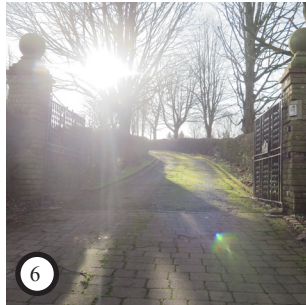


1. A view across the valley of the Developed area of Hemel Hempstead.
2. A view of the prominent radio mast at Bedmond.
3. The road toward Shendish Manor through the surrounding rural landscape and parkland.
4. Artificial landform separating the parcel from the new development north of the parcel.
5. A view of the rail infrastructure adjacent to the parcel and Hemel Hempstead beyond from the south of the parcel.
6. Gateways to a private residence in the south of the parcel.
7. A panoramic view of the golf course in the north of the parcel.
8. A panoramic view within the parcel of the undulating landscape and scattered tree planting and hedgerow planting surrounding the fields in the south of the parcel

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

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

- Main Road
- Public Rights of Way



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 high quality landscapes with complexity and variation in terms of enclosure, views, land uses and sense of removal.

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 scenic quality, complex landform and related intervisibility and the tranquil setting.

A variation in landscape sensitivity is apparent in the south-east of the parcel where the landscape is assessed as having **Moderate** sensitivity to change arising from residential and mixed-use development. This is due to a greater sense of enclosure with influences with the developed area of Rucklers Lane.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of Hemel Hempstead D-S3 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 mixed land uses and small enclosed fields in the south-east of the parcel;
- the variation in landscape sensitivity within the parcel;
- the screening of the West Coast Mainline Railway;
- retaining or enhancing the vegetated boundaries and screening;
- the development pattern not encroaching into the more sensitive designed landscape of Shendish Park and the setting of the listed Shendish Manor or Fairfields House;
- the complex and undulating landform with areas which are prominent and exposed across the Gade Valley toward Hemel Hempstead;
- the separation of the parcel from the surrounding developments on the northern and southern boundaries;
- the vegetation within and surrounding the parcel creating intimate spaces and structure;
- the complexity of land uses and intricate landscape structure of the parcel;

- views and perception of separation from the PRoW which crosses the parcel; and

- views of landmarks such as St Mary's Church.

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

- conserve the prominent areas of the parcel in favour of the low-lying areas enclosed by the landform;
- tie into the existing development pattern surrounding the parcel and referencing local architectural details and layout;
- conserve the well vegetated boundaries and internal areas of trees or woodland where possible;
- Conserve the level of complexity and variety of land uses;
- maintain and enhance the setting of Shendish Manor and Fairfields House;
- consider views from the PRoW and maintain or enhance the sense of separation it provides; and
- explore opportunities to mitigate detracting features, such as bolstering the screening of the West Coast Mainline Railway.

Parcel 89 - Hill Farm



Location plan

Parcel 89 falls within character area 007 Sarratt Plateau within the Dacorum Landscape Character Assessment.

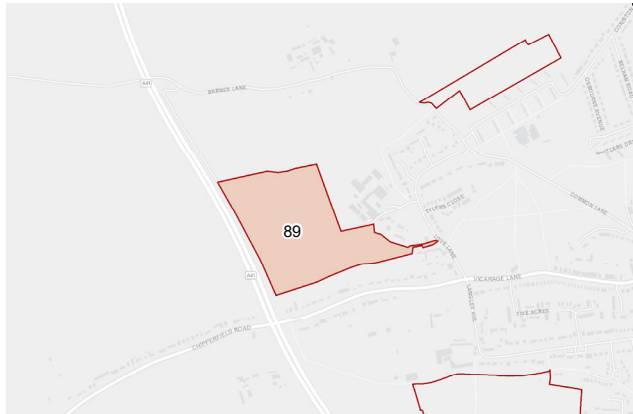
The parcel and its context exhibits characteristics 3 and 4 of the positive key characteristics of character area 007 Sarratt Plateau and no negative characteristics.

