

Potential allocation sites
for the Three Rivers
New Local Plan

LANDSCAPE SENSITIVITY ASSESSMENT ADDENDUM III

January 2026

PLACE
SERVICES



ABOUT US

Place Services is a specialist provider of integrated Environmental Assessment, Planning, Design and Management Services. With a thorough and demonstrable understanding of environmental decision making within the public sector, Place Services has been established to specifically serve and actively embrace the new powers given to Local Authorities through the Localism Act. From our base at Essex County Council we combine our public sector knowhow with a competitive business approach and in doing so partner and support over 25 local authorities within Essex, London and the wider south eastern region.

Our combination of specialist skills and experience means that we are uniquely qualified to help organisations create and deliver innovative and practical design solutions. Place Services is a leading public sector service provider with a loyal and growing client base. We offer a multidisciplinary team, including Planners, Urban Designers, Landscape Architects, Historic Environment Advisors, Ecologists, Arboriculturists, Conservation, Public Art and Community Engagement specialists; we have a strong reputation for high quality work undertaken by highly skilled professionals.

With strong partnerships alongside a number of key specialist groups including Highways and Asset Management as well as our well-established private sector associates, Place Services insightful position with experience on both sides of the public and private sectors enables us to add significant value when improving the operation of the planning process. We are astutely aware of how the public sector can benefit from a business-like approach as an effective and efficient way of working. Through our own experience we can assist local authorities to work with change in a truly empathetic way.

Our Values

- We add lasting value to the people and environments we work with, achieving shared priorities for better places.
- Enablement is a key value – we see ourselves as an extension of our client’s team, sharing knowledge, ideas and innovative solutions to help officers, councillors and all stakeholders gain focused outcomes and maximum value for money.

Our Philosophy

- Our approach is to engage and collaborate, sharing knowledge and understanding, whilst working collectively towards the generation of viable solutions which reconcile often competing agendas. We strive to forge joint working arrangements, trust and understanding with client officers, councillors and other key stakeholders. We believe that good communication is essential to developing valuable partnerships.
- We bring an enthusiastic, flexible and integrated team approach; using our experience, dedication and skills to effectively meet your needs and expectations. By adhering to recognised principles and standards, we aim to make a positive impact on the people and places we work with. For these reasons, we are also keen to give something extra to the communities we work in.
- We believe in helping improve our communities, which is why we commit up to four weeks of the year on community projects

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Title of report		Landscape Sensitivity Assessment Addendum III		
Client		Three Rivers District Council		
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INTRODUCTION

Three Rivers District Council commissioned Place Services in November 2025 to undertake a landscape sensitivity assessment on identified additional sites. This landscape sensitivity assessment is intended to provide context for policies and proposals within the emerging Local Plan, particularly in relation to built development.

BACKGROUND AND PURPOSE

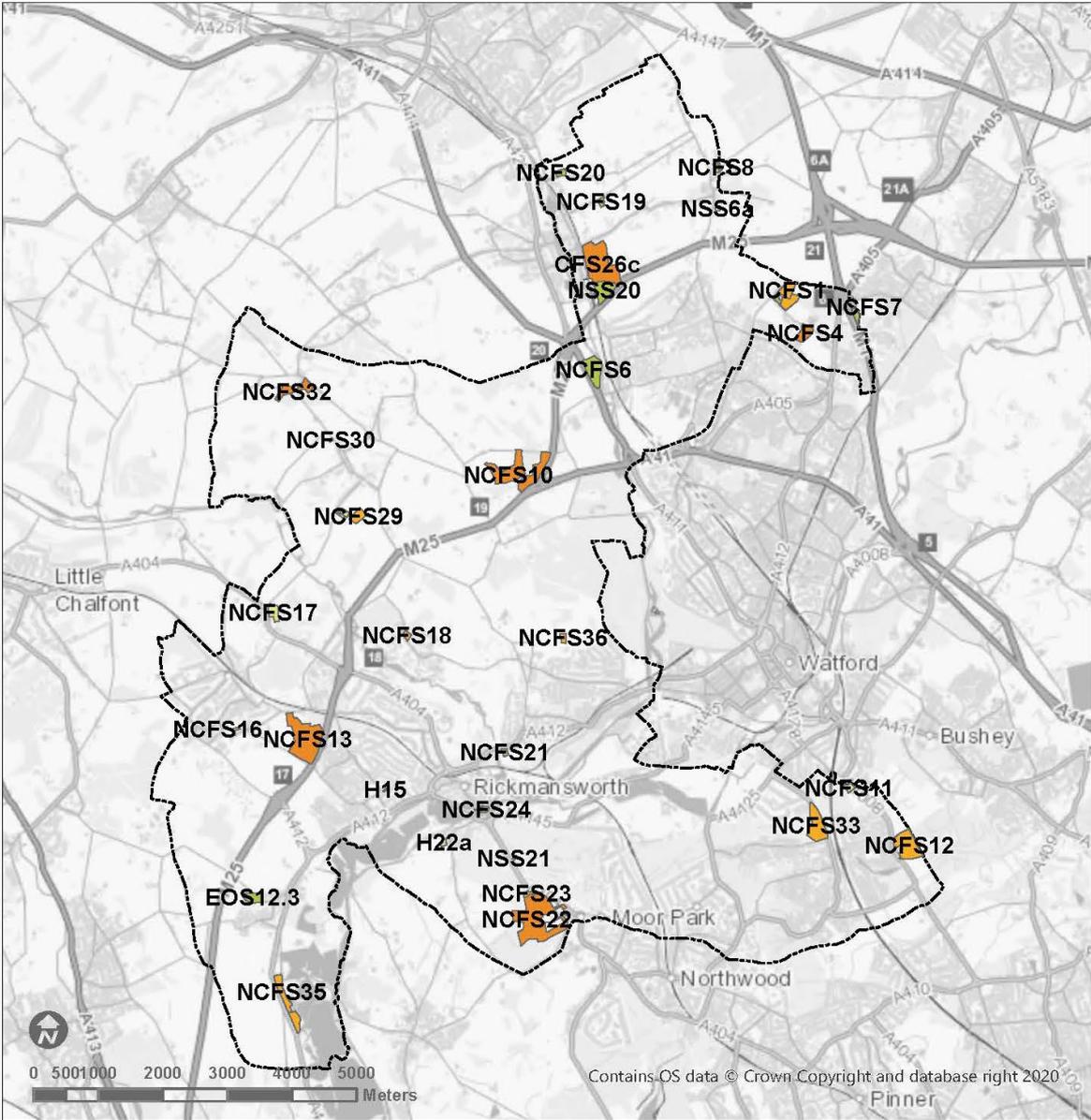
The landscape of Three Rivers is a complex mix of rural and urban areas, woodlands, wildlife habitats, farmland, water features and other landforms. To ensure that such development is directed to the most appropriate locations, Three Rivers District Council commissioned Place Services to prepare this Landscape Sensitivity Assessment (LSA) to inform the selection of development sites. The conclusions of the study will inform the selection of suitable sites for allocation in the Local Plan Review and provide a sound basis for decision making in the determination of planning applications.

This study does not address potential capacity in terms of the quantity of built development in these landscapes, as this would be dependent on a much wider range of considerations other than landscape and visual effects – such as highways impact, ecological effects, archaeological constraints and other environmental and sustainability factors.

AREAS FOR ASSESSMENT

An additional list of 37 sites for sensitivity assessment was provided by Three Rivers District Council. Sites located in urban locations were scoped out of the assessment.

SITE ASSESSMENT LOCATIONS



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<p>Key</p> <p> District_Boundary Overall_Sensitivity Low Medium-Low Medium Medium-High </p>	<p>Overall Sensitivity Assessment</p> <p>All sites</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>  
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METHODOLOGY

DEVELOPMENT CONSIDERED

The assessment considers sensitivity to the ‘principle’ of built development on the sites proposed by Three Rivers District Council, without knowing the specific size or type of potential development. Assessment is based on a combination of desktop study and detailed field survey. The principal source of written information for carrying out the sensitivity assessment is the Hertfordshire’s Landscape Character Assessment (HLCA). This describes the variations in character between different types of landscape in the county. It also sets out strategies and guidelines for the protection, management and planning of the landscape.

ASSESSMENT APPROACH

To ensure consistency, the assessment approach is the same as the 2019 assessment and subsequent amendments in 2020 and 2022. Within the 2026 assessment, susceptibility and landscape value have been fully considered and evaluated during the field survey work undertaken as part of the sensitivity assessment process.

The study accords with best practice guidance and methodology and follows the techniques and criteria set out in ‘An approach to landscape sensitivity assessment – to inform spatial planning and land management’¹ (Natural England, 2019). The Study is also consistent with the impact assessment guidance and methodology set out within the ‘Guidelines for Landscape and Visual Impact Assessment’² (Third Edition, 2013) (GLVIA3) and ‘An Approach to Landscape Character Assessment’³ and following Technical Guidance Note 02/21. In this study the following definition of landscape sensitivity has been used:

“Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.”

The Landscape Sensitivity Assessment is based on an assessment of susceptibility and value using carefully defined variables. As with all analyses this is based upon data and information that is to a greater or lesser extent subjective, therefore some caution is required in its interpretation. This is particularly necessary to avoid the suggestion that certain landscape features or qualities can be absolutely associated with certain sensitivities, whereas the reality is that landscape sensitivity is the result of a complex interaction of often unequally weighted variables. Because of the complexity of the criteria and guidance by Natural England, the assessment of sensitivity will be based on a five-point sensitivity scale as proposed in **Table 1**. This combines judgements on landscape and visual susceptibility and value to give an overall judgement on landscape sensitivity.

¹ Natural England. An approach to landscape sensitivity assessment – to inform spatial planning and land management (July 2019).

² Landscape Institute and Institute of Environmental Management & Assessment. Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013).

³ Natural England. An Approach to Landscape Character Assessment (October 2014)

TABLE 1: LANDSCAPE SENSITIVITY

HIGH	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW	LOW
<p>Landscape and / or visual characteristics of the assessment unit are very susceptible to change and / or its values are high and it is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.</p>	<p>Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium through to high. It may be able to accommodate the relevant type of development but only in limited situations without significant character change or adverse effects if defined in the relevant land parcel summary. Thresholds for significant change are low.</p>	<p>Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium / low through to high / medium and / or it may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.</p>	<p>Landscape and / or visual characteristics of the assessment unit are resilient and of low susceptibility to change and / or its values are medium / low or low and it can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.</p>	<p>Landscape and / or visual characteristics of the assessment unit are robust or degraded and are not susceptible to change and / or its values are low and it can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.</p>

Landscape/visual susceptibility and landscape value has been assessed for each ‘site allocation’ with reference to the criteria set out in **Table 2**, **Table 3** and **Table 4** below.

TABLE 2: LANDSCAPE SUSCEPTIBILITY ASSESSMENT CRITERIA

CRITERIA	MEASUREMENT OF CRITERIA	COMMENTS
Landform and landscape features	<p><i>Low</i></p> <ul style="list-style-type: none"> – Smooth, gently undulating or featureless landform; the area has fewer landscape features that are characteristic or valued. <p><i>Medium</i></p> <ul style="list-style-type: none"> – Undulating landform and some distinct landform features within it; the area has some landscape features that are characteristic or valued. <p><i>High</i></p> <ul style="list-style-type: none"> - Dramatic landforms or distinct landform features that contribute positively to landscape character; the area has a high density of landscape features that are characteristic or valued. 	<p>This considers the shape and scale of the landform, landscape pattern and landscape elements in relation to the scale of potential development. It also considers the presence of landscape features if they are important to landscape character (i.e. the representation of elements which are key characteristics or valued features, with reference to the Landscape Character Assessment) because these would potentially be liable to loss.</p>

Complexity	<p><i>Low</i></p> <ul style="list-style-type: none"> - Large, simple landscape with single/limited land uses and variety <p><i>Medium</i></p> <ul style="list-style-type: none"> - Medium scale landscape with variations in pattern, texture and scale <p><i>High</i></p> <ul style="list-style-type: none"> - small and organic landscape with a variety in pattern, texture and scale 	The complexity and scale of the landscape includes consideration of the land use, field boundaries and levels of enclosure
Enclosure by Vegetation	<p><i>Low</i></p> <ul style="list-style-type: none"> - Enclosed by mature vegetation - extensive tree belts/ woodland <p><i>Medium</i></p> <ul style="list-style-type: none"> - Semi-enclosed by vegetation - Small woodlands - Moderate hedgerows with hedgerow trees <p><i>High</i></p> <ul style="list-style-type: none"> - Limited/poor hedges (with no trees) and/or isolated copses - Largely open with minimal vegetation 	Assumes hedgerows/tree belts/woodlands would provide screening of development and therefore reduce potential landscape and visual impact.
Historic character	<p><i>Low</i></p> <ul style="list-style-type: none"> - Relatively few historic features important to the character of the area - Nearly entirely of modern origin <p><i>Medium</i></p> <ul style="list-style-type: none"> - Some visible historic features of importance to character - Some signs of historic origin <p><i>High</i></p> <ul style="list-style-type: none"> - High density of historic features important to the character of the area - Historic origin is diverse 	Historic Character is derived from the relative presence or absence of local historic features or designations Pre 18 th century landscapes are considered to be particularly important as they pre-date the main enclosure period and therefore the landscape and field patterns are potentially medieval or earlier in origin.
Built development	<p><i>Low</i></p> <ul style="list-style-type: none"> - Considerable presence of built development in the surrounding landscape already that have a significant affect the character of the area. <p><i>Medium</i></p> <ul style="list-style-type: none"> - Some built development features within the surrounding area that have an impact on the landscape <p><i>High</i></p> <ul style="list-style-type: none"> - Absence of any built development in the landscape and surrounding area. 	Features include industrial or commercial buildings and infrastructure, residential dwellings, transport routes and power lines, brownfield land, and vertical structures.

