

TYPE 10: ROLLING CHALK FARMLAND

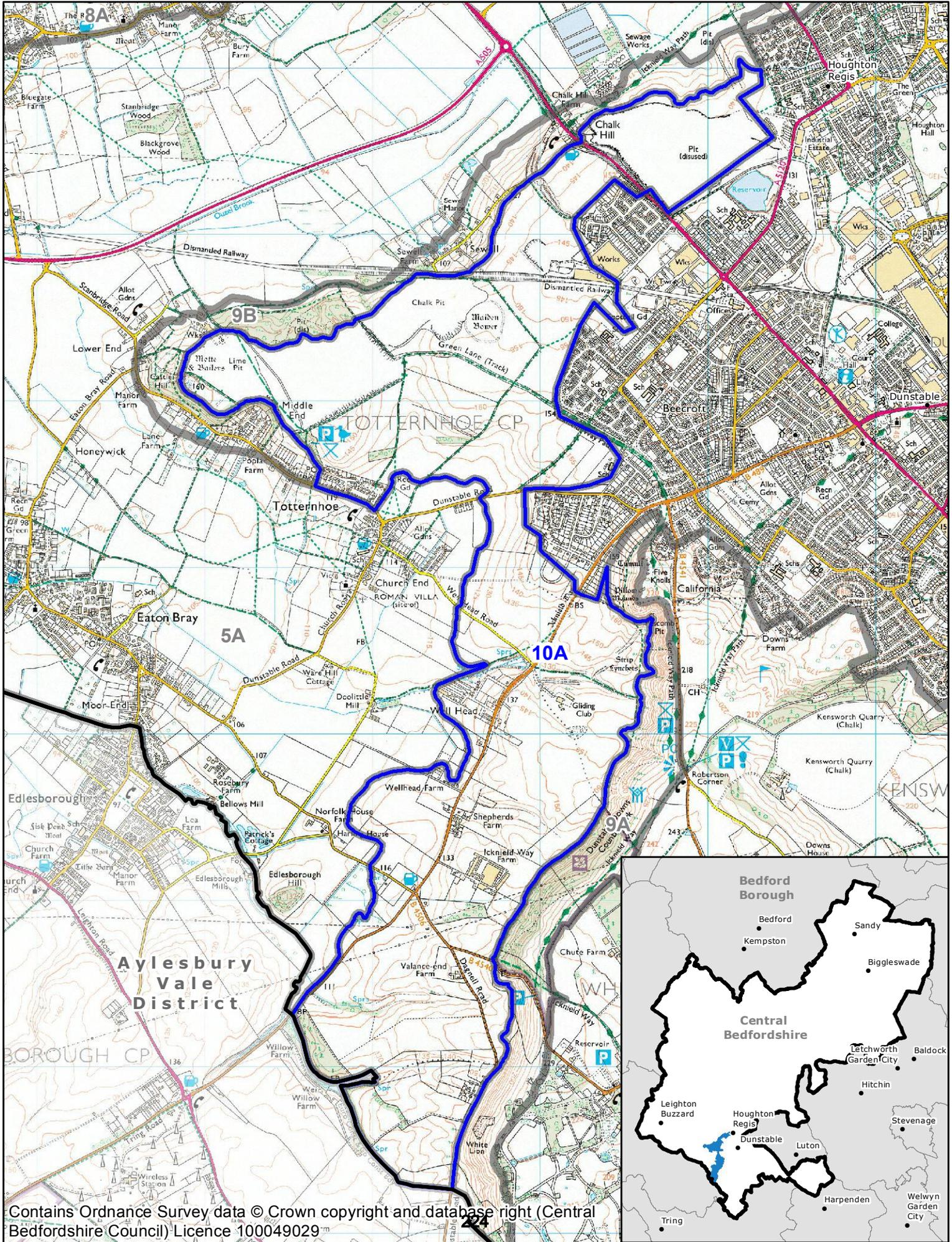
Key Characteristics

- Parts of the landscape fall within The Chilterns AONB. This is a medium to large scale landscape, predominantly under arable crop production.
- Gently rolling landform forming the plateau above and the foothills below the prominent *Chalk Escarpments*.
- Proximity and views to Luton and Dunstable gives some urban fringe characteristics.
- Underlying solid geology of Middle Chalk with localised drift deposits of Boulder Clay and Glacial Gravel.
- Visual connectivity with the adjacent landscapes - views to elevated, wooded horizons of the *Chalk Escarpments* and the flat open plain of the *Clay Vales and Clay Valleys*.
- Degraded, inconsistent and scrubby margins frequently define the field and roadside boundaries.
- Largely unsettled but adjacent urban areas and busy transport corridors impact upon the noise and pace of the landscape.
- Urban areas, masts and pylons frequently characterise the skyline but there views to an undeveloped horizon in places.
- Crossed by the recreational routes of the Icknield Way Trail, John Bunyan Trail and Chiltern Way.

Location and Boundaries

- 10.1 With much of this landscape type falling within The Chilterns AONB, *The Rolling Chalk Farmland* occurs within three separate areas of Central Bedfordshire. It rolls down from the adjacent *Chalk Dipslope* to the *Chalk Escarpments* landscape type such that it forms a rolling elevated plateau above the scarps as well as the foothill setting to these prominent outcrops and the backdrop to the Clay Vales. To the west, much of the southern boundary of the landscape type is met by the northern edge of Dunstable and Luton. To the east the southern boundary is defined by the unitary authority boundary. Although having a plateau character in places (due to its elevation and relationship to the scarps) this landscape type is differentiated from the *Chalk Dipslope* for the notable absence of woodland and the consistently undulating terrain.

10A:Totternhoe-Dunstable Downs Rolling Chalk Frmlid



10A Totternhoe – Dunstable Downs Rolling Chalk Farmland

Location and Boundaries

10A.1 The *Totternhoe-Dunstable Downs Rolling Chalk Farmland* (10a) forms part of the chalk landscape that characterises the south of Central Bedfordshire. The southern part of the area is within the Chilterns AONB. The landscape forms a shelf between the two *Chalk Escarpments of Totternhoe* (9b) and *Dunstable Downs* (9a). The rolling farmland is bordered by the striking landform and backdrop of the *Dunstable Downs* character area (9a) to the east with a consequent strong influence on overall landscape character. The northern half of the area separates the *Totternhoe* character area (9b) from the urban edge of Dunstable whilst the southern half forms the transition between the low-lying flat landscape of the *Eaton Bray Clay Vale* (5a) and the elevated, prominent landform of *Dunstable Downs*.

Summary of landscape character: Key characteristics

- 10A.1.1 A medium scale, gently rolling chalk landscape (partly falling within the Chilterns AONB) forming an intermediate 'shelf' between two escarpments.
- 10A.1.2 A low but prominent north-west facing escarpment of Totternhoe scarp with the main part of the area forming the foothills of the Dunstable Downs (9a).
- 10A.1.3 Elevation predominantly ranges from 120m AOD (where the landscape abuts the Clay Vale - 5a) to 160m AOD (at the base of the Dunstable Downs chalk Escarpment (9a)).
- 10A.1.4 Land use largely under arable crop production but with some pockets of improved pasture where the land is divided up for horse and pony grazing.
- 10A.1.5 Fields are medium to large in size, of an irregular pattern and delineated by varied boundaries - hedges with hedgerow trees, post and wire fencing, electric fencing and in places, iron railings.
- 10A.1.6 Field boundaries are variable - comprising overgrown hedges, gappy hedges, inconsistent fencing, and, in instances, no boundary at all.
- 10A.1.7 Numerous unsurfaced green lanes are a particular feature of the area, marking the line of older field access tracks.
- 10A.1.8 Some significant areas of land given over to lime and chalk extraction, immediately abutting the ridgeline and linked to the former limestone and cement works on the adjacent *Totternhoe Chalk Escarpment* character area (9b). This is now an exposed edge of industrial development and significant detractor to the scarp and views from the vale.
- 10A.1.9 Conspicuous archaeological features associated with the top of the Totternhoe escarpment e.g. Iron Age hillfort (Scheduled Monument) at Maiden Bower and Motte and Bailey castle (Scheduled Monument) at Totternhoe Knolls.
- 10A.1.10 Mineral extraction sites (surrounded by prominent exposed chalk cuttings) have been re-graded to form flat expansive arable fields.
- 10A.1.11 Totternhoe Chalk Quarry SSSI (disused pit) extends into this landscape from the adjacent Totternhoe character area (9b) and contains species-rich unimproved chalk grassland supporting rare plant species.
- 10A.1.12 The London Gliding Club is located at the foot of the Downs - the numerous white gliders (and towing planes) parked at the centre, as well as flying overhead, are conspicuous features. They are however more visible from the Dunstable Downs (9a).