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:

- A moderately intact condition of the landscape due to the partially eroded field pattern, loss of tranquillity through the A41 road noise and slight encroachment of visible built development;
- the parcel is part of an extensive level plateau with a pastoral land use and shows moderate representativeness of wider landscape character as described in the key characteristics of the Sarratt Plateau LCA from the Dacorum Borough Character Assessment;
- the parcel features no formal designations;
- there is little direct recreational value within the parcel as it is private property; however, it does have a level of local scale visual amenity value and features part of a PRow; and
- the parcel exhibits some remaining field boundaries which appear on a 1900 historic map, of local cultural value.



Parcel context plan

Table 28 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The landform of the parcel is relatively flat with some localised undulation within the immediate context such as the artificial landform of the bund along the A41. The bund is somewhat integrated into the context largely due to the layers of tree planting.</p> <p>The parcel is located on a wider plateau landscape which is severed by the A41 and views and connectivity are influenced strongly by any vegetation or built structure in the surrounding landscapes.</p>	Low
Development character and edges	<p>The largest influence due to its size and proximity is the Kings Langley Secondary School which has some low level screening and clear boundaries provided by peripheral hedgerows.</p> <p>The A41 and planted bund create a well defined boundary and separate the parcel from the rural landscape on the opposing side of the A41.</p> <p>The well vegetated back garden boundaries of properties on Chipperfield Road are well established and linear.</p> <p>The north of the parcel is an area of open agricultural field and wider rural landscape including the historic Barnes Lane and a number of isolated historic buildings which are well integrated into the landscape.</p> <p>The narrow south eastern part of the parcel is influenced by the development off Love Lane which does not follow the pattern of the rest of the development pattern and are very visible.</p> <p>The internal hedgerows appear to be gappy and degraded.</p>	Low-Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The parcel has only mid distance views and is largely influenced by its rural agricultural and wooded surroundings. The A41 is visually screened maintaining some degree of connection to the rural landscape and mixed woodland to the north, west and south of the parcel but a constant road noise from the A41 reduces the tranquillity.</p> <p>The secondary school and residential buildings off Love Lane with limited screening removes some sense of separation.</p>	Low-Moderate



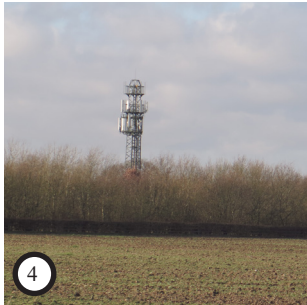
Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel has small field sizes with regular shape due to little internal boundary erosion of the parcel; however, the development of the A41 and Kings Langley Secondary School have incrementally reduced the field size. The surrounding context has medium sized regular fields with greater levels of field boundary erosion.</p> <p>The shape of the parcel in the narrow south eastern part of the parcel has been fragmented by the development off Love Lane.</p> <p>A number of the enclosure hedgerows appear to be gappy and deteriorated.</p> <p>A strong historic connection is Barnes Lane to the north. It is a historic route and relates closely to the fragmented field patterns (partially intact).</p> <p>The A41 causes a line of severance in the landscape reducing connectivity east west and associating the land more closely to Kings Langley.</p>	Low-Moderate
Skylines, visual and views	<p>There are no distant views from the parcel due to the flat landform and views being limited by the surrounding vegetation or development. This creates primarily wooded skylines to the north, west and south of the parcel.</p> <p>Characteristics views are primarily mid range views across agricultural fields and through gappy field boundaries; for instance views north toward Barnes Lane and the woodland beyond.</p> <p>Views to the west are short due to the bund planting of the A41.</p> <p>Views south are dominated by the residential gardens with established hedgerows and trees within gardens. Glimpsed views of the dwellings on Chipperfield Road are possible.</p> <p>The prominent 3 and 4 storey school buildings to the east creates a landmark and is only partially screened by surrounding hedgerows.</p>	Low
Overall susceptibility to change		Low-Moderate



1. 3 to 4 storey school building with little screening provided by the well maintained hedgerow.
2. The historic sunken lane - Barnes Lane.
3. Very visible recent residential development adjacent to the parcel with characteristic materials with well maintained low hedgerows.
4. A phone mast visible above the buffer planting along the A41.
5. Historic farm buildings adjacent to the east of the parcel.
6. A panoramic view showing the hedgerows and trees within the back gardens and residential buildings beyond forming the skyline.
7. A view across the flat pastoral and arable landscape with internal post and wire fences.

