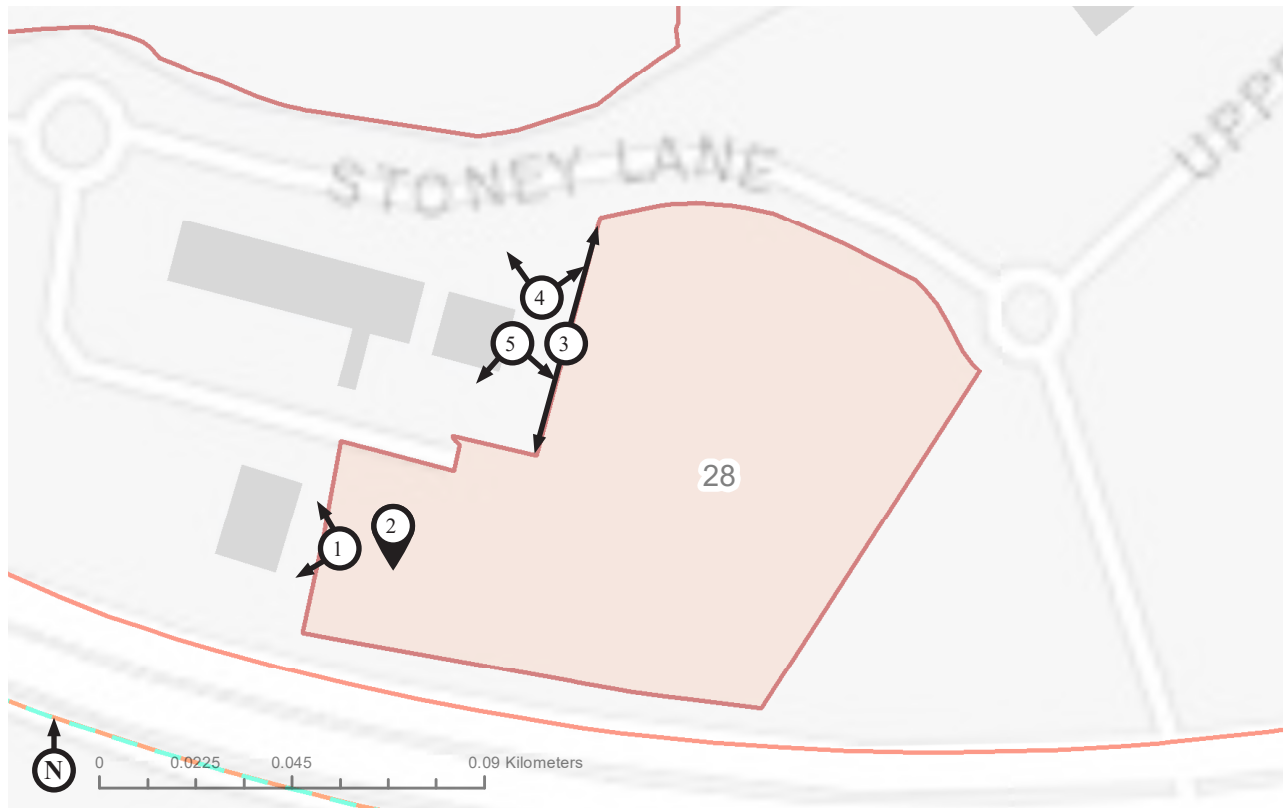




Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is an incidental area of land between the A41 and the road leading to the services segregated from the wider landscape.</p> <p>The parcel does not respond to or reflect any patterns or cultural patterns of the wider landscape.</p> <p>The lack of relationship to the wider landscape pattern results in a low susceptibility.</p>	Low
Skylines, visual and views	<p>Views from the edges of the parcel are medium to long distance and are channelled down the valley of the Bourne Gutter including rolling arable fields with woodland blocks which form the skyline.</p> <p>Otherwise there are short range urban views limited by the scrub within the parcel or the built development surrounding the parcel.</p> <p>The elevated advertising / signage for the motel and restaurant create local landmarks.</p> <p>The developed character of the skylines and views result in a low susceptibility</p>	Low
<b>Overall susceptibility to change</b>		Low

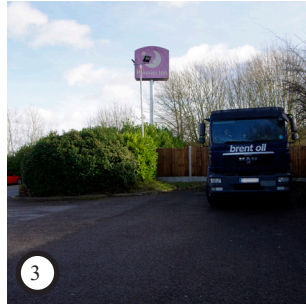


Parcel 28 plan

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

- |     |  |  |
|-----|--|--|
| Key | <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Landscape parcel | <span style="display:inline-block; width:15px; border-bottom:2px solid red;"></span> Main Road             |
|     | <span style="display:inline-block; width:15px; border-bottom:2px solid red;"></span> Other land parcels                                    | <span style="display:inline-block; width:15px; border-bottom:2px dashed red;"></span> Public Rights of Way |
|     | <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> Buildings         |  |

1. Long distance views from the elevated position above the service station buildings adjacent to the parcel.
2. Dense unmanaged scrub within the parcel.
3. Mixed dense hedgerows of the car park adjacent to the parcel.
4. Views of the wider undulating landscape north of the parcel.
5. Panoramic view of the unmanaged parcel with artificial landform changes.



