

Landscape Report findings (refer to Appendix 2 extract)

- The land is not urban fringes, but unimproved grassland habitat and has been maintained as such on the airfield site and to some extent on the Hillyfields site.
- The report mentions that the airfield has significant WWII heritage which has significant cultural association.
- Hilly Fields Matrices:
 - Ecological Sensitivity score: 8 (correct)
 - Cultural sensitivity – land use is Fallow, not urban with disjointed Fallow Countryside character: score 4 should be amended to 8
 - Visual sensitivity - number of visitors and users is more than 25 so score should be 10 or 11
 - Landscape sensitivity score should therefore be 26-27 – medium to high sensitivity
 - Landscape value matrices –the land is non-agricultural, not urban, giving a score of 6 points – still in the medium category
 - Landscape Capacity Matrix is still in the medium category , but closer to the low category than before requiring more mitigation.
- Panshanger airfield Matrices:
 - The landscape is unimproved grassland/fallow countryside which is irreplaceable, not improved grassland and urban fringes. It had more than 50 visitors.
 - The ecological sensitivity score of 5 should therefore be 6 not 5 and the cultural sensitivity should be 9, not 6.
 - The visual sensitivity score should be 9-12, giving a landscape sensitivity score of 25-28 – right at the top of the medium range
 - The landscape Value score is probably correct at 8, giving an overall capacity for change of low to medium.
- These matrix scores do not alter the classification as defined by the scores, but are very close to the category of having low capability to accept new development.
- In addition, Marden Hill House, a grade 2*listed property across the Mimram valley to the north will have its views and therefore setting spoiled by the development. The setting of the listed buildings and park setting of Panshanger Park will also be spoiled by the development on its fringes, devaluing its setting.