Key	 Landscape parcel	 Conservation area
	 Other land parcels	 Buildings
	Listed Buildings:	
	 I	 II*
	 II	 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 proximity to built development and the A41 creating a loss of perceived separation and the combination of flat landform and vegetation which restricts visual connectivity.

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 intervisibility caused by the flat landform and surrounding vegetation.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of KL-A3 which found **Moderate to low** sensitivity which is broadly consistent with the findings of this report.

Landscape guidance and principles for development:

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

- the existing field boundaries and vegetated buffers to the edges of the parcel;
- the surrounding development pattern;
- the historic Barnes Lane and associated ancient hedgerows and hedgebanks; and
- screening of Kings Langley Secondary School and grounds.

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

- conserve and enhance the existing or re-establish the lost field boundaries and hedgerows where appropriate;
- tie into the surrounding development scale and pattern whilst respecting the historic character and setting of Barnes Lane; and
- explore opportunities for landscape structure to mitigate the effects of the A41 road noise and urbanising views of the nearby radio mast and of the school building.

Parcel 94 - Land north of Coniston Road



Location plan

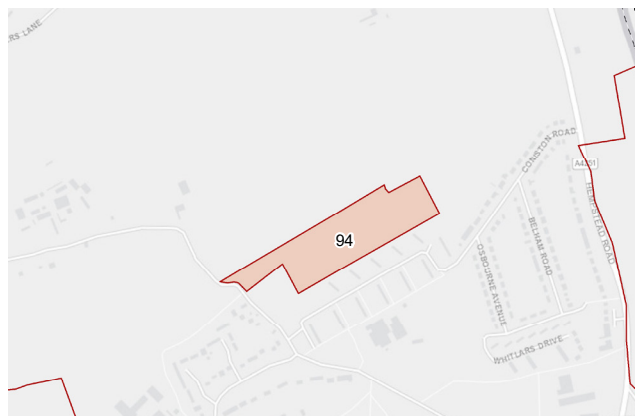
Parcel 94 falls within character area 008 Upper Gade Valley within the Dacorum Landscape Character Assessment.

The parcel exhibits characteristic 7 of the positive key characteristics of character area 008 Upper Gade Valley and no negative characteristics.

Evaluation of landscape value

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

- The generally intact condition 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 Upper Gade Valley LCA from the Dacorum Borough Character Assessment: Steeply sloping valley slopes which run perpendicular to the Gade Valley, Pastoral slopes and is surrounded by a context of linear woodland;
- the parcel features no formal designations;
- there is no recreational value within parcel; although it has a level of local scale visual amenity value; and
- the parcel exhibits some remaining historic field pattern as seen on a 1900's historic OS map of local cultural value.



