding vegetation or partially screened by surrounding developments.</p> <p>The Hempstead Road is partially screened.</p> <p>The relatively short-range nature of views results in a moderate.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate



1. Adjacent residential properties.
2. Adjacent new build residential flats.
3. Hedgerow lining and separating the parcel from the noisy Hempstead Road (B4505).
4. View into the parcel from the entrance showing the open field with scattered trees, internal, mixed hedgerow and the skyline defined by the trees surrounding the parcel and glimpsed views of the residential properties west of the parcel.







### **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 intimate scale of the parcels which have some detracting features such as the Hempstead Road and the adjacent developments.

### **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 combination of the landscape's rural character and setting with the urbanising influence of the Berkhamsted Road and partial views of development.

A variation in landscape sensitivity is apparent in the field in the east of the parcel where the landscape is assessed as having *Moderate-High* sensitivity to change arising from residential and mixed-use development. This is due to the reduced influence of the Berkhamsted Road on tranquillity and a less complex boundary edge.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Bovingdon BV-A2 which found *low* sensitivity which due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity score resulting

from the following factors: the degree of enclosure, landscape condition and degree of intactness which are better than the wider study area of BV-A2 and the parcel's small size proportional to BV-A2 and the fact that several features of the wider study area such as the Bovingdon airfield or the HM The Mount prison have no impact on the parcel.

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

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

- the intimate scale and pattern;
- the established surrounding hedgerows;
- the variation in landscape sensitivity within the parcel; and
- the scenic qualities of the surrounding agricultural landscapes.

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

- conserve and tie into the intimate scale and pattern and surrounding development pattern;
- conserve and enhance the surrounding hedgerows;
- conserve and enhance the scenic qualities of the parcel by integrating development into the scene with appropriate screening and reflecting the scattered trees and vegetation within the parcel; and
- explore opportunities to mitigate the effects of the Hempsted Road.



## Parcel 62 - Fields End Farm



Location plan

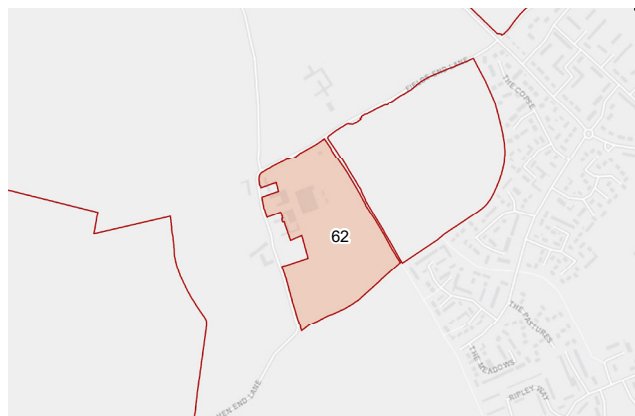
Parcel 62 falls within character area 120 Little Heath Uplands within the Dacorum Landscape Character Assessment.

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 120 - Little Heath Uplands Key Characteristics, as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: arable farming, isolated farms and pasture fields and contained views;
- the parcel features no designations;
- the recreational value attached to the PRoW which passes along the eastern and southern boundaries of the parcel which serves the local neighbourhood; and
- the parcel exhibits little cultural value.



