

Parcel 99 plan

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

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

- Main Road
- Public Rights of Way
- Scheduled Monument

1. Enclosure hedgerows with mature oaks showing conserved historic field patterns.
2. Weak northern boundary with little screening of developments.
3. Cedar Lodge; a historic, listed cottage or nee flint and brick gatehouse to the Langley Lodge Estate.
4. Rounded rolling chalk landform with a tree-lined horizon and fragments of historic parkland landscape such as the designed copse of trees.
5. Bedmond Radio transmitter.
6. Vesta Wind Turbine within the Renewable Energy Systems company site.
7. Long distance view from the parcel's highest point to the developed valley side of Abbots Langley with mixed wooded and developed skyline.
8. A41 and the planted bund.
9. Panorama looking toward Kings Langley along historic PRow toward former palace location and across large arable field.
10. Panorama of the rounded hill crest forming the horizon with a clump of trees, a remnant of the historic designed landscape.



**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 and elevated position along the valley ridge which creates expansive views and intervisibility and areas of historic field pattern which are sensitive to change.

**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 areas of intact historic pattern and high degree of intervisibility resulting from the elevated landform and prominent position.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Kings Langley KL-A4 which found **high** sensitivity which is broadly consistent with the findings of this report.

**Landscape guidance and principles for development:**

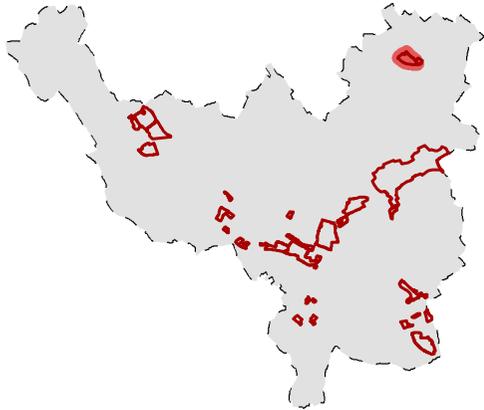
Any development in this location should take careful account of and mitigate the following sensitivities:

- Views from elevated positions and the PRoW in the parcel including views to cultural landmarks such as All Saints Church;
- the setting of the conservation area, listed buildings and of the Scheduled Monument of Little London and the remaining historic field pattern within the parcel;
- the parcel's landform - ensuring not to extend beyond the easternmost field, conserving the characteristic ridge and skyline;
- opportunities for improving screening to existing development and bolster existing field boundaries; and
- the existing development pattern along Watford Road.

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

- avoid exposed or elevated positions to conserve long distance or characteristic views;
- improve or enhance sensitive historic features and their settings such as the conservation area, listed buildings and of the Scheduled Monument Little London and conserve and enhance the remaining historic field pattern within the parcel;
- site development such that the location and maximum height of development should not alter undeveloped characteristic skylines;
- tie in with the existing development pattern of Kings Langley and respect the existing vernacular; and
- provide appropriate screening to blend it into the agricultural landscape for example; with small scale blocks of woodland or by bolstering and reconnecting the existing hedgerow networks.

## Parcel 105 - Cotton Spring Farm



Location plan

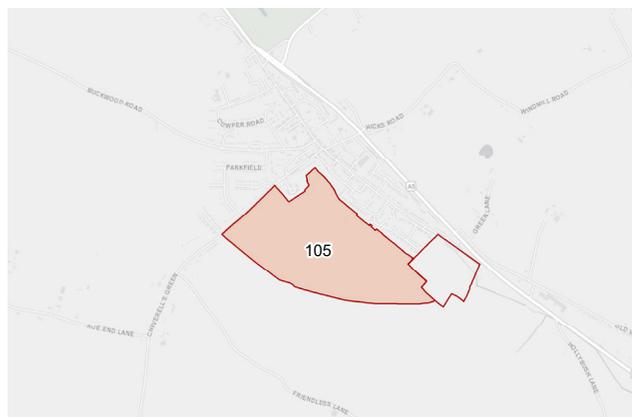
Parcel 105 falls within character area 126 Markyate Ridges and Valleys within the Dacorum Landscape Character Assessment.

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 *national* 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 Markyate Ridges and Valleys LCA from the Dacorum Borough Character Assessment: gently undulating open arable land, medium sized irregular shaped fields and open views across surrounding valleys;
- the presence of the Chilterns AONB designation of national importance;
- the recreational value attached to a minor PRoW, the Peggy' Field and Recreational Ground serving the local community and the Hertfordshire Way long distance trail; and
- The parcel exhibits some remaining hedgerows marking historic field patterns of local cultural value.