Parcel context plan

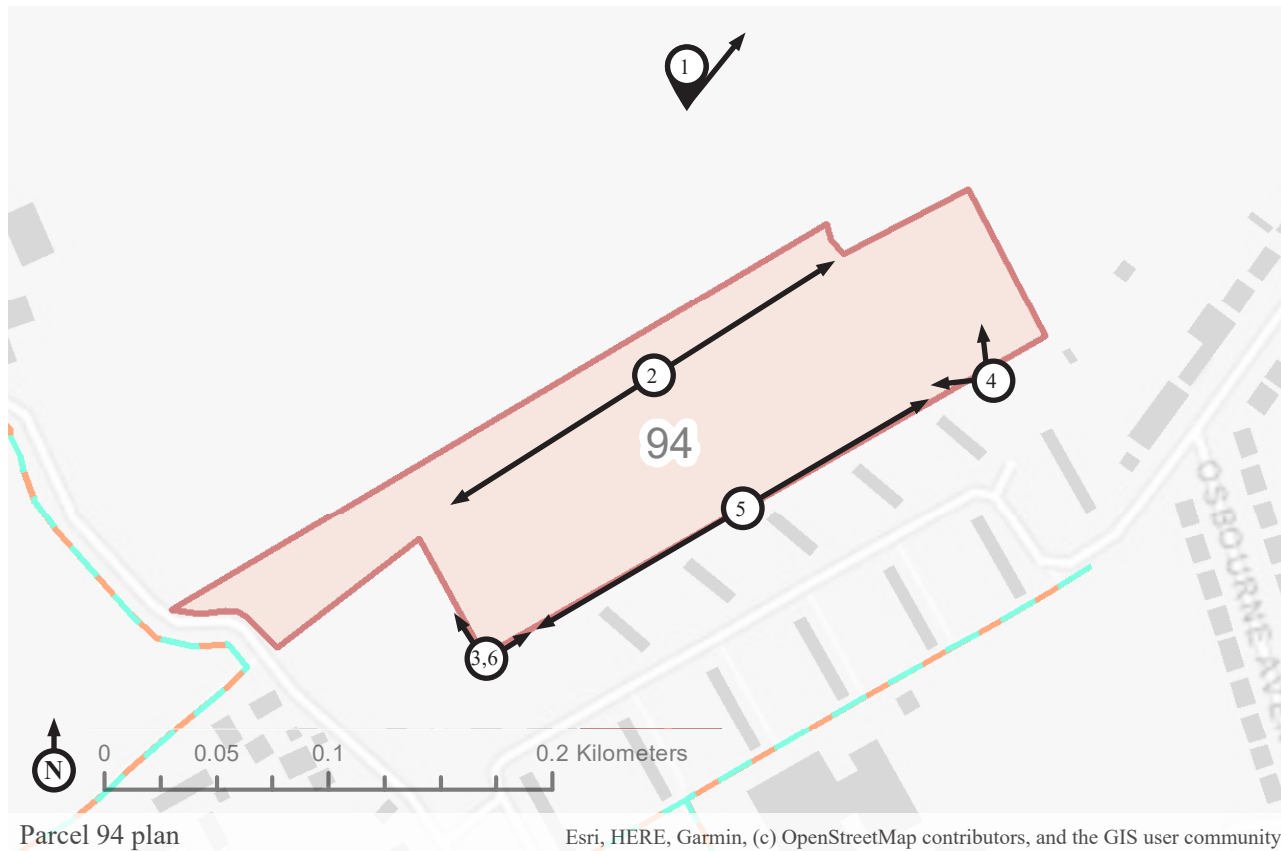
Table 29 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>This parcel is defined by characteristic rolling chalk valley landform.</p> <p>The parcel forms part of a small dry valley running west east perpendicular to the wider Gade Valley dry chalk valley system.</p> <p>The parcel's linear shape is defined by the topography. The bottom of the localised valley's creates a field boundary along the northern edge.</p> <p>The localised valley topography creates a sense of openness to the north and the wider valley system creates openness to the east.</p>	Moderate
Development character and edges	<p>The southern and eastern boundaries are defined by the Kings Langley settlement edge, namely along the gardens of local authority housing in the upper part of Coniston Road.</p> <p>Boundaries are well established by hedgerows and fences of back gardens which are set back behind a belt of scrub planting which integrates the settlement well into the wider rural landscape.</p> <p>The northern edge is closely linked to the adjacent field with a low layer of scrub separating them along the localised dry valley depression.</p> <p>The small western boundary is adjacent to a small pasture field and enclosed by a belt of hedgerow with trees.</p>	Moderate-High
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The openness provided by the topography and wider open agricultural and surrounding woodland landscapes provides a sense of separation and the well established southern boundary reduces the impact of the proximity to the settlement, giving a natural and tranquil character to the parcel.</p> <p>There is some background road noise from the A41 and intermittent views and noises of trains within the valley.</p>	Moderate-High