Parcel context plan

**Table 20 - Landscape susceptibility**

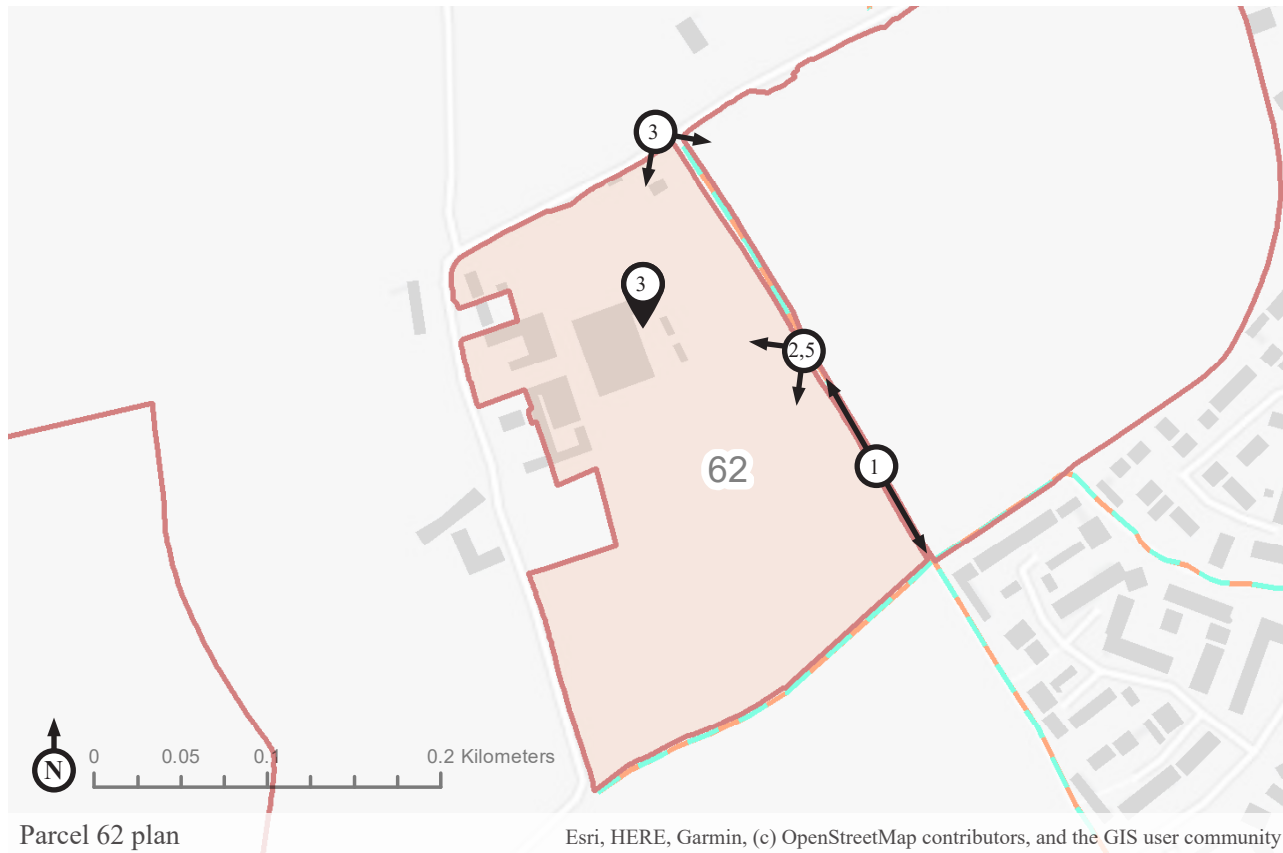
Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is generally flat as it is situated on the crest of a rounded hill which gently descends toward the south of the parcel.</p> <p>Surrounding the parcel to the east the landform is defined by relatively continuous gentle slopes with slightly more undulating landscape to the west. These wider topographic changes do not impact upon the largely enclosed parcel.</p> <p>The relatively low level of landform albeit with more variation to the wider context results in a low-moderate susceptibility to change</p>	Low-Moderate
Development character and edges	<p>There is no settlement edge to the parcel however part of the residential area of Warners End is in close proximity to the south eastern corner of the parcel, but the dense woodland belt on the southern boundary prevents any connectivity.</p> <p>The southern and western boundaries are dense woodland belts lined by PRow.</p> <p>The northern boundary along Fields End Lane is enclosed by a small mature hedgerow and farm buildings.</p> <p>The western boundary is complex and mixed including mature hedgerows along Pouchen End Lane and around agricultural greenhouses, but is more difficult to determine within the farm complex.</p> <p>The relatively integrated settlement edges 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 rural character of the agricultural fields in the south of the parcel and the generally high degree of separation from the urban area of Warners End. In the north of the parcel the principal influence is the agricultural buildings and associated agricultural clutter.</p> <p>The level of tranquillity of the parcel is mostly high due to the perceived separation from Warners End although there is some deterioration in the north of the parcel due to the farm buildings and agricultural clutter.</p> <p>A row of pylons across the parcel creates a detracting and urbanising feature, reducing susceptibility 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 series of small intricate fields within a wider context of medium to large agricultural fields.</p> <p>The field pattern within the parcel includes a combination of gappy hedgerows and trees and a number of timber fences.</p> <p>The field pattern ties in with the surrounding network of fields. The dense woodland belt along the southern end continues to the east and west of the parcel and the internal hedgerow continues into the fields to the south.</p> <p>There is very little of a historic map from the 1900's reflected in the current landscape other than the gappy hedge running roughly north-south within the parcel.</p> <p>There is no direct connection with the Chilterns AONB.</p> <p>The variable intactness of the small-scale landscape pattern results in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by the surrounding trees and hedgerows in the south and along the east of the parcel and by the agricultural buildings in the north.</p> <p>A row of pylons across the parcel interrupts the skyline in some views.</p> <p>Most views are short distance and include the agricultural clutter surrounding the farm buildings.</p> <p>Glimpsed long distance views of a wooded horizon are possible to the south in winter through the deciduous canopy of the tree belt to the south of the parcel.</p> <p>There is no intervisibility with the Chilterns AONB.</p> <p>The wooded skyline character, offset by the pylons, results in a moderate susceptibility.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate





- Key
- Landscape parcel
  - Other land parcels
  - Buildings
  - Public Rights of Way

1. The dense hedgerows and trees along the PRow.
2. Agricultural clutter in the landscape.
3. Tall agricultural buildings.
4. Residential dwellings.
5. Panoramic view of the pasture fields in the south with a strong enclosure from the surrounding vegetation forming the skyline and agricultural buildings and pylons forming the skyline in the north of the view.



