

## Parcel 128 - Land south of Gannel Farm Bulbourne Road



Location plan

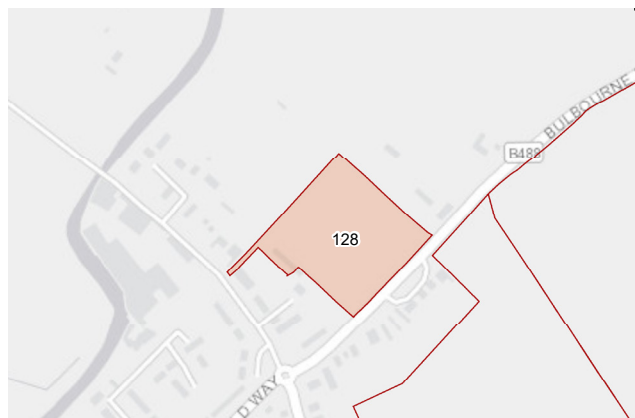
Parcel 128 falls within character area 114 Tring Gap Foothills within the Dacorum Landscape Character Assessment.

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 moderate condition of the landscape due to the medium level of intactness;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character as described in the key characteristics of Area 114 - Tring Gap Foothills from the Dacorum Borough Character Assessment: Framing and containment by wooded scarp slopes and the urban influence of the fringe of Tring;
- the parcel exhibits no immediate recreational value or designations; and
- the parcel exhibits few qualities of cultural value other than forming a very localised setting for the Chilterns AONB.