- 10A.1.13 The *Dunstable Downs Chalk Escarpment* (9a) imparts its character on the rolling farmland - forming a dramatic setting to the foothills of this landscape. The carved White Lion is a surprise view.
- 10A.1.14 Minimal woodland cover, comprising occasional scattered deciduous copses such as that to the south of Icknield Way Farm. The largest area of woodland is a coniferous block, occurring in the south of the character area.
- 10A.1.15 Development/settlement is restricted to a few, dispersed farmsteads (generally defined by red-brown brick and render) with associated large agricultural outbuildings.
- 10A.1.16 Distant, open views across the adjacent *Eaton Bray Clay Vale* (5a) and clay hills to the north, and closer range views to the adjacent escarpments of *Totternhoe and Dunstable Downs* (9b and 9a), plus clear views to the striking landform of Ivinghoe Beacon in the adjacent county of Buckinghamshire.
- 10A.1.17 Transport routes comprise secondary 'B' roads although these are fast routes, not of a rural character, that have seen considerable engineering improvements (including roundabouts) such as on the B489 that provides the most direct route between Dunstable and the town of Tring (Hertfordshire).
- 10A.1.18 The suburban and industrial edges of Dunstable and Houghton Regis form a visible boundary.
- 10A.1.19 A double line of pylons cuts diagonally across the fields (just south of Icknield Way Farm) and is a prominent feature. Posts carrying overhead wires are also conspicuous in open views.

Landscape Character Description

Physical and natural landscape

- 10A.2 This gently rolling chalk landscape forms the foothills to the escarpments of the *Dunstable Downs* (9a) and *Totternhoe* (9b).
- 10A.3 To the south, the foothills skirt the base of the Dunstable Downs and provide an area of transition before the land levels out to the *Eaton Bray Clay Vale* (5a). The foothills contain minimal woodland cover and are predominantly defined by arable crop production bounded by denuded (or lost) hedgerows or with areas of horse grazing delineated by temporary fencing. The London Gliding Club is located within this area and is an obvious feature particularly when viewed from Dunstable Downs. Settlement comprises just three working farms but suburban development at the edge of Dunstable is located on the ridgeline and upper reaches of the slope and is especially conspicuous against an otherwise empty skyline.
- 10A.4 To the north, the western edge of the area is formed by a low but prominent escarpment - here the land here has been greatly influenced by mineral extraction with the base of former chalk pits now restored as flat arable fields. These fields are defined by exposed chalk cuttings that form a blunt face within the natural rolling terrain beyond. This area is popular with walkers and horse-riders with numerous rights of way providing connections to the Totternhoe Knolls SSSI and adjacent ancient monument on the *Totternhoe Chalk Escarpment* (9b).
- 10A.5 Throughout the area unsurfaced green lanes are a distinctive feature - historic routes lining the downland to the vale. There are few hydrological features - although exposure of the chalk aquifer in Houghton Regis quarry has resulted in a marl lake and chalk springs. Houghton Regis quarry is also now a nature reserve managed by the Wildlife Trust. A series of springs also occur in the centre and south of the character area near to Well Head and Willow Farm, which are of archaeological and ecological significance.



A characteristic green lane near the B4540 at the base of Dunstable Downs



Rolling chalk land with overhead lines in the distance towards Edlesborough

Biodiversity

- 10A.6 The biodiversity interest of this area is primarily associated with disused chalk quarries connected with the adjacent escarpment. Chalk grassland (SSS1) associated with Totternhoe Knolls extends into the edge of the area. The large scale quarry at Houghton Regis quarry includes a marl lake, reedbed, fen and willow scrub and has been designated as an SSSI. The majority of the farmland is under intensive management for cereal crops - farmland habitats include arable field margins and hedgerows.

Visual and perceptual character

- 10A.7 There are distant, open views across the adjacent Clay Vale (5a), clay hills to the north and closer range views to the adjacent escarpments of *Totternhoe and Dunstable Downs* (9b and 9a) which forms a dramatic setting to the foothills of the landscape - the carved White Lion is a surprise view. There are also clear views to the striking landform of Ivinghoe Beacon in the adjacent county of Buckinghamshire.
- 10A.8 Some of the character area is influenced by urban fringe features such as settlement outside of the character area in Dunstable which is conspicuous on the ridgeline and upper reaches of the slope and housing and industrial work at Houghton Regis and west Dunstable.



Looking towards the prominent escarpment of the Dunstable Downs from Tring Road (the old Icknield Way Roman Road)

Cultural pattern and historic character

- 10A.9 Human occupation has been recorded in this area from the Neolithic period, when the land was first cleared for agriculture. A Neolithic interrupted ditch enclosure lies beneath the Iron Age hillfort at Maiden Bower, and a number of late Neolithic/Bronze Age barrow sites have been recorded as cropmarks.
- 10A.10 Totternhoe Castle, on the north end of the Totternhoe ridge, is a motte and bailey castle of dramatic proportions. It lies on the boundary of the *Totternhoe Chalk Escarpment (9B)* and the *Totternhoe-Dunstable Downs Rolling Chalk Farmland* character area (10A), and is a significant landscape feature for both areas.
- 10A.11 Apart from the Totternhoe Castle precinct, the whole of this character area was under open field arable in the medieval period. At enclosure in the 18th/19th century, few new boundaries appear to have been established around Totternhoe & Sewell, apart from those lining the former open field access tracks which have been preserved as green lanes. This is an unusual occurrence, as open field access tracks were more commonly replaced by new straight roads. Smaller enclosure fields were laid out in Eaton Bray at the foot of Dunstable Downs, but some of the medieval strips still survive where they were terraced as lynchets into the sides of valleys, notably north of the Gliding Club.
- 10A.12 The perimeter defences of Maiden Bower hillfort have survived both Roman and medieval agriculture and its interior (once ploughed for arable use) consists of grassland. The deep cut of an old coach road (the Soch Way), which was constructed in order to avoid the steep slope where Watling Street rises over Puddlehill, can be seen in the north-east of the area.
- 10A.13 The springs in the centre and south of the character area are likely to be of archaeological as well as ecological interest, as potential sites of ritual importance which attracted votive offerings.

Settlement pattern; built character

- 10A.14 The area is characterised by its very sparse settlement, with only occasional, isolated farms - although large modern farm buildings can be prominent in this open landscape. Well Head is a small settlement on the edge of the Vale. The Gliding Club located in the centre of the area is a further prominent built feature particularly in views from the adjacent *Dunstable Downs character area (9a)*. Urban development associated with Dunstable forms a hard built edge to parts of the area particularly where it can be seen on the skyline.

Evaluation

Landscape Change

Past change	Potential future change
Erection of pylon lines.	Potential development within Dunstable, towards the western edge.
Expansion of Dunstable - industrial and residential properties bordering the character area, with a harsh interface in places.	Potential for further re-grading of the landform of chalk pits. Potential for positive landscape restoration.
Loss and decline of hedgerows - diluting the landscape pattern and the introduction of temporary/inconsistent boundaries as field divisions.	Potential undergrounding of pylon lines.
Restoration of chalk grassland at the Totternhoe Chalk Quarry site.	
Chalk extraction resulting in re-grading of the landscape and creation of exposed chalk cuttings.	
Housing encroached on Houghton Regis quarry.	

Key positive landscape features/ strategic sensitivities of the landscape

- 10A.1.20 Strong visual relationship with adjacent Dunstable Downs Chalk Escarpment (9a) - forming the setting/backdrop – the landscape is vulnerable to large development on the ridgeline of 9a.
- 10A.1.21 Role as a landscape setting to west Dunstable, which is vulnerable to further development. Strong rural character and general absence of settlement with the exception of scattered farmsteads and outbuildings - vulnerable to urbanising influences.
- 10A.1.22 Nature conservation value - the Totternhoe Chalk Quarry SSSI extending into the landscape from the adjacent Totternhoe Chalk Escarpment (9b) and Houghton Regis Marl Lakes (SSSI) which require active and ongoing management.
- 10A.1.23 Historic green lane routes – an unusual feature marking the line of older filed access tracks and now providing good access and recreational opportunities.
- 10A.1.24 Surviving medieval lynchets on steeper slopes at the foot of the Dunstable Downs.
- 10A.1.25 The archaeological and ecological interest associated with the springs in the central part of the area.
- 10A.1.26 Remaining hedgerows and hedgerow trees that create landscape pattern – vulnerable to loss as a result of development or changes in land use.
- 10A.1.27 The setting of Maiden Bower.