**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 intimate scale of the agricultural fields, perceived levels of tranquillity and characteristic agricultural views within the parcel with some deterioration resulting from the agricultural clutter and pylons within the views and mixed building and land uses dividing up 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 the landscape's moderate level of intactness.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Hemel Hempstead HH-A6 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:

- the connection to the existing settlement pattern and influence of the adjacent parcel;
- the established hedgerows surrounding the parcel and woodland belt south of the parcel;
- agricultural character and sense of tranquillity;
- the intimate scale of the parcel; and
- the vegetated skyline.

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

- respond to any development within the adjacent parcel and reflect the surrounding development pattern;
- conserve and enhance the surrounding hedgerows or reintroduce the lost field patterns where appropriate to character;
- conserve the intimate scale and sense of tranquillity of the parcel; and
- explore opportunities to mitigate the effects of the agricultural clutter and rows of pylons.



## Parcel 63 - Fields End Lane



Location plan

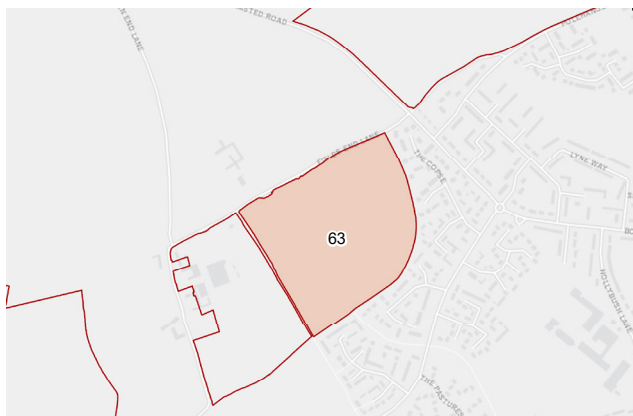
Parcel 63 falls within character area 120 Little Heath Uplands within the Dacorum Landscape Character Assessment.

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 good condition of the landscape due to the level of intactness;
- a number of features demonstrate the parcel's high representativeness of wider landscape character 120 - Little Heath Uplands Key Characteristics, as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: arable farming, isolated farms and pasture fields and contained views;
- there are no designations within the parcel;
- the recreational value attached to the Chilterns Way which skirts the western boundary of the parcel, serving the local neighbourhood; and
- the parcel exhibits little cultural value but does define the western boundary of Warners End and helps to separate the development from the AONB.