### **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 surrounding infrastructure which creates a line of segregation within the landscape around the parcel and has an urbanising influence.

### **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 isolated location with minimal connection to its surroundings.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Hemel Hempstead HH-A7 which found **medium** sensitivity. Due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity score resulting from the parcel having greater levels of urbanising influence than is representative of the wider study area of Hemel Hempstead HH-A7.

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

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

- surrounding urbanising influences of the A41 and surrounding development; and
- elevated landform, intervisible with the wider valley.

The potential design response for any development should:

- include structural vegetation including hedgerows and trees to screen the built form and A41 from the wider rural valley, particularly from the north; and
- avoid the highest, most visually prominent area of the parcel.

## Parcel 33 - Duckhall Farm



Location plan

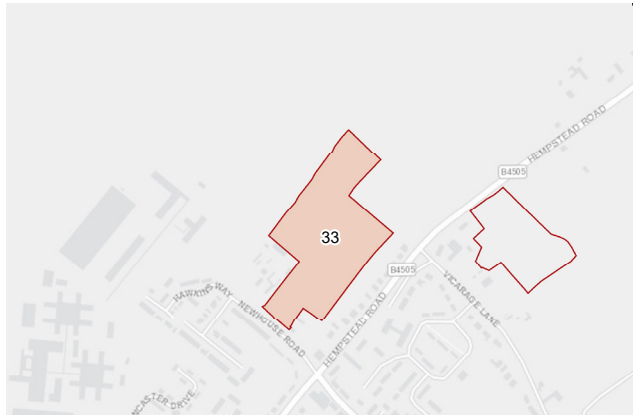
Parcel 33 falls within character area: 107 Bovingdon & Chipperfield Plateau within the Dacorum Landscape Character Assessment.

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

### Evaluation of landscape value

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

- The parcel's 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 Bovingdon & Chipperfield Plateau LCA from the Dacorum Borough Character Assessment: Expansive, gently undulating plateau, arable farmland, fields with remote feel, and few focal points or vistas;
- the parcel has no designations within it but four grade II listed farm buildings are in close proximity to the parcel, although there is no reference to the setting within any of their listings;
- the parcel has no recreational value within it although a PRoW runs along the outside of the north-western boundary; and
- the parcel exhibits an intact historic field pattern of local cultural value.