Parcel context plan

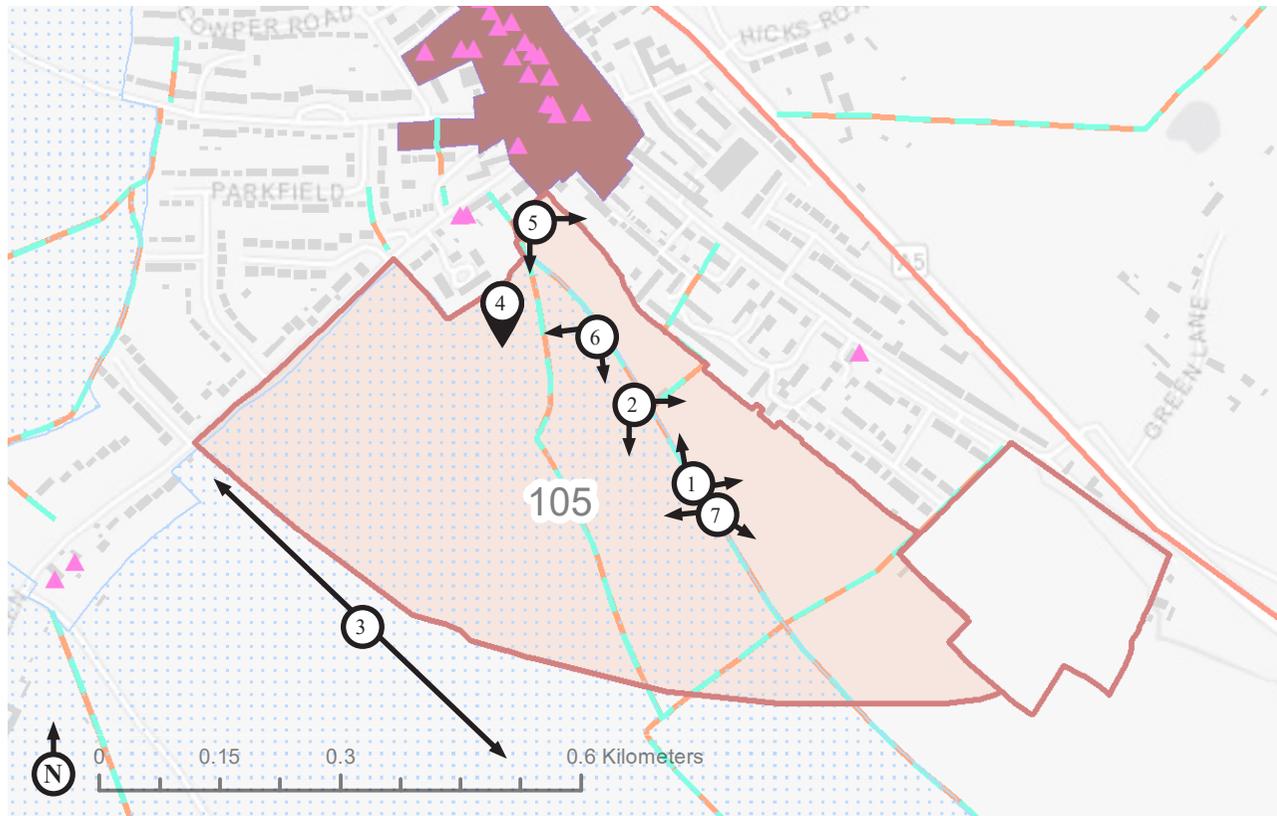
**Table 32 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is defined by a rounded hillside rising toward Cheverell's Green close to the western edge of the parcel. Surrounding the parcel the landform is a series of rolling, rounded chalk hills.</p> <p>There are some minor undulations along the length of the parcel, but the general trend is that it slopes toward the north-east and the River Ver.</p> <p>The landform influences the parcel by creating opportunities for intervisibility, elevated and open views and it also conceals much of the developed area of Markyate along London Road which is located close to the valley bottom.</p> <p>The level of landform variation results in a moderate-high susceptibility.</p>	Moderate-High
Development character and edges	<p>The parcel lines the southern developed edge of Markyate; along the back gardens of residential streets stemming from London Road and the developments along Pickford Road.</p> <p>The back garden boundary treatments to the north-east of the parcel are typically well vegetated with a belt of trees or an area of buffer scrub planting. The gardens are often well vegetated and contribute to the separation of development from the parcel. Some views of the houses are possible; however, the position lower in the valley and reduces their impact.</p> <p>The boundary treatments on the north of the parcel are a combination of a tree lined embankment along Pickford Road and similar back gardens to those on the north-eastern boundary.</p> <p>There are a number of internal boundaries to the parcel. The boundaries in the north of the parcel are the most intact; with shelterbelts of trees and hedgerows. Toward the south the hedgerows are lower, thinner and with less tree planting. In the south of the parcel there are some fields separated by a grassy mound with no structural planting.</p> <p>The southern curved boundary of the parcel does not respond to any physical feature and is difficult to determine on site.</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 and sense of separation is influenced by the open views across the rural, rolling landscape or, contrastingly, by the sense of enclosure in the smaller fields in the north of the parcel.</p> <p>The level of tranquillity of the parcel is high as there is a strong connection to the surrounding agricultural landscapes and little connection to the adjacent urban development and limited road noise from the A5183.</p> <p>The urbanising influences include mid-distance views of the surrounding settlement and roads but some views are defined by with the presence of rows of tall pylons.</p> <p>However, overall susceptibility is judged moderate-high given the above.</p>	Moderate-High



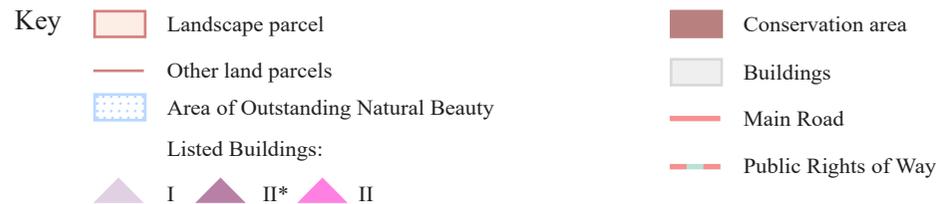
Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a number of medium to large irregularly shaped fields which are generally long and follow the valley of the River Ver. The surrounding fields are similarly large, but are smaller north of Markyate or closer to Flamstead.</p> <p>The pattern within the parcel is finer grained in the north, closer to Markyate where the historic field pattern evident on the 1900's historic OS map are largely intact, excluding areas which have been developed; further south however, a number of field boundaries have been lost and the pattern is much coarser.</p> <p>The PRoW including the Hertfordshire Way long distance path, run along existing and former field boundaries of the parcel and also the edge of the Chilterns AONB west of the Hertfordshire Way.</p> <p>Other recreational features such as; allotments and the playing field are more closely related to the residential areas of Markyate in the north.</p> <p>This diverse landscape pattern results in a moderate-high susceptibility.</p>	Moderate-High
Skylines, visual and views	<p>The skyline is either influenced by the immediate vegetation surrounding the enclosed areas in the north such as the Peggy's Field and Recreation Grounds, or by the generally tree lined, wider rolling landscape from higher or more open locations within the parcel. A prominent feature of many skylines are the rows of pylons.</p> <p>At some locations the rounded hill creates a local horizon characteristic of a chalk hilltop. Mid-distance to long-distance views from open locations are over the agricultural landscape with some farm buildings, blocks of woodland and occasional settlements nestled within the valleys.</p> <p>Views over Markyate feature rows of houses, but they are situated low within the wider rural valley and appear well contained.</p> <p>Views toward Flamstead feature St Leonard's Church spire which creates a local landmark.</p> <p>The long rural views have a moderate-high susceptibility.</p>	Moderate-High
<b>Overall susceptibility to change</b>		Moderate-High