Parcel context plan

**Table 21 - Landscape susceptibility**

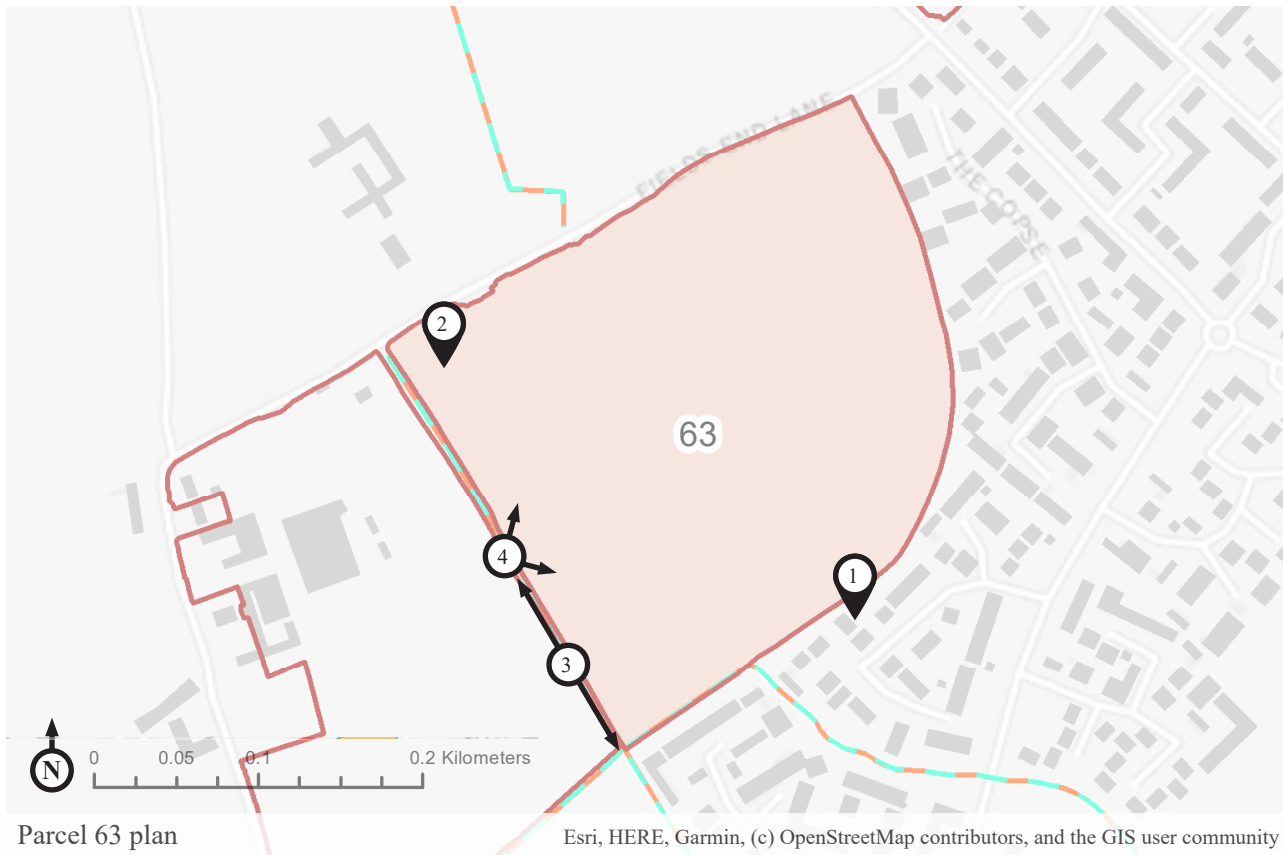
Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is fairly uniform with a gently slope to the east toward the edge of Warners End.</p> <p>Surrounding the parcel to the east the landform is defined by relatively continuous gentle slopes with slightly more undulating landscape to the west. These wider topographic changes do not impact upon the largely enclosed parcel.</p> <p>The moderate level of landform variation results in a moderate susceptibility.</p>	Moderate
Development character and edges	<p>A principal feature of the parcel is that it is very enclosed by strong boundaries on all sides.</p> <p>Warners End settlement edge on the south and east of the parcel is very well screened by a dense woodland belt which creates a distinct curved line of development.</p> <p>The northern boundary is along Fields End Lane and is lined by a mature hedgerow and scrub planting.</p> <p>The western boundary separates the parcel from Fields End Farm with a dense and tall hedgerow which lines the Chilterns Way long distance route and the western corner features a triangle of young woodland behind a hedgerow further containing the parcel.</p> <p>The strong sense of landscape integration of adjacent development results in a high susceptibility.</p>	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 hedgerows and trees surrounding the parcel.</p> <p>The level of tranquillity of the parcel is high as a result of the well maintained agricultural character, perceived separation with only glimpses of the adjacent development and no obvious detracting urban features.</p> <p>The strong sense of tranquillity in proximity to Hemel Hempstead results 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 one irregularly shaped medium sized field within a context of other medium to small fields to the north, west and south, although there is limited visual connectivity between the areas.</p> <p>A feature of the parcel is the dense belt of woodland along the eastern and southern boundary which continues beyond the parcel to the south west.</p> <p>There is very little of the landscape fabric, shown on the historic map from the 1900's that is reflected in the current landscape.</p> <p>There is no direct connection with the Chilterns AONB.</p> <p>The relatively simple pattern results in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by the surrounding dense vegetation which restricts most views from within the parcel and creates a strong sense of enclosure.</p> <p>From the highest point on the western edge of the parcel it is possible to get glimpses of development along the ridgeline of Warners End in the distance.</p> <p>In winter the deciduous trees allow glimpsed views of the adjacent houses on the south and east of the parcel.</p> <p>The only viewpoint not enclosed is the gateway into the field on the western edge of the parcel which allows glimpsed views of the Chilterns Way long distance route and Fields End Farm buildings.</p> <p>There is no intervisibility with the Chilterns AONB.</p> <p>The relatively enclosed nature of many views results in a moderate susceptibility.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate-High





1. Glimpses of the development beyond the southern woodland belt.
2. Coppice woodland.
3. The dense hedgerows and trees along the PRoW.
4. Panoramic view of the self contained parcel.