Parcel context plan

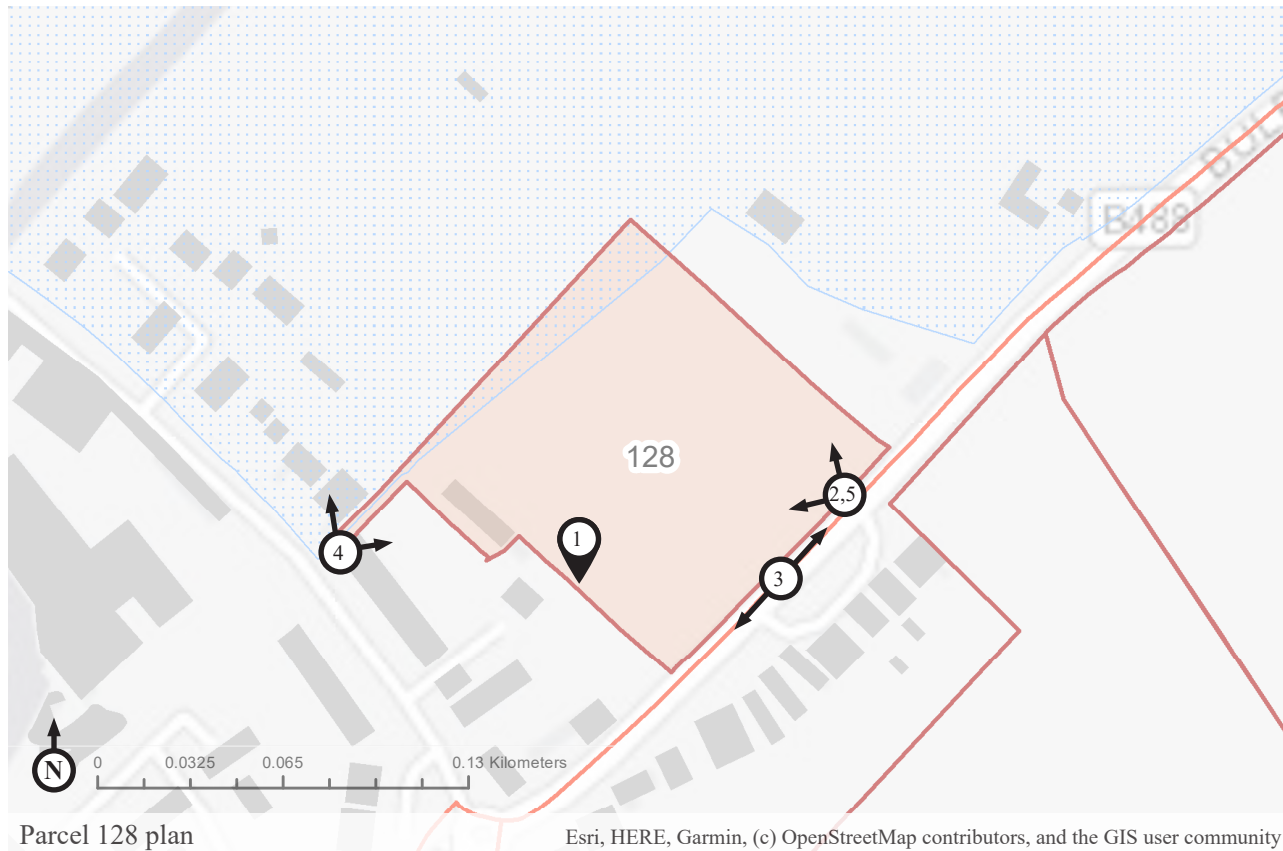
**Table 36 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is gently sloping from the south east down to the north west toward the Grand Union Canal.</p> <p>Surrounding the parcel the landform has a localised crest to the east of the parcel and the Bulbourne Road is slightly raised which encloses the parcel from the south east.</p> <p>The low level of landform variation results in a low susceptibility.</p>	Low
Development character and edges	<p>The settlement edge on the south west of the parcel is staggered along the back gardens of the houses on Tringford Road. The boundaries are mixed including areas of scrub within the parcel, post and wire fences and vegetation within the gardens.</p> <p>The south western boundary is determined by the slightly raised Bulbourne Road which is open to the houses on the opposite side of the road with intermittent areas of scrub and young trees.</p> <p>The new development west of the parcel has a wooden panel boundary fence and an area of scrub, although the built development which is on a rising slope is clearly visible above the boundary.</p> <p>The northern boundary is a post and wire fence which creates a strong visual connection to the field beyond which is part of the Chilterns AONB.</p> <p>The intervisibility with adjacent development 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 rural views north of the parcel.</p> <p>Urbanising influences include; proximity and openness to the Bulbourne Road, the relatively unmanaged appearance of the parcel, the partial screening of the surrounding residential streets and the partial views of the industrial / agricultural silos south west of the parcel.</p> <p>The level of tranquillity of the parcel is relatively low as a result of the Bulbourne Road and traffic noise.</p> <p>Urbanising and aural influences result in a low-moderate susceptibility.</p>	Low-Moderate



Parcel aerial plan

Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of a small, square field adjacent to a similar sized and shaped field; this creates a strong visual connection to the adjacent landscape as together they read as a singular area of agricultural land.</p> <p>The parcel is adjacent to the Chilterns AONB north of the parcel and forms part of the setting.</p> <p>The connection to the north creates a partial link to a wider agricultural landscape. However, the development east of the parcel breaks the field pattern and largely segregates the parcel from the wider agricultural landscape.</p> <p>The wider field pattern is typically larger fields between the Bulbourne Road and the Grand Union Canal, but the parcel contributes minimally to the broader pattern as a result of the adjacent development and topography to the east.</p> <p>The 1900's historic OS map shows that there has been some subdivision from the wider landscape but a lot of the field boundaries remain intact.</p> <p>The scale, pattern and relationship to the AONB elevate susceptibility to moderate-high.</p>	Moderate-High
Skylines, visual and views	<p>The skyline is influenced by a combination of the fencing and tall scrub partially screening the development and woodland belt surrounding the Grand Union Canal.</p> <p>There are direct views into the Chilterns AONB adjacent to the north of the parcel</p> <p>Most views from the parcel are very short distance with only glimpsed long distance views through the trees to the distant horizon north of the parcel.</p> <p>The local landmark is the silos south west of the parcel, visible over the intervening development.</p> <p>Whilst there are views into the AONB, the short-range character of many views results in a moderate susceptibility.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate



1. An area of scrub and an agricultural building within the western boundary.
2. A view north including the post and wire fence along the northern boundary, the woodland belt along the Grand Union Canal and the glimpsed long distance views.
3. The slightly raised Bulbourne Road.
4. A view along the narrow path leading to the parcel from Tringford Road.
5. A panoramic view showing the open internal structure of the parcel enclosed by boundary edges







**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 being largely separated from the wider landscape by the topography and surrounding development which reduces the range of impact.