TABLE 3: VISUAL SUSCEPTIBILITY ASSESSMENT CRITERIA

CRITERIA	MEASUREMENT OF CRITERIA	COMMENTS
Openness to Public View	<p><i>Low</i></p> <ul style="list-style-type: none"> - Area is well contained from public views <p><i>Medium</i></p> <ul style="list-style-type: none"> - Area is partially contained from public views 	Public views will include views from public roads, Public Rights of Way and public open space.

	<p><i>High</i></p> <ul style="list-style-type: none"> - Area is very open to public views 	The category will depend on the extent of the visibility from all the site perimeters and rights of way through site, as well as the number of likely viewers.
Openness to Private View	<p><i>Low</i></p> <ul style="list-style-type: none"> - Area is well contained from private views <p><i>Medium</i></p> <ul style="list-style-type: none"> - Area is partially contained from private views <p><i>High</i></p> <ul style="list-style-type: none"> - Area is very open to private views 	This relates to private views from residential properties and non-public buildings and facilities. The category will depend on the extent of the visibility from the site perimeters as well as the number of likely viewers.
Views towards landmark buildings/natural features	<p><i>Low</i></p> <ul style="list-style-type: none"> - Does not have or allow views towards any landmark buildings/ natural features <p><i>Medium</i></p> <ul style="list-style-type: none"> - Has or allows partial views towards landmark buildings/ natural features <p><i>High</i></p> <ul style="list-style-type: none"> - Has or allows very open views towards landmark buildings/ natural features 	<p>Considers views towards landmark buildings such as; listed buildings and churches.</p> <p>Natural features including; long distance views across landscapes, specimen trees and characteristic features.</p>
Perceptual Quality	<p><i>Low</i></p> <ul style="list-style-type: none"> - The area is significantly influenced by development/ human activity, where new development would not be out of character. <p><i>Medium</i></p> <ul style="list-style-type: none"> - A landscape with some sense of rurality, but with some modern elements and human influences. <p><i>High</i></p> <ul style="list-style-type: none"> - A tranquil or highly rural landscape, lacking strong intrusive elements. Dark skies and a high perceived degree of rurality/ naturalness with few modern human influences. 	<p>Considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. Consistently high scenic value, perceived naturalness, freedom from human activity/disturbance and ‘dark skies’ would all add to sensitivity in relation to this criterion.</p>
Prevention of merging/coalescence	<p><i>Low</i></p> <ul style="list-style-type: none"> - Development would not compromise any separation from nearby settlements <p><i>Medium</i></p> <ul style="list-style-type: none"> - Development would have moderate impact on separation <p><i>High</i></p> <ul style="list-style-type: none"> - Development would significantly compromise separation and cause coalescence. 	<p>Considers the potential effect on merging or coalescence of settlements or parts of existing settlements if the whole Green Belt area were to be developed.</p>

TABLE 4: LANDSCAPE VALUE CRITERIA

CRITERIA	DEFINITION	INDICATORS OF LANDSCAPE VALUE
Natural Heritage	Landscape with clear evidence of ecological,	Presence of wildlife and habitats of ecological interest that contribute to sense of place.

	geological, geomorphological or physiographic interest which contribute positively to the landscape	<p>Extent and survival of seminatural habitat that is characteristic of the landscape type.</p> <p>Presence of distinctive geological, geomorphological or pedological features.</p> <p>Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks.</p> <p>Landscape which makes an identified contribution to a nature recovery/ green infrastructure network.</p>
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contributes positively to the landscape	<p>Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels).</p> <p>Presence of historic parks and gardens, and designed landscapes.</p> <p>Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies).</p> <p>Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)</p>
Strength of landscape character / quality and condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	<p>Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees)</p> <p>Good health of elements such as good water quality, good soil health</p> <p>Strong landscape structure (e.g. intact historic field patterns)</p> <p>Absence of detracting/ incongruous features (or features are present but have little influence)</p>
Associations	Landscape which is connected with notable people, events and the arts	Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape
Distinctiveness	Landscape that has a strong sense of identity are often irreplaceable.	<p>Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics).</p> <p>Presence of distinctive features which are identified as being characteristic of a particular place.</p>

		<p>Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity.</p> <p>Landscape which makes an important contribution to the character or identity of a settlement.</p> <p>Settlement gateways /approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic).</p>
Recreational	Landscape offering recreational opportunities where experience of landscape is important	<p>Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature.</p> <p>Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration.</p> <p>Presence of town and village greens.</p> <p>Other physical evidence of recreational use where experience of landscape is important Landscape that forms part of a view that is important to the enjoyment of a recreational activity.</p>
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	<p>Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover.</p> <p>Strong aesthetic qualities such as scale, form, colour and texture.</p> <p>Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges).</p> <p>Visual diversity or contrasts which contributes to the appreciation of the landscape.</p> <p>Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks.</p>
Perceptual (Wildness And tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	<p>High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet.</p> <p>Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts).</p> <p>Sense of particular remoteness, seclusion or openness.</p> <p>Dark night skies.</p>
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy	<p>Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest</p>

functioning of the
landscape

regulation), pollinator-rich habitats such as wildflower meadows.

Areas that form an important part of a multifunctional Green Infrastructure network.

Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

REPORT PRESENTATION

The site sensitivity results in the following report are set out in the order submitted to us by Three Rivers District Council. The individual assessments include:

INTRODUCTION - The introduction to each settlement presents a brief overview of its location and current use. This is accompanied by an aerial image showing the site and its surrounding landscape context.

LANDSCAPE CHARACTER AREA - The introduction is followed by the Landscape Character Area (LCA) classification of the site (as defined by the Hertfordshire's Landscape Character Assessment) and then a brief description of any key characteristics and qualities the site demonstrates.

SENSITIVITY ASSESSMENT - This is followed by the site's susceptibility rating using a 5-point scale (see **Table 1**), a descriptive assessment of landscape value and a short summary description of the site's sensitivities identified. For more detail, the results from the assessment of landscape/visual sensitivity against the criteria identified in the methodology (**Table 2, Table 3 and Table 4**) have also been provided.

MAP - The results are accompanied by a map showing the boundary of the sites and any key environmental designations that may be present.

RESULTS

SUMMARY OF FINDINGS

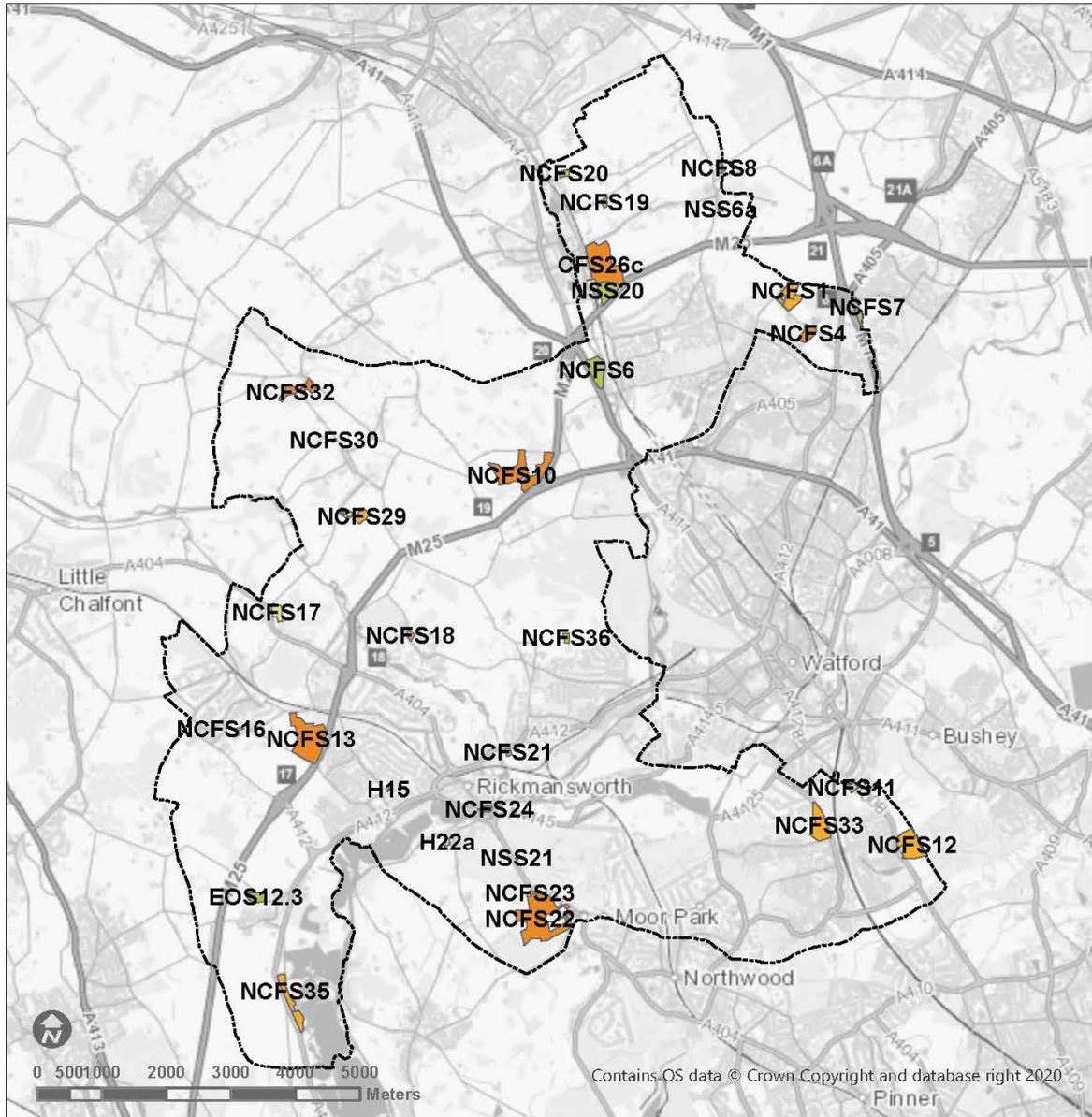
The table below gives a summary of the comparative landscape sensitivity of each assessment area for built development.