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is part of a relatively small scale, historic, co-axial field pattern (part of a system in which the boundaries of adjacent fields make a series of long, roughly parallel lines) and boundary creating a relationship with the field to the north of the parcel.</p> <p>Cultural landmarks include long views across valley to 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. The former location of Barnes Lodge is also within view although screened by woodland. The parcel is part of Barnes Lodge Estate.</p>	High
Skylines, visual and views	<p>The views are long distance and open to the north of the parcel. There are long views to Hemel Hempstead development at Longdeans to the north and northeast with a block of woodland surrounding the former Barnes Lodge site and screens much of Hemel Hempstead.</p> <p>In the mid distance the landmark of Abbot's Hill School and the associated development and parkland is visible to the north east.</p> <p>Most views to the south are limited by the residential buildings on the southern boundary and their well maintained and clearly defined vegetated garden boundaries.</p> <p>Despite the development in the distance; the characteristic views are of an agricultural and wooded foreground with a tree lined skyline.</p>	High
Overall susceptibility to change		High



- Key
- Landscape parcel
 - Buildings
 - Public Rights of Way

1. View toward Abbot's Hill School with cultural ties to the former paper industry.
2. The Co-axial field boundary along the dry valley bottom characteristic of the chalk landscape and wider character area.
3. View north along the wider valley network toward the mixed wooded and developed skyline of Hemel Hempstead.
4. Deep scrub and vegetated boundaries to the southern edge separating the parcel from Coniston Road Cottages.
5. Vegetated boundaries to the back gardens of housing south of the parcel.
6. Panoramic and open view north east over a largely tranquil, rural landscape and wooded skylines with development within Hemel Hempstead in the background. Viewed from the highest point in the south west of the parcel.



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 strong settlement edge which helps maintain a sense of separation and open views over the undulating, small scale, rural landform which creates tranquillity and far reaching views with wooded skylines.

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 parcel's exposure to the open, relatively undeveloped rural landscape and relationship with the adjacent fields with historic field patterns.

Landscape guidance and principles for development:

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

- the elevated position creating visual prominence within the local and wider open, undulating landscape;
- the well defined and distinct settlement edge to Kings Langley;
- the relationship with the adjoining field and wider agricultural landscape;
- the tranquillity and sense of separation from development; and
- long distance views across the agricultural landscape to the north toward Hemel Hempstead and views of Abbot's Hill School and parkland.

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

- conserve the most exposed locations and screen development with vegetation appropriate to the character from long distance views;
- ensure that development ties in with the existing development pattern of Kings Langley;
- maintain the intimate scale and cultural pattern of the parcel and conserve the relationship between the

two co-axial fields; and

- explore opportunities to improve on the poorly defined northern boundary through reinforcing and restoring hedgerows.

Parcel 97 - Rectory Farm



Location plan

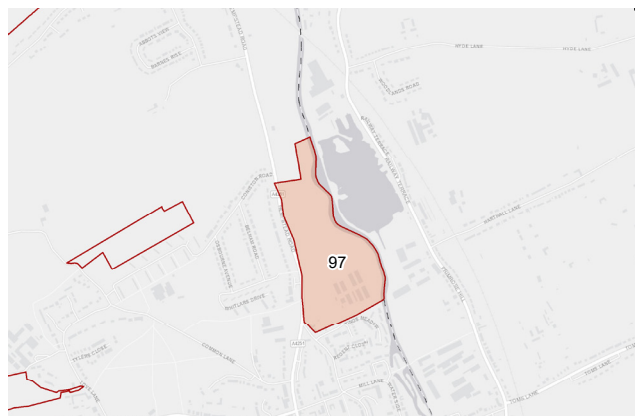
Parcel 97 falls within character area 008 Upper Gade Valley within the Dacorum Landscape Character Assessment.

