

Key

- Landscape parcel
- Other land parcels
- Dacorum Borough
- Other District
- Area of Outstanding Natural Beauty

- Ancient Woodland
- Listed Buildings:
- I
- II*
- II
- Conservation area
- Buildings

- Main Road
- Public Rights of Way
- Scheduled Monument
- Local Nature Reserve

1. A rounded ridgeline of a hill forming part of the skyline with a woodland block.
2. Open arable land with no surrounding hedgerows and views to suburban development.
3. Nucleated historic farmsteads within the parcel.
4. Open arable land with no surrounding hedgerows and partially screened views of Hemel Hempstead suburban development in Grovehill.
5. View north across the busy A4174 with the rounded ridgeline and sparse trees in the parcel.
6. View along the long narrower fields following the smaller dry valley along the southern boundary of the parcel with pylons in the foreground and a dense woodland belt screening views of the development beyond.
7. Panoramic view of the open valley from the elevated ridgeline overlooking the Gade River valley with a continuous rolling arable landscape with woodland blocks and wooded skyline.
8. Panorama over the internal valley and flatter plateau in the north east of the parcel with sparse trees lining the skyline to the north and a view of residential area of Grovehill on the horizon.



Note: Views from viewpoints were considered from the surrounding area, specifically from the Chilterns AONB north of the parcel but also from the existing developed areas of Hemel Hempstead; 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 complex landform, level of tranquillity, separation and range of views the parcel provides.

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 resulting from the dramatic topography and providing the setting for the AONB.

A variation in landscape sensitivity is apparent in the south and west of the parcel, particularly in the south-west of the parcel where the landscape is assessed as having **Moderate** to **Moderate-High** sensitivity to change arising from residential and mixed-use development. This is primarily due to the distance from the AONB, the topographic changes creating some areas with a greater sense of enclosure with a closer relationship with the existing developed area of Hemel Hempstead.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel is primarily situated

within study area Hemel Hempstead HH-A1 which found **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:

- the topography of the site with particular attention to those areas which are highly intervisible;
- areas which share characteristics with or create the setting for the Chilterns AONB;
- the setting of the historic settlement and conservation area of Piccotts End;
- the variation in landscape sensitivity within the parcel;
- conserving enhancing or restoring the hedgerows and field patterns and boundaries;
- conserving and enhancing the historic sunken lanes and PRoW;
- the vernacular, use of materials and setting of the existing farmsteads; and
- the characteristic ridgelines and tree-lined skylines of the area.

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

- conserve elevated or exposed areas of the parcel and

favour those with a smaller visual envelope;

- conserve and enhance areas which share characteristics with the Chilterns AONB or its setting;
- conserve and enhance the setting of Piccotts End through careful location or screening of development;
- Conserve historic features such as the sunken lanes and re-establish hedgerows along them where they have been lost;
- reference the existing architectural details and layout;
- tie in with the existing development pattern of Hemel Hempstead;
- maintain or enhance important views and tree lined skylines; and
- explore opportunities to mitigate the detrimental features

Parcel 78 - Polehanger Lane



Location plan

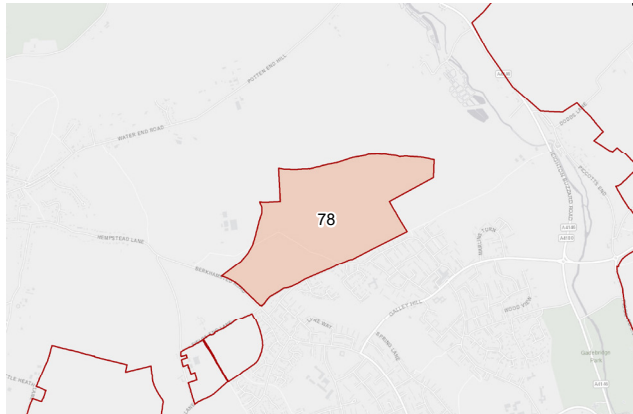
Parcel 78 falls within character areas; 120 Little Heath Uplands and 123 High Gade Valley within the Dacorum Landscape Character Assessment.