Table 4: Landscape Sensitivity Assessment Summary

SITE REF.	SITE NAME	CHARACTER AREA	SENSITIVITY
NCFS1	Chequers House, Chequers Lane	Bedmond Plateau	Medium
NCFS2	Fortune Farm, High Elms Lane	Bedmond Plateau	Medium
NCFS3	The Old Dairy, Chequers Lane	Bedmond Plateau	Medium Low
NCFS4	High Elms Manor	Bedmond Plateau	Medium High
NCFS6	Land to the east of Watford	Upper Gade Valley	Medium Low
NCFS7	HCC Waterdell, Bricket Wood	Bricket Wood	Medium Low
NCFS8	Land off St Albans Lane, Bedmond	Bedmond Plateau	Medium Low
NCFS9	Land to the north-west of Woodstock, Bedmond	Bedmond Plateau	Medium Low
NCFS10	Great Westwood, Langleybury	Sarratt Plateau	Medium High
NCFS11	Grange Wood, Carpenders	Bushey Hill Pastures	Low
NCFS12	Land East of Oxhey Lane, Carpenders Park	Bushey Hill Pastures	Medium
NCFS13	Catlips Farm	Heronsgate Heights	Medium High
NCFS16	Land at Stag Lane, Chorleywood	Heronsgate Heights	Medium-High
NCFS17	North Hill, Chorleywood	Heronsgate Heights	Medium-Low
NCFS18	Land to the East of Sarratt Lane, Loudwater	Sarratt Plateau	Medium
NCFS19	Land adjacent to 60 Harthall Lane	Upper Gade Valley	Medium Low
NCFS20	Lonsdale, Hyde Lane	Upper Gade Valley	Medium Low
NCFS21	Land south of Scots	Croxley Moor	Medium Low
NCFS22	Nine of Herts Golf Club and surrounding land	Moor Park Slopes	Medium High
NCFS23	Primrose Lodge, London Road, Rickmansworth	Moor Park Slopes	Medium Low
NCFS24	The Island, Rickmansworth	Croxley Moor	Medium
NCFS27	Green End Farm, Sarratt	Sarratt Plateau	Low
NCFS28	Ravenswood, Sarratt	Sarratt Plateau	Low
NCFS29	New Model Farm, Sarratt	Sarratt Plateau	Medium
NCFS30	Sarratt Lodge, Sarratt Green	Sarratt Plateau	Medium Low
NCFS31	Land to the South-East of Poles Hill, Belsize	Sarratt Plateau	Medium High
NCFS32	Land to the southwest of Bragmans Lane, Belsize	Bovingdon and Chipperfield Plateau	Medium High
NCFS33	Oxhey Park Golf Course	Oxhey Golflands	Medium
NCFS35	Land south of Chalfont Lane, West Hyde (Employment)	Maple Cross Slopes	Medium
NCFS36	Land North of Little Green Lane, Croxley Green	Sarratt Plateau	Medium

NSS20	Land adj. RES site, Egg Farm Lane	Upper Gade Valley	Medium Low
NSS21	Land between Adams House and Five Oaks, London Road	Moor Park Slopes	Low
NSS6a	North Cott East Lane	Bedmond Plateau	Low
H22a	Depot, Stockers Farm Road	Colne Valley Gravel Pits	Low
CF26c	West of the Kings Langley Estate	Upper Gade Valley	Medium High
EOS12.3	Land to the north of Chalfont Road, Maple Cross	Maple Cross Slopes	Medium Low
H15	Garages rear of Drillyard, West Way	N/A	Low

SITE ASSESSMENT SUMMARY MAP



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<p>Key</p> <p> District_Boundary</p> <p>Overall_Sensitivity</p> <ul style="list-style-type: none"> Low Medium-Low Medium Medium-High 	<p>Overall Sensitivity Assessment</p> <p>All sites</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1050 1823 1114 1890"> </div> <div data-bbox="1145 1823 1361 1890"> </div> </div>
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SITE REF NO. NCFS1 | **SITE NAME** Chequers House, Chequers Lane

The site is located between Abbots Langley to the east, and Bricket Wood to the west. Chequers Lane forms the northern and western site boundaries, Chequers Farm forms the southern boundary, and a hedgerow field boundary forms the eastern boundary.

The site itself comprises a medium sized grassland field, with areas of trees, woodland, a pond, and roadway associated with the farm towards the south of the site. A Public Right of Way (PRoW) runs through the site.



The topography of the site falls towards the north. The site is located within the Green Belt.

Area (ha) 4.36

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations
- coherent settled pattern of farms
- small parkland areas in educational and institutional use

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is characteristic of the Bedmond Plateau LCA, comprising features such as the grassland fields, narrow roads and views towards Bloom Wood. The surrounding vegetation on most boundaries provide a good sense of enclosure within the site from the wider area, and the site itself has limited complexity owed to its pastoral land use.

Whilst Chequers House and other buildings are located on the southern boundary of the site, the wider landscape comprises very few other buildings, increasing the sensitivity to built development. The site is also located centrally between Abbots Langley and Bricket Wood, contributing towards the potential coalescence of two settlements. Its countryside location and rural features also increase the perceptual quality of the site and the overall sensitivity.

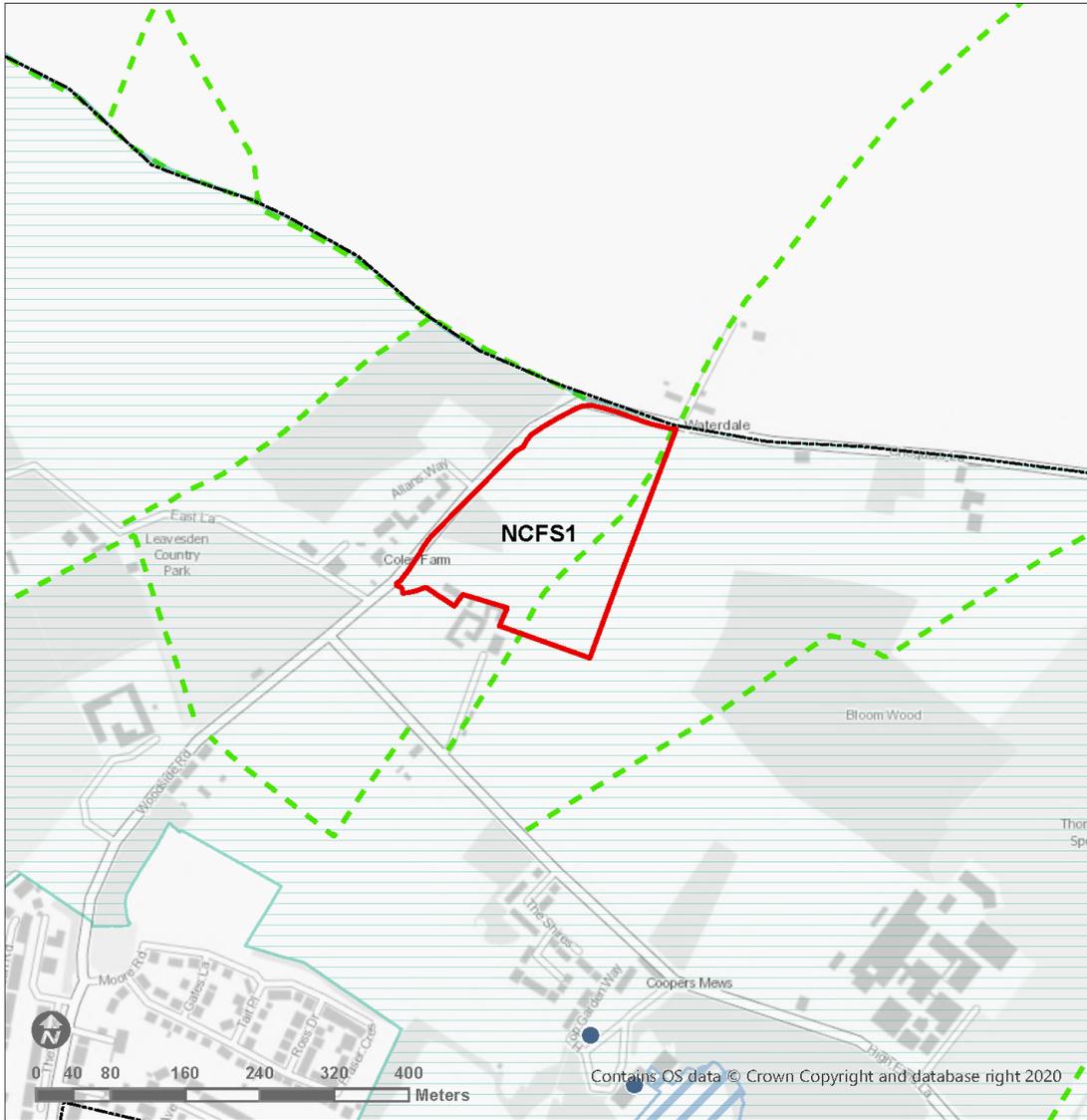
The PRoW on the eastern site boundary provides open views into the site, increasing sensitivity to public views. The buildings to the south also have open private views into the site.

For these reasons, Chequers House has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity		•			
	Enclosure by Vegetation		•			
	Historic Character	•				
	Built development			•		
Visual	Openness to Public View				•	
	Openness to Private View		•			
	Views towards landmark buildings/natural features		•			
	Perceptual Quality			•		
	Prevention of merging/coalescence				•	

Value

The hedgerows and trees on the boundaries of the site contribute to the natural heritage value. These boundaries are also in good condition and contribute to the strong landscape structure. Recreational value is associated with the PRoW which crosses through the site, with the site forming the characteristic countryside context for the route. Owing to its countryside location, the site also has some scenic and tranquillity value.



<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW) 	<p>NCFS1 Chequers House, Chequers Lane, Leavesden</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS2 | **SITE NAME** Fortune Farm, High Elms Lane

The site is located between Abbots Langley to the east, and Bricket Wood to the west. High Elms Lane forms the south-west boundary, Bloom Wood and a poor condition field boundary form the north and eastern boundary. The hedged boundaries on the edge of Fortune Farm forms the western site boundary.

The site itself comprises several rectangular grassland fields, with the western section also containing the garden associated with Fortune Farm. A Public Right of Way (PRoW) runs through the centre of the site and Bloom Wood also abuts the eastern edge.



Area (ha) 4.06

The topography of the site falls towards the north. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations
- coherent settled pattern of farms

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is characteristic of the Bedmond Plateau LCA, comprising features such as the grassland fields, narrow roads and views towards Bloom Wood. The site itself has limited complexity owed to its pastoral land use, however it also contains the gardens associated with Fortunes Farm. Some boundaries of the site are open and some are enclosed by vegetation.

The wider landscape comprises clusters of buildings, however there is limited settlement nearby, increasing the sensitivity to built development. The site is also located centrally between Abbots Langley and Bricket Wood, contributing towards the potential coalescence of two settlements. Its countryside location and rural features also increase the perceptual quality of the site and the overall sensitivity.

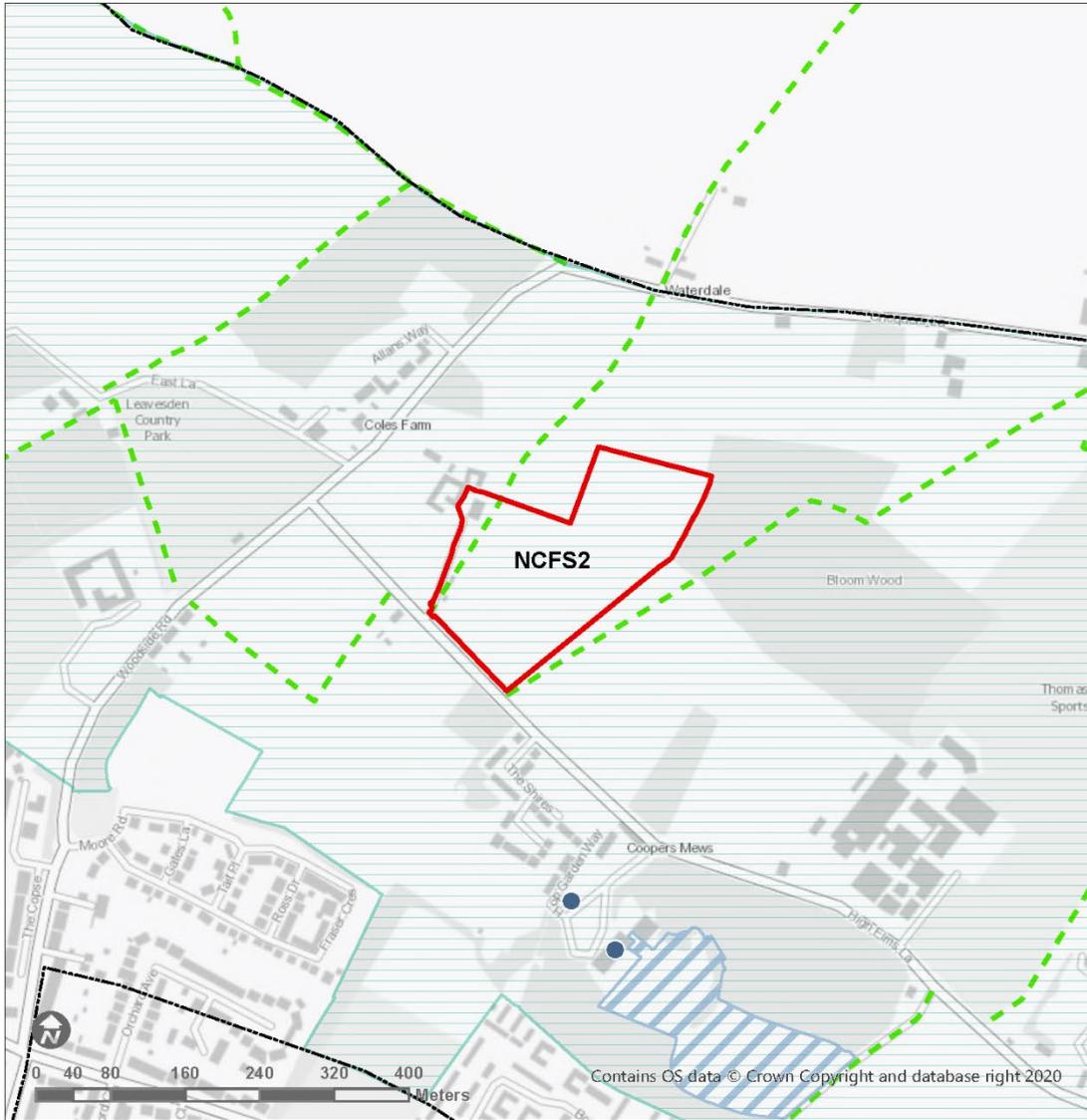
The PRoW on the western and eastern site boundaries provide open views into the site, increasing sensitivity to public views. The buildings to the west also have open private views into the site.