Visual Sensitivity

- 10A.1.28 Openness of the landscape with few interrupting features, with clear views across rolling terrain from *Dunstable Downs (9a)*, the *Eaton Bray Clay Vales (5a)*, clay hills to the north and the western extent of the scarp into Buckinghamshire. This would be vulnerable to further vertical elements (such as the existing pylons and posts).
- 10A.1.29 Undeveloped and dramatically contrasting change in landform at the transition to the chalk escarpment of the *Dunstable Downs* character area (9a). This would be vulnerable to development of any kind.

Landscape Strategy

The overall strategy is to **enhance** the landscape and its key features so that this area continues to provide a strong setting to the adjacent scarps. There are a number of elements that have fallen into decline as well as elements that have been introduced to the landscape that reduce the sense of integrity and dilute pattern. Landscape enhancement should aim to improve the condition of the landscape. There are also opportunities for landscape renewal/creation e.g. restoration of chalk grassland and the potential for extending the small areas of woodland cover.

Guidelines for New Development

- 10A.1.30 Conserve the largely undeveloped nature of the character area and the open rural character which is particularly valued near to the urban edge of Dunstable.
- 10A.1.31 Conserve and enhance the setting of Maiden Bower e.g. through landscape enhancement of the urban edge at north west Dunstable.
- 10A.1.32 Conserve the undeveloped sensitive ridgeline connection with the chalk escarpment of character area 9b *Totternhoe*.
- 10A.1.33 Conserve the undeveloped area of land at the base of the scarp that reveals the dramatic change in landform and character to the adjacent *Dunstable Downs* character area (9a).
- 10A.1.34 Consider opportunities for planting (with appropriate species mix) to soften the boundary with the western edge of Dunstable.
- 10A.1.35 Seek to minimise further urbanisation of the roads (i.e. street lighting and roundabout development on the B489) that dilutes the rural quality of the landscape.
- 10A.1.36 Avoid introducing vertical features (such as posts and communication masts) that could result in cluttering on the skyline and further fragmentation of the character area due to existing features (pylons).
- 10A.1.37 Conserve the excellent recreational access to the scarp from the adjacent town of Dunstable. Ensure further development/extension to Dunstable maintains and creates further facilities for recreational enjoyment and access public access to the scarp.
- 10A.1.38 Conserve the clear views and visual relationship with the *Dunstable Downs* character area (9a) and the *Eaton Bray Clay Vale (5a)*.
- 10A.1.39 Includes part of the proposed growth area north-west of Houghton Regis. Masterplanning should take into account visually sensitive elements such as the scarp and skyline, to ensure new development in this area reflects the local character.

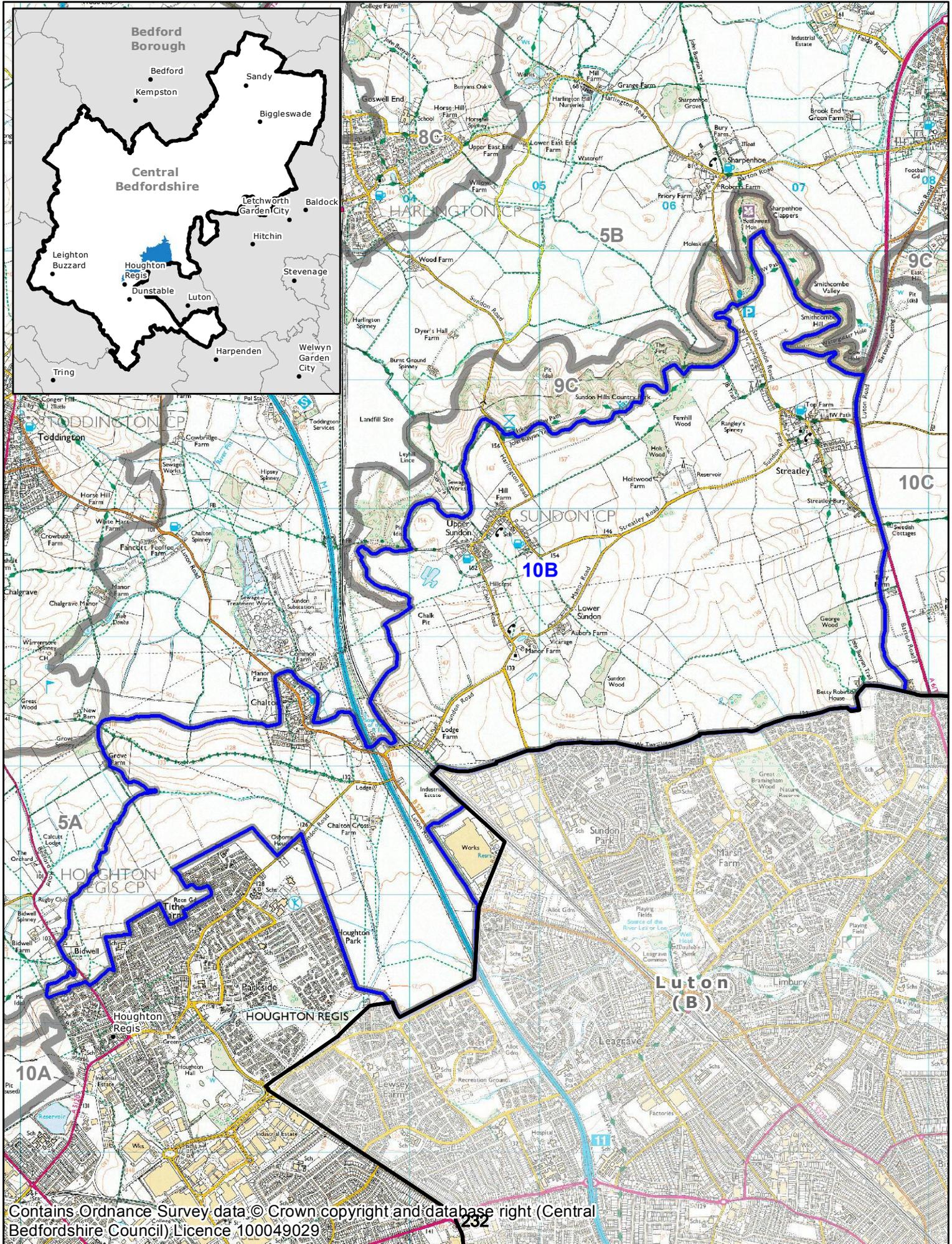
Landscape Management Guidelines

- 10A.1.40 Conserve the ecological resource of the Totternhoe Chalk Quarry SSSI and consider opportunities for extending and linking areas of chalk grassland to this site.
- 10A.1.41 Conserve the earthworks of Totternhoe Castle and Maiden Bower hillfort and safeguard the setting; monitor visitor pressure to prevent erosion and instigate good recreation management.
- 10A.1.42 Conserve Maiden Bower hillfort and limit further plough damage; enhance its setting and monitor erosion at the edge of the adjacent quarry.
- 10A.1.43 Conserve the lynchets near the Gliding Club.
- 10A.1.44 Improve the condition and ecological value of hedgerows by planting up existing gaps, restoring lengths that have been grubbed up in the past, and applying a management strategy of hedge-laying, where possible, (as opposed to short-flailing) - the hedgerows that bound the green lanes are a particular priority.
- 10A.1.45 Conserve the existing areas of woodland and consider opportunities for further small scale deciduous woodland planting - extending existing wooded copses without losing the open character of the landscape and clear views to the adjacent escarpment.
- 10A.1.46 Seek to minimise proliferation of temporary, inconsistent boundaries in the landscape. Encourage appropriate species in replacement planting to shelter belts.
- 10A.1.47 Seek to improve arable farmland habitats, for example by managing arable field margins, overwintering stubbles, etc.
- 10A.1.48 Secure appropriate management of wetland habitats at Houghton Regis Marl Lake SSSI.
- 10A.1.49 Conserve the historic green lanes - maintain the condition of, and access to, the rights of way and access opportunities with the adjacent urban area. Seek to control erosion caused by recreational pressures along these sensitive routes.