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 moderate condition and intactness of the landscape;
- a number of features demonstrate the parcel's Moderate representativeness of wider landscape character as described in the key characteristics of the Little Heath Uplands and High Gade Valley LCAs from two character areas of the Dacorum Borough Character Assessment: arable farming, sweeping fields, long views along valleys;
- there are no designations within the parcel although the Chilterns AONB is within the wider context to the north of the parcel and the open views toward the parcel suggests that it contributes to the AONB setting and shares the rolling arable landscape characteristics with the closest area of the AONB;
- the parcel has some recreational value attached to the PRoW serving the local neighbourhood; the route also closely links to the Chiltern Way which increases the value; and
- the parcel exhibits areas of retained woodland, a chalk pit and some field boundaries from a 1900's historic OS map demonstrating cultural value at the local level.



Parcel context plan

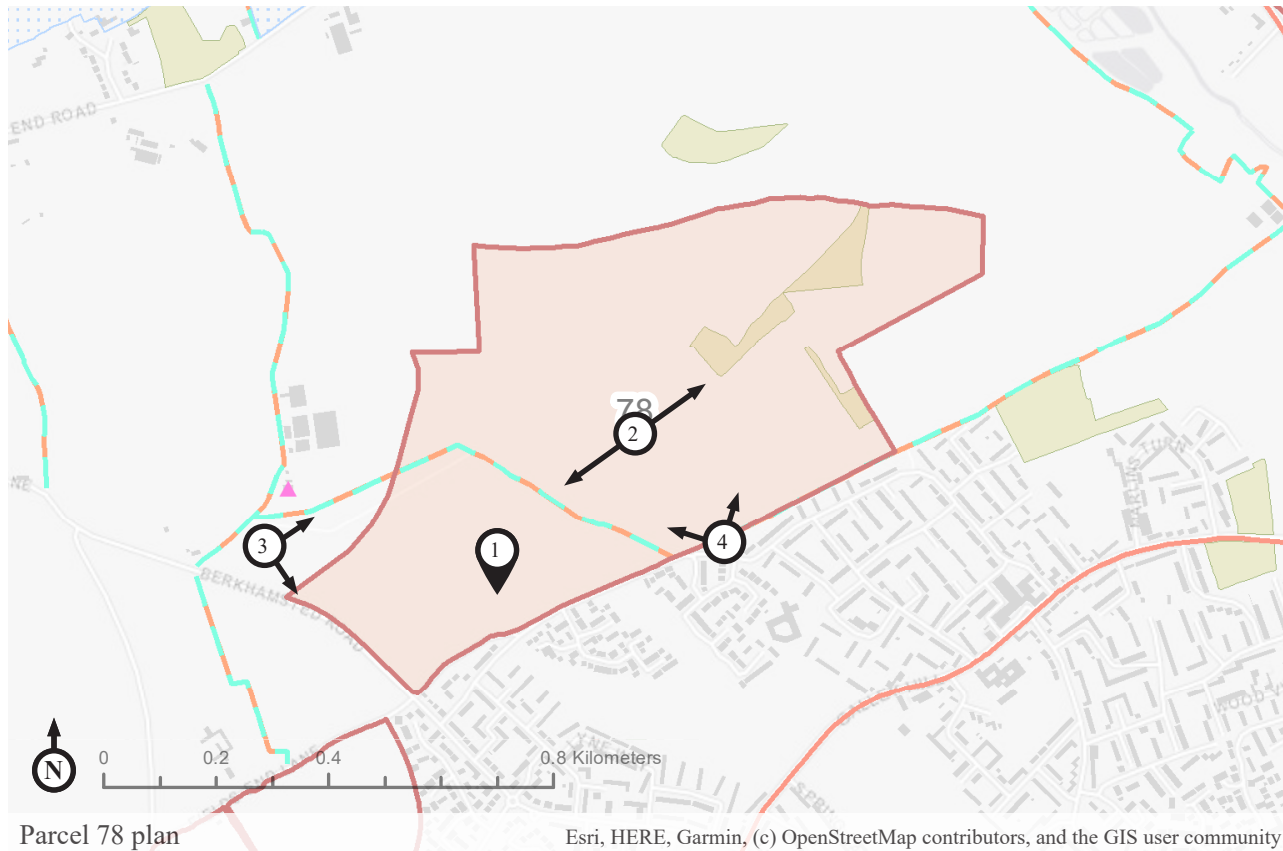
Table 24 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>In the south of the parcel the land is gently sloping toward the north where there is a localised dry valley which defines the northern boundary of the parcel.</p> <p>Surrounding the parcel the landform is similarly undulating, rounded and defined by dry chalk valleys.</p> <p>The western area of the parcel is the highest and flattest area.</p> <p>The landform has limited influence on the parcel as it does not provide any separation within the parcel or define it from the wider landscape.</p> <p>The level of landform variation results in a high susceptibility.</p>	Moderate-High
Development character and edges	<p>The largest area of settlement adjacent to the parcel is part of Gadebridge on the linear southern edge of the parcel which is separated by the well established boundary hedgerow; however the western side of this boundary has lower vegetation and offers less screening.</p> <p>Most other external and internal boundaries are defined by hedgerows of varying quality. Some are gappy or have been lost and only feature a row of trees whereas others are defined by dense tree belts.</p> <p>The curved north western boundary does not appear to follow any physical feature and is open to the light industrial yard beyond.</p>	Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the expansive views over the largely uninterrupted agricultural landscape and the characteristic rolling dry chalk valley.</p> <p>The level of tranquillity of the parcel is high due to the vegetated buffers along most of the southern boundary with only localised views affected by the urban development.</p> <p>Similarly Berkhamsted Road is well screened by the hedgerow and detrimental noise is localised.</p>	Moderate-High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of medium-large arable and irregularly shaped fields within a context of a larger patchwork of generally smaller fields to the north and the development of Gadebridge to the south. Small paddocks exist west of the parcel.</p> <p>Field boundaries within the dry valley in the parcel are long and narrow approximately following the form of the valley forming a break in the fields and forms part of a wider landscape pattern which extends beyond the parcel.</p> <p>The pattern within the parcel has been eroded as many field boundary hedgerows and trees have been lost.</p> <p>The bridleway defines field boundaries and closely links to the Chiltern Way long distance route (west of the parcel).</p> <p>The eroded landscape pattern results in a low-moderate susceptibility.</p>	Low-Moderate
Skylines, visual and views	<p>The skyline is dominated by the woodland blocks within the parcel. In the wider context of the rolling landform, a range of mid to long distance views are apparent.</p> <p>Long views are available across the arable fields showing the wooded ridgelines of the adjacent valleys including trees within Ashridge Registered Park and Gardens and the Chilterns AONB.</p> <p>A detracting feature is the rows of pylons which pass through part of the parcel and can be seen from a great distance due to the open nature of the fields.</p> <p>There are localised views of development within Gadebridge.</p> <p>Small areas of enclosure with short views exist around the woodland block to the east of the parcel.</p> <p>Whilst long views to the Chilterns AONB are sensitive the prominent row of pylons reduce susceptibility to moderate.</p>	Moderate
Overall susceptibility to change		Moderate-High