**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 limited intervisibility and current urbanising influences surrounding the parcel, but also considering the visual connection to the adjacent area of Chilterns AONB.

**Landscape guidance and principles for development:**

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

- the boundary treatment along the south-eastern edge which is largely open to the Bulbourne Road;
- the northern boundary treatment needs particular attention as it is currently offering little structure and is open to the adjacent Chilterns AONB; and
- the surrounding development pattern on Tringford Road and Bulbourne Road.

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

- conserve and enhance the existing boundary hedgerows and vegetation and introduce further hedgerow or other characteristic screening to the northern boundary along the Chiltern AONB;
- tie into the surrounding development pattern and architecture; and
- explore opportunities to mitigate the urbanising effects of the Tringford and Bulbourne roads and views of surrounding developments.

## Parcel 132 - New Mill



Location plan

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

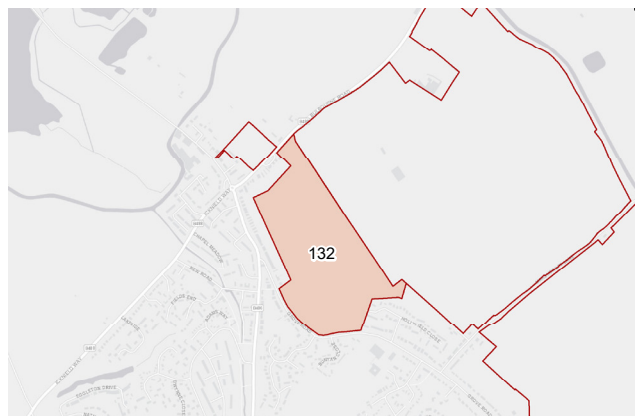
The susceptibility, value and sensitivity of the landscape to change resulting from residential development are discussed below.

### Evaluation of landscape value

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

- The good condition of the landscape due to the level of intactness;
- a number of features demonstrate the parcel's moderate representativeness of wider landscape character of Character Area 114 Tring Gap Foothills as described in the key characteristics of the LCAs from the Dacorum Borough Character Assessment: mixed open farmland, and urban fringe influences of Tring; and
- there is limited recreational value attached to the parcel serving only as a backdrop to the settlement with amenity value for the local neighbourhood.