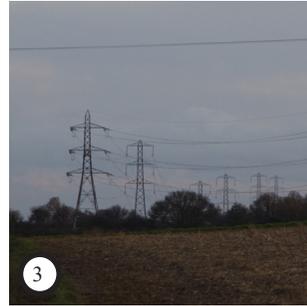


Parcel 105 plan

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1. A view from the ridgeline in the parcel across the valley toward the developed area of Markyate.
2. A view over the agricultural landscape with woodland blocks toward Flamstead with St Leonard's Church spire forming a local landmark.
3. A row of pylons adding an urbanising influence.
4. Allotments within the parcel.
5. Peggy's Field Recreation Ground.
6. A panoramic view from the PRoW toward the top of the open field on the rounded hill within the parcel.
7. A panoramic view from the PRoW with open fields with intermittent field boundaries and long distance views south west and south east with a number of infrastructure features within the scene.



### **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 combination of complex landform with high levels of intervisibility, strong development edges to Markyate and rural views across the wider landscape.

### **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 moderate-high susceptibility and the added sensitivity of the AONB status.

A variation in landscape sensitivity is apparent within the smaller fields in the north east where the landscape is assessed as having **Moderate** sensitivity to change arising from residential and mixed-use development. This is due to a closer relationship to the developed area of Markyate and lower levels of intervisibility with the wider landscape including the Chilterns AONB.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment part of this parcel formed part of Markyate MY-A3a which found **medium** sensitivity which differs to the conclusions of the Stage Three report due to the stage two report not considering

the more open and intervisible part of the parcel and AONB area which creates a variation in sensitivity score.

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

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

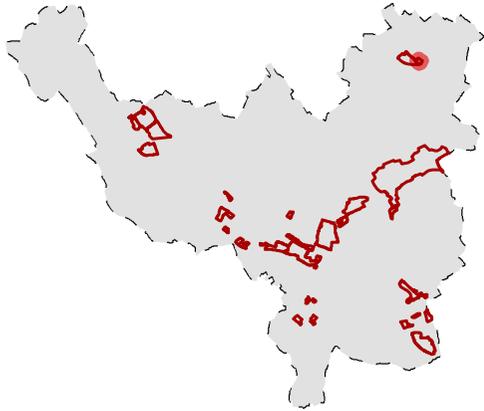
- the recreational value of the community play area and PRow through the parcel;
- re-introducing, retaining or enhancing the vegetated field boundaries and the setting of the AONB;
- the parts of the Chilterns AONB within the parcel, the special qualities it features;
- the areas where there has been hedgerow loss;
- the existing development pattern and connectivity;
- the exposed and elevated areas of the parcel with high levels of intervisibility;
- the well vegetated external parcel boundaries and the remaining internal parcel boundaries;
- the parcel's separation from the surrounding development;
- the variation in landscape sensitivity within the parcel;
- the high scenic quality, level of tranquillity and sense of separation of the agricultural landscape;
- conserved historic field pattern; and

- long distance views across the agricultural landscape including landmarks such as St Leonard's Church.

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

- reduce intervisibility of the development by avoiding elevated areas and employing appropriate screening by enforcing or re-introducing hedgerows using historic field patterns;
- conserve and enhance the special qualities and characteristics of the Chiltern AONB or its setting;
- retain or enhance the structural vegetation surrounding the parcel;
- ensure any development respects and integrates with the existing development pattern of Markyate;
- conserve long distance and landmark views such as toward St LKeonard's Church spire; and
- explore opportunities to reduce the urbanising influence of features such as the rows of pylons.

## Parcel 114 - Land south of London Road



Location plan

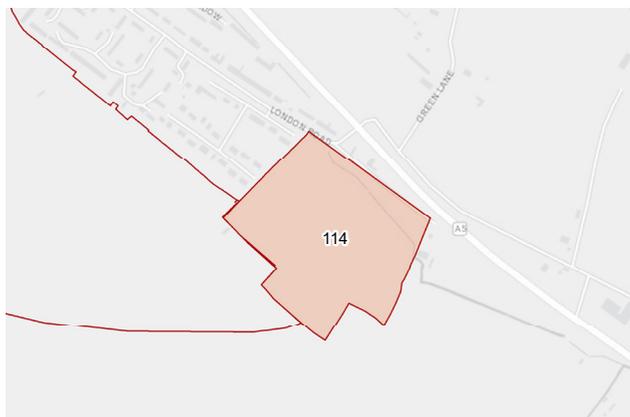
Parcel 114 falls within character area 126 Markyate Ridges and Valleys within the Dacorum Landscape Character Assessment.