For these reasons, Fortune Farm has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity		•			
	Enclosure by Vegetation				•	
	Historic Character	•				
	Built development			•		
Visual	Openness to Public View				•	
	Openness to Private View		•			
	Views towards landmark buildings/natural features			•		
	Perceptual Quality			•		
	Prevention of merging/coalescence				•	

Value

The hedgerows and trees on the boundaries of the site contribute to the natural heritage value. These boundaries are also in good condition and contribute to the strong landscape structure. Recreational value is associated with the PRoW which crosses through the site, with the site forming the characteristic countryside context for the route. Owing to its countryside location, the site also has some scenic and tranquillity value.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW) 	<p>NCFS2 Fortune Farm, High Elms Lane, Leavesden</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS3

SITE NAME The Old Dairy, Chequers Lane

The site is located between Abbots Langley to the east, and Bricket Wood to the west. Chequers Lane forms the north-west boundary, High Elms Lane forms the south-west boundary, the access to Fortunes farm forms the south-east boundary, and the north-eastern edge is formed by the trees, vegetation and access road to Chequers Farm.



The site itself comprises a rectangular grassland field, surrounded by trees and hedgerows.

The topography of the site falls towards the north. The site is located within the Green Belt.

Area (ha) 0.95

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations
- coherent settled pattern of farms

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is characteristic of the Bedmond Plateau LCA, comprising features such as the grassland fields, narrow roads and views towards Bloom Wood. The site itself has limited complexity owed to its pastoral land use. The boundaries of the site are largely well-enclosed by the surrounding vegetation.

Whilst in a countryside location, there is some built development around the site. The site is however located centrally between Abbots Langley and Bricket Wood, partially contributing towards the potential coalescence of two settlements.

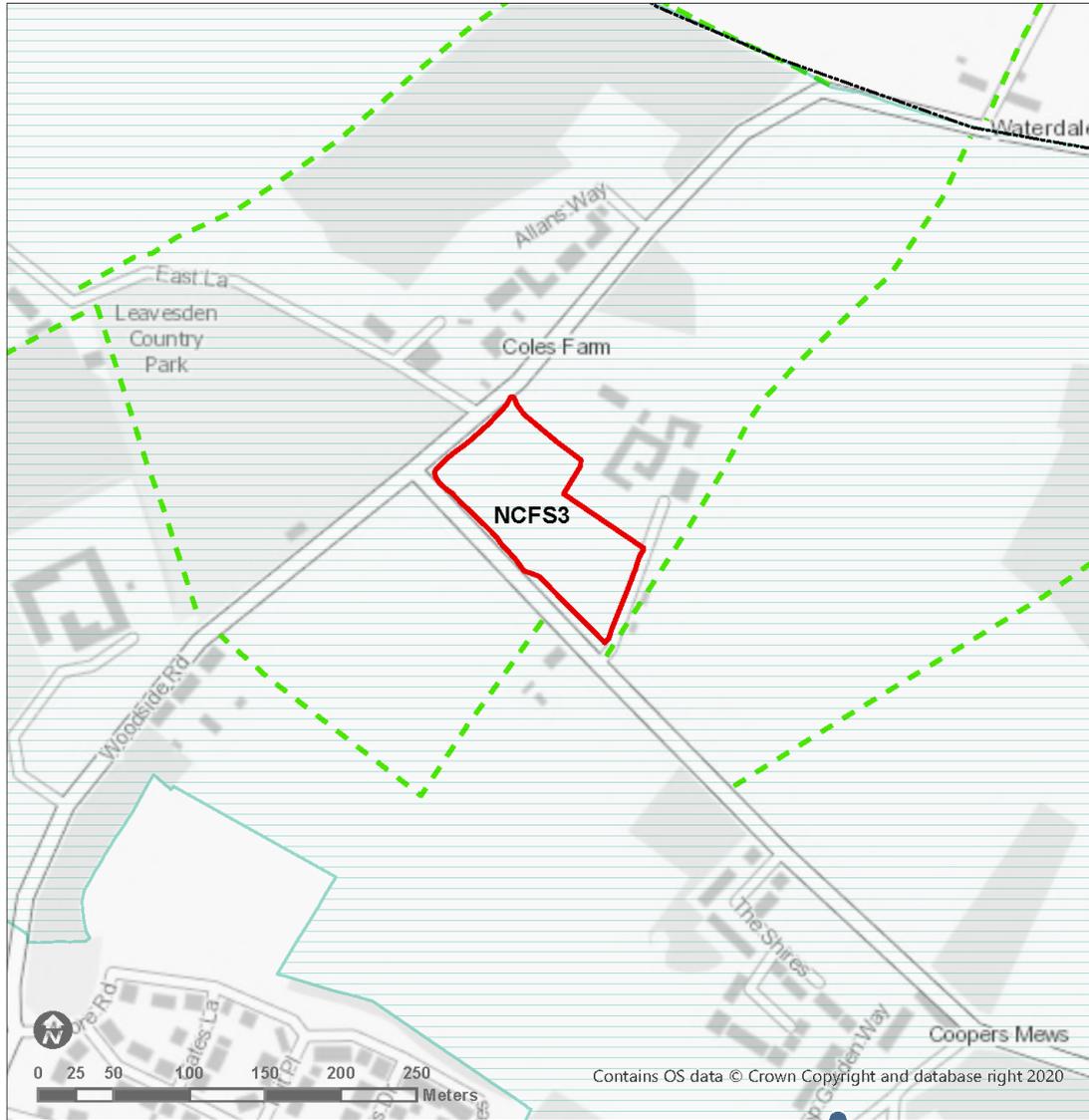
The cycleway and footpath on the southern boundary allow some views into the site. The buildings to the north also have open private views into the site.

For these reasons, The Old Dairy has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation		•			
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View		•			
	Openness to Private View		•			
	Views towards landmark buildings/natural features		•			
	Perceptual Quality		•			
	Prevention of merging/coalescence		•			

Value

The hedgerows and trees on the boundaries of the site contribute to the natural heritage value. These boundaries are also in good condition and contribute to the strong landscape structure.



<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Public Rights of Way (PRoW) 	<p>NCFS3 The Old Dairy, Chequers Lane Leavesden</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	 

SITE REF NO. NCFS4 | **SITE NAME** High Elms Manor

The site is located on the northern edge of Watford and the eastern edge of Abbots Langley, with Bricket Wood to the west. High Elms Lane forms the north-eastern boundary, a pedestrian route adjacent to Future Academies Watford forms the south-eastern boundary, dwellings on Boundary Way form the south-western boundary, and High Elms Manor Grounds forms the north-western boundary.



Area (ha) 4.39

The site itself comprises a mix of habitat and vegetation, including areas of grassland, woodland, and areas of scattered trees. It is largely well enclosed by surrounding trees and hedgerows. A Public Right of Way (PRoW) runs along the south-eastern site boundary.

The topography of the site falls towards the south-east. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations
- small parkland areas in educational and institutional use

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site largely comprises a mix of vegetation, including woodland and trees, scrub and grassland, which increases the sensitivity of landscape features on site. The perceptual quality sensitivity is also increased owed to the extent of vegetation within and around the site, some of which is a Local Wildlife Site (LoWS).

The Site forms part of the grounds of Garston Manor, a Grade II listed building adjacent to the site. The vegetation within the site is consistent with planting within the former manor grounds.

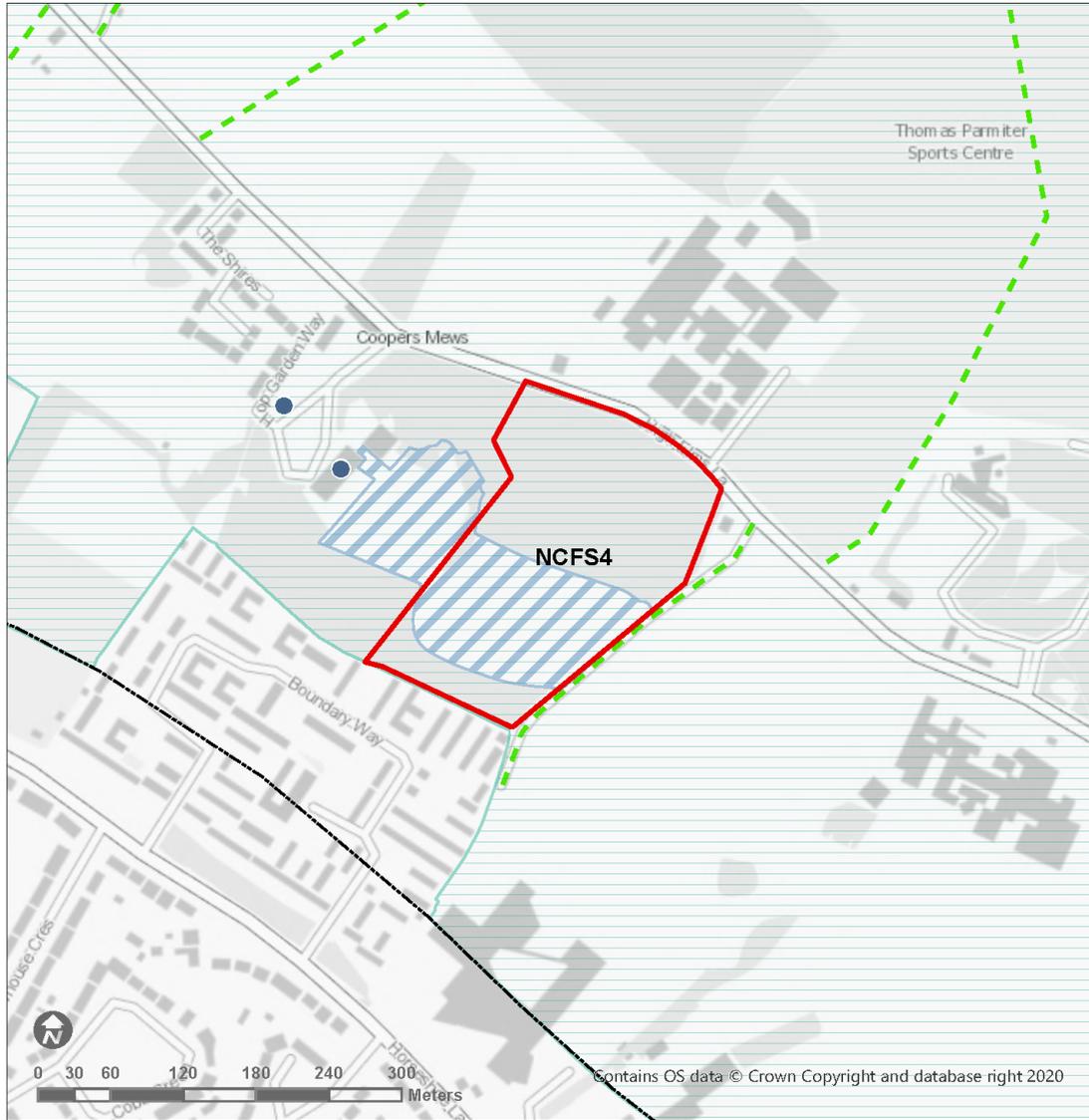
The Site is however located between other built areas, which reduces the sensitivity of the site to built development. The vegetation located on the site boundaries largely restricts both public and private views into the site, reducing the sensitivity. The PRoW which runs along the south-east boundary is largely screened owed to perimeter vegetation.