Parcel context plan

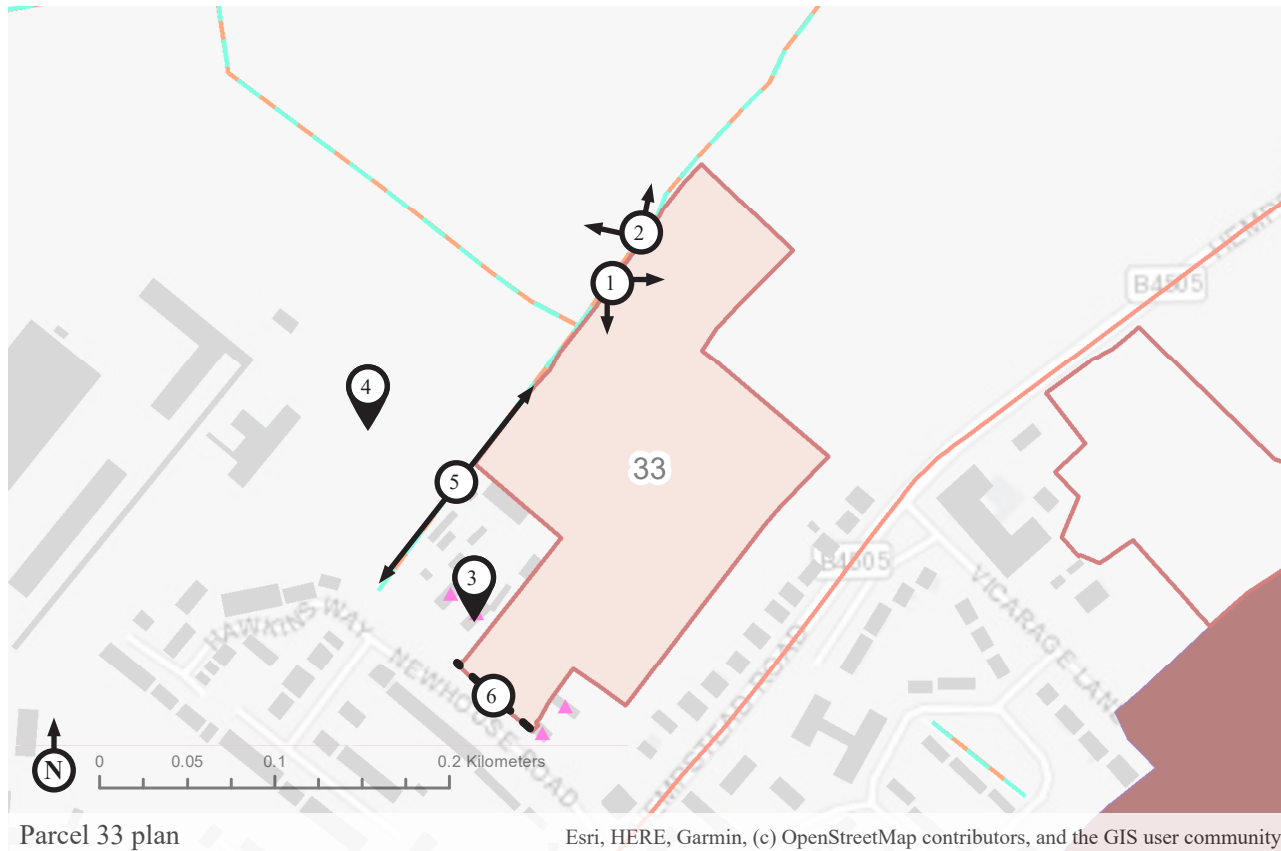
**Table 15 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is generally flat with a very gentle gradient descending to the east.</p> <p>Surrounding the parcel the landform is also flat.</p> <p>The landform influences the parcel by not providing any elevated vantage point which causes vegetation or buildings to limit most long range views within and surrounding the parcel.</p> <p>The low level of landform variation results in a low susceptibility to change.</p>	Low
Development character and edges	<p>The parcel has well established hedgerows with trees along most of its perimeter and between the two fields which make up the parcel.</p> <p>The south western side of the parcel has a number of historic and listed buildings with large gardens which back onto the parcel with hedgerows and trees which partially screen the buildings and enclose the space. The small stretch of the parcel which is adjacent to Newhouse Road has dense scrub and hedgerow planting.</p> <p>Similarly the south eastern side of the parcel is lined by a dense hedgerow and back gardens with a greater degree of screening provided.</p> <p>North and west of the parcel are undeveloped spaces or fields with limited connections.</p> <p>The boundary conditions and degree of landscape integration result in a high susceptibility.</p>	High
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality and sense of separation is largely dominated by the dense surrounding hedgerows and trees which enclose most views.</p> <p>The level of tranquillity of the parcel is likely to be influenced by the race track, the market and other activities on the former airfield west of the parcel plus the associated increase in traffic; although this was not witnessed during the site survey.</p> <p>Glimpsed views of the HM The Mount prison - a low prison to the west of the parcel create an urbanising influence.</p> <p>The small-scale character and level of enclosure are susceptible although elements of the wider context such as the airfield, market and HMP The Mount prison slightly reduce 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 two, long and thin, rectilinear fields between Hempstead Road (B4505) and the former Bovington Airfield which features an intact historic field pattern.</p> <p>Other than the hedgerow between the two fields of the parcel there is a row of trees within the field close to the existing south western edge of the parcel; evidence of a former hedgerow.</p> <p>The parcel contributes two historic, intimately sized and shaped fields to a series of similar fields and forms part of the changing setting of the historic listed buildings on Newhouse Road.</p> <p>The intact landscape pattern has a high susceptibility to change.</p>	High
Skylines, visual and views	<p>Views are influenced by the dense vegetation surrounding the parcel which create almost exclusively short range enclosed views.</p> <p>There are glimpsed views toward the former Bovington Airfield mid distance views of the open landscape with radio masts.</p> <p>The vegetated character and resulting short range views result in a low susceptibility.</p>	Low
<b>Overall susceptibility to change</b>		Moderate



1. View of the flat pasture field in the parcel.
2. A view toward the Bovingdon Airfield.
3. A view of one of the listed buildings forming part of the historic setting.
4. HMP The Mount - a prison to the west of the parcel.
5. PRow along the western boundary of the parcel.
6. A view from the edge of the parcel toward the open landscape of the former Bovingdon Airfield





Note: the south eastern area of the parcel was inaccessible during the site visit. The assessment was conducted by conducting a study of the surrounding area and aerial photography.

**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 largely a result of the combination of the strong and historic enclosures along the boundaries which create a high sense of separation, an intimate scale and contributes to the wider landscape pattern and the detracting features including the limited intervisibility and influence of the surrounding prison complex and airfield activities.

**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 intact nature, the intimate and historic field pattern with a strong sense of enclosure and the lack of intervisibility and urbanising influences of the prison and airfield north of the parcel.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of the much larger study area of Bovingdon BV-A2 which found *low* sensitivity. Due to a finer grain of analysis of the Stage Three Report, there is a variation in sensitivity score resulting from the parcel; this is because the parcel is generally well enclosed from the primary

detracting features of the wider study area mentioned in the Stage Two Report, for example; the degraded, eroded character from features such as the Bovingdon Airfield and poor landscape condition; the parcel also features positive features such as the sense of enclosure and historic pattern atypical 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 very strong vegetative structure surrounding the parcel and creating a tight intimate pattern and a sense of separation;
- the setting of the historic buildings;
- the strong edge with the existing settlement;
- the historic field pattern;
- the intact nature of the parcel; and
- the relationship with the surrounding fields with similar shape, pattern and character.

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

- conserve and enhance the vegetative structure and boundaries to the surrounding developments;
- protect the relationship between the two long, narrow fields and ensure development has minimal

impact on the surrounding intimate fields which share the same historic field pattern;

- conserve and enhance the setting of the historic buildings south of the parcel and the historic field pattern; and
- explore opportunities to screen any glimpsed views of the detracting features of the airfield and prison.