1. Glimpsed views of Gadebridge development through the strong southern boundary.
2. A row of pylons and a combination of field boundaries; gappy hedgerows and post and wire fences.
3. Panoramic view from the PRoW of the arable and pastoral land with mixed internal and external boundaries, woodland blocks and wooded skyline.
4. Panoramic view north of the parcel of rolling arable land with woodland blocks a wooded skyline and a high perception of separation from urban influences.

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
 Scheduled Monument



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 complexity of the landform and vegetative structure to the peripheries of the parcel creating a sense of separation from existing areas of settlement.

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 complex landform and the parcel's relationship within the wider rural context.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Hemel Hempstead HH-A5 which found **high** sensitivity in the east of the parcel where the landscape is more open and related to the adjacent Gade valley and **medium** sensitivity in the west due to greater urban fringe development. This is broadly consistent with the findings of this report since the parcel sits between the east and west of the wider HH-A5 area exhibiting both openness and exposure to some urban fringe development.

Landscape guidance and principles for development:

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

- high level of exposure to the gently undulating, open rural landscape with a high level of tranquillity;
- strong vegetated boundaries to adjacent areas of development in Gadebridge and Berkhamsted Road;
- tree lined views and views of rural woodland blocks; and
- views toward the Chilterns AONB.

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

- the prominent and highly intervisible areas are avoided for development or carefully screened to integrate with the agricultural landscape;
- surrounding vegetated boundaries are maintained or enhanced;
- views from the Chilterns AONB and its setting have been considered; and
- opportunities are explored to mitigate the urbanising influence of the rows of pylons and improve the degraded, gappy internal hedgerows and field pattern.