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 relatively fragmented condition;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of the Upper Gade Valley LCA from the Dacorum Borough Character Assessment: pastoral slopes of the valley and meadow pasture on the valley floor but also is adjacent to an arterial road and an area of 20th century built development which is also characteristic of the LCA; and
- the recreational value attached to the community farm which is of local level importance but it also creates the backdrop to a small segment of the Grand Union Canal and the Grand Union Canal Walk creating visual amenity value for a wider audience.



Parcel context plan

Table 30 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The parcel is part of the slope to the western Gade Valley side and valley floor which slopes down toward the Grand Union Canal.</p> <p>The landform of the Gade Valley defines the linear nature of the parcel.</p> <p>The valley floor landform results in a low-moderate susceptibility.</p>	Low-Moderate
Development character and edges	<p>The parcel has complex edges eroded by the various mixed developments along and within its boundaries.</p> <p>The eastern edge of the parcel is well defined by the Grand Union Canal but the vegetation along it reduces the connection and relationship with the canal and tow path.</p> <p>The small southern boundary is defined by a housing estate on Gade Valley Close and Kings Meadow with some housing and built development within the parcel.</p> <p>The western edge is defined by the Hempstead Road (A4251) which is lined with scrub and trees planted on an embankment separating and enclosing the parcel.</p> <p>The northern boundary is irregular in shape and is partially defined by a football pitch.</p> <p>These influences combine to give a low susceptibility.</p>	Low
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>The scrub and vegetation on the western boundary encloses and separates the space from the busy road with a large amount of road noise. The street lights on The Hempstead Road stand proud of the buffer planting which reduces the degree of separation. Other infrastructure is visible at distance such as the Bedmond Radio transmitter.</p> <p>The area closest to the Grand Union Canal is the furthest from development and is most tranquil; however, the tranquillity is intermittently interrupted by passing trains on the West Coast Mainline Railway.</p> <p>The agricultural land uses and community farm add some rural character but the positive effects are reduced by the degraded landscape quality and clutter in the wider landscape.</p> <p>The urbanising and transport infrastructure influences combine to result in a low-moderate susceptibility.</p>	Low-Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>There is a varied scale which reflects the fragmented land uses within the parcel including a community farm, light industrial units and some residential buildings.</p> <p>The parcel has a poor connection to the wider landscape due to the segregation from Hempstead Road, the level change and the buffer vegetation which encloses the parcel.</p> <p>The parcel forms part of the historic Glebe Farm which is more than 800 years old and represents a historic land use but there is little evidence to reference the historic nature of the farm.</p> <p>Adjacent to the parcel is the Grand Union Canal represents both a historic and cultural asset which is well used and has a strong identity and connectivity.</p> <p>However, the often-fragmented landscape pattern results in a low susceptibility.</p>	Low
Skylines, visual and views	<p>The longest views are north south along the linear parcel and valley corridor. These views are interrupted by the various land uses, the clutter associated with them and shelter belts of poplar trees.</p> <p>Views east west are shorter. The eastern views are wooded with development nestled within the trees and a wooded skyline. Views west are typically restricted by the buffer planting with streetlights of the Hempstead Road but some views feature the housing on the east-facing valley side and woodland beyond creating a tree lined skyline.</p> <p>These elements combined to result in a low susceptibility.</p>	Low
Overall susceptibility to change		Low



1. Communal farm with community value and view towards the scrub buffer and embankment of the Hempstead Road with street lights visible above the skyline.
2. View from the Grand Union Canal path through the surrounding wet woodland belt. The view shows a poplar shelterbelt dividing the parcel with a wooded skyline on the western valley side.
3. The Kings Langley Football Club; one of the mixed land uses adjacent to the parcel with a cluttered landscape but community value.
4. A view south from the entrance of the site with mixed scrub and trees partially screening the housing beyond.
5. The characteristic and culturally important Grand Union Canal.
6. The linear view along the valley floor with a mixture of uses including the community farm, agriculture and light industrial units.