Also refer to the following documents:

- South Bedfordshire Green Infrastructure Plan: Network Area 2.
- Chalk Arc Landscape Character Assessment.

10B:Houghton Regis-North Luton Rolling Chalk Frmlid



10B Houghton Regis – North Luton Rolling Chalk Farmland

Location and Boundaries

- 10B.1 The landscape character area occurs immediately to the north of Luton and Houghton Regis - extending from the A5120 in the west to the A6 in the east. This character area is distinct from the other landscapes of the same type predominantly due to the greater influence of the urban areas on overall character, the occurrence of settlement in an otherwise generally unsettled landscape type and the visual relationship with adjacent chalk scarp landscapes. There is nevertheless considerable variation in character within the area. Part of the area lies within the Chilterns Area of Outstanding Natural Beauty (AONB).

Summary of landscape character: Key characteristics

- 10B.1.1 A medium to large scale chalk landscape (occurring between 100m and 160m AOD), with superficial deposits of boulder clay and glacial drift.
- 10B.1.2 Part of the chalk dip slope extending from the distinctive northern escarpment to the urban edge of Luton-Houghton Regis. Part of the area falls within The Chilterns AONB (the area immediately south of the escarpment).
- 10B.1.3 Variable landform - rolling terrain to subtle undulations and levelling out on areas of highest ground for example the elevated land close to the ridge of the escarpment and lower ground adjacent to the urban edge of Houghton Regis.
- 10B.1.4 Dominated by arable cropping within large geometric parliamentary enclosure fields - inconsistent, varied margins define the field boundaries.
- 10B.1.5 Isolated surviving areas of ancient woodland - George Wood, Sundon Wood and Holt Wood.
- 10B.1.6 Thiodweg – an ancient routeway crosses the area – a historic landscape feature of major importance.
- 10B.1.7 Landform and land cover offer some restrictions to views but a sense of openness pervades across much of the landscape with mid-long range views typical. Long distance views can be gained from the flatter land at the base of the slope.
- 10B.1.8 Strongly influenced by the urban edges of Luton and Houghton Regis - clear and intermittent views gained from primary and secondary roads as well as the settlements of Upper Sundon and Streatley.
- 10B.1.9 Some distant views towards the *South Dunstable Chalk Escarpment (9e)* and longer distance views to *Warden Hill-Stopley Common Chalk Escarpment (9d)*.
- 10B.1.10 Historic settlements at Chalton, Upper and Lower Sundon and Streatley associated with smaller fields or copses, often with earthworks.
- 10B.1.11 The Church of St Mary at Lower Sundon is an important local landmark.
- 10B.1.12 The skyline is frequently characterised by communication masts and pylons.
- 10B.1.13 Significant ecological interest at Sundon Chalk Quarry SSSI (a complex of disused chalk pits supporting a range of habitat types to the southwest of Upper Sundon) and occasional small remnant ancient semi-natural woodlands.
- 10B.1.14 Busy transport corridors interrupt the landscape - the M1, Midland Mainline Railway and A6.

Landscape Character Description

Physical and natural landscape

- 10B.2 This chalk dipslope landscape is defined by a gently rolling terrain, dominated by arable crop production, generally within large regular Parliamentary enclosure fields, but with some smaller enclosures adjacent to settlements. Surviving hedgerows and remnant ancient blocks of woodland provide some landscape pattern and enclosure but overall there is a generally open character.
- 10B.3 The farmland has been fragmented by a number of primary transport routes but also by secondary roads that have become more urban in character (such as Sundon Road and Streatley Road) and act as east-west routes between the main north-south road corridors (A6 and M1).

Biodiversity

- 10B.4 There is significant ecological interest at Sundon Chalk Quarry (SSSI) where a large complex of disused chalk pits supports a mosaic of habitats including chalk grassland, lakes, fen, chalk springs, scrub and developing woodland. There are in addition occasional small remnant copses of ancient semi-natural woodland as at George Wood, Sundon Wood and Holt Wood which are also important landscape and ecological features within the open arable farmland. The majority of the farmland is under intensive management for cereal crops - farmland habitats include arable field margins and hedgerows.

Visual and perceptual character

- 10B.5 Overall there is a sense of openness, though landform and land cover offer some restrictions to views locally. Mid-long range views are typical, and long distance views can be gained from the flatter land at the base of the slope. These views are varied - with some influenced by the prominent, undeveloped chalk escarpment at *Warden Hill - Stopsley Common Chalk Escarpment* (9d) to the east and others dominated by the urban landscape of Luton and Houghton Regis that lies to the south, evoking a strong urban character that pervades across parts of the landscape. Some distant views towards the *South Dunstable Chalk Escarpment* (9e).
- 10B.6 Clear and intermittent views can be gained from primary and secondary roads as well as the settlements of Upper Sundon and Streatley. Busy transport corridors interrupt the landscape - the M1, Midland Mainline Railway and A6. The area is noticeably more rural and tranquil in the north where farmland extends to meet with the ridgeline of *The Clappers Chalk Escarpment* (9c).



Sundon: wooded context



Undulating farmland, sinuous routes

Cultural pattern and historic character

- 10B.7 On these light chalky soils, there is evidence of occupation from the Neolithic period onwards. The ancient routeway known as Thiodweg enters the area from the west along a ridge-top which was densely settled from Neolithic to Roman times. Interrupted by the M1 and the railway, the route then forms the north boundary of Luton, before running along the line of Dray's Ditches (a scheduled Iron Age boundary earthwork) before it intersects with the Icknield Way east of the A6.
- 10B.8 The historic settlements of Chalton, Upper and Lower Sundon, and Streatley are associated with smaller fields or closes, often with earthworks. South of Lower Sundon, a group of irregular fields around Sundon Wood is early in origin, and contains shrunken village remains.
- 10B.9 West of the A6, the land between Streatley and George Wood (which was originally more extensive) was within old enclosures, but elsewhere most of this character area was under open common fields. The regular fields of the subsequent 18th/19th century enclosure landscape have been subject to some boundary loss.

Settlement pattern; built character

- 10B.10 The area is characterised by a number of small discrete villages, with few scattered farms, however southern parts of the area are strongly influenced by the urban edges of Luton and Houghton Regis.
- 10B.11 The villages of Upper Sundon and Streatley occur on high ground and are characterised by a mix of building style and age. Streatley Bury (extending southeast from Streatley) has a more consistent, traditional character and the hamlet of Lower Sundon, located in a subtle valley, is noted for its landmark Church of St Mary. Lower Sundon Park incorporates designed garden earthworks and some medieval ridge and furrow. Although located close to Luton and Houghton Regis, these settlements are distinctly separate from the urban landscape. To the west the village of Chalton occurs on the edge of the chalk.

Evaluation

Landscape Change

Past change	Potential future change
<p>Strong urban/urban fringe influences with extensive views to the edge of the urban area, pylon lines and urbanising of roads.</p> <p>Restoration of Sundon landfill site to grassland and woodland.</p>	<p>Significant urban extension committed to the north of Houghton Regis. Potential for significant residential and employment growth to the north of Luton and a Rail Freight Interchange adjacent to Sundon Quarry.</p> <p>Transport/infrastructure improvements including widening of the M1 corridor and new Junction 11A, the consented A5-M1 Link Road and Woodside Link, extension of the Luton and Dunstable Busway, upgrades to the Midland Mainline, and the potential route of the M1-A6 Link Road.</p>

Key positive landscape features/ strategic sensitivities of the landscape

- 10B.1.15 Remnant or undisturbed landscape features which are relatively rare, including small pockets of Ancient Woodland - George Wood, Sundon Wood and Holt Wood and the Sundon Chalk Quarry SSSI with its range of habitat.
- 10B.1.16 Landscape to the north of the character area which is less characterised by the urbanising influence of the M1 corridor and urban edge of Luton.
- 10B.1.17 Recreational access from/to the urban edge via Public Rights of Way including The John Bunyan Trail, including historic Green Lanes.
- 10B.1.18 The field around and south of Lower Sundon comprise an important survival of relict landscape in an area which is otherwise mostly of parliamentary enclosure origin.
- 10B.1.19 Thiodweg, including a section of Dray's Ditches – is a historic landscape feature of major importance, but vulnerable to being breached by any northward extension of Luton's urban area.
- 10B.1.20 Earthworks of shrunken or shifted settlement can be found in association with most of the historic villages.
- 10B.1.21 Remaining hedgerows and hedgerow trees providing some landscape patterning.
- 10B.1.22 Managed farmland adjoining urban edge vulnerable to loss associated with the proposed transport/infrastructure improvements and any northward extension of Luton's urban area.
- 10B.1.23 Chalk dipslope landscape with relationship to the chalk escarpment to the north and some views to the *Warden Hill - Stopsley Common Chalk Escarpment (9e)*.
- 10B.1.24 Minor water courses/brooks running into the urban area (e.g. to Leagrave).
- 10B.1.25 The eastern area forms part of the chalk dipslope and is therefore in functional terms an integral part of the Chilterns and has a role in linking the urban edge to the distinctive landscape of the chalk escarpments.