- Key
- Landscape parcel
  - Other land parcels
  - Buildings
  - 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 positive settlement edge which is well defined and screened, which also influences the positive perception and sense of separation of the parcel.

### **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 intact state representative of the wider character area and the positive perception of the parcel combined with the strong sense of enclosure and limited intervisibility with Hemel Hempstead and surrounding landscapes.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Hemel Hempstead HH-A6 which found **medium** sensitivity which due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity score resulting from the very intact nature of the parcel which features few detracting features and less than the wider Hemel Hempstead HH-A6 study area which includes areas of deteriorated landscape quality.

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

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

- the proximity to the PRoW and glimpsed views from it;
- the well established vegetated boundaries, the separation from the adjacent development and high scenic quality they help create;
- the intimate size of the parcel; and
- the vegetated skyline.

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

- consider views from the PRoW and provide appropriate screening where required;
- conserve and enhance the surrounding vegetated boundaries;
- tie into the existing development pattern; and
- conserve the intimate scale of the parcel.



## Parcel 72 - Land south of Link Road/ west of Fletcher Way



Location plan

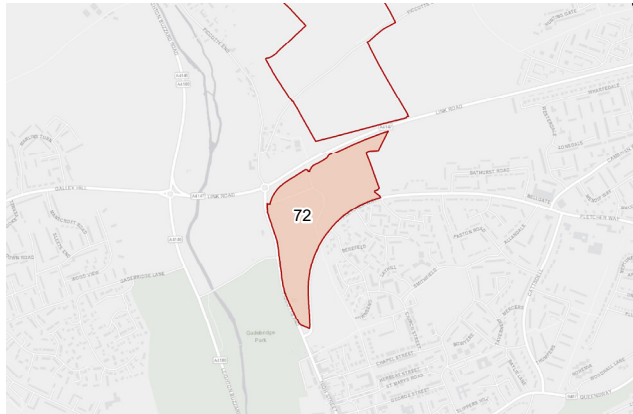
Parcel 72 falls within character area 123 High Gade Valley within the Dacorum Landscape Character Assessment.

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 good 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 character area 123 - High Gade Valley LCA from the Dacorum Borough Character Assessment: long views along the open valley, sweeping arable fields and steep valley slopes;
- the parcel has no designations within the boundaries but is within proximity to two conservation areas and Howe Grove Wood Local Nature Reserve; of local importance;
- the recreational value attached to the Public Rights of Way serving the local neighbourhood; and
- the parcel exhibits little cultural value.