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 Markyate Ridges and Valleys LCA from the Dacorum Borough Character Assessment: ribbon development adjacent to A5/Ver valley and pockets of pasture in the valleys and close to settlement;
- the parcel has no recreational value within it; and
- the parcel does not exhibit features of cultural value.



Parcel context plan

**Table 33 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is a relatively simple, steep, uniform slope from the south-west down to the north-east where the slope levels out at the bottom around the River Ver.</p> <p>The parcel makes up part of the bottom part of the north-east facing side of the River Ver valley and is enclosed by the landform above the parcel and partially by the rising landform of the opposite valley side; however, the vegetation is more prominent in the foreground.</p> <p>The relatively simple, sloping landform character results in a moderate susceptibility.</p>	Moderate
Development character and edges	<p>The parcel is lined by a hedgerow along most of its perimeter other than small segments of fence and small areas of woodland beyond.</p> <p>The parcel is adjacent to residential properties on the north-western boundary of the parcel which has a strong separation from the parcel with a hedgerow on the field boundary, a PRoW and a taller mixed hedgerow to the private gardens.</p> <p>The northern corner of the parcel is partly adjacent to London Road with the beginning of a row of houses opposite. The rest of the northern boundary is adjacent to a no through road and a light industrial building and yard. The hedgerow on the northern boundary partially screens these urbanising influences.</p> <p>The other boundaries of the parcel lead onto wider agricultural landscapes with a farm building on the east of the parcel which is not well screened.</p> <p>The proximity to development influences results in a low-moderate susceptibility.</p>	Low-Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the elevation of the landform with longer views from the top of the landform exposing more urbanising features such as the motel complex, the A5183, the adjacent light industrial yard and greater views into the developed area of Markyate.</p> <p>There is little relationship to the wider rural landscapes with a more tranquil character. The level of tranquillity of the parcel is predominantly influenced by the noise resulting from the proximity to the A5183 and the traffic on London Road, resulting 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 a small to medium sized field which is roughly square other than a stepped south-western border within a context of much larger fields to the south and a line of severance to the north which dis-associates the parcel with the agricultural fields north of the A5183.</p> <p>There is little structure or pattern within the parcel and the staggered southern border is as a result of a loss of field boundaries which appear on a 1900's historic OS map, although the outer boundaries are largely intact.</p> <p>The parcel contributes little to the wider landscape pattern other than acting as the end point of the settlement of Markyate south of London Road.</p> <p>The simplicity of the landscape pattern results in a low-moderate susceptibility.</p>	Low-Moderate
Skylines, visual and views	<p>The skyline from the bottom of the parcel are influenced by the varied planting on the southern boundary including a woodland block of evergreen trees which appear out of place. From lower elevations in the parcel views are channelled along the valley and views up the slope have a more rural character.</p> <p>The views and skyline from the top of the parcel is influenced by the wider rural landscapes beyond the A5183 with fields and blocks of woodland; however views from the elevated positions contain several urbanising influences; the motel, the A5183, the adjacent light industrial yard and greater views into the developed area of Markyate.</p> <p>The hedgerow around most of the parcel creates a partial sense of enclosure, but views of surrounding development are still abundant.</p> <p>The development influences reduce susceptibility to low-moderate.</p>	Low-Moderate
<b>Overall susceptibility to change</b>		Low-Moderate



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

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

1. A view of the pasture field on the steep slope with a mixed skyline of mature trees, planted woodland block and hedgerow.
2. A PRoW along the western boundary of the parcel.
3. View of a motel complex and traffic on the A5183 creating an urbanising influence.
4. A panoramic view from the northern corner of the parcel showing the surrounding hedgerows and the channelled views along the valley as a result of the landform.
5. A panoramic view from the elevated western corner across the valley over the agricultural landscape with a mixture of development and woodland blocks in the background of the view.

- Main Road
- Public Rights of Way



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

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

This is primarily a result of the limited connection to the surrounding agricultural landscape and the proximity to urbanising influences.

### **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 limited connection to adjacent agricultural land and Chilterns AONB and the limited intervisibility due to the landform and enclosure.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of the wider Markyate MY-A3a study area which found **medium** sensitivity. Due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity score since the Markyate MY-A3a study area takes into account a wider, more open area that relates better to the wider rural landscape. The parcel, on the other hand, is more influenced by the adjacent development and transport infrastructure than is common in the wider study area.

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

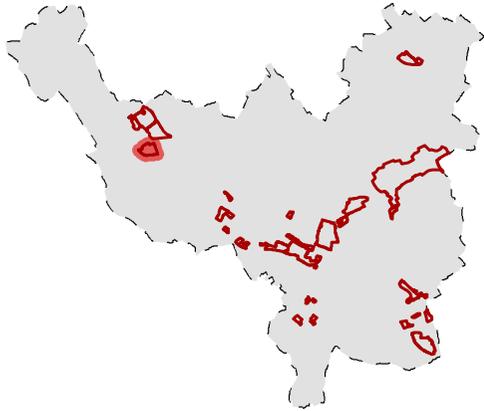
Any development in this location should take careful account of and mitigate the following sensitivities:

- the existing development pattern of Markyate;
- screening of London Road and the transport corridors at the valley bottom;
- visual connection to the wider rural landscape and the Chilterns AONB to the south;
- landform which creates elevated points with higher levels of intervisibility across the valley;
- the River Ver and the habitats around it; and
- screening of urbanising influences around the parcel along London Road.