Visual Sensitivity

- 10B.1.26 Higher sensitivity is related to the more elevated northern part of the character area which forms the ridge to the adjacent escarpment.
- 10B.1.27 Key views to the *South Dunstable* character area (9e) which forms an important enclosing backdrop.
- 10B.1.28 Attractive views to the church and parkland at Lower Sundon.

Landscape Strategy

The overall strategy for the Houghton Regis - North Luton Rolling Chalk Farmland character area is to **enhance**, and reinforce the landscape of the chalk dipslope and its role as the setting to the chalk scarp and the adjacent urban area. Landscape enhancement will include conserving, restoring and improving positive features and renewing/creating elements to strengthen landscape pattern, visual integrity and sense of place. In this respect there are particular opportunities for strengthening tree and hedgerow planting in relation to the transport corridors and larger scale woodland creation to provide a framework for the urban edge.

Guidelines for New Development

- 10B.1.29 Design new woodland planting to integrate growth, particularly to link or buffer existing areas of ancient woodland or hedgerow, using appropriate species.
- 10B.1.30 Conserve the integrity of the chalk escarpment and dipslope transition which is a key feature of the Chiltern landscape. Conserve the undeveloped ridgeline connection with the chalk escarpment (9c).
- 10B.1.31 Conserve the individual village identity and sense of separation between the settlements of Streatley and Upper Sundon/Lower Sundon and prevent further linear expansion/merging. Conserve the smaller closes and earthworks around the historic villages.
- 10B.1.32 Retain individual settlement identity and prevent the merger of settlements through the integration of green infrastructure.
- 10B.1.33 Consider opportunities to improve the condition of approaches and entrances to villages to enhance the sense of arrival and sense of place.
- 10B.1.34 Conserve the clear views and visual relationship with the *South Dunstable Chalk Escarpment (9e)* and *Warden Hill- Stopsley Common Escarpment (9d)*.
- 10B.1.35 Conserve the character of the rural roads and limit urbanising influences - widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
- 10B.1.36 Conserve and enhance small scale features such as watercourses (tributaries of the Legrave) - and consider opportunities to retain as green space linkages in association with any future development.
- 10B.1.37 Conserve and enhance access and connections from the urban area into the landscape and to the chalk escarpment, e.g. links to Sundon Country Park and the John Bunyan trail. Avoid severance of existing routes.
- 10B.1.38 Seek to control erosion caused by recreational pressures along the sensitive green lane routes.
- 10B.1.39 Instigate management to conserve existing open spaces such as Sundon Hills Country Park and Sharpenhoe Clappers (on the escarpment) to enhance character and capacity while respecting their sensitive location.
- 10B.1.40 Consider opportunities for creating further facilities for recreational enjoyment and access public access e.g. land purchase/management agreements for land adjacent to existing sites and creation of linkages between sites.
- 10B.1.41 Consider opportunities for large scale woodland planting in association with development - strengthening hedges and tree cover. Hazel, hawthorn and field maple from a suitable species palette within this character area.
- 10B.1.42 Seek to create a sympathetic interface of any new urban edge with the adjacent rural area eg with appropriate screening and integration to avoid a stark transition with farmland e.g. urban fences, intrusive lighting.
- 10B.1.43 Consider and mitigate wider effects such as light pollution on the surrounding rural area, and in particular consider impact of light spill over the ridgeline of the escarpment.
- 10B.1.44 Ensure that development does not lead to further fragmentation/isolation of land parcels which may become marginal for agricultural and degraded.