Parcel context plan

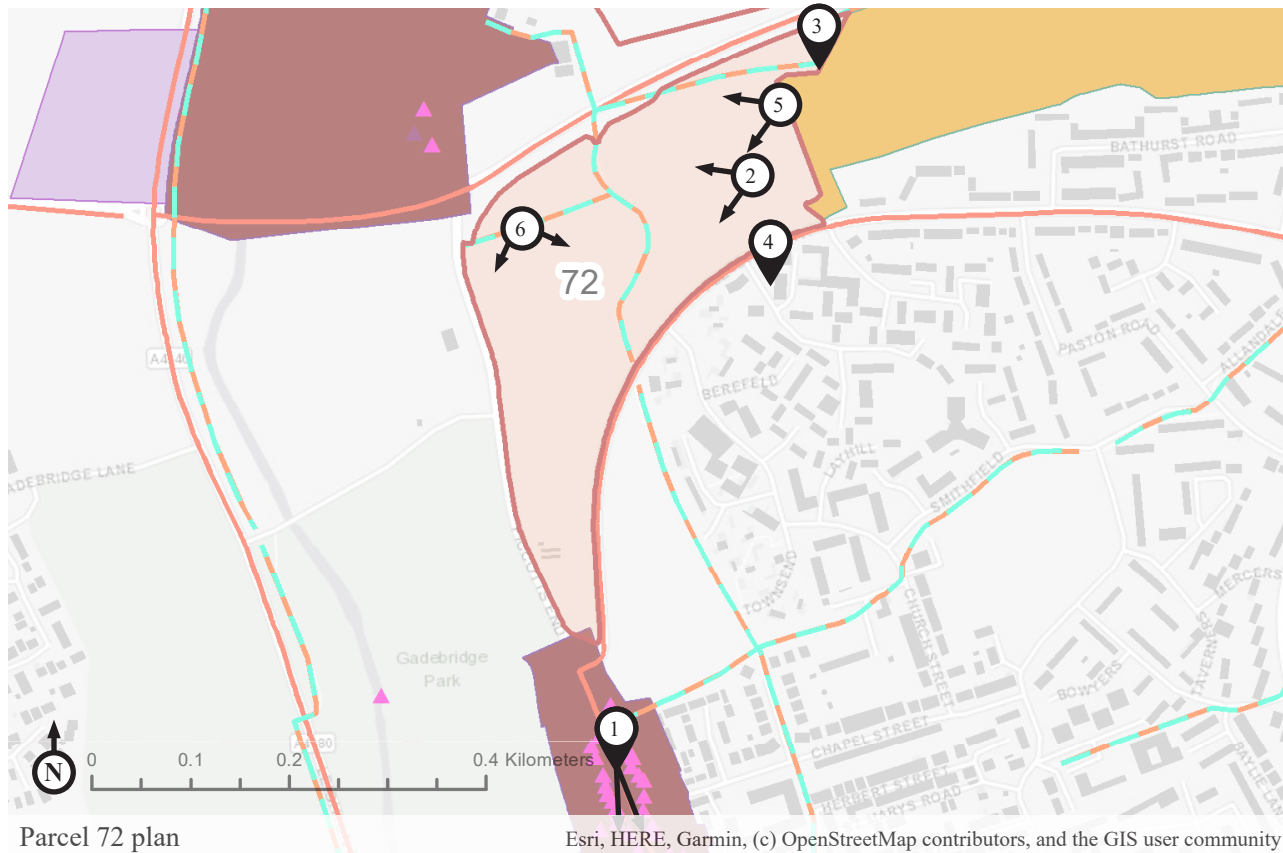
**Table 22 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The predominant landform within the parcel is a steep slope from east to west with the steepest section at the highest eastern point.</p> <p>The parcel forms part of the west-facing slope of the wider River Gade valley between Gadebridge and Highfield.</p> <p>The landform influences open views of the parcel and the wider development pattern of Hemel Hempstead. The parcel forms part of the gap between the residential areas of Gadebridge and Highfield.</p> <p>The landform also contributes to the sense of separation as the slope creates a separation from the developed, flatter area east of the parcel.</p> <p>The level of topographic variation results in a moderate-high susceptibility.</p>	Moderate-High
Development character and edges	<p>The settlement edge of Highfield is along Fletcher Way on the eastern boundary of the parcel. The road has a strong hedgerow and belt of young trees which separate the agricultural land from the development edge.</p> <p>The northern and western boundaries are along roads and lined with a belt of trees in the west and a young woodland block along the northern perimeter.</p> <p>On the inside of the parcel on there are areas of scrubby belts which bolsters the boundaries and level of enclosure which clearly defines the parcel as separate from the surrounding developed areas.</p> <p>The level of settlement integration results in 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 views west across the valley and north with associated rural qualities. Views south along the valley also have agricultural landscapes in the foreground but development within of Hemel Hempstead interrupts the skyline adding urbanising influences.</p> <p>The level of tranquillity of the parcel is reinforced the strong sense of enclosure; however, the large amount of road noise from the Link Road (A4147) is very detrimental and reduces the tranquillity greatly.</p> <p>The woodland block and Local Nature Reserve adjacent to the parcel create localised intimate spaces with higher levels of separation.</p> <p>The effect of the A4147 on tranquillity and perceptual quality reduces 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 very intact landscape despite it's proximity to development; however, the parcel is very isolated by the surrounding roads which separate the field from the wider rural landscape network.</p> <p>Within the parcel are some fences dividing the pasture fields and areas of scrub and the southern tip of the parcel; a narrow point where Fletcher Way and Piccotts End Road meet, features a small area with equestrian facilities.</p> <p>Whilst the parcel is largely segregated from its surroundings by the roads along the boundaries it does form part of a series of linked green spaces along the valley which brings a rural landscape within Hemel Hempstead and separates Highfield and Gadebridge.</p> <p>The parcel's historic pattern has been eroded by the surrounding development; very little of the 1900's historic OS map is reflected in the current landscape.</p> <p>The intactness is offset by sense of isolation from the wider landscape network – moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>There are medium distance views west across the valley with a level of scenic quality and north over the woodland block from elevated positions which feature wooded skylines and largely undeveloped land and a few glimpses of development within Gadebridge.</p> <p>Views south along the valley also have a largely wooded skyline and agricultural landscapes in the foreground but built features puncture the skyline including the landmark medieval church spire of St Mary's which adds cultural view whilst the large former Kodak building has an urbanising influence.</p> <p>The LNR, woodland block and the tree belts surrounding the parcel create a very enclosed spaces and prevent all views of the busy road. The only views north are from the most elevated position in the parcel.</p> <p>Short distance views east give glimpses of the adjacent residential area through the deciduous tree belt in winter.</p> <p>The wooded skylines and views to the spire of St Marys are susceptible, however susceptibility is reduced by urbanising influences such as the former Kodak building – moderate susceptibility.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate-High