For these reasons, High Elms Manor has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features				•	
	Complexity			•		
	Enclosure by Vegetation	•				
	Historic Character					•
	Built development		•			
Visual	Openness to Public View	•				
	Openness to Private View	•				
	Views towards landmark buildings/natural features				•	
	Perceptual Quality					•
	Prevention of merging/coalescence		•			

Value

The Local Wildlife Site (LoWS) and mix of habitats within the site contribute to the natural heritage value, functional value and the scenic value. The site also forms part of the Grade II listed Garston Manor grounds which is located to the west of the site, contributing to the cultural value. The Site is however surrounded by various buildings and roads, reducing the tranquillity of the site.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW) 	<p>NCFS4 High Elms Manor Leavesden</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCF56 | **SITE NAME** Land to the east of Watford

The site is located on the western edge of Abbots Langley. The A41 road forms the western site boundary, the River Gade forms the eastern site boundary, and an existing field boundary forms the northern boundary.

The site itself is a level valley floor with meadow pasture, located adjacent to the river. Hedgerows and vegetation form most of the boundaries. A Public Right of Way (PRoW) runs along the eastern edge of the site, adjacent to the River Gade. The Conservation Area within Hunton Bridge is located to the south.



Area (ha) 9.08

The site is located within the Green Belt and the Flood Zone for the River Gade.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- level valley floor
- multiple arterial routes including roads, rail and canal
- steeply sloping valley slopes with secondary valleys running perpendicular to the Gade
- high proportion of 20th-century built development, both in valley and on the slopes
- pastoral slopes in the west and arable to the east
- meadow pasture on the valley floor
- M25 viaduct major landmark along the valley

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Upper Gade Valley LCA, located adjacent to the River Gade, and containing characteristic features such as the level valley floor, the surrounding arterial roads and development, and meadow pasture. The site forms part of the pastoral river valley adjacent to the River Gade (LoWS) which can be experienced by users of the PRoW. This increases the sensitivity of the site in this location. Whilst built development is located nearby in Abbots Langley, it is largely separated from the site by the River Gade.

Grand Union Canal tow path forms the eastern boundary and adds to the historic character. There are also views towards prominent Grade II* listed St Paul’s Church situated south of the site within the Conservation Area. The nearby presence of the M25, railway and surrounding roads reduces the perceptual quality of the site. The site itself is not complex, comprising grassland with some vegetation on the site boundaries.

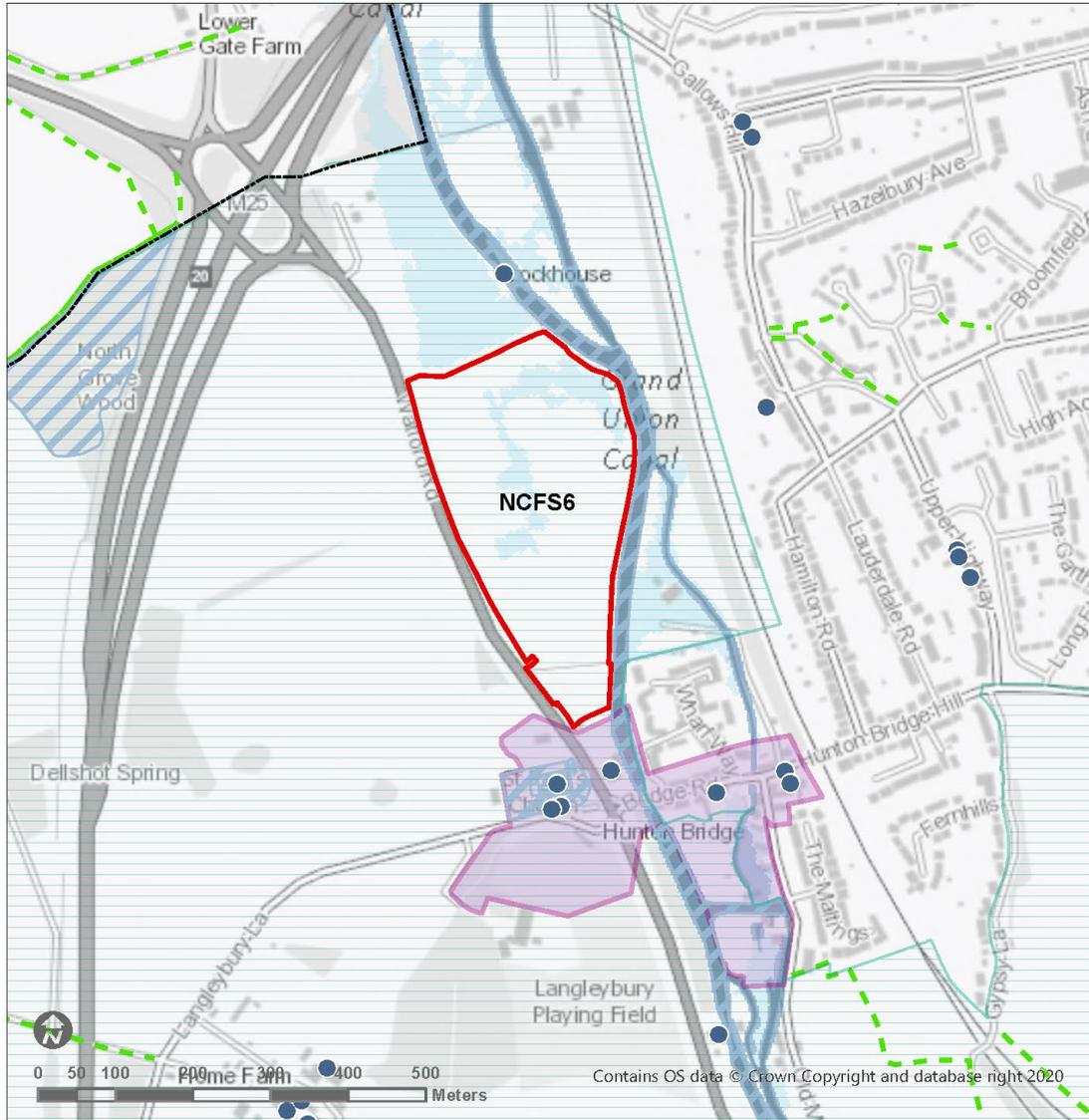
For these reasons, Land to the east of Watford has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character				•	
	Built development		•			
Visual	Openness to Public View				•	
	Openness to Private View		•			
	Views towards landmark buildings/natural features				•	
	Perceptual Quality			•		
	Prevention of merging/coalescence	•				

Value

The Site is located adjacent to the River Gade, which is a Local Wildlife Site (LoWS) and is surrounded by a mix of habitats which contribute to the natural heritage value of the site and surrounding area. The Site also forms part of the river valley which increases the value of the green infrastructure connections, the landscape structure and the scenic value. The PRoW that runs along the eastern boundary of the site contributes to the recreational value.

Hunton Bridge Conservation Area and Grade II* listed St Paul's Church is located south of the site, contributing to the cultural value.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site ● Listed Buildings Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) Flood zone 2 Flood zone 3b 		<p>NCFS6 Land to the east of Watford, Sarratt</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS7 | **SITE NAME** HCC Waterdell, Bricket Wood

The site is located on the western edge of Bricket Wood. The M1 road forms the western site boundary, with the Junction 6 access forming the northern boundary, and arable fields forming the eastern site boundaries.

The site itself is a triangular level grassland field. Hedgerows and vegetation form the western boundaries, with a small tree belt forming part of the eastern boundary.

The topography of the site is generally flat. The site is located within the Green Belt.



Area (ha) 1.71

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bricket Wood

- strong severance by the M25 and railway line
- secretive and secluded character of Bricket Wood Common
- tall and poorly-managed hedgerows with significant dieback
- scattered industrial and residential properties

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is located adjacent to a number of built and urban features, with the adjacent M1 having a strong presence and influence on the perceptual quality of the site. The surrounding residential and employment development also reduces the site sensitivity to built development.

The site itself comprises simple fields with limited landscape features of note within the site itself, limited to some vegetation on the site boundaries. The vegetation adjacent to the M1 limits public views into the site from the west.

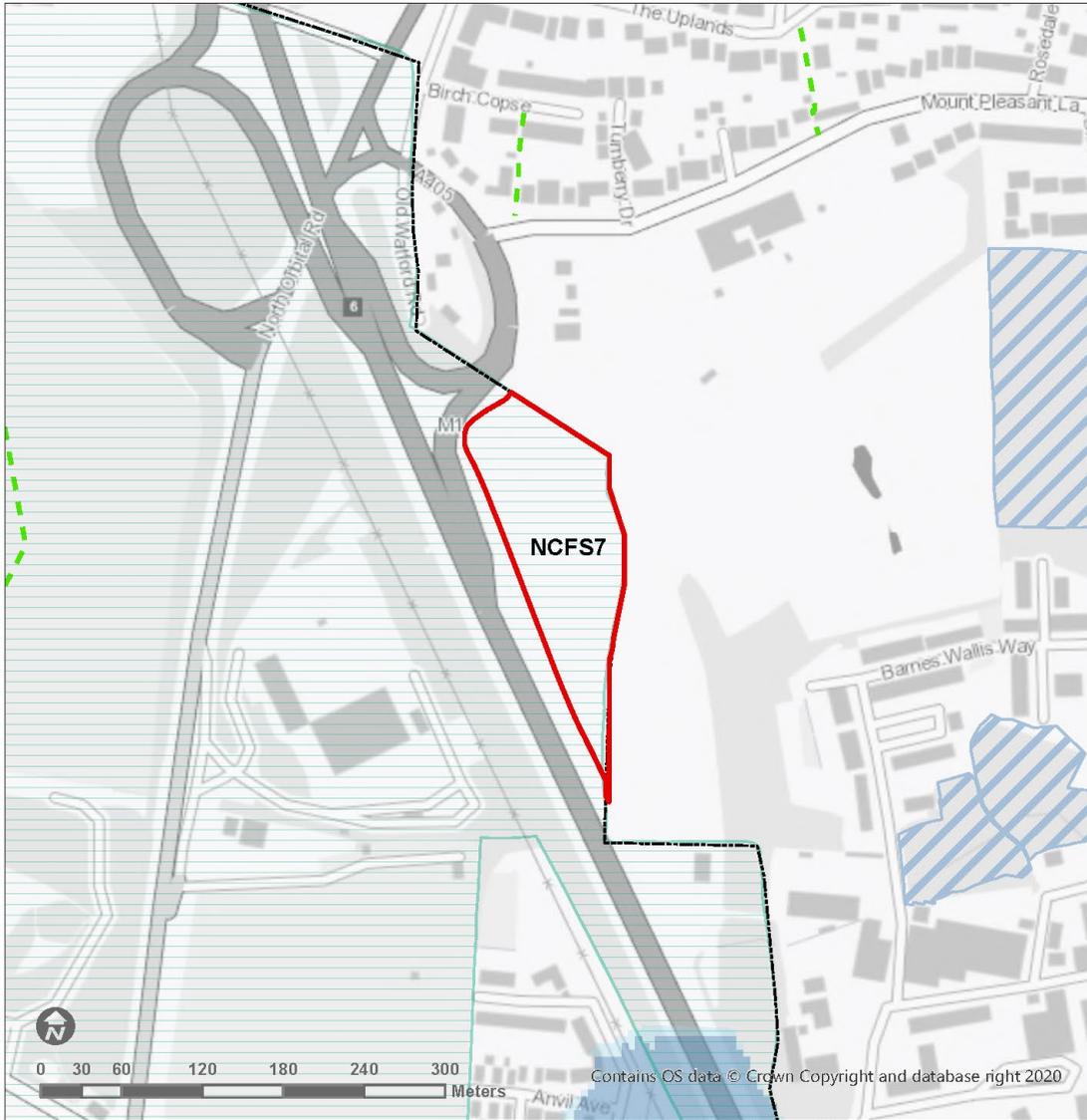
The woodland area to the east of the site and some feature trees provide landscape interest.