Parcel 80 - Pouchen End Lane



Location plan

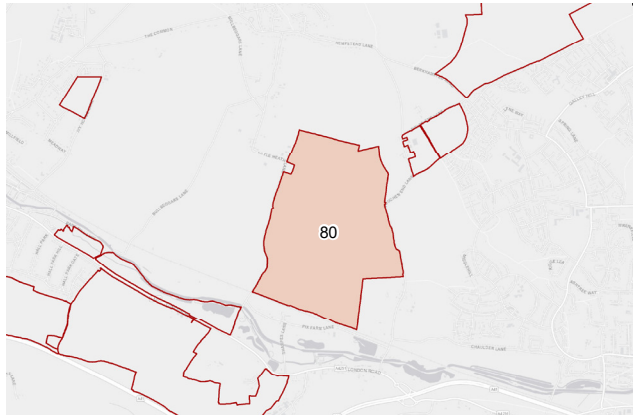
Parcel 80 falls within character area 120 Little Heath Uplands within the Dacorum Landscape Character Assessment.

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 *district* landscape value in light of the following:

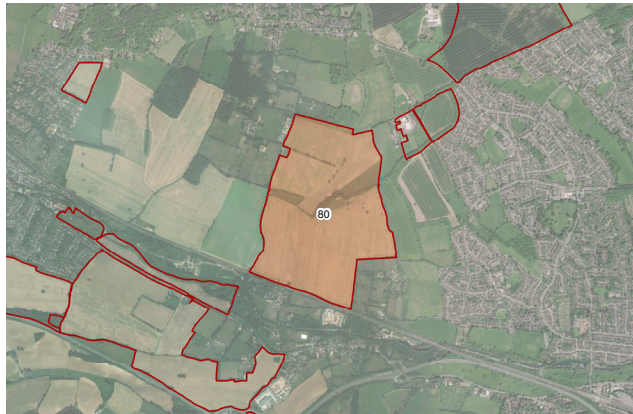
- The parcel's moderate-highly intact condition;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the Little Heath Uplands LCA from the Dacorum Borough Character Assessment: arable farming, isolated farms and fields;
- the parcel has no designation within it but the Chilterns AONB area is directly adjacent to the west of the parcel with national level importance;
- the parcel is not publicly accessible so has no direct recreational value but features as the setting to the AONB and shares the characteristics with rolling arable land within the AONB, which serves a district level interest; and
- the parcel exhibits evidence of the eroded field pattern shown on the 1900 historic map which indicates cultural value which of a local interest.