- Key**
- Landscape parcel
  - Conservation area
  - Buildings
  - Other land parcels
  - Main Road
  - Listed Buildings:
  - I
  - II\*
  - II

1. View of St Mary's Church spire and a block of flats above the skyline.
2. Glimpsed view of development within Gadebridge on the adjacent valley side.
3. Enclosed tracks within the scrubby woodland connected with the LNR.
4. Glimpsed views of the development east of the parcel above the vegetated boundary.
5. Panoramic view from the elevated area in the east of the parcel with glimpses of the rural landscapes to the north and view across the green valley of the River Gade including Gadebridge Park with development in the background.
6. Panoramic view from the PRoW of the pastoral landscape enclosed by a strong vegetated buffer.





**Note:** Views from viewpoints were considered from the surrounding area, specifically from Gadebridge; 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 **Moderate-High** landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the steeply sloping landform and location within the wider valley which creates a high degree of intervisibility within the valley. The vegetated green space to the settlement edges is an important feature which creates a separation between the developed areas of Hemel Hempstead.

### **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 intact nature and high degree of visibility from the surrounding valley and PRow. There is a small area which has a Moderate sensitivity to development in the southern tip of the parcel which includes built form, an area of car park and is more enclosed by vegetation.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of the wider Hemel Hempstead HH-A3 which found **medium to low** sensitivity. Due to a finer grain of analysis of the Stage Three Report variation in sensitivity score results from the parcel not exhibiting the amount of urbanising

views or the degree of erosion caused by the urban fringe of Hemel Hempstead than is typical in other areas of the wider Hemel Hempstead HH-A3 study area.

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

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

- views along and across the valley including of the local landmark of St Mary's Church spire;
- the relationship with the existing development pattern;
- conserving or enhancing the vegetated boundaries;
- the elevated position of the parcel which has a high level of intervisibility across the valley and with Hemel Hempstead;
- the contribution to the green corridor separating developed areas of Hemel;
- the strong vegetated boundaries which create separation from the surrounding roads;
- the rural character and relationship with the local nature reserve;

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

- not be located in visually prominent locations with high levels of intervisibility;

- not detract from the sense of separation of Highfield and Gadebridge;
- retain or enhance the surrounding hedgerows and areas of vegetation which separate the parcel from the surrounding roads;
- conserve long distance views north from the top of the parcel; and
- explore opportunities to mitigate the road noise from the Link Road and views of urbanising features of Hemel Hempstead such as the Kodak tower.

## Parcel 74 - North Hemel Hempstead



Location plan

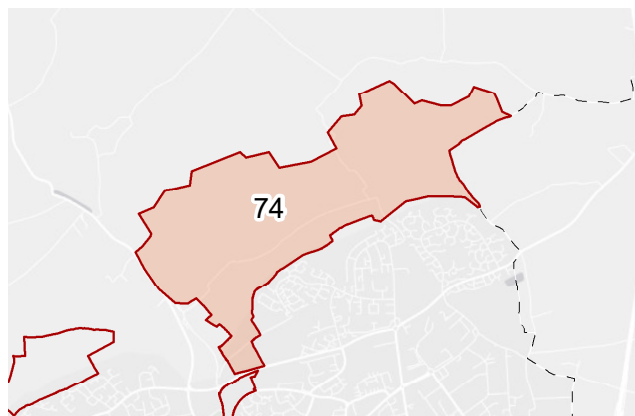
Parcel 74 falls within character areas; 95 Revel End Plateau and 124 Gaddesden Row within the Dacorum Landscape Character Assessment.

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 *district* landscape value in light of the following:

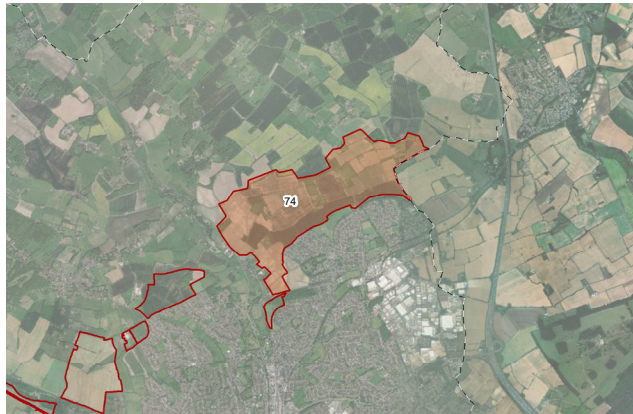
- The parcel's moderate intact condition;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: arable farmland urban fringe land uses including pasture, isolated farmsteads, field copses of Revel End Plateau LCA and mixed woodlands creating varied skylines, Straight sunken lanes with dense holly hedges and hedge banks;
- there are no designations within the parcel although the parcel forms part of the setting of the Chilterns AONB and shares some characteristics with the AONB;
- the recreational value attached to the network of PRoW, serving the local neighbourhood; and
- the parcel exhibits some representation of historic field boundaries of cultural value although many have been fragmented or lost.