## Parcel 34 - Fox Meadow



Location plan

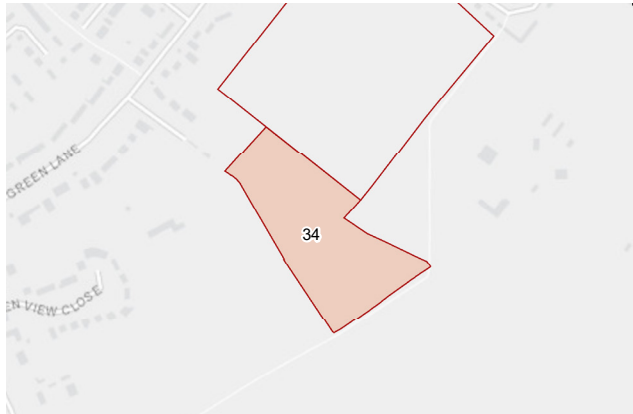
Parcel 34 falls within character area: 107 Bovingdon & Chipperfield Plateau within the Dacorum Landscape Character Assessment.

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

### Evaluation of landscape value

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

- The parcel's moderately intact condition;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the Bovingdon & Chipperfield Plateau LCA from the Dacorum Borough Character Assessment: expansive plateau, pasture farmland, fields with remote feel, a settlement pattern comprising a number of villages which spread across the plateau and few focal points or vistas;
- the parcel has no designations within it;
- the parcel has no recreational value within it; and
- the parcel includes some remnants of the historic field pattern (as seen on a 1900's historic OS map) of cultural value and interest.



Parcel context plan

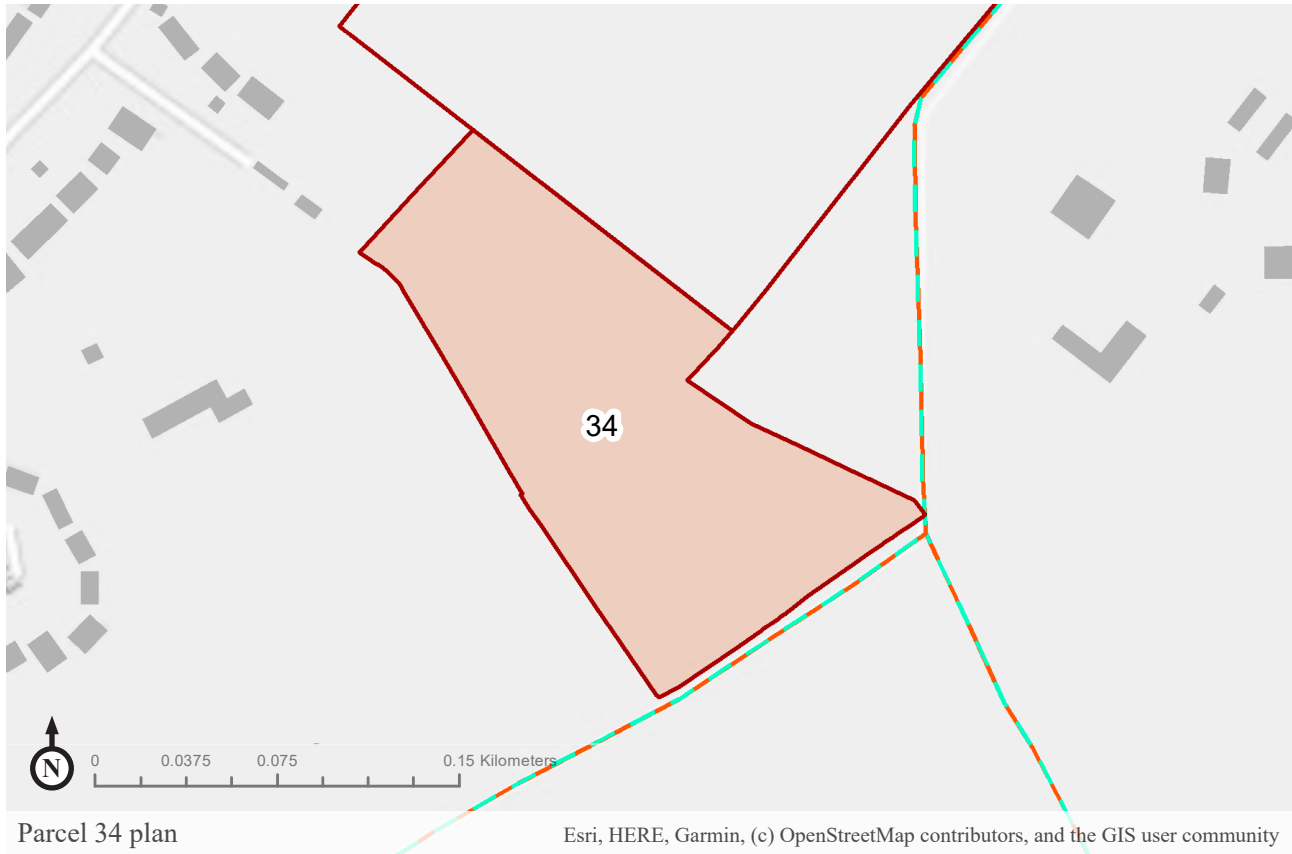
**Table 16 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is very flat which is reflective of the wider area with a slight gradient up toward Bovingdon, north of the parcel.</p> <p>The landform influences the parcel by limiting the intervisibility of the parcel.</p> <p>The largely flat landform results in a low susceptibility to change.</p>	Low
Development character and edges	<p>The parcel is largely surrounded by undeveloped spaces on its boundaries. The north-western edge is adjacent to a garden with housing beyond but is otherwise lined by established hedgerows with frequent, tall trees surrounding the remaining boundaries with fields or sports fields b.</p> <p>The boundaries without substantial hedgerows are the south-western boundary which has a fence and occasional trees and the small north-western boundary which has a wooden fence. These boundaries are visually permeable to the football pitches of Bovingdon &amp; Flaunden Tennis Club and the back gardens of properties on Louise Walk.</p> <p>The limited amount of development influence 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 high level of enclosure and limited views of the parcel due to the flat landscape and density of surrounding vegetation.</p> <p>The level of tranquillity and sense of separation of the parcel are high as a result of the lack of surrounding built development and distance from noisy infrastructure resulting in a moderate-high susceptibility.</p>	Moderate-High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of two small irregularly shaped fields within a context of a number of irregular medium sized fields and sports facilities relating to Bovingdon.</p> <p>At a broader scale the developed area of Bovingdon encapsulates the parcel and its surroundings to the north, west and east of the parcel. The parcel is connected to the wider agricultural landscape to the south-east and east of the parcel.</p> <p>There is little internal pattern to the parcel with only a single internal hedgerow boundary.</p> <p>Several of the hedgerows are evident on the 1900's OS map of the parcel and the parcel is made up of subsequently subdivided areas of formerly larger fields. The southern field in particular was part of a series of long narrow fields running north east to south west which has largely been lost.</p> <p>The small scale and the cultural pattern result in a moderate-high susceptibility.</p>	Moderate-High
Skylines, visual and views	<p>Views are confined by the lack of vantage points and the surrounding vegetation which creates a tree lined skyline to most of the parcel.</p> <p>Views are short range with some slightly longer views through the areas of the parcel lined by fences over the adjacent greenspaces or sports pitches and glimpsed views of associated features such as floodlights and a club house. Views typically culminate in hedgerows or partially screened backs of properties.</p> <p>The tree-lined skylines are susceptible to change, although the short-range character of views reduces susceptibility to moderate.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate