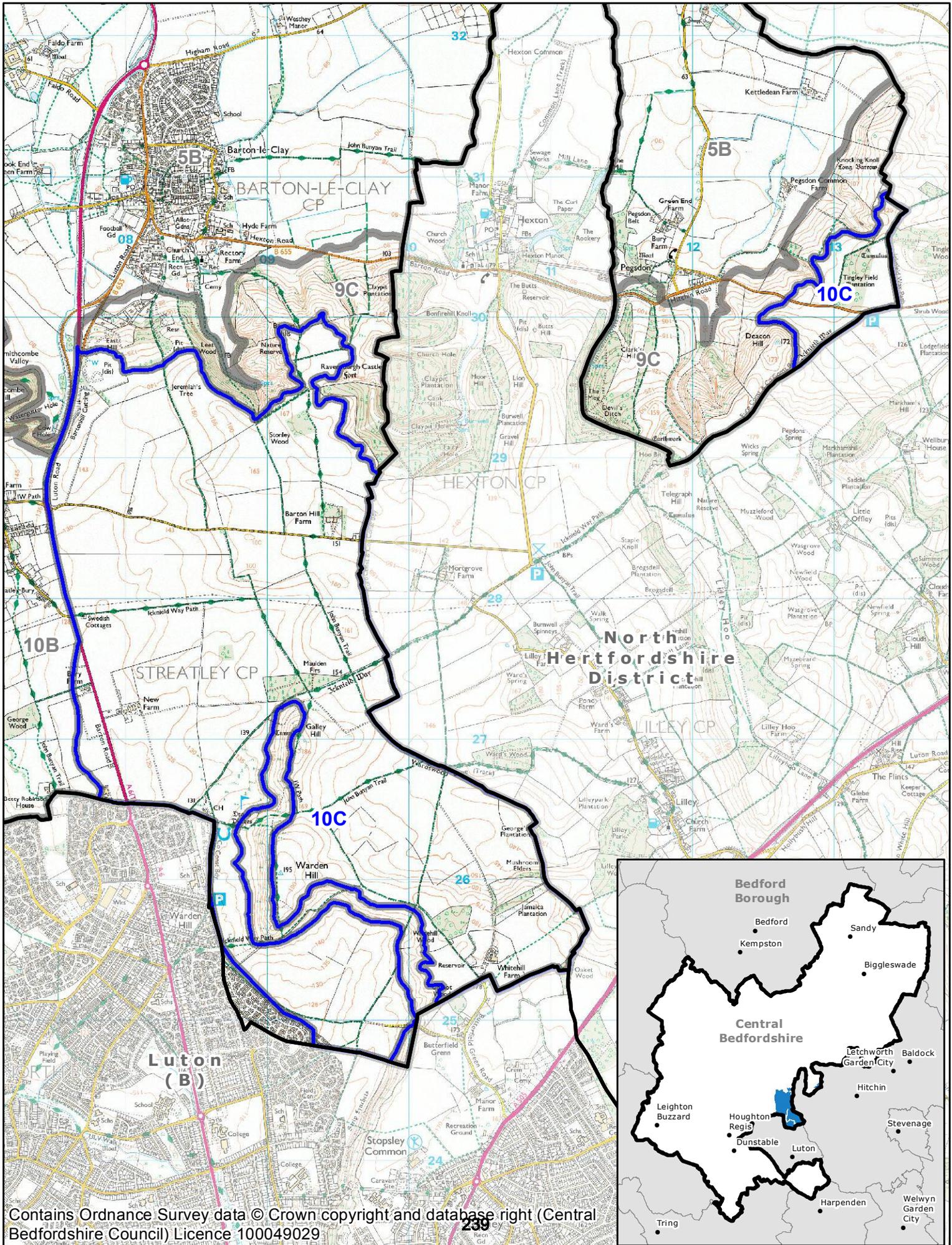
Landscape Management Guidelines

- 10B.1.45 Important wetland and chalk grassland habitats associated with former chalk pits require appropriate management, particularly the control of scrub and woodland development to maintain appropriate habitat balance/mosaic.
- 10B.1.46 Conserve the range of habitats at Sundon Chalk Quarry SSSI and consider opportunities for further extending woodland and linking habitats beyond the site.
- 10B.1.47 Seek to improve arable farmland habitats, for example by managing arable field margins, overwintering stubbles, etc.
- 10B.1.48 Restore and improve the condition and structure of hedgerow boundaries by focussing hedgerow restoration between remaining sections so as to strengthen the landscape pattern - this is a key requirement alongside roads.
- 10B.1.49 Conserve the ancient woodland blocks of George Wood, Sundon Wood and Holt Wood and apply an appropriate management strategy to enhance ecological interest.
- 10B.1.50 Safeguard the visual setting of the ancient woodlands which are prominent on ground rising to the north.
- 10B.1.51 Safeguard the line of Thiodweg and seek to enhance/renew its boundaries to maintain its visual prominence in the landscape.
- 10B.1.52 Conserve the relict fieldscape and garden and settlement earthworks south of Lower Sundon.
- 10B.1.53 Enhance the ecological resource through extending and connecting areas of woodland whilst ensuring mid-long range views across the landscape are retained.
- 10B.1.54 Consider opportunities for woodland planting (such as close to the urban edge at Houghton Park and Lewsey Farm and along the M1 corridor). This would reduce the harsh, and often unattractive, interface between agricultural land and urban area.
- 10B.1.55 Explore opportunities for chalk grassland restoration and enhancing connectivity with existing sites, (e.g. the SSSI designated chalk grassland on the adjacent chalk escarpment).
- 10B.1.56 In the event of large scale development it is recommended that a strategic countryside management initiative is put in place to implement these guidelines and, for example, take on long term management of greenspace and other environmental assets.

Also refer to the following documents:

- South Bedfordshire Green Infrastructure Plan: Chalk Arc.
- Sundon Hills Enhancement.

10C: Barton Hill Rolling Chalk Farmland



10C Barton Hill Rolling Chalk Farmland

Location and Boundaries:

10C.1 This landscape character area is located to the immediate north-east of Luton, extending from the A6 in the west to Hertfordshire in the east – where similar landscape character continues. The area extends southwards from the main chalk escarpment at *The Clappers Chalk Escarpment (9c)* to the north to the north-west urban edge of Luton. The *Warden Hill-Stopsley Common Chalk Escarpment (9d)* runs north south intersecting the landscape, forming a prominent physical division - separating the higher, flatter area in the east from the lower-lying, more rolling land in the west. The character area is distinct from others of the same landscape type by its flatter, more elevated land, stronger landscape pattern due to surviving hedgerow structure, and the presence of the intervening escarpment. The majority of the area is within the Chilterns AONB.

Summary of landscape character: Key characteristics

- 10C.1.1 A medium to large scale chalk landscape; fields are large and irregular. A small area of glacial gravel overlays the northern part of the area.
- 10C.1.2 With the exception of small area of land at Stopsley Common (Butterfield Green/Whitehill Farm) the landscape is designated as part of The Chilterns AONB.
- 10C.1.3 Dominated by arable crop production, with occasional pockets of pasture.
- 10C.1.4 Variable landform - predominantly gently rolling but levelling out to the east to form an area of plateau on highest ground e.g. at Butterfield Green/Whitehill Farm.
- 10C.1.5 The Galley and Warden Hill nature reserve, located between the Warden Hill scarp and the urban edge of Luton, forms an important recreational resource and setting to the scarp.
- 10C.1.6 Small areas chalk grassland mostly found in with the adjacent chalk escarpments.
- 10C.1.7 Small blocks of woodland including the small ancient woodland at Whitehill Wood.
- 10C.1.8 Encapsulates the *Warden Hill-Stopsley Common Chalk Escarpment (9d)* - a striking scarp running north-south through the area providing a distinctive visual backdrop to the character area and a setting to the northeast of Luton.
- 10C.1.9 Clear views to Luton from the ridgeline above the scarp. In places, the rolling landform and shelterbelt planting restricts views to the urban edge - creating the impression of a more rural landscape in places.
- 10C.1.10 Blunt interface with the residential urban edge of the Warden Hill suburb of Luton and some urban fringe influences.
- 10C.1.11 A surviving network of hawthorn hedges (although often gappy) forms a strong landscape pattern in places.
- 10C.1.12 The busy A6 road (running north-south through the landscape and forming its western boundary) reduces the sense of tranquillity.
- 10C.1.13 Prominent line of pylons crossing east-west through the landscape.
- 10C.1.14 Important recreational routes including the Ickniel Way Trail and John Bunyan Trail form important links from the urban edge of Luton through the landscape.
- 10C.1.15 Generally unsettled aside from occasional farmsteads and the area of Butterfield Green.
- 10C.1.16 The eastern portion of the character area has a rolling terrain which extends into Hertfordshire. It retains a high level of tranquillity despite its proximity to Luton.

Landscape Character Description

Physical and natural landscape

- 10C.2 This is a medium to large scale chalk landscape characterised by variable landform with higher, flatter areas of plateau in the east and lower-lying, more rolling land towards the west. It has shared attributes with the *Chalk Dipslope* landscape type, particularly where the landscape has a more elevated, plateau character in the east. A surviving network of hawthorn hedges (although often gappy) forms a strong landscape pattern in places. In some areas however there has been significant hedgerow loss e.g. adjacent to secondary roads on the highest, flattest areas. The area forms an important, open setting to the north-west edge of Luton with clear views to the intersecting *Warden Hill-Stopsley Common Chalk Escarpment (9d)*. Here there are small areas of chalk grassland e.g. SSSI at Galley and Warden Hills includes unimproved chalk and neutral grassland, together with scattered and dense scrub.
- 10C.3 The urban edge of Luton is readily accessible by a network of well-connected recreational routes. Localised urban influences include an unsympathetic interface between new housing on the edge of Luton together with views to prominent built features including communication masts and pylon lines. This is a productive agricultural landscape with much of the land dominated by arable crop production with occasional pockets of pasture. The sparse settlement reflects the inherently rural qualities of the area, especially to the east of *Warden Hills – Stopsley Common Chalk Escarpment (9d)*.



Clay plateau at Butterfield



Chalk grassland foreground to Warden Hill

Biodiversity

- 10C.4 The main areas of ecological interest are associated with the adjacent scarps where extensive areas of unimproved chalk grassland survives and occasionally extends over the crest of the scarp and onto this area of rolling chalk farmland. Elsewhere, this area is actively farmed and farmland habitats such as arable weed margins are especially important for rare arable weeds and breeding birds. Remaining hedgerows are a further important resource and there are a number of small blocks of woodland, which as well as forming a valuable visual feature are an ecological resource, including ancient woodland at Whitehill Wood.

Visual and perceptual character

- 10C.5 The adjacent *Warden Hill-Stopsley Common Chalk Escarpment (9d)* - a striking scarp running north-south through the area - provides a distinctive visual backdrop to the character area and a setting to the northeast of Luton. There are clear views to Luton from the ridgeline above the scarp. In places, the rolling landform and shelterbelt planting restricts views to the urban edge -

creating the impression of a more rural landscape in places. Rural views from the east of the rolling chalk farmland continue into Hertfordshire.

- 10C.6 The busy road corridor of the A6 is a dominant feature of the landscape impacting on the sense of tranquillity. Nevertheless, much of the landscape has retained a strong, rural character, most evident to the east of the intersecting *Warden Hill-Stopsley Common Chalk Escarpment* (9d) with a surviving hedgerow structure and views to woodland blocks and wooded horizons.

Cultural pattern and historic character

- 10C.7 The light soils of the chalk downland areas were cleared for agriculture during the Neolithic period. The open landscape above the chalk escarpment became a favoured location for the construction of burial mounds in the later Neolithic and Bronze Age, highly visible on the crest of the scarp. Many in this area have been ploughed out and are known only from aerial photography and archaeological excavation. The surviving earthwork examples are scheduled as ancient monuments. There is one in Tingley Field plantation, just behind the crest of the escarpment in the south of Shillington parish; and a group of barrows at the north end of Galley Hill, Luton.
- 10C.8 The Icknield Way Trail was an important prehistoric communication route running through this area, skirting round the foot of the escarpment at the north end of Galley Hill. During the Iron Age, the demarcation and protection of territorial boundaries was manifested in the construction of dykes across the line of the Icknield Way to control the movement of traffic. Drays Ditches (scheduled), crossing the Icknield Way at the foot of Galley Hill, is a very well-preserved example.
- 10C.9 The only historic settlement in the area was at Whitehill Farm, Stopsley, surrounded by small irregular fields which mark the extent of the early hamlet. Its arable land was enclosed early by private agreement, and retains relict features of the earlier landscape pattern, though with some removal of boundaries in the 20th century.
- 10C.10 Open fields of Streatley and Barton extended across the north of the area; the field pattern here (north of Galley Hill) dates from the enclosure of these parishes in the 19th century. The landscape of outlying part in Shillington parish is also predominantly enclosure in origin, incorporating the post-enclosure plantation of Tingley Field.