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

- tie into the existing development pattern and reflect the existing materials, scale and built form;
- consider views from the surrounding valley and Chilterns AONB by avoiding visually prominent locations within the parcel and adopting screening appropriate to the existing character;
- conserve and enhance the River Ver and its setting; and
- explore opportunities to mitigate the effects of the surrounding roads and development through increased screening along the northern boundary.

## Parcel 122 - Dunsley Farm



Location plan

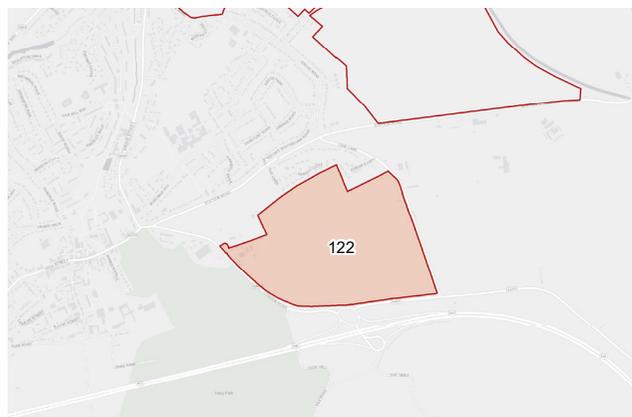
Parcel 122 falls within character area 114 Tring Gap Foothills within the Dacorum Landscape Character Assessment.

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 high representativeness of wider landscape character as described in the key characteristics of the Tring Gap Foothills LCA from the Dacorum Borough Character Assessment: views to the Chilterns escarpment, framing and containment by wooded scarp slopes, parkland landscapes at Tring Park, mixed open farmland, urban fringe influences around Tring including; residential sports pitches and arterial transport corridor including the A41;
- the parcel has no designations within it;
- the recreational value attached to a PRoW which passes through the parcel, serving the local neighbourhood; and
- The parcel exhibits a generally intact field boundary pattern of local cultural value.



Parcel context plan

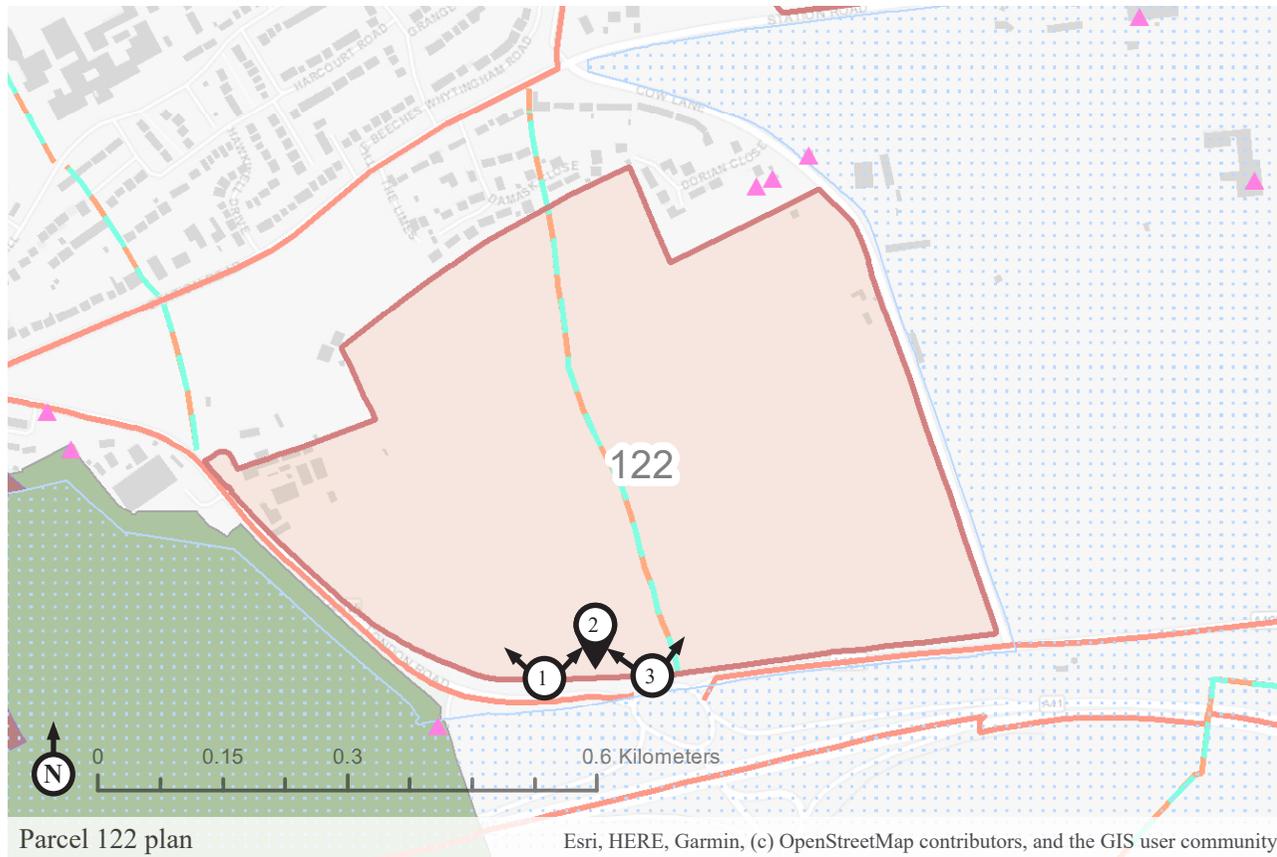
**Table 34 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is gently rising from the north to the south, but the level change is largely imperceptible within the parcel.</p> <p>The parcel forms part of the southern end of the plateau around Tring which rises up more steeply south of the A41.</p> <p>The landform influences the parcel by allowing for open views across the farmland and maximising the influence of intervening vegetation. However the gentle slope allows for long distance views across the wider plateau. It also minimises the relationship between the east of the parcel and the adjacent area of Chilterns AONB.</p> <p>The gently undulating character of the landform results in a low-moderate susceptibility.</p>	Low-Moderate
Development character and edges	<p>The main developed edge of the parcel is along the northern boundary. Along the eastern half of this staggered edge is an area of residential development which has breached the pattern of arable fields south of Station Road. The boundaries along this edge are mixed back garden boundaries with a varied degree of screening of the properties; generally the boundaries are well established hedges or hedgerows coupled with trees in back gardens which strengthen the boundaries.</p> <p>There is a light industrial yard including a brewery within the western area of the parcel; it has established hedgerows surrounding it which screen most of the urbanising influence of the buildings and clutter in the yard, but the barns or warehouses are visible above them.</p> <p>The other boundaries and internal field boundaries are generally well established hedgerows with intermittent trees. The southern boundary appears slightly overgrown and less well managed.</p> <p>The proximity to development influences which are visible at points 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 arable landscapes largely enclosed by the surrounding hedgerows with a rural character, however detracting features include degraded agricultural landscapes with degraded boundaries at the southern entrance, the glimpsed views of London Road (B4635) and partial views of built development to the north.</p> <p>The level of tranquillity of the parcel is mixed with lower levels close to the degraded agricultural landscape, urbanising built features and road noise of London Road and the A41 beyond.</p> <p>There is a varied level of separation depending on the quality of the boundary treatments. Generally; in locations away from urbanising features the levels are higher but background road noise is still present.</p> <p>Given the above, susceptibility is moderate.</p>	Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a range of different sized fields; small pastoral paddocks to large arable fields. Generally the field pattern is rectilinear and is largely unchanged since the 1900's historic OS map was produced other than the light industrial yard and the development north of the parcel.</p> <p>The parcel is relatively contained with little relationship with the wider landscape including the eastern fields of the parcel which have minimal visual connection to the adjacent Chilterns AONB. The poor level of connectivity with the wider landscape is due to the surrounding areas having different land uses and characteristics to those of the parcel: residential to the north, sports pitches to the north west and east, scattered out of town development and Tring Park - a Designated Park and Gardens surrounded by a strong, enclosing boundary to the west and an infrastructure corridor segregating the parcel from agricultural land to the south. The relatively simple pattern results in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by a combination of the surrounding trees and field boundaries and the distant wooded ridgeline to the north across the Tring plateau. The skyline to the south is influenced by the rising topography and wooded ridge south of the parcel which creates some degree of intervisibility with the Chilterns AONB.</p> <p>Most views are across the open and relatively flat agricultural fields with some limitation by the field boundaries.</p> <p>The views north over the hedgerows include many of the rooflines and streetlights of Tring's residential areas and glimpses of distant wooded rolling hillsides.</p> <p>Landmarks include the distance views of the rolling hillside including the Ivinghoe Beacon within the AONB.</p> <p>These elements elevate susceptibility to moderate-high.</p>	Moderate-High
<b>Overall susceptibility to change</b>		Moderate