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 a result of the sense of enclosure created by the landform and position within the valley combined with mixed and urbanising edges and the varied land uses of the parcel but with positive wooded views of the eastern valley side and localised areas of separation from the nearby urban areas.

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 partially eroded character from the clutter and fragmentation caused by the agricultural and light industrial complex dividing the landscape.

A variation in landscape sensitivity is apparent along the eastern edge of the parcel where the landscape is assessed as having **Low-Moderate** sensitivity to change arising from residential and mixed-use development. This is due to the partial relationship with the Grand Union Canal and the greater degree of separation from the surrounding built development.

In the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment this parcel formed part of

KL-A1a 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 connection with, and setting of, the Grand Union Canal and long distance trail;
- the variation in landscape sensitivity within the parcel;
- the existing or degraded vegetated boundaries and areas of untidy scrub;
- screening of the Hempstead Road and associated lighting;
- the fragmented landscape structure land uses within the parcel;
- the characteristic rows of Lombardy poplar trees; and
- the community uses within the parcel specifically the Food for Kings community food growing initiative.

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

- conserve and enhance the setting of the Grand Union Canal and any views from the canal or tow path;
- consider views into the parcel from elevated areas of the valley;
- conserve and enhance characteristic vegetation such as the belts of Lombardy poplar trees;
- Conserve and enhance the buffer planting along the Hempstead Road;
- incorporate valued community features such as the community food growing or community farm; and
- explore opportunities to enhance the internal field boundaries and landscape structure within the parcel and mitigate the effects of the views and noise of the urbanising Hempstead Road.

Parcel 99 - Wayside Farm



Location plan

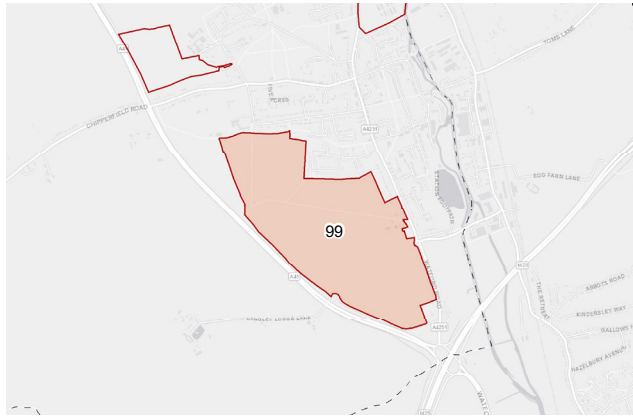
Parcel 99 falls within character areas 007 Sarratt Plateau and 008 Upper Gade Valley within the Dacorum Landscape Character Assessment.

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 *borough* landscape value in light of the following:

- Moderately intact condition of the landscape;
- the landform, areas of arable and pastoral farmland, equestrian land use and historic parkland features demonstrate the parcel's high representativeness of wider landscape character as described in the key characteristics of the Sarratt Plateau and Upper Gade Valley LCAs from the Dacorum Borough Character Assessment;
- Whilst the parcel has no direct designation The Royal Palace site is designated as a Scheduled Monument and is adjacent to the parcel;
- the recreational value attached to the Hertfordshire Way long distance trail and other PRoW in the parcel serve both the local neighbourhood and the borough;
- the parcel exhibits historic footpaths relating to the former palace and designed landscape features of cultural value which represent a local interest;
- the parcel is adjacent to a number of historic assets; a conservation area, a Scheduled Ancient Monument and several listed buildings including a Grade I listed building of national interest.