Parcel context plan

**Table 23 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform of the parcel is very undulating with several valleys within the parcel.</p> <p>The central northern area of the rounded hilltop and north eastern area surrounding Holtsmere End Farm are comparatively flat plateaux. Between the two plateaux is a rounded depression.</p> <p>The south eastern edge follows the bottom of a dry valley before the landform rises toward Hemel Hempstead.</p> <p>The western area of the parcel is a steep west-facing valley side leading down to the River Gade with localised irregular undulations or minor ridges and chalk valleys perpendicular to the wider valley.</p> <p>The landform influences the parcel by creating open views from elevated positions.</p> <p>The strong sense of landform variation results in a high susceptibility.</p>	High
Development character and edges	<p>The north, west and east of the parcel are generally lined by field boundaries; sometimes with PRoW and hedgerows with intermittent trees; however, in other locations the hedgerows are fragmented or in such places as around Hay Wood the boundary does not follow any physical features.</p> <p>The southern boundary is largely in proximity to the Grovehill estate of Hemel Hempstead but is offset from the development edge with an open area of greenspace and a woodland buffer in-between.</p> <p>The woodland buffer to the south of the parcel does provide a level of separation; with a stronger buffer in the east.</p> <p>The internal boundaries are mixed but a high number of the hedgerows have been eroded or lost entirely with large fields and occasional isolated trees marking former field boundaries.</p> <p>Within the parcel are a number of farmsteads which are partially screened and characteristic of the context. Similarly, beyond the south-western boundary, Piccotts End, with a rural and historic character, is well screened and separated from the parcel by hedgerows.</p> <p>The variable character of the development edge results a in a moderate susceptibility.</p>	Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The majority of the parcel has very open views and strong agricultural and rural characteristics and provides a high scenic quality and sense of separation from the urbanising influence of Hemel Hempstead.</p> <p>The occasional hedgerows, belts of trees and screened farmsteads create some landscape structure reducing the connectivity with the development of Hemel Hempstead.</p> <p>The urbanising features of the parcel are largely concentrated in the southern areas of the parcel, in proximity to Hemel Hempstead, for instance; partial views of the developed area, the lines of telegraph wires and the busy A4174 in the south west, slightly reducing susceptibility to moderate-high.</p>	Moderate-High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	The parcel is adjacent to the Chilterns AONB along the northern boundary and provides setting for it through shared characteristics such as the topography and mixture of open and wooded landscapes.	Moderate
	The parcel is made up of a number of woodland blocks, several farmsteads and fields with an array of sizes and shapes. The fields are generally irregular and medium to large with long fields running along the valley in the south of the parcel and squarer fields on the plateaux. Fields surrounding the farmsteads tend to be smaller with pastoral or equestrian uses.	
	There are a number of winding lanes within the parcel which follow former and existing field boundaries. Often they have the most intact hedgerows along them and are sunken into the landform.	
	The wider context of the parcel is a patchwork of irregular fields and woodland blocks which are typically smaller than the fields within the parcel.	
Skylines, visual and views	The pattern of hedgerows is very deteriorated. There is a mixture of fields with strong mature hedgerows or tree shelterbelts, gappy hedgerows, rows of isolated trees where hedgerows have been lost and fields with no vegetation surrounding them. The parcel's historic pattern has been eroded with little of the 1900's historic OS map is reflected in the current landscape other than the historic lanes.	Moderate-High
	The eroded landscape pattern results in a low-moderate susceptibility.	
	The parcel is generally very open due to the rolling elevated topography and large fields with a limited number of hedgerows.	
	Some features in the landscape such as the farmsteads, woodland blocks and mature hedgerows create some mid range views with rows of isolated trees.	
	Long views are mostly concentrated along or across the valleys from the elevated valley sides. They tend to include all of the features of the agricultural landscape but also include the opposing valley side and pockets of development above the wooded areas and distant wooded skylines.	
	From some locations a characteristic skyline of the rounded crest of the chalk hill and open field is apparent. Views frequently feature rows of pylons.	
In the south of the parcel glimpsed views of the development of Grovehill are common above the woodland belt surrounding it.	Moderate	
Whilst long views to the Chilterns AONB are sensitive the prominent row of pylons reduce susceptibility to moderate.		
<b>Overall susceptibility to change</b>		Moderate-High