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



Note: this parcel was inaccessible during the site visit; therefore the assessment has been conducted by a visit to the surrounding context and by use of aerial photography.

### **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 sense of removal, intimate scale of the field pattern and strong enclosing field boundaries.

### **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 tranquillity resulting from the well vegetated, tree-lined boundary hedgerows and the small influence of surrounding built development in the adjacent fields and playing fields;

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

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

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

- the relationship of the parcel with the adjacent agricultural land and sports fields;
- the high level of enclosure and tranquillity created by the vegetated boundaries and distance from development;
- the intimate scale and cultural pattern of the historic field network;
- the tree lined skylines; and
- any views of existing built development, the surrounding development pattern of the rest of Bovingdon.

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

- integrate with the wider development pattern of Bovingdon including considering the adjacent parcel if required;
- screen views of and from existing visible development north of the parcel;
- minimise the influence on the surrounding field pattern and sports fields through retaining or enhancing surrounding vegetative structure;

- conserve the historic field pattern and tree lined skylines;
- conserve and enhance community value of the adjacent sports field; and
- explore opportunities to maintain and restore boundary hedges where they have been degraded or lost.



## Parcel 35 - Grange Farm



Location plan

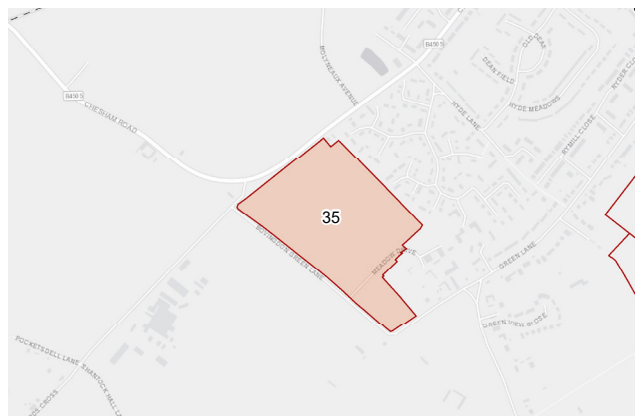
Parcel 35 falls within character area: 107 Bovingdon & Chipperfield Plateau within the Dacorum Landscape Character Assessment.

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

### Evaluation of landscape value

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

- The parcel's 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 Bovingdon & Chipperfield Plateau LCA from the Dacorum Borough Character Assessment: an expansive, gently undulating plateau, pasture farmland, fragmented woodland cover, medium to large fields to east with remote feel, densely hedged narrow lanes, and few focal points or vistas;
- the parcel has no designations within it;
- the parcel has no recreational value within it; and
- the parcel exhibits some historic field boundaries, as seen on a 1900's historic OS map, orientated on the original axis of the settlement of Bovingdon.