Key

- Landscape parcel
- Other land parcels
- Area of Outstanding Natural Beauty
- Buildings

Listed Buildings:

- I
- II\*
- II
- Main Road
- Public Rights of Way
- Registered Park or Garden

1. A view across the flat agricultural fields of the parcel with glimpsed views of development within Tring beyond the mixed hedgerows within and surrounding the parcel.
2. Scrub planting and poorly managed or degraded agricultural landscape.
3. A panoramic view with intimate field pattern with internal boundaries and long distance views with wooded horizons and the rounded hilltops near Cheddington including the Ivinghoe Beacon within the Chilterns AONB.



**Note:** Views from viewpoints were considered from the surrounding area, specifically from Ivinghoe Beacon and the Ridgeway National Trail and from Tring Park all of which are within the Chilterns AONB; 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* landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the parcel's limited relationship with much of the surrounding AONB and combination of positive rural characteristics surrounded by urbanising influences.

### **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 agricultural character and landscape which has degraded in places, and the presence of urban fringe influences.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Tring TR-A5 which found *medium* sensitivity, which is broadly consistent with the findings of this report.

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

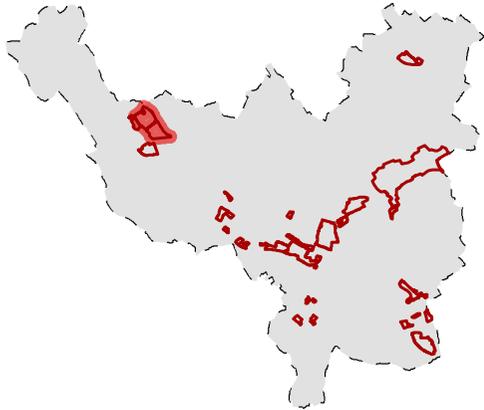
Any development in this location should take careful account of and mitigate the following sensitivities:

- the relationship and views from and toward the Chilterns AONB surrounding the parcel and important views such as from the Ivinghoe Beacon;
- the relationship to the development pattern of Tring to the north and the sports facilities and light industrial yard to the west;
- the localised intervisibility with the open landscape and fields
- urbanising influences of the A41 and London Road;
- the setting of the historic designed landscape of Tring Park, a grade II Registered Historic Park and Garden adjacent to the south-western boundary of the parcel;
- the existing and historic field boundary pattern; and
- the recreational value of the PRoW.

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

- consider views from the PRoW, Tring Park and Chilterns AONB and avoid highly intervisible locations within the parcel or adopt screening appropriate to the existing character;
- tie into the existing development pattern of Tring and the adjacent light industrial units to the west of the parcel;
- explore opportunities to mitigate the effects of the urbanising A41 and London Road to the south of the parcel.