Parcel context plan

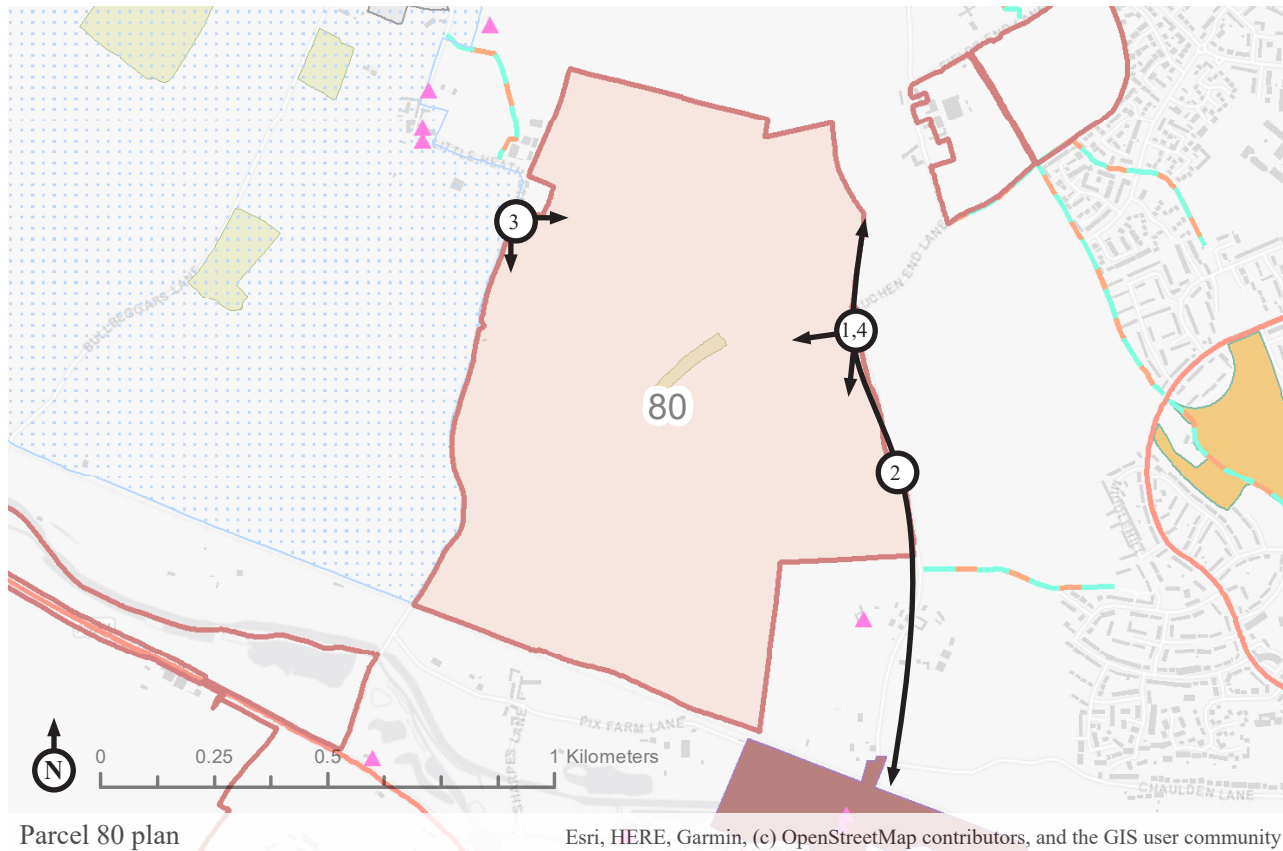
Table 25 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is undulating and rounded with a steep slope to the south toward the River Bulbourne.</p> <p>The parcel features the south-facing slope of a wider valley system but also has a small, steep internal dry valley running roughly perpendicular to the large valley in the west of the parcel.</p> <p>A localised topographic feature are the sunken lanes, Pouchen End Lane to the east of the parcel and Little Heath Lane to the west of the parcel. These are historic routes which over the years have eroded the landform to sit below the general level of the surrounding land.</p> <p>The landform influences the parcel by creating opportunities for open expansive views and has also influenced the historic field boundaries in the north of the parcel.</p> <p>The level of landform variation results in a high susceptibility.</p>	High
Development character and edges	<p>There is no development to the parcel boundaries other than well separated farm complexes to the north west and south east of the parcel.</p> <p>The peripheral boundaries of the parcel are strong with historic sunken lanes to the east and west, a woodland block and belt of trees to the northern boundary and the intermittent belt of trees and embankment to the West Coast Mainline Railway to the south of the parcel.</p> <p>These strong boundaries limit urbanising influences and help establish a rural character, which, offset by the West Coast Mainline Railway, 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 very open nature of the landscape and the elevated, long distance views of largely rural features from within and beyond the parcel including views of the AONB adjacent to the western boundary.</p> <p>The level of tranquillity of the parcel is generally high as there is a high degree of separation from most urban influences and the few that exist within views are in the distance. Separation is maximised within the small valley running parallel to the wider valley which offers greater enclosure.</p> <p>The urbanising influences at distance include sounds and views of; the train line, London Road, a phone mast and Bourne End light industrial units. These elements slightly reduce susceptibility to moderate-high.</p>	Moderate-High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel has significant cultural value as part of the setting of Chilterns AONB which is adjacent to the parcel's western boundary.</p> <p>The parcel has a very open landscape pattern with a few internal field boundaries with several remnant historic field boundaries in the form of isolated and rows of sparse trees.</p> <p>The sunken lanes have strong vegetated structure and historic character along them including very mature oaks in some locations.</p> <p>There is a single narrow woodland block along the ridge of the small dry valley within the site connected by a gappy hedgerow and line of trees. This is the only wooded area in the parcel whereas the wider landscape has larger and more frequent woodland blocks.</p> <p>The field shapes are irregular and inconsistent. The fields in the north of the parcel are medium sized, partially relate to the ridge and bottom of the localised valley and somewhat tie in with the wider field pattern north of the parcel although there are indications of field boundary loss. The southern field is very large; occupying over half of the parcel and is atypical within the wider context.</p> <p>This loss of pattern reduces susceptibility to moderate.</p>	Moderate
Skylines, visual and views	<p>Very open views are compounded by the elevated landform which creates long distance views across the valley resulting in a high degree of intervisibility.</p> <p>The complex views are predominantly of agricultural or wooded landscapes within the Chilterns AONB; however, a number of urbanising influences are visible including clear views toward Bourne End light industrial units, intermittent views of the West Coast Mainline Railway, the phone mast within the valley and long distance views of the settlement of Bourne End.</p> <p>The skyline is primarily wooded and the isolated trees within the parcel creates localised landmarks.</p> <p>This and the very open visual character results in a high susceptibility.</p>	High
Overall susceptibility to change		High



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

- Listed Buildings:
- I
 - II*
 - II
 - Conservation area
 - Local Nature Reserve

- Site of Special Scientific Interest
- Buildings
- Main Road
- Public Rights of Way

1. View south west across the valley with light industrial buildings and communications masts on the horizon.
2. Pouchen End Lane - historic sunken lane.
3. Panoramic view of the dry valley within the parcel and the rolling open arable landscape.
4. Panoramic view of the rolling arable landscape and valley beyond with a row of isolated trees of a lost field boundary.