Parcel context plan

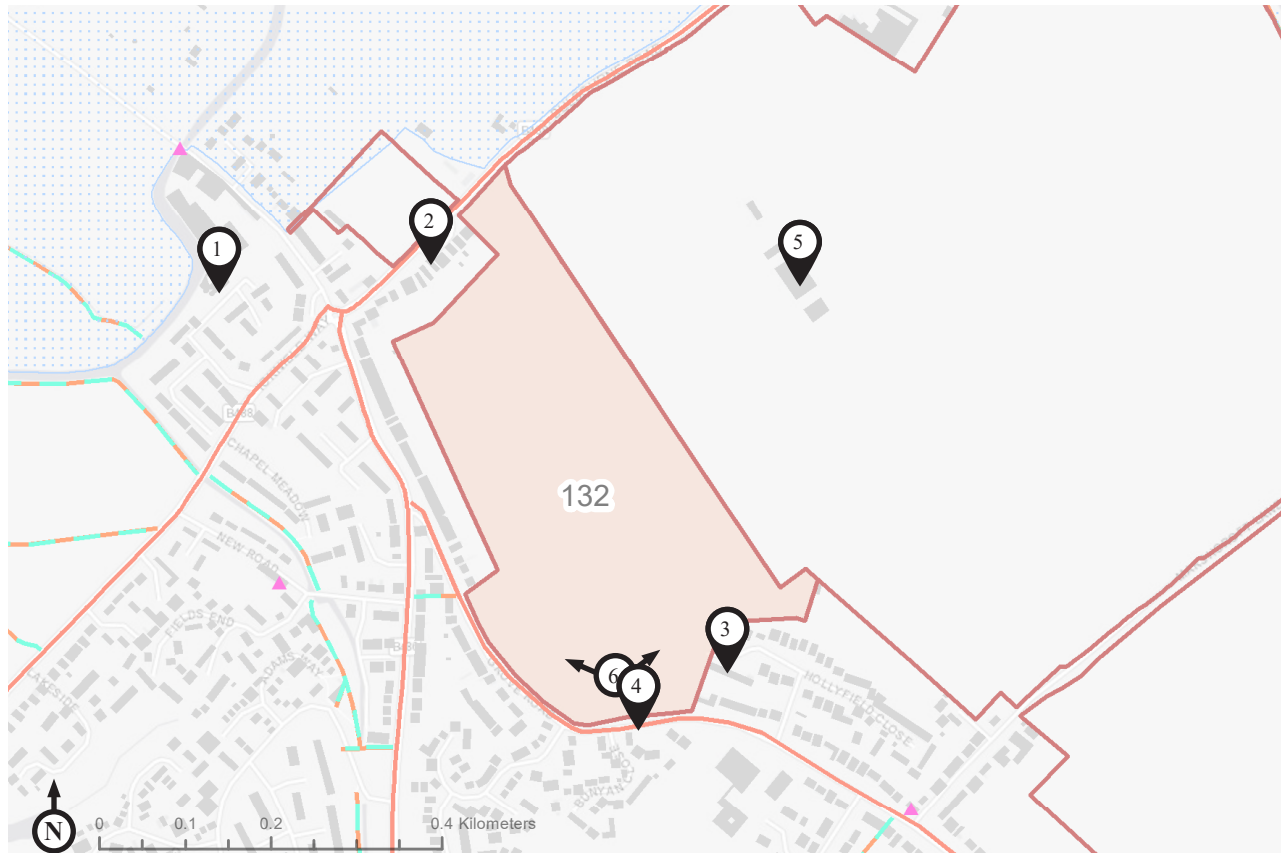
**Table 37 - Landscape susceptibility**

Criterion	Comment	Susceptibility score
Landform	<p>The landform within the parcel is relatively flat with gentle undulations which creates a slight depression between the northern and southern fields with an unusually localised rounded mound occupying the middle of the northern field.</p> <p>Surrounding the parcel the landform is generally relatively flat with gentle undulations other than the area surrounding the Grand Union Canal to the north of the parcel which is lower but has little influence over the parcel.</p> <p>The landform influences the parcel by creating a gently undulating landscape which is open, but the depression between the two fields reduces the presence of the hedgerow and the mound screens views of some development to the north. Similarly the Bulbourne Road (B488) restricts intervisibility with the AONB.</p> <p>The level of landform undulation results in a moderate susceptibility.</p>	Moderate
Development character and edges	<p>The settlement edge on the north and west of the parcel has eroded the original field pattern. The development on these edges generally have a linear pattern of vegetated rear gardens facing onto the parcel.</p> <p>In the south eastern corner of the parcel the residential development has a combination of back gardens and sides of properties lining the edge with a mixture of mixed hedgerow and trees and some shorter hedges to the sides of gardens which partially encloses the development.</p> <p>The north and east of the parcel is enclosed by mixed, mature hedgerows with similar open agricultural fields beyond.</p> <p>The southern edge of the parcel is defined by Grove Road and a dense, mature hedgerow and trees.</p> <p>The proximity to development 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 open nature of the agricultural land and well vegetated enclosures although the perception of being removed from the urban area is slightly reduced as a result of development surrounding the parcel on three of four sides and only being partially screened in places.</p> <p>The level of tranquillity of the parcel is relatively high as there is a strong agricultural character and the residential areas surrounding the parcel are relatively quiet and unobtrusive. However; the northern area of the parcel has a slightly lower sense of tranquillity due to the road noise of the Bulbourne Road (B488).</p> <p>An urbanising influence is the views of the industrial / agricultural silos which are visible from most of the parcel which reduce susceptibility to moderate.</p>	Moderate