## Parcel 124 - East of Tring



Location plan

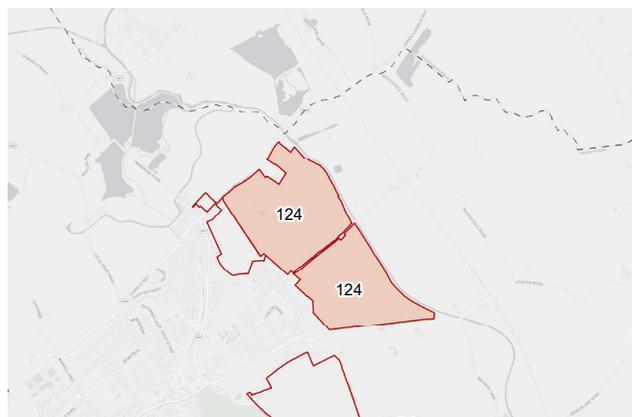
Parcel 124 falls within character area 114 Tring Gap Foothills within the Dacorum Landscape Character Assessment.

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 LCAs from the Dacorum Borough Character Assessment: views to the Chilterns escarpment, transport corridor including the Grand Union Canal, mixed open farmland, Pendley Manor, urban fringe influences around Tring including a garden centre;
- The parcel has no designations within it but forms the setting for the Chilterns AONB and is a continuation of the rural aspects of the AONB's character;
- The parcel has no recreational value within other than a long distance PRoW along the Grand Union Canal; and
- The parcel exhibits a largely intact field boundary system of local cultural value.



Parcel context plan

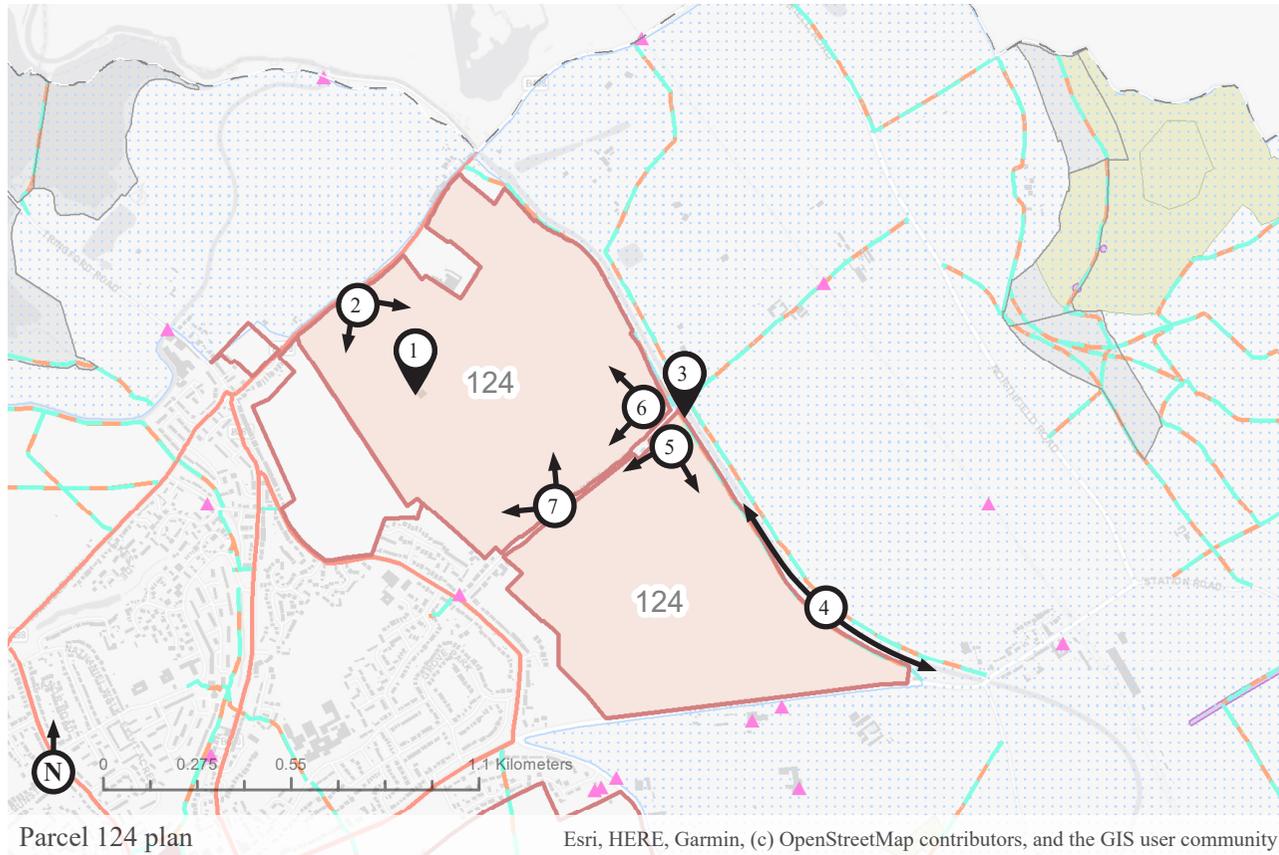
**Table 35 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is relatively flat across much of the parcel with a gradual rise from the north-east to the south-west.</p> <p>The north-west of the parcel has a localised rounded mound and a more complex topography.</p> <p>The localised mound elevates the built structures located on it and makes them a visually prominent feature from many of the views. Otherwise the landform has limited affect.</p> <p>South of the parcel the landform is a largely flat plateau surrounding Tring. North of the parcel the landform falls toward the Grand Union Canal and a number of reservoirs.</p> <p>The landform rises up in a relatively localised area along the eastern boundary but is intersected by the Grand Union Canal which is dug below ground level creating steep embankments.</p> <p>Localised landform variations result in a moderate-high susceptibility.</p>	Moderate-High
Development character and edges	<p>The parcel is situated between the development edge of Tring and the Grand Union Canal.</p> <p>The Grand Union Canal is dug into the landscape and has strong buffer planting along its edge.</p> <p>The development edge of Tring has a mixture of boundary treatments creating differing degrees of separation; generally the edge is made up of vegetated back garden hedges or dense hedgerows.</p> <p>South of the parcel is the tree-lined Station Road which separates the parcel from a woodland block and the designed landscape of Pendley Manor.</p> <p>North of the parcel and surrounding the garden centre complex is Bulbourne Road with a mixture of fences, hedgerows and belts of trees.</p> <p>Internal boundaries are generally well established or outgrown hedgerows with occasional to frequent trees. In the north-western corner there is a concentration of post and wire fences for livestock.</p> <p>The sense of integration of the settlement edge 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 open patchwork of fields which largely feels separate from the developed area of Tring. The localised elevated landform creates intervisibility with the wooded ridge within the Chilterns AONB to the south.</p> <p>The level of tranquillity of the parcel is generally high as there are few urbanising features however localised areas have lower levels of tranquillity such as around the garden centre, along the development edge of Tring where the sense of separation is lower or along Bulbourne or Station Roads which are influenced by road noise.</p> <p>The strong sense of scenic quality and tranquillity 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 a large number of arable fields. The structure of the fields differs on either side of Marshcroft Lane with a more open, larger scale pattern to the north and a more tight knit pattern which is almost the exact field pattern shown on the 1900's historic OS map to the south.</p> <p>The parcel is between the developed area of Tring and the Grand Union Canal with a wider agricultural landscape beyond. However the landform and vegetation surrounding the Grand Union Canal and Bulbourne Road reduce the connectivity with these areas. Similarly the southern boundary along Station Road is strong and separates it from a landscape with a different rural character.</p> <p>Areas of more intact landscape pattern elevate susceptibility to moderate-high.</p>	Moderate-High
Skylines, visual and views	<p>The skyline is influenced by the topography and surrounding vegetation, plus the localised mound along the Grand Union Canal and rising land along Bulbourne Road. Views to the south are influenced by the ridgeline within the Chilterns AONB.</p> <p>The agricultural buildings on the localised mounds influence the skyline and create landmarks within the surrounding views of the parcel.</p> <p>Enclosure along the Grand Union Canal restricts intervisibility with the adjacent area of the Chilterns AONB.</p> <p>Views of the developed area of Tring are semi-screened by the back garden boundaries.</p> <p>Naturalistic skylines and long views to the AONB, including glimpsed views toward the Ivinghoe Beacon and the Ridgeway National Trail, elevate susceptibility to moderate-high.</p>	Moderate-High
<b>Overall susceptibility to change</b>		Moderate-High