Settlement pattern; built character

- 10C.11 The sparse settlement pattern with occasional farms and the small linear hamlet at Butterfield Green contributes to the overall rural character of the area. The area also includes development on the urban edge of Luton at Stopsley, notably a caravan site, recreation ground and cemetery. Development at Butterfield Green Business Park is visually apparent.

Evaluation

Landscape Change

Past Change	Potential Future Change
Communication masts and electricity pylons. Urban fringe influences including improvements to the A6 and residential expansion of Luton creating a harsh urban-rural interface.	Potential for significant growth to the north of Luton including a new Link Road between the M1 and the A6. Aspiration of Luton Borough Council for a relief road between the A6 and A505. Expansion of north east Luton at Butterfield Green.

Key positive landscape features/ strategic sensitivities of the landscape

- 10C.1.17 The Bronze Age barrows at Tingley Field and Galley Hill, and the Iron Age boundary at Dray's Ditches are significant features in the landscape.
- 10C.1.18 Surviving early field boundaries around Whitehill Farm.
- 10C.1.19 Good survival of enclosure landscape in Streatley and Barton.
- 10C.1.20 Small woodland blocks including remnant ancient woodland at Whitehill Wood.
- 10C.1.21 Recreational access from/to the urban edge via. a network of Public Rights of Way including The John Bunyan Trail, Icknield Way Path and Chiltern Way.
- 10C.1.22 Icknield Way Trail is an important Green Lane - forming a valuable habitat and recreational corridor.
- 10C.1.23 Surviving hedgerow structure providing landscape patterning and biodiversity network - good evidence of parliamentary enclosure.
- 10C.1.24 Strong rural character particularly east of the Warden Hill - Stopsley Common Chalk Escarpment (9d).
- 10C.1.25 Setting to and strong visual relationship with the intersecting Warden Hill-Stopsley Common Chalk Escarpment (9d) - a striking convoluted landform framing the eastern edge of Luton.
- 10C.1.26 Importance as a rural setting to Luton.
- 10C.1.27 Presence of the Galley and Warden Hill nature reserve and area of SSSI, including unimproved chalk and neutral grassland together with scattered and dense scrub.

Visual Sensitivity

- 10C.1.28 The highest visual sensitivities relate to the prominent open ridgelines of the escarpments (9c and 9d), the lower lying area to the west of the Warden Hill - Stopsley Common Escarpment forming the setting to the scarp and the interface with the urban area and views to the east across rolling landscape and Lilley Botton.

Landscape Strategy

The overall strategy for the Barton Hill is to **enhance** the landscape of the chalk dipslope and to conserve its strong rural character and role as a landscape setting, and function as a green corridor, for Luton. Enhancement opportunities are outlined in the guidelines below.

Guidelines for New Development

- 10C.1.29 Conserve the integrity of the chalk escarpment and dipslope transition which is a key feature of the Chiltern landscape.
- 10C.1.30 Conserve the area as the setting for the undeveloped ridgeline of the intervening chalk escarpment at *Warden Hill-Stopsley Common (9d)* which is a striking landform feature in views from Luton.
- 10C.1.31 Conserve and enhance access and recreational routes from the urban area into the landscape and in particular conserve the integrity of the Green Lane (Icknield Way). Avoid severance of existing routes.
- 10C.1.32 Consider opportunities for creating further facilities for recreational enjoyment and access public access e.g. land purchase/management agreements for land adjacent to existing sites and creation of linkages between sites.
- 10C.1.33 Consider opportunities for large scale woodland planting in association with any future development - strengthening hedges and tree cover. Hazel, hawthorn, field maple and ash form a suitable species palette within this character area. Planting should respect key sensitivities such as the views to the escarpment.
- 10C.1.34 Seek to create a sympathetic interface of the urban edge with the adjacent rural area - avoid stark transition with farmland e.g. urban fences, strong lighting.
- 10C.1.35 Consider and mitigate wider effects such as light pollution on the surrounding rural area.
- 10C.1.36 Ensure that development does not lead to fragmentation/isolation of land parcels which may become marginal for agricultural and degraded.

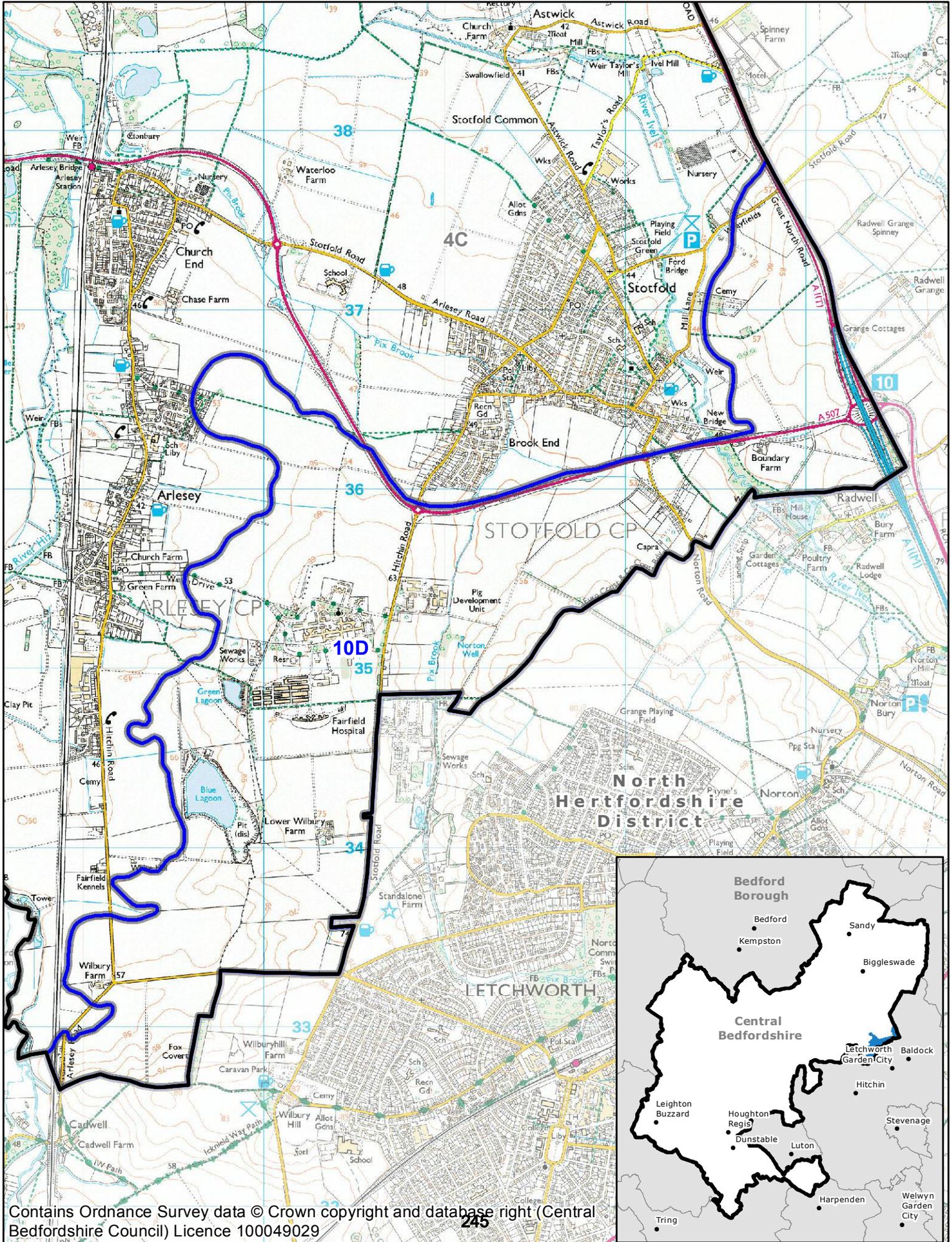
Landscape Management Guidelines

- 10C.1.37 Conserve the range of habitats, notably chalk grassland (SSSI) and consider opportunities for extending and linking habitats beyond existing sites.
- 10C.1.38 Restore and improve the condition and structure of hedgerow boundaries and bring into a more effective management regime - this is a key requirement alongside roads.
- 10C.1.39 Conserve the ancient woodland blocks e.g. Stonley Wood, Whitehill Wood and woodland surrounding Barton Hill farm and apply an appropriate management strategy to enhance ecological interest.
- 10C.1.40 Extend and connect areas of woodland whilst ensuring mid-long range views across the landscape are retained and maintain the integrity of the open scarp top (ash, hazel, field maple and hawthorn are suggested as appropriate species), also beech to reinforce the character of the Chilterns.
- 10C.1.41 Conserve the character of the rural roads and limit urbanising influences - widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
- 10C.1.42 In the event of future large scale development it is recommended that a strategic countryside management initiative is put in place to implement these guidelines and, for example, take on management of greenspace and other environmental assets.