Parcel aerial plan

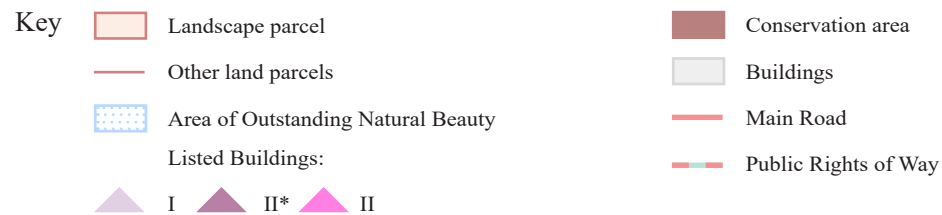
Criterion	Comment	Susceptibility score
Scale and pattern, including cultural pattern	<p>The parcel is made up of two relatively rectilinear, medium sized fields within a context of similarly shaped large fields north west of Tring.</p> <p>The settlement edges on the northern-western edge and the south eastern corner of the parcel has eroded the original field pattern; however, this pattern is largely unchanged since the 1900's as shown on a historic map.</p> <p>The relatively simple landscape pattern results in a moderate susceptibility.</p>	Moderate
Skylines, visual and views	<p>The skyline is influenced by the mixed boundaries separating the parcel from the surrounding development of Tring which provides good to moderate screening of the built form; although, there are glimpsed views of development surrounding the parcel on most sides.</p> <p>A point of interest is the localised mound in the northern field which creates a rounded horizon and short to mid-distance views from the south of the parcel and elevated views into the residential areas of Tring from the northern field.</p> <p>The industrial / agricultural silos create a local landmark north west of the parcel.</p> <p>There are limited views of the surrounding Chilterns AONB due to the intervening vegetation and topography. However; long distance views to elevated locations within the AONB are possible such as Ivinghoe Beacon.</p> <p>There is a glimpsed long distance view of Ivinghoe Beacon landmark.</p> <p>Taken together these elements result in a moderate susceptibility.</p>	Moderate
<b>Overall susceptibility to change</b>		Moderate



1. Industrial / Agricultural silos on the horizon.
2. Rounded mound of the northern field partially screening built development to the north.
3. Partially screened residential development.
4. Strong vegetated boundary and gate along Grove Road.
5. Views of large scale agricultural buildings.
6. Panoramic view of the open fields and undulating landform.

Parcel 132 plan

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





**Note:** Views from viewpoints within the surrounding area, specifically from Ivinghoe Beacon and 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* landscape susceptibility to change arising from residential and mixed-use development.

This is primarily a result of the varied topography within the parcel and the perception of tranquillity.

**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 proximity to the surrounding developments.

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

- views of and from the Chilterns AONB and from locations such as Ivinghoe Beacon within the AONB;
- screening of urbanising features within views such as the silos north of the parcel;
- the established vegetated buffers surrounding the parcel; and
- the existing development pattern along Grove Road and Netherby Close.

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

- consider elevated views from within the Chilterns AONB; such as from the Ivinghoe Beacon and from the Ridgeway National Trail, toward the parcel. This can be achieved by avoiding intervisible locations or by bolstering hedgerow planting appropriate to the character of the area;
- conserve and enhance the surrounding and internal hedgerows;
- tie into the development of Tring with particular attention to Grove Road and Netherby Close; and
- explore opportunities to mitigate the effects of the urbanising views of surrounding agricultural infrastructure such as silos.