For these reasons, HCC Waterdell has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View			•		
	Openness to Private View		•			
	Views towards landmark buildings/natural features	•				
	Perceptual Quality	•				
	Prevention of merging/coalescence		•			

Value

The Site has limited features of value owed to its location adjacent to the M1 and few landscape features of note within the site boundaries. There are some valued features surrounding the site, including the woodland area to the east.



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Key District_Boundary Assessment Site Green Belt Local Wildlife Sites Public Rights of Way (PRoW) Flood zone 2 Flood zone 3b	NCFS7 HCC Waterdell, Bricket Wood
	Three Rivers Landscape Sensitivity Assessment Addendum IV
	THREE RIVERS DISTRICT COUNCIL

SITE REF NO. NCFS8 | **SITE NAME** Land off St Albans Lane, Bedmond

The site is located to the north of Bedmond. St Albans lane forms the southern boundary, the rear gardens of dwellings along Church Hill Road form the western boundary, Newlands Park forms the northern site boundary, and other grassland paddocks form the eastern boundary.

The site itself comprises a rectangular grassland field, with tree planting towards the north planted in a grid pattern. It is largely well enclosed by surrounding trees and hedgerows. A Public Right of Way (PRoW) runs near to the east of the site.



Area (ha) 1.16

The topography of the site falls slightly towards the north. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations
- coherent settled pattern of farms
- small parkland areas in educational and institutional use

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Bedmond Plateau LCA, comprising features such as pastoral and equestrian land, narrow St Albans Lane to the south and discrete woodlands on the site boundaries.

The Site itself is not complex, comprising flat grassland paddocks and an area of linear planted trees to the north-west. The site is surrounded on three sides by vegetation which provides a good sense of enclosure. Built development is present around the site reducing the site sensitivity.

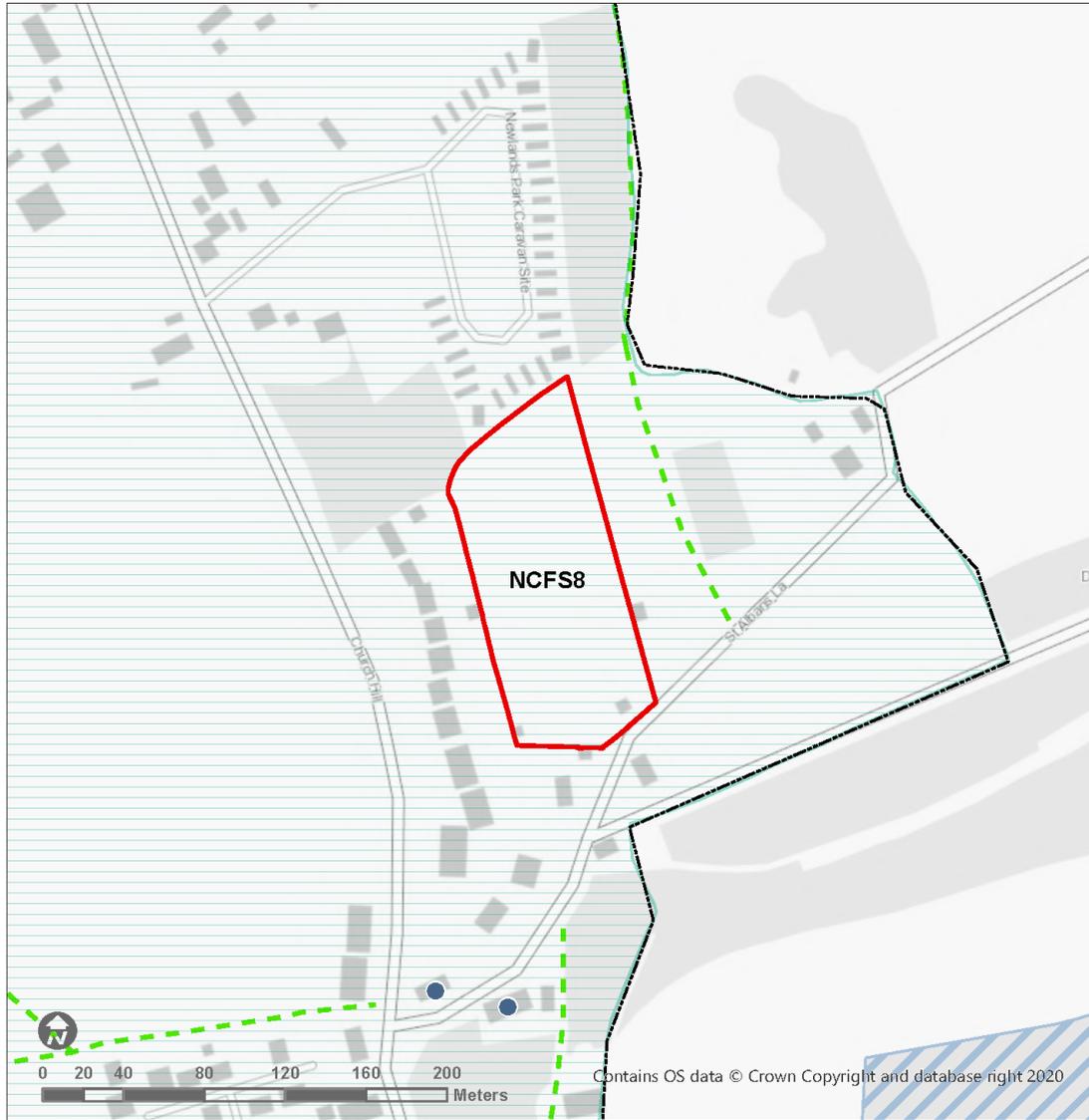
The PRoW to the east provides views into the site and increases the sensitivity to public views, also owed to the open eastern boundary.

For these reasons, Land off St Albans Lane has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View			•		
	Openness to Private View		•			
	Views towards landmark buildings/natural features		•			
	Perceptual Quality			•		
	Prevention of merging/coalescence	•				

Value

The trees and hedgerows on the site boundaries, and the tree planting within the site, contribute to the natural heritage value and scenic value. The site also forms the countryside setting for the PRoW which runs to the east of the site, increasing the recreational value.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Listed Buildings Green Belt Local Wildlife Sites Public Rights of Way (PRoW) 	<p>NCF58 Land off St Albans Lane, Bedmond</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS9

SITE NAME Land to the north-west of Woodstock, Bedmond

The site is located to the north of Bedmond. St Albans lane forms the southern boundary, Newlands Park forms the northern site boundary, a small area of woodland forms the eastern boundary, and other grassland paddocks form the western boundary.

The site itself comprises a rectangular grassland field, with a small area of stables located centrally. It is largely well enclosed by surrounding trees and hedgerows. A Public Right of Way (PRoW) runs along the eastern boundary of the site.



The topography of the site falls slightly towards the north. The site is located within the Green Belt.

Area (ha) 0.57

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations
- coherent settled pattern of farms
- small parkland areas in educational and institutional use

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Bedmond Plateau LCA, comprising features such as pastoral and equestrian land, narrow St Albans Lane to the south and discrete woodlands on the site boundaries.

The Site itself is not complex, comprising flat grassland paddocks and few trees on the site boundaries. The site is surrounded on three sides by vegetation which provides a good sense of enclosure. Built development is present nearby to the site, but is separated by other grassland paddocks to the west.

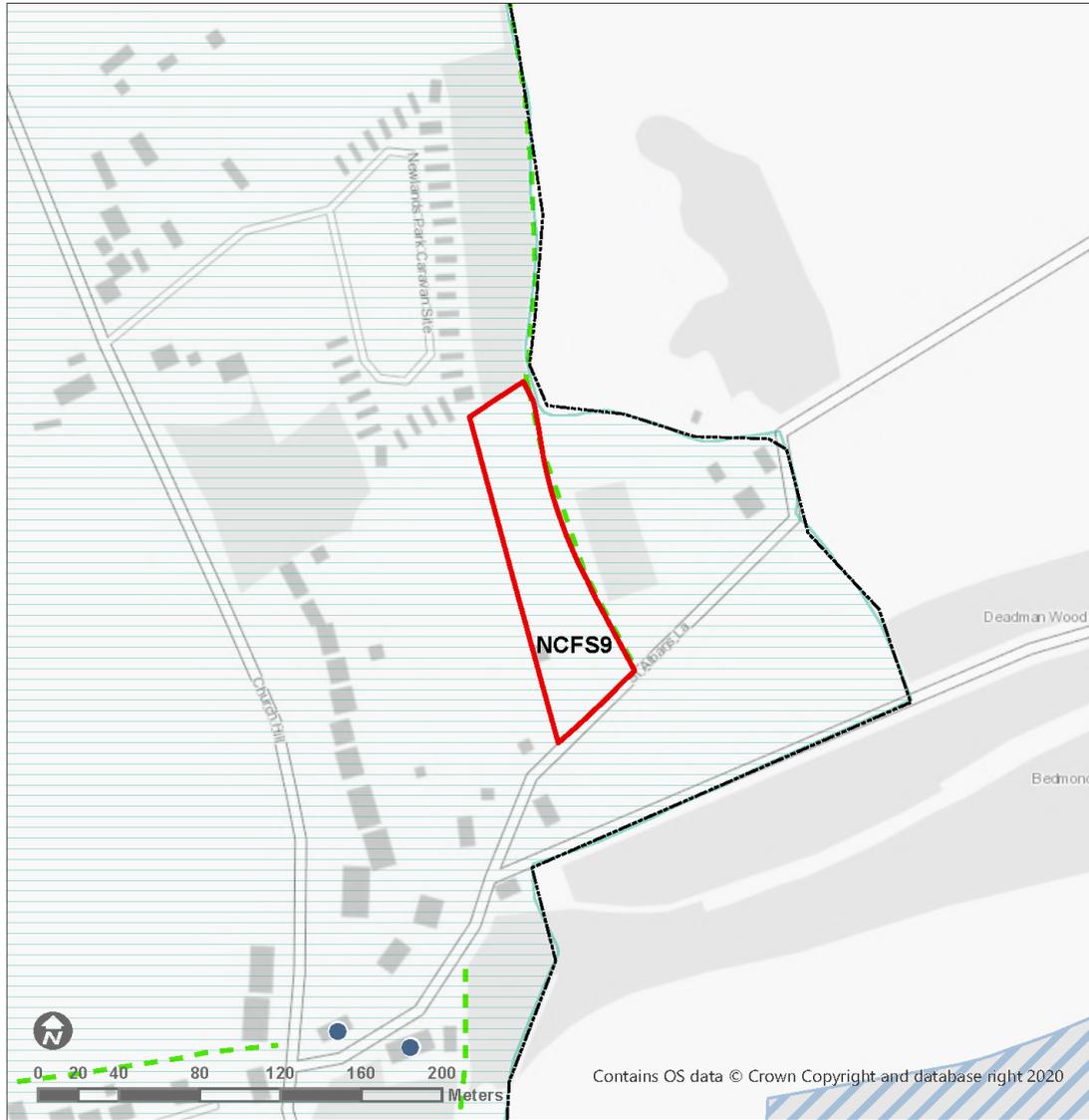
The PRoW to the east provides close distance views into the site and increases the sensitivity to public views. The western boundary of the site is also open with no vegetation.

For these reasons, Land off St Albans Lane has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View				•	
	Openness to Private View		•			
	Views towards landmark buildings/natural features		•			
	Perceptual Quality			•		
	Prevention of merging/coalescence	•				

Value

The trees and hedgerows on the site boundaries contribute to the natural heritage value and scenic value. The site also forms the countryside setting for the PRoW which runs to the east of the site, increasing the recreational value.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site ● Listed Buildings Green Belt Local Wildlife Sites Public Rights of Way (PRoW) 	<p>NCFS9 Land to the north-west of Woodstock, Bedmond</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="965 1848 1029 1915"> </div> <div data-bbox="1045 1848 1260 1915"> </div> </div>
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SITE REF NO. NCFS10 | **SITE NAME** Great Westwood, Langleybury

The site is located adjacent to Junction 19 of the M25 and comprises two parcels. The eastern parcel is bound by the M25 slip road to the south-east, Templepan Wood to the north-west, and Old House Lane to the north. The eastern parcel site comprises grassland fields and paddocks, Juniper Hill Wood edge, and small yard and access road.