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 landform producing a high level of intervisibility with the opposing valley side, forming part of the setting of the AONB, the high level of perceived separation and rural character.

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 high level of intervisibility.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Hemel Hempstead HH-A14 which found **High** sensitivity which is broadly consistent with the findings of this report with the AONB, sense of relative elevation and prominence.

Landscape guidance and principles for development:

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

- the complex and prominent landform which is highly intervisible with the opposite valley side;
- the historic and characteristic sunken lanes along the east and west of the parcel and associated mature vegetation;
- strong scenic quality of the very open and elevated landscape;
- views to and from the Chilterns AONB;
- the high levels of tranquillity and sense of separation in most of the parcel; and
- the tree lined skylines.

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

- consider how the development would tie into the existing development pattern surrounding the parcel;
- conserve exposed, prominent and highly intervisible locations;
- any screening must be sympathetic to the existing vegetation;
- conserve and enhance the sunken lanes and the vegetation along them;

- consider views to and from the Chilterns AONB and ensure they are conserved or suitable screening has been used hiding development from them; and
- explore opportunities to mitigate the urbanising influence of the West Coast Mainline Railway and views of infrastructure such as the phone mast and Bourne End light industrial units.
- explore ways in which to create a more intimate scale of pattern for example; through the reintroduction of lost field boundaries.

Parcel 81 - Red Lion Lane



Location plan

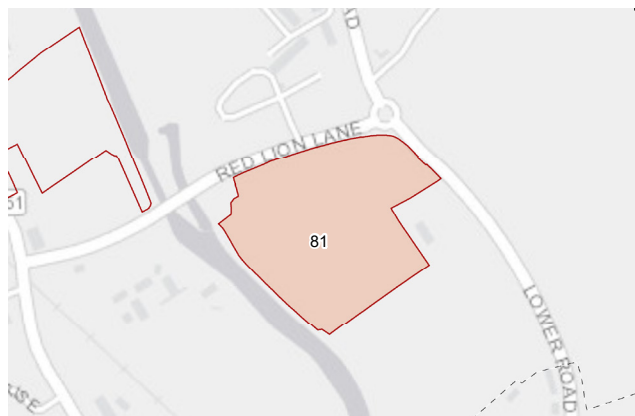
Parcel 81 falls within character area: 08 Upper Gade Valley within the Dacorum Landscape Character Assessment.

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 parcel's poor intact condition;
- a number of features demonstrate the parcel's low representativeness of wider landscape character as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: gappy hedges and post and wire fencing and smaller areas of grazing in valley bottoms;
- the parcel has no designations within it;
- the parcel has no recreational value within it; and
- The parcel exhibits limited cultural value other than providing a small portion of the setting to the Grand Union Canal.



Parcel context plan

Table 26 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is generally flat and defined by the valley floor imperceptibly falling toward the Grand Union Canal on the south-western edge of the parcel.</p> <p>Surrounding the parcel the landform rises to the north-east up the valley and on other sides is relatively flat as it is situated within the valley floor. There is some relationship to the east facing valley slope which gently rises up beyond the Grand Union Canal.</p> <p>The landform influences the parcel by channelling views along the valley and creating some degree of enclosure to the parcel.</p> <p>The generally low levels of landform variation result in a low-moderate susceptibility.</p>	Low-Moderate
Development character and edges	<p>The parcel has a staggered edge to the west; partially along Lower Road with a fence and young hedgerow and partially along the boundary of Nash Mills Village Hall which has a low hedge partially screening the building which has low architectural quality.</p> <p>The south-western boundary along the Grand Union Canal is enclosed by a mixture of hedgerow, trees and areas of scrub.</p> <p>The southern boundary is defined largely by a post and wire fence offering little visual screening to the field with agricultural clutter beyond.</p> <p>The northern boundary is mixed with areas of scattered trees or small hedgerows or by temporary fencing with high visual permeability.</p> <p>The north west corner of the parcel has been subdivided by a hedgerow and a few trees, and contains a car park.</p> <p>The existing development influences and low levels of integration 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 degraded aspect of parts of the parcel, the car park land use, the views of the Nash Mills Village Hall building and the clutter in the landscape such as the temporary fence.</p> <p>The level of tranquillity of the parcel is reduced by the road noise from Lower Road and intermittent rail noise from the West Coast Mainline Railways plus views of urbanising features such as the numbers of parked cars in the surrounding roads.</p> <p>The above elements combine to result in a low susceptibility.</p>	Low