Also refer to the following documents:

- South Bedfordshire Green Infrastructure Plan: Chalk Arc
- AONB Management Plan

10D: Fairfield Rolling Chalk Farmland



10D Fairfield Chalk Farmland

Location and Boundaries

10D.1 The *Fairfield Chalk Farmland* character area lies at the eastern edge of Central Bedfordshire. Boundaries follow contours and define the rising ground of the chalk above the lower lying *Upper Ivel Clay Valley* (4C) to the west. To the south and east the chalk upland area continues beyond the administrative boundary into North Hertfordshire.

Summary of landscape character: Key characteristics

- 10D.1.1 Gently rolling landform underlain by solid geology of Lower Chalk and to the south Middle Chalk with localised drift deposits of Boulder Clay and Glacial Gravel.
- 10D.1.2 This is a medium to large scale landscape, with large irregular fields predominantly under arable crop production, lavender growing add seasonal colour.
- 10D.1.3 Fields are bounded by hedgerows in variable condition.
- 10D.1.4 The River Ivel and the Pix Brook run through the area and a number of springs rise where the chalk meets the underlying clay soils.
- 10D.1.5 Past quarrying has left large open water bodies, the Blue Lagoon and Green Lagoon on the lower slopes of the area.
- 10D.1.6 Lowland calcareous chalk grassland of high biodiversity value is a feature of the disused quarry at the Blue Lagoon.
- 10D.1.7 Large scale residential development at Fairfield Hall, the former hospital site.
- 10D.1.8 Woodland belts screen the Fairfield Hall, the Lagoons and follow the courses of waterways.
- 10D.1.9 The A507 road runs along the north of the area but otherwise there are few roads, and little recreational access.

Landscape Character Description

Physical and natural landscape

- 10D.2 This is a gently sloping Chalk landscape rising from west to east from 50m AOD to 70m AOD with Boulder Clay on the level high plateau sections around Fairfield and to the north east and with some Glacial Gravel to the south. This is predominantly farmland with medium to large scale irregular arable fields bounded by hedgerows, some of which are scrubby and in poor condition or lost altogether increasing the openness of the area.
- 10D.3 Areas of lavender add seasonal colour and texture. Large 21st century residential development at Fairfield is conspicuous in the landscape, but apart from this a few farmsteads are the only other built elements in the character area. Although there are open views over the arable fields this is a semi-enclosed landscape with small blocks of woodland enclosing settlement and the large open water bodies of the chalk pits of the Blue Lagoon and the Green Lagoon. There are few public rights of way and access to the woodlands and Lagoons is restricted creating a secret feel to these features.

Biodiversity

- 10D.4 Farmland habitats dominate the area with arable field margins, hedgerows, road verges and improved grassland supporting farmland species. There is an area of lowland calcareous grassland at the disused chalk quarry at the Blue Lagoon. Here there is also scrub and secondary woodland which has expanded into the calcareous grassland reducing its area. Similar woodland is found at the Green Lagoon while there are tree belts at the perimeter of Fairfield and along the River Ivel. The two Lagoons plus the River Ivel and smaller chalk streams form the wetland habitats in the area.



A semi-enclosed medium to large scale landscape with some more open views over arable fields bounded by hedgerows.

Visual and perceptual character

- 10D.5 There are some open views over the arable fields but on the whole this is a semi-enclosed landscape. The presence of large scale new development plus the A507 trunk road passing through the north of the area fragments the otherwise rural landscape.
- 10D.6 There are elevated views from Fairfield to Stotfold, Letchworth urban edge and Arlesey Business Centre, and to the wind turbines at Langford.

Cultural and historic character

- 10D.7 Prehistoric occupation of this area is indicated by the cropmark evidence of linear boundaries at the south end of the area, restricting movement along the lower slopes of the chalk hills. In the middle ages, the area comprised the open fields of Arlesey and Stotfold parishes. The present field pattern originates from enclosure in the 19th century, and has survived well apart from the areas of 20th century quarrying. No visible earthwork sites survive, except for a small parcel of ridge and furrow in Arlesey parish.

Settlement pattern; built character

- 10D.8 This is sparsely settled area with just a few scattered farmsteads plus the former Victorian Fairfield Hospital, a large scale mid 19th century complex built of distinctive pale creamy yellow bricks. There is now a large scale residential development at the hospital site.

Evaluation

Landscape Change

Past Change	Potential Future Change
Major residential development at Fairfield Hospital. Urban expansion at towns outside the character area e.g. south of Stotfold and west of Letchworth, including new cemetery.	Creation of a Country Park at the Blue Lagoon. Delivery of the allocated expansion of Arlesey (Arlesey Cross) including the relief road , new green infrastructure and potential green infrastructure links. Small scale growth east of Hitchin Road. Increased woodland cover. Coalescence of Arlesey and Stotfold.

Key positive landscape features/ strategic sensitivities of the landscape

- 10D.1.10 Pattern of scattered farmsteads with open arable fields retaining rural character.
- 10D.1.11 An enclosure landscape of regular character.
- 10D.1.12 Surviving hedgerow structure providing landscape patterning and biodiversity network.
- 10D.1.13 Presence of unimproved chalk grassland at the Blue Lagoon, plus woodland blocks and belts and chalk streams and the River Ivel providing biodiversity interest.

Visual Sensitivity

- 10D.9 The highest visual sensitivities relate to:
 - 10D.1.14 Open views over the arable farmland.
 - 10D.1.15 Secret, enclosed nature of the Green and Blue Lagoons.
 - 10D.1.16 The views to the landmark buildings of Fairfield.
 - 10D.1.17 Stotfold church tower.

Landscape Strategy

The overall strategy for the Fairfield Chalk Farmland character area is to **renew** elements that are in poor condition such as the field boundaries and road verges and to **create** new features to enhance the landscape for instance woodland belts to better integrate new development into the rural area.

Guidelines for New Development

- 10D.1.18 Improve facilities for recreational enjoyment and access public access e.g. land purchase/management agreements for land adjacent to the development at Fairfield such as the Blue Lagoon and the woodland belts.
- 10D.1.19 Woodland planting in association with future development - strengthening hedges and tree cover. Hazel, hawthorn, field maple form a suitable species palette within this character area. Planting should respect sensitivities such as views over open arable farmland.
- 10D.1.20 Ensure new development creates a sensitive interface with the adjacent rural area - avoid stark transition with farmland e.g. urban fences, strong lighting.
- 10D.1.21 Ensure that development does not lead to fragmentation/isolation of land parcels which may become marginal for agricultural and degraded.

Landscape Management Guidelines

- 10D.1.22 Conserve the range of habitats, notably chalk grassland and consider opportunities for extending and linking habitats beyond existing sites.
- 10D.1.23 Conserve and enhance the enclosure field boundaries, restoring and improving the condition and structure of hedgerow boundaries and bringing them into a more effective management regime.
- 10D.1.24 Conserve the woodland blocks and apply an appropriate management strategy to enhance ecological interest and to ensure that secondary woodland does not increase at the expense of chalk grassland at the Blue Lagoon.
- 10D.1.25 Extend and connect areas of woodland whilst ensuring mid-long range views across the landscape are retained (ash, hazel, field maple and hawthorn are suggested as appropriate species).
- 10D.1.26 Conserve the character of the rural roads and limit urbanising influences - widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.