Parcel context plan

Table 31 - Landscape susceptibility

Criterion	Comment	Susceptibility score
Landform	<p>The parcel is within a characteristic rolling chalk landscape with an undulating landform. Prominent rising landform defines the skyline to the south and creates localised areas of enclosure particularly in the low lying areas. The north of the parcel is a rounded ridge offering an elevated location for views south over Abbots Langley, and distant glimpsed views of Watford and greater London.</p> <p>The artificial bund along the A41 integrates well into the surrounding landform helped by the belt of woodland planting, but severs historic connections toward Langley Lodge.</p> <p>The distinctive rolling chalk landform results in a high susceptibility.</p>	High
Development character and edges	<p>The parcel has a very exposed northern boundary along the development edge of Kings Langley. The northern edge exposes views of the houses at Langley Hill, the housing estate of Great Park and the buildings of the Rudolf Steiner School with little to no hedgerow to screen development.</p> <p>The eastern boundary is varied with some vegetated garden boundaries which screen the residential properties including Cedar Lodge.</p> <p>The south eastern boundary has a number of scattered, unscreened farm buildings at Wayside Farm.</p> <p>The souther edges of the parcel are predominantly farm buildings with characteristic black weatherboarding, enclosure hedgerows and shelterbelt tree planting providing a degree of visual filtering of the settlement edge.</p> <p>The western boundary features layers of semi-mature vegetation and the bund along the A41 which integrates well with the agricultural aesthetic and visually screens the road.</p> <p>Areas of exposed development edges result in a low-moderate susceptibility.</p>	Low-Moderate
Perception (including scenic quality, sense of tranquillity and separation from urbanising influences)	<p>Although the A41 is well screened there is a notable level of road noise which detracts from the rural tranquillity.</p> <p>The eroded settlement edges also decreases the sense of separation and tranquillity.</p> <p>The expansive views from the elevated and open topography creates a degree of separation when looking south over the rural landscape; however obvious detractors such as the M25 between Kings and Abbots Langley and large areas of visible settlements reduces the degree of separation.</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 has eroded boundaries particularly along the development edge of Kings Langley with highly visible built development and urbanising influences. There is also a fragmented pattern of former field boundaries with mature oaks and enclosure hedgerows which are fairly well conserved.</p> <p>The parcel reads as part of a wider planned farm and parkland setting with simple arable and pasture fields and remnant parkland planting - two wooded roundels which frame the former carriage drive from Cedar Lodge which now forms the PRow within the parcel.</p> <p>The patchwork and scale of fields relate to the steepness of the topography with medium to large scale toward the rounded tops of the landform with finer grain landscape structure and field sizes within the valley at the bottom of the parcel.</p> <p>There are a number of subtle cultural references such as the remaining parkland features; a historic, listed cottage gatehouse to the Langley Lodge Estate (Picture 3), copses of fragmented trees and structure. There are some links to the former Plantagenet Royal Palace adjacent to the northern boundary of the parcel and to the deer park of the palace. These links are partly perpetuated in the later parkland relics associated with Langley Lodge and Farm such as the historic PRow The Drift which passes through the parcel, as seen on a 1900 historic map, which once linked the palace to Little London, the moated hunting Lodge in the Gade valley - a Scheduled Monument opposite the parcel.</p> <p>The western boundary features the bund along the A41 which integrates well with the agricultural aesthetic and visually screens the road but also divides the parcel from Langley Lodge.</p> <p>The multi-layered landscape, allied to variations in pattern and condition, results in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The primary viewpoint within the parcel is from the elevated position in the north west along the rounded chalk ridge close to the former palace. From this location the views are expansive and open with a mixture of rural agricultural landscape in the close to mid distance and the mid to long distance featuring the developed valley side of Abbots Langley integrated into a mixed wooded skyline to the south and east. In the far distance of this view is the developed area of Watford and beyond to north London.</p> <p>Infrastructure such as the M25 elevated on a viaduct is very exposed as are the Bedmond Radio transmitter and Vesta wind turbine at the Renewable Energy Systems company's site.</p> <p>The skyline to the north is dominated by the development edge of Kings Langley with a few trees integrated into the scene.</p> <p>Other views from the parcel are varied. In the lower areas of the parcel the views are filtered by hedgerows, veteran trees and tree belts and specific locations offer a characteristic skyline of the rounded chalk ridges. Some long distance views are more wooded and less developed such as towards the west-facing slopes of the Gade Valley.</p> <p>The visual prominence results in a moderate-high susceptibility.</p>	Moderate-High
Overall susceptibility to change		High