The western parcel comprises Templepan Wood (LoWS), with the boundaries largely defined by the woodland edge which then opens up to the grassland fields that surround it. Old House Lane defines the northern boundary.

A Public Right of Way (PRoW) runs through the eastern parcel. An area of Ancient Woodland is located on the southern boundary of the western parcel, and west of the eastern parcel. Westwood Quarry SSSI is also located within the eastern parcel.

The topography of the site falls towards the south. The site is located within the Green Belt.



Area (ha) 23.68

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- parkland areas, some in educational and institutional uses
- M25 and associated features severing the area but in partial cutting
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Sarratt Plateau LCA, comprising a mix of woodlands, valley sides dissecting the plateau and pastoral use. The woodlands, LoWS and grasslands that occupy most of the site contribute towards the landscape features, the complexity and the perceptual quality of the site. The long views afforded over neighbouring settlements from the elevated landform also contribute to the sensitivity of the site. PRoWs allow public views into the site and increase the sensitivity.

The M25 runs along the site boundary which contributes to reducing the sensitivity of the site.

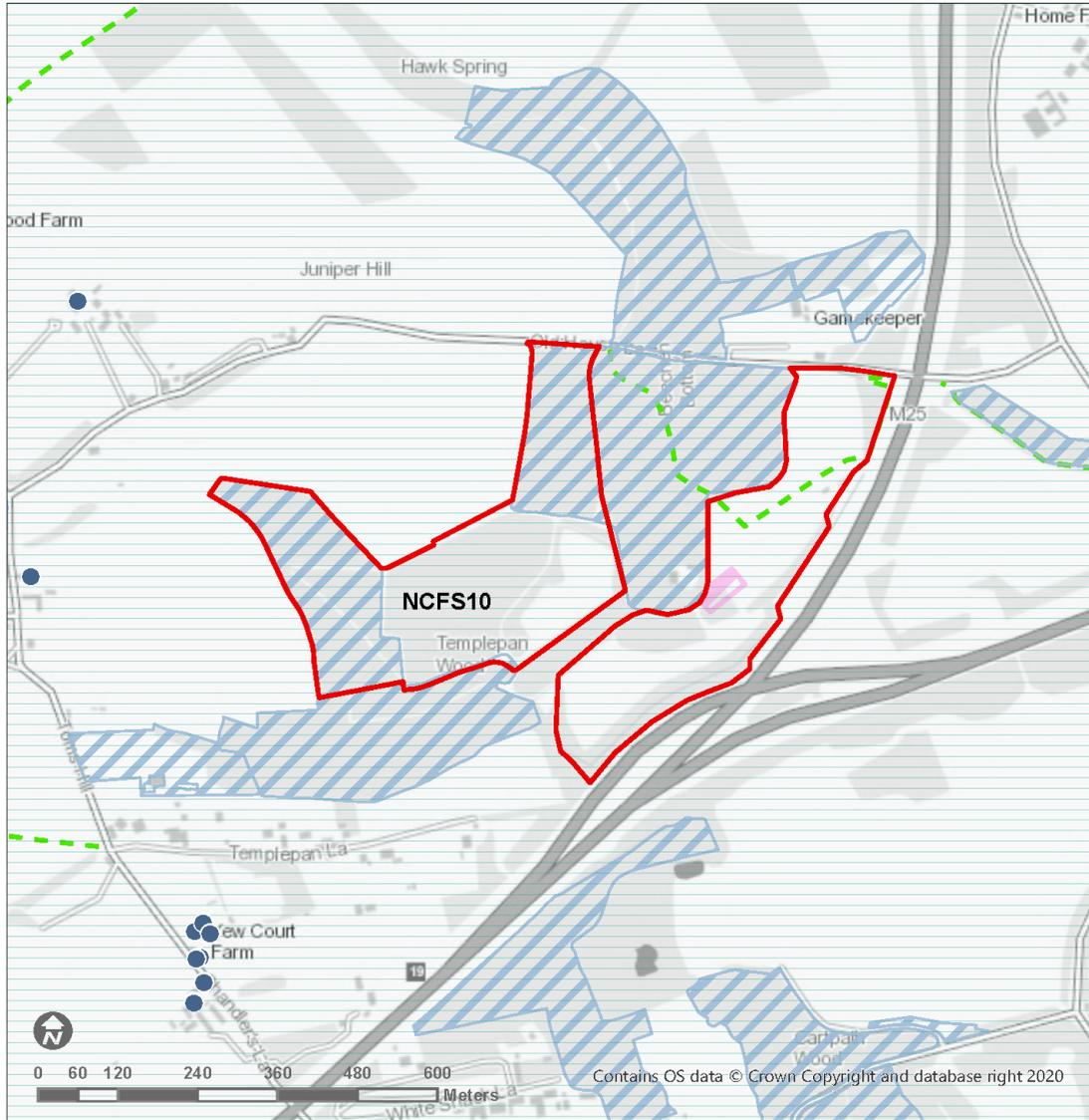
For these reasons, Land off St Albans Lane has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features					•
	Complexity			•		
	Enclosure by Vegetation		•			
	Historic Character			•		
	Built development			•		
Visual	Openness to Public View			•		
	Openness to Private View		•			
	Views towards landmark buildings/natural features					•
	Perceptual Quality				•	
	Prevention of merging/coalescence		•			

Value

A Local Wildlife Site (LoWS), woodland, mix of habitats and grassland fields are located within the site, increasing the natural heritage value, scenic value, functional value and distinctiveness. The Site can also be experienced from the PRoW which crosses through, increasing the recreational value. The vegetation within and around the site contributes to the green infrastructure network and the landscape structure.

The M25 runs along the eastern site boundary however which reduces the tranquillity of the site.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Site of Special Scientific Interest (SSSI)  Public Rights of Way (PRoW) 	<p>NCFS10 Great Westwood, Langleybury, Sarratt</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS11 | **SITE NAME** Grange Wood, Carpenders

The site is located to the south of Watford Heath. Oxhey Lane forms the north-eastern boundary, residential areas form the north-west, woodland defines the south-west and open grassland field to the south-east.

The site itself comprises grassland with various built residential features and associated outbuildings. An Ancient Woodland and LoWS is located to the south of the site. Oxhey Bowling Club is located to the west.



Area (ha) 1.45

The topography of the site falls towards the west. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

- strong rising slopes up towards Merry Hill
- extensive grazing and equestrian activity
- considerable new planting
- surprisingly rural and panoramic views to the west
- parkland areas at Haydon Hill
- golf courses
- strong containment by urban settlement although generally visually well screened

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site contains residential properties formed along the edge of Oxhey Lane, reducing the site sensitivity to built development and perceptual quality. There are limited landscape features of note, limited to some large trees and Sherwoods Wood on the south-west site boundary.

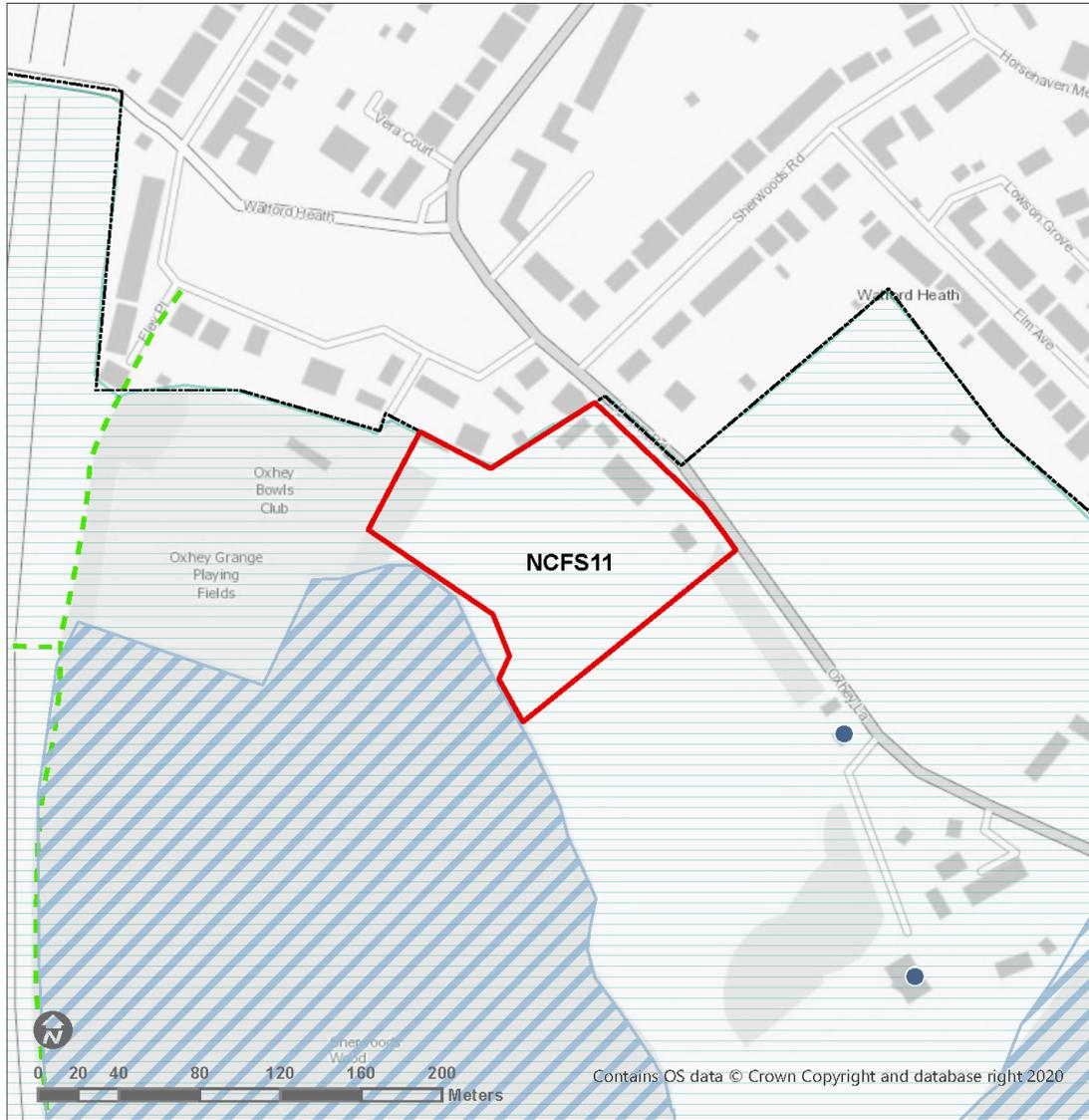
Views into the site are available in places along Oxhey lane, and from properties within and around the site.

For these reasons, Grange Wood has been classed as having **low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features	•				
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View			•		
	Views towards landmark buildings/natural features	•				
	Perceptual Quality		•			
	Prevention of merging/coalescence	•				

Value

The site is developed with residential properties and is located close to several other buildings along Oxhey Lane, reducing the scenic value, tranquillity and distinctiveness of the site.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW) 	<p>NCFS11 Grange Wood, Carpenders Park</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS12

SITE NAME Land East of Oxhey Lane, Carpenders Park

The site is located to the east of Carpenders Park. Oxhey Lane forms the western site boundary, woodland plantation forms the eastern site boundary, and hedgerow field boundaries separate the site from other grass and arable pastures.

The site itself comprises several grassland fields separated by hedgerows. A Public Right of Way (PRoW) runs through the north of the site. Carpenders Park Care Home is located to the west, with the site wrapping around it.



The topography of the site is elevated and falls towards the south. The site is located within the Green Belt.

Area (ha) 12.79

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

- strong rising slopes up towards Merry Hill
- extensive grazing and equestrian activity
- considerable new planting
- surprisingly rural and panoramic views to the west
- parkland areas at Haydon Hill
- golf courses
- strong containment by urban settlement although generally visually well screened

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Bushey Hill Pastures LCA, comprising strong rising slopes towards Merry Hill, rural and panoramic views, and urban settlement.