Parcel context plan

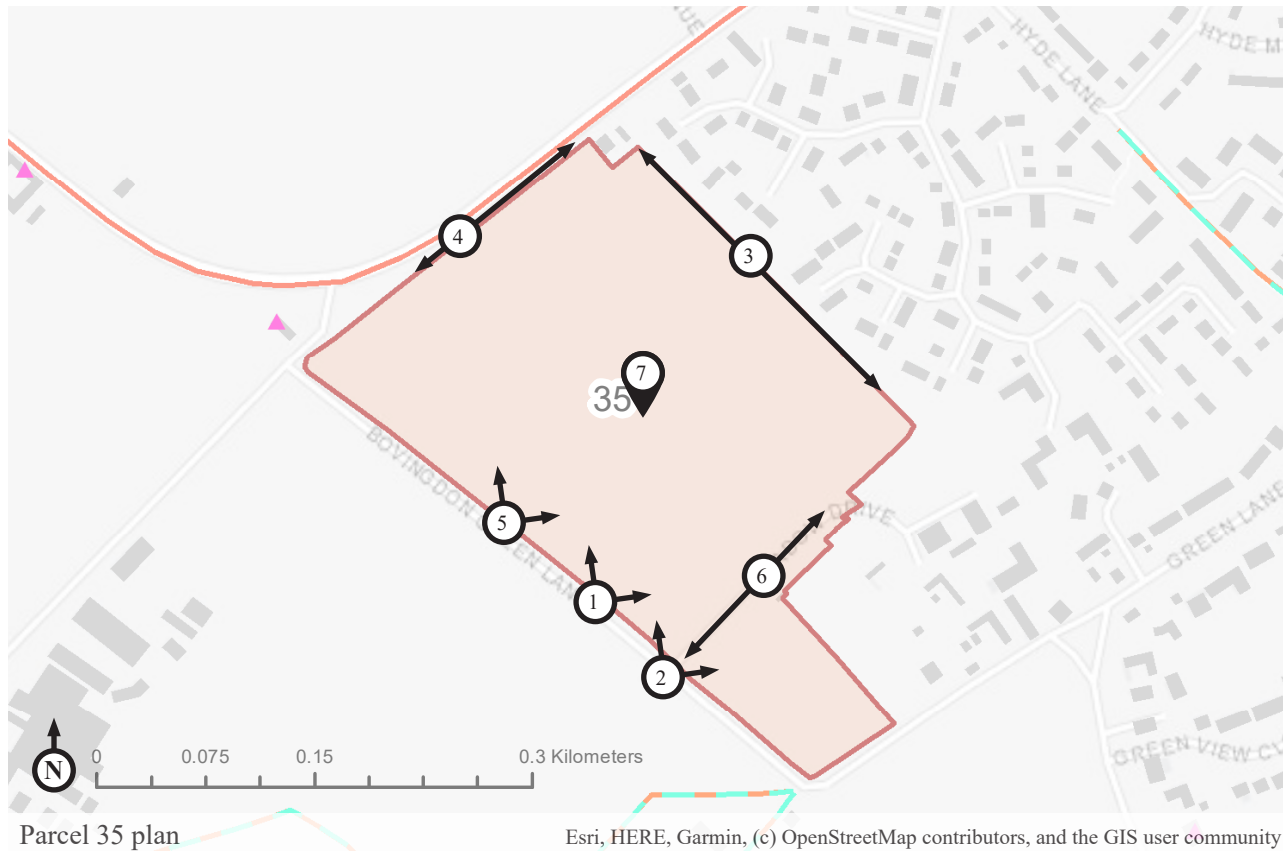
Table 17 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within and surrounding the parcel is very gently undulating with some localised areas of topographic variation.</p> <p>The landform influences the parcel by restricting the intervisibility of the parcel and the wider landscape.</p> <p>The low level of landform variation results in a low susceptibility to change.</p>	Low
Development character and edges	<p>The parcel has a well vegetated hedgerow and trees around most of its periphery.</p> <p>Bovingdon is located to the north east of the parcel. The adjacent developed area of Bovingdon is separated by a hedgerow lined by mature trees.</p> <p>East of the parcel is a mixed farmstead and residential area which is separated by the row of trees along Meadow Drive from the western fields of the parcel but the eastern fields of the parcel have a relatively open boundary with a number of trees in the vegetated back gardens of the developed area.</p> <p>South of the parcel is Green Lane, lined by hedgerows, an open field with areas of scrub which separates the parcel from an industrial merchants yard beyond.</p> <p>West of the parcel is the Chesham Road (B4505), lined by hedgerows and the former Bovingdon Airfield beyond.</p> <p>The level of landscape 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 limited external views.</p> <p>The level of tranquillity of the parcel is relatively high as a result of the large open greenspace of the parcel and the connections to the south and west to other greenspaces; however, the traffic noise of Chesham Road reduces the tranquillity. Glimpsed views of the surrounding development reduces the sense of separation.</p> <p>The sense of tranquillity is offset by the noise from the Chesham Road and surrounding development – moderate susceptibility.</p>	Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of two areas divided by the private Meadow Drive.</p> <p>Fields west of Meadow Drive are medium to small with post and wire fences providing an internal field pattern however; visually, the field reads as one large open space.</p> <p>Fields east of Meadow Drive have a higher susceptibility due to a smaller and more intimate spaces subdivided by formal timber fences which also enclose a mature copse of trees.</p> <p>The pattern within the parcel is rectilinear and orientated to follow the original layout of Bovingdon as seen on a 1900's historic OS map.</p> <p>The pattern surrounding the parcel is fragmented due to a variety of land uses and varying degrees of management.</p> <p>The parcel contributes to the network of rural hedgerow lined lanes in the area which is one of the key characteristics of the Bovingdon &amp; Chipperfield Plateau LCA.</p> <p>The simpler landscape pattern west of Meadow Drive balanced with the more complex character to the east result in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The parcel has a close vegetated skyline and limited intervisibility with the wider context due to the surrounding vegetation and flat landform.</p> <p>There are glimpsed views through the northern boundary of the residential areas of Bovingdon and glimpsed views through the western boundary of traffic on Chesham Way which locally lowers the susceptibility.</p> <p>Views are short to medium distance across the open fields with no landmark features.</p> <p>The wooded skylines are susceptible to change, however allied to the short-range views this results in a moderate susceptibility.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate