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of an irregularly shaped field; predominantly of pasture farmland but also with an area of car parking, a degraded, unmanaged, an area of scrub, and an area of scattered trees.</p> <p>The agricultural character of the parcel is an anomaly in the wider setting. The land south along the valley floor is open and undeveloped but with different land uses including; an area for car boot sales and a light industrial yard. The land north forms the southern end of Hemel Hempstead. The land west is a mixed woodland with some light industrial uses and cycle trails and the land east is part of the grounds of Abbot's Hill School.</p> <p>The pattern within the parcel is irregular due to areas being subdivided for other land uses typically with an urbanising influence although the broader shape of the parcel is largely the same as the shape evident on the 1900's historic OS map.</p> <p>The parcel has with little relationship to the wider setting.</p> <p>There are glimpsed views of Abbot's Hill School and estate, the former country seat of pioneering paper mill owner John Dickinson, who owned the chain of former paper mills in the Gade Valley.</p> <p>However, the degraded pattern of the parcel results in a low susceptibility.</p>	Low
Skylines, visual and views	<p>The skyline is primarily influenced by the trees and blocks of woodland along the valley and the Grand Union Canal, however to the north the three and four storey built development on Red Lion Lane forms much of the skyline.</p> <p>The location within the valley floor channels views along the valley to the south where views include light industrial uses and residential buildings set within a wooded scene.</p> <p>There are no prominent landmarks; however, there is a glimpsed view of the mansion at Abbot's Hill (School building).</p> <p>There are occasional medium distance views of the wooded valley ridges or along the valley but most views are short range.</p> <p>The development on Red Lion Lane (not road) reduces susceptibility to low-moderate.</p>	Low-Moderate
Overall susceptibility to change		Low



1. A view east toward the grounds of Abbot's Hill School and glimpsed view of the mansion.
2. Unmanaged scrub landscape in the north east of the parcel.
3. A small paved car park in the north east of the parcel.
4. A small unpaved car park north west of the parcel.
5. A panoramic view over the flat, open, pasture field.
6. A panoramic view with temporary fencing and parked cars along the northern boundary

Parcel 82 plan

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

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



Evaluation of landscape susceptibility:

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

This is primarily a result of the limited relationship to the wider landscape and mixed land uses which creates urbanising influences.

Overall landscape sensitivity:

Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a **Low** overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's degraded quality with exposed views of adjacent development.

The parcel was not assessed as part of the Stage 2 Greenbelt Assessment.

Landscape guidance and principles for development:

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

- the setting of the Grand Union Canal;
- the established boundary treatments;
- views into the parcel from the elevated positions above it in the valley and from Abbots Hill parkland; and
- the wider context and green buffer between Nash Mills and Hemel Hempstead.

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

- conserve and enhance the setting of the Grand Union Canal and views from it;
- avoid highly intervisible locations within the parcel or provide appropriate screening for example by bolstering the boundary vegetation;
- conserve the separation and separate identities of the Kings Langley and Hemel Hempstead; and
- explore opportunities to mitigate the effects of the urbanising influences of the adjacent road and views of surrounding developments such as Nash Mills or the village hall.

Parcel 82 - Shendish Manor and Fairfields



Location plan

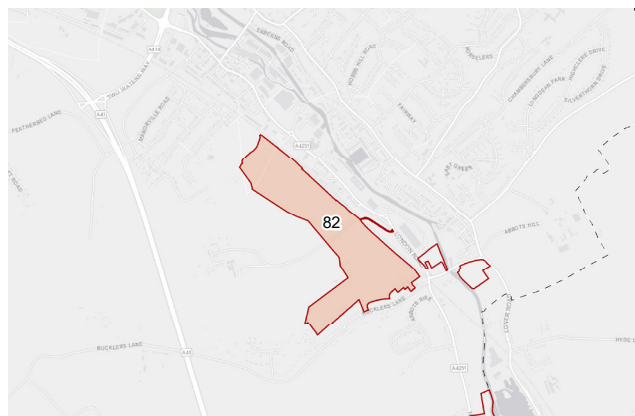
Parcel 82 falls within character area: 08 Upper Gade Valley within the Dacorum Landscape Character Assessment.