The elevated landform within the site allows longer views over the surrounding area, including over Carpenders Park, increasing the sensitivity of the site. Whilst the boundaries are largely defined by hedgerows, the landform rises above the hedgerows, increasing the visibility of the site. The PRoW that runs through the site and the surrounding roads and residential areas allow both public and private views into the site.

Built development is notable to the west of the site, however there is limited other development on the other three boundaries.

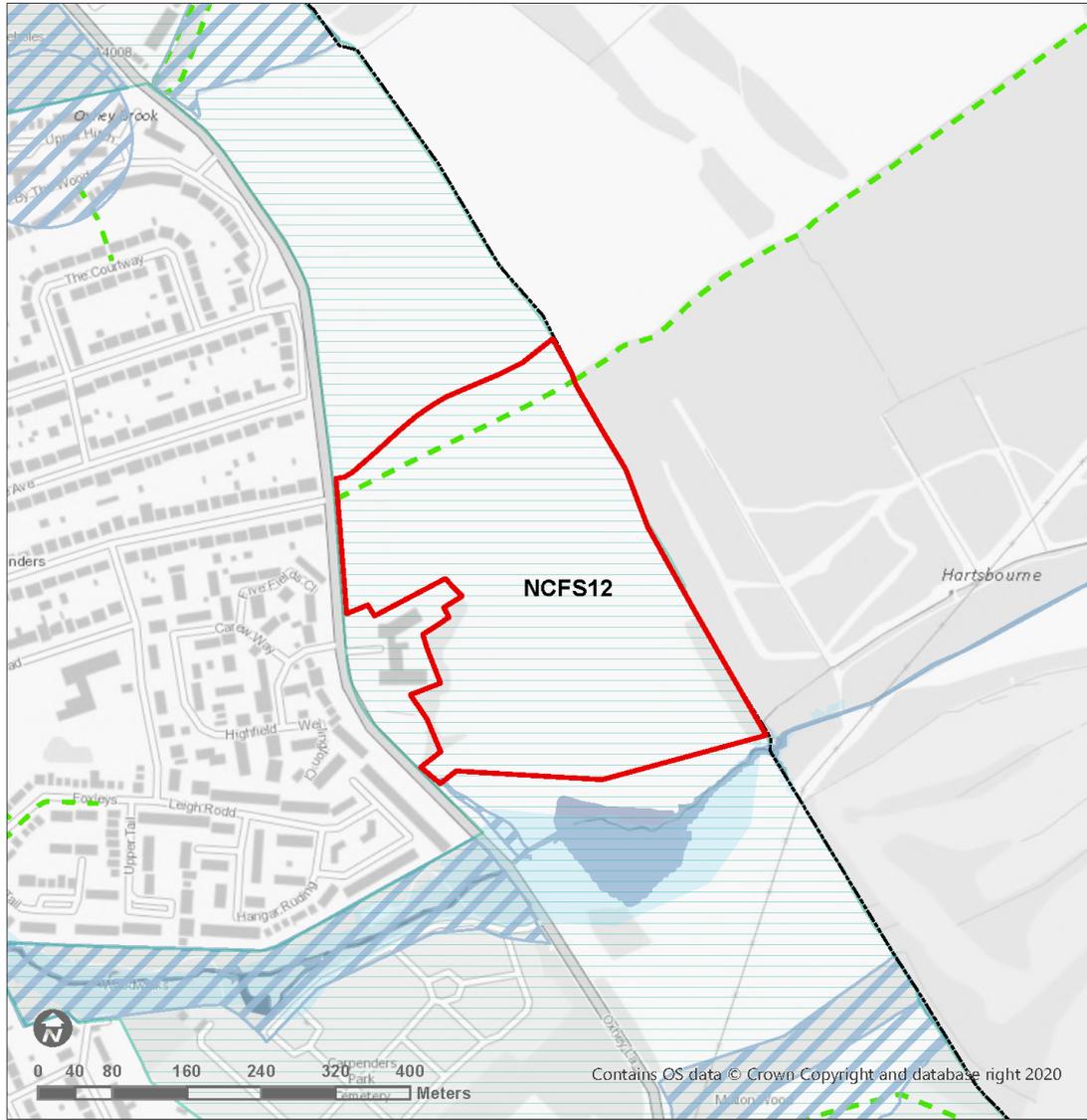
Plantation and woodland to the east forms a landscape feature of interest adjacent to the site.

For these reasons, Land East of Oxhey Lane has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity		•			
	Enclosure by Vegetation				•	
	Historic Character	•				
	Built development			•		
Visual	Openness to Public View				•	
	Openness to Private View			•		
	Views towards landmark buildings/natural features				•	
	Perceptual Quality				•	
	Prevention of merging/coalescence		•			

Value

A PRoW runs through the north of the site, increasing the recreational value. The Site is also elevated in the landscape and provides longer-distance views of the surrounding area, providing both enhanced recreational value and scenic value. The woodland located adjacent to the site and the hedgerows within increase the natural heritage value.



<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Green Belt  Local Wildlife Sites  Public Rights of Way (PROW)  Flood zone 2  Flood zone 3b 	<p>NCFS12 Land East of Oxhey Lane, Carpenders Park</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS13 | **SITE NAME** Catlips Farm

The site is located between Chorleywood and Rickmansworth. The M25 forms the south-east boundary, Shepherds Lane forms the south-west boundary, an area of woodland forms the north-east boundary, and existing hedged field boundaries form the western boundaries.

The site itself is irregular in shape and comprises several grassland fields and Catlips Farm Livery Yard. A Public Right of Way (PRoW) runs close to the east edge of the site within Pheasant’s Wood, which is partly Ancient Woodland and LoWS.



Area (ha) 26.35

The topography of the site is undulating in places although falls towards the north. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- woodland areas that flow over the slopes into the narrow dry valleys to the east
- M25 major feature on the skyline to the east
- sinuous though level plateau with considerable pasture and equestrian land
- coherent settled pattern
- parkland areas, some in institutional uses

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is very characteristic of the Heronsgate Heights Landscape Character Area (LCA), containing features including the sinuous level plateau with pasture and equestrian land, the M25 as a major feature and the woodland within the LoWS.

The complexity of this site is high as a result of the various uses and features such as the farmland, LoWS, hedgerow pattern and farmyard stables. Variation in topography and the presence of the woodland LoWS increase sensitivity of landform and landscape features, despite the presence of the M25 which reduces the perceptual quality. Development in this location would contribute to the coalescence of Rickmansworth and Chorleywood, with the site adjoining Mill End to the east and dwellings on Berry Lane (Chorleywood Bottom) to the west. Whilst there are few external private views, there are strong public views from the public footpath to the east of the Site, particularly of the woodland LoWS which is located within the Site and is well used by the public for recreational use/walking. Important features include the subdivision of fields by mature vegetated boundaries and the more rural character when moving away from the M25.

The farmstead (although not listed) and LoWS appear on early historic maps, with the field subdivision appearing a few decades later.

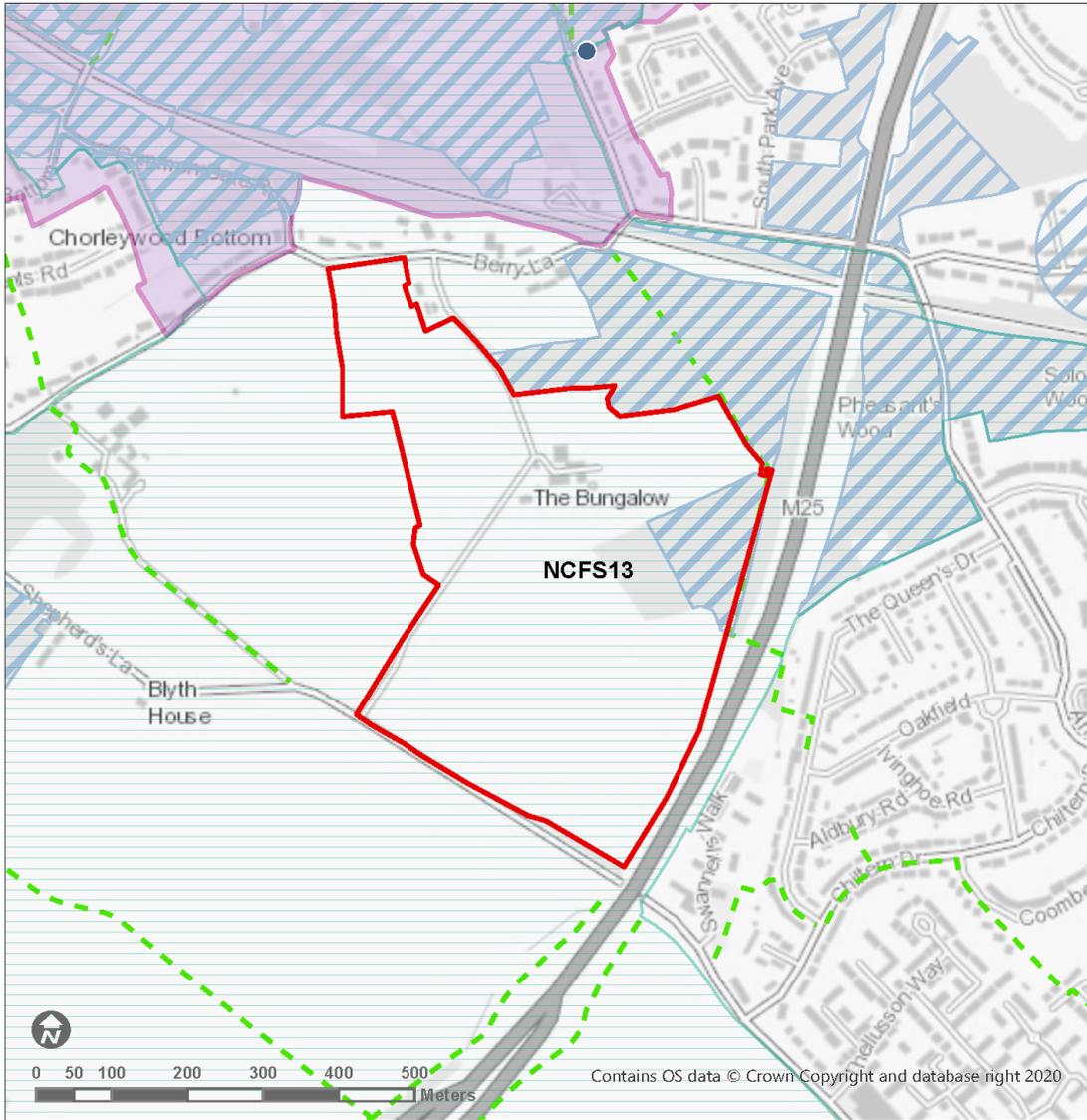
For these reasons, Catlips Farm has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features				•	
	Complexity					•
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View		•			
	Openness to Private View		•			
	Views towards landmark buildings/natural features			•		
	Perceptual Quality			•		
	Prevention of merging/coalescence					•

Value

The Local Wildlife Site (LoWS) located within the site increases the natural heritage value of the site. This woodland area also increases the scenic value and the functional green infrastructure value. A PRoW runs along the north-eastern site boundary, where the site contributes to the setting of the PRoW and therefore the recreational value.

The M25 reduces the tranquillity value of the site.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Listed Buildings Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) 	<p>NCFS13 Cattlips Farm, Chorleywood</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	<div style="display: flex; align-items: center;"> </div>

SITE REF NO. NCFS16 | **SITE NAME** Land at Stag Lane, Chorleywood

The site is located south of Chorleywood. The southern and western boundaries are defined by residential areas on Stag Lane and Penn Close, the west by a hedgerow separating the site from a covered reservoir, and the north by Waring’s Field woodland.

The site itself is a Local Wildlife Site (LoWS) and comprises a rectangular grassland field, with access to the south from Stag Lane. A Public Right of Way (PRoW) runs through the centre of the site.

The topography of the site falls steeply towards the northeast with a considerable drop. The contours across the site are complex.



Area (ha) 0.62

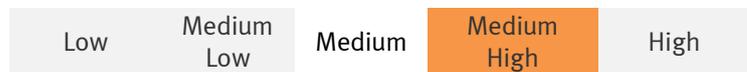
LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- woodland areas that flow over the slopes into the narrow dry valleys to the east
- M25 major feature on the skyline to the east
- sinuous though level plateau with considerable pasture and equestrian land
- Heronsgate settlement

LANDSCAPE SENSITIVITY