- Key
- Landscape parcel
  - Other land parcels
  - Listed Buildings:
  - I
  - II\*
  - II

- Buildings
- Main Road
- Public Rights of Way

1. View across the open gently undulating pastoral landscape.
2. A view along Meadow Drive; private lane within the parcel.
3. The north eastern boundary with glimpses of development within the wooded scene.
4. The north western boundary along Chesham Road (B4505) with glimpses of traffic.
5. Internal field boundaries defined by fences.
6. Hedgerows along Meadow Drive.
7. Localised areas of topographic variation



**Evaluation of landscape susceptibility:**

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

This is primarily a result of the combination of the moderate sense of enclosure from the strong outer boundaries but a lack of internal structure, views or topographic interest.

**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 combination of strong boundary treatment but limited complexity within the parcel.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed a large part of the Bovingdon BV-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 layout and historic orientation and development pattern of Bovingdon;
- existing hedgerows and screening; and
- vegetated skylines.

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

- reflect the historic layout and development pattern of Bovingdon;
- ensure that vegetated skylines are conserved;
- conserve and enhance the surrounding hedgerow boundaries; and
- explore opportunities to reduce the urbanising influences of the roads and to improve the scale and intimacy of spaces but reducing the large field size through hedgerow or tree planting.

## Parcel 39 - Homefield



Location plan

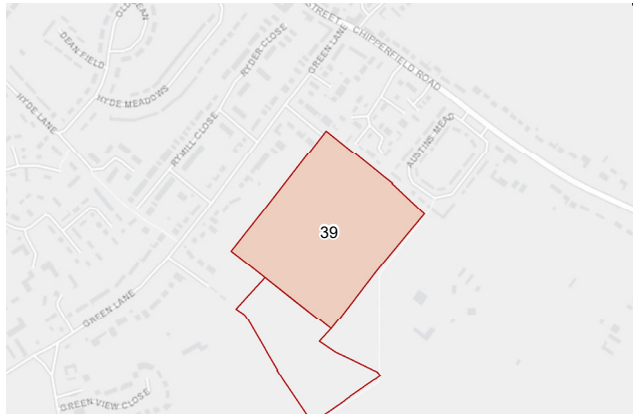
Parcel 39 falls within character area: 107 Bovingdon & Chipperfield Plateau within the Dacorum Landscape Character Assessment.

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

### Evaluation of landscape value

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

- The parcel's moderately intact condition;
- a number of features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the Bovingdon & Chipperfield Plateau LCA from the Dacorum Borough Character Assessment: expansive plateau, pasture farmland, fields with remote feel, a settlement pattern comprising a number of villages which spread across the plateau and few focal points or vistas;
- the parcel has no designations within it;
- the parcel has no recreational value within it; and
- the parcel includes some remnants of the historic field pattern as seen on a 1990 OS map of local cultural value.



Parcel context plan

Table 18 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is flat with an imperceptible slope rising toward the south.</p> <p>The parcel is part of a wider plateau.</p> <p>The landform influences the parcel by limiting the intervisibility of the parcel.</p> <p>The low level of landform variation results in a low susceptibility to change.</p>	Low
Development character and edges	<p>The parcel is well contained on all sides.</p> <p>The parcel is bounded by residential areas of Bovingdon on the north-west and north-east sides. These boundaries are lined by a mixture of hedgerow, scrub and back garden boundary treatments with mixed degrees of screening of the adjacent developments but many of the developments are exposed to the parcel.</p> <p>The south-western and south-eastern boundaries are outgrown hedgerows and mature trees with pasture fields beyond although there is little relationship with the wider rural landscape.</p> <p>The exposed development edges reduce susceptibility to low.</p>	Low
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality is influenced by the low level of maintenance of the field with some agricultural clutter in the scene.</p> <p>Views of back gardens and backs of properties reduces the degree of separation and are an urbanising influence.</p> <p>The level of tranquillity of the parcel is high due to the rural surroundings and lack of road noise but the degraded quality of the parcel reduces the positive qualities.</p> <p>The degraded character and the relationship to development edges 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 a single medium-large pasture field with little internal structure other than an area of scrub.</p> <p>The field has a similar character as the smaller, enclosed pasture fields adjacent to it but little relationship with the wider arable farmland south of Bovingdon.</p> <p>The parcel contributes a green setting to the residential area of Bovingdon.</p> <p>The shape of the parcel is consistent with a 1900's historic OS map and is orientated with the structural grid layout of Bovingdon.</p> <p>The simple landscape pattern, offset by the parcel's role in forming part of the setting of Bovingdon, result in a low-moderate susceptibility.</p>	Low-Moderate
Skylines, visual and views	<p>With no elevated points in the parcel the views are influenced by the vegetation and development surrounding the parcel with the mature trees defining most of the skyline.</p> <p>Views are typically short-mid range across the flat open field with no landmarks.</p> <p>Views of residential areas of Bovingdon are generally exposed with a varying degree of screening provided by back garden boundaries.</p> <p>The visual containment and short -range nature of views result in a low-moderate susceptibility.</p>	Low-Moderate
<b>Overall susceptibility to change</b>		Low