Parcel 124 plan

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

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

- Listed Buildings:**
- I
  - II\*
  - II
  - Area of Outstanding Natural Beauty
  - Ancient Woodland

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

1. Agricultural buildings breaking the horizon.
2. Panoramic view of the small pasture fields separated by post and wire fences.
3. Marshcroft Lane Bridge.
4. The Grand Union Canal with an artificial level change along the eastern boundary.
5. A panoramic view from the mound along the Grand Union Canal over the arable farmland with large internal field boundaries and woodland blocks, and tree-lined skyline beyond.
6. A relatively flat arable field with localised hills elevating the agricultural buildings.
7. Relatively flat agricultural fields enclosed by mixed hedgerow boundaries with glimpsed views of the eastern development edge of Tring.



**Note:** Views from viewpoints within the surrounding area, specifically from locations on the Ridgeway National Trail within the Chilterns AONB, were considered, 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 intervisibility with the Chilterns AONB, large area of open agricultural land and lack of intrusive urbanising influences which creates a high scenic quality.

### **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 level of susceptibility and the fact that the parcel provides a setting for the Chilterns AONB. The landscape sensitivity in the fields of Marshcroft Lane south is also assessed as having **Moderate-High** sensitivity to change, but for different reasons to the rest of the parcel. There is reduced intervisibility caused by the lower and flatter topography and surrounding vegetation but there is a more intricate field pattern so is more sensitive in terms of scale, pattern and cultural pattern compared with the land north of Marshcroft Lane.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of study areas: Tring TR-A2 which found **medium** sensitivity

and Tring TR-A3 which found **high** sensitivity which aligns with the variation of landscape sensitivity in the parcel, and therefore is 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 intervisibility with the wider landscape due to the elevated areas of the Chilterns AONB; namely prominent locations such as the Ridgeway National Trail, Ivinghoe Beacon and associated downland and chalk grassland, areas south of the parcel and along the AONB boundary;
- the historic field pattern;
- areas of complex topography with associated higher levels of intervisibility;
- well established internal and external hedgerows;
- a strong scenic quality from the agricultural landscape and enclosure of the parcel;
- the intact nature of areas of the parcel with few external influences; and
- tree lined skylines;

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

- take careful account of areas with increased intervisibility, particularly with the Chilterns AONB, due to topography or openness should be avoided or screened by bolstered hedgerows appropriate to the character;
- conserve and enhance the historic field pattern and established hedgerows;
- conserve the scale of pattern in the more intimate areas to the east of the parcel; and
- explore opportunities to reduce the influence of road noise from Bulbourne or Station Roads and views of development such as the garden centre or agricultural silos.