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 parcel's highly intact condition;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the 08 Upper Gade Valley LCA from the Dacorum Borough Character Assessment: Steeply sloping valley slopes with secondary valleys running perpendicular to the Gade, pastoral slopes in the west and parklands overlooking the valley;
- the parcel has no designations within it;
- the recreational value attached to Shendish Manor Golf course and several rights of way feature in parcel, serving the local neighbourhood; and
- The parcel exhibits limited features of cultural value other than the route to Shendish Manor and some historic PRoW of local cultural value.



Parcel context plan

Table 27 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is principally a relatively steep, east facing valley slope with a number of undulations running perpendicular to the valley.</p> <p>The landform rises to the west of the parcel with the crest of the hill at Shendish Manor. East of the parcel the slope continues to descend to the Grand Union Canal.</p> <p>The undulations in the landform break up the parcel into different zones and also create areas of enclosure; for instance along the lane to Shendish Manor, while other areas are elevated and are open to the wider valley.</p> <p>This level of landform variation results in a high susceptibility.</p>	High
Development character and edges	<p>The parcel's edge is varied. The western edge does not respond to physical features in the landscape.</p> <p>The eastern boundary is defined by the West Coast Mainline Railway with buffer planting or woodland belts along it.</p> <p>The southern boundary is complex and largely defined by staggered backs of vegetated gardens with belts of trees, but also include a small number of commercial buildings, a car park and small fields. Generally along this boundary there are strong vegetated edges including hedgerows and trees and the topography helps separate the built development along Rucklers Lane, however it is difficult to discern the edge of the boundaries in all locations.</p> <p>The north of the parcel is along the wooded edge of the golf course next to the new development on Shearwater Road. The topography also contributes to the separation of the parcel from the development creating a clear divide.</p> <p>This sense of separation 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 large areas of well managed, undeveloped landscapes (including parkland) and some areas with expansive views over Hemel Hempstead which includes some urbanising features, however, due to the distance the effect is reduced. Occasional views of the adjacent West Coast Mainline Railway and associated overhead catenary lines are detrimental.</p> <p>The level of tranquillity of the parcel is mixed depending on the sense of enclosure provided by the topography and surrounding vegetation. The areas with a concentration of trees; such as the golf course, the lane to Shendish and the small fields in the south of the parcel have limited views of urbanising features and high tranquillity. The intermittent rail noise influences the tranquillity in locations where there is less buffer planting; locally improving perception of separation and scenic quality.</p> <p>Given the above, susceptibility in perceptual terms is high.</p>	High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a complex combination of land uses including an area of golf course, some pastoral land and parkland, part of the grounds of Fairfield's House including a tennis court and subsidiary buildings, a small car park and some commercial buildings. The commercial buildings and car park relate to Rucklers Lane.</p> <p>The large Fairfield House and associated buildings and grounds is set within the agricultural area of the parcel which is divided from the golf course by the undulating topography and the lane leading to Shendish Manor.</p> <p>The golf course occupies the entire north of the parcel and has linear elements within it whereas the parkland in the south of the parcel has scattered clusters of trees in an otherwise open grassland.</p> <p>The parcel is separated from the developed area of Hemel Hempstead by the West Coast Mainline Railway and creates a rural setting for Shendish Manor and the other properties nestled within the woodland on the east facing valley slope.</p> <p>The PRoW and lane toward Shendish Manor are some of the only remnants of the landscape shown on the 1900's historic OS map.</p>	High
Skylines, visual and views	<p>The woodland blocks and belts of trees scattered throughout the parcel create short distance and mid distance views and skylines. Mid distance views within the parcel over the golf course or parkland areas are often rural with few detracting features.</p> <p>Locations which are more open and have long distance views across the valley the skyline is formed by ridgeline of the opposing valley side and is made up of a mixture of residential roofs and trees along the skyline.</p> <p>The Bedmond transmitter creates a focal point on the skyline and the church spire of St Mary's Church creates a local landmark. Other landmarks can be glimpsed including Abbot's Hill School and the Snow Centre indoor ski slope on the horizon.</p>	High
Overall susceptibility to change		High