- Key
- Landscape parcel
  - Other land parcels
  - Conservation area

- Public Rights of Way
- Buildings

1. A view toward the parcel from the surrounding residential development.
2. Fences and vegetated gardens along the northern boundary of the parcel.
3. Cluttered features and an unmanaged area of scrub within the landscape reducing the scenic quality of the parcel.
4. A panoramic view of the flat pasture field parcel with agricultural clutter and a tree belt on the far side of the parcel



**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 combination of a medium-large field with little internal structure and some urbanising influence from the views of Bovingdon, together with the rural characteristics and connection with adjacent pasture fields.

**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 retained historic field pattern and some strong boundaries and rural characteristics but also the relationship with Bovingdon and associated settlement edge.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Bovingdon D-SS2 which found **low** sensitivity which is broadly consistent with the findings of this report.

**Landscape guidance and principles for development:**

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

- the layout and historic orientation and development pattern of Bovingdon;
- existing hedgerows and screening is conserved or enhanced; and
- vegetated skylines.

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

- tie into the historic orientation and existing development pattern of Bovingdon;
- conserve and enhance existing vegetated skylines;
- make landscape improvements to degraded areas of the parcel by removing clutter and implementing an improved maintenance strategy; and
- explore opportunities to improve the scale of the parcel by introducing further hedgerows or tree planting.

## Parcel 41/42 - Land north of Vicarage Lane/ Land south of Hempstead Road



Location plan

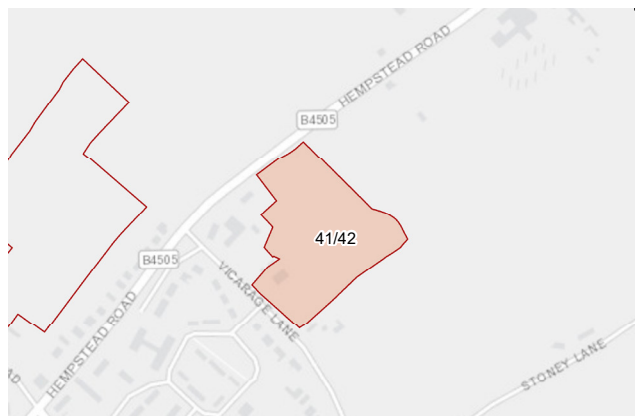
Parcel 41/42 falls within character area: 107 Bovingdon & Chipperfield Plateau within the Dacorum Landscape Character Assessment.

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

### Evaluation of landscape value

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

- The parcel's moderately intact condition;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of the Bovingdon & Chipperfield Plateau LCA from the Dacorum Borough Character Assessment: an expansive, gently undulating plateau and few focal points or vistas.
- the parcel has no designations within it;
- the parcel has no recreational value within it; and
- The parcel exhibits a partially intact field pattern as exhibited in a 1900's historic OS map (although there has been some erosion and subdivision) which has some cultural value of a local interest.



Parcel context plan

Table 19 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is flat with an imperceptible slope rising toward the west of the parcel.</p> <p>The parcel is part of a wider plateau covering the area of Bovington.</p> <p>The landform influences the parcel by limiting the intervisibility of the parcel.</p> <p>The low level of landform variation results in a low susceptibility to change.</p>	Low
Development character and edges	<p>The parcel is on the north west outer edge of Bovington and only shares one boundary with development.</p> <p>The south-western boundary is complex following the properties' boundaries to the west of Vicarage Lane but including one property and the associated garden. The complex edge is lined by a combination of fences and planting along the boundaries and within the back gardens providing partial separation from the developments. The property included within the parcel is separated from the northern field with a mixed hedgerow which provides a good level of screening, but the division between garden and field is minimal.</p> <p>The north-western boundary is along Hempstead Road (B4505) with a fence and outgrown, mixed hedgerow and trees.</p> <p>Boundaries to the north-east and south-east are rows of mature trees leading onto adjacent fields or gardens of St Lawrence Hall, in the south, which is generally well separated by the surrounding vegetation.</p> <p>The complexity and level of variation to the settlement edges results in a moderate susceptibility.</p>	Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scenic quality and sense of separation are both influenced positively by the rural surroundings to the north and negatively influenced by the adjacent development and the glimpsed views of Hempstead Road.</p> <p>The level of tranquillity of the parcel is reduced by the road noise and glimpsed views of traffic on Hempstead Road.</p> <p>The urbanising influences include views of existing development and glimpsed views of Hempstead Road.</p> <p>The scenic qualities are balanced by the urbanising influences of road noise – moderate susceptibility.</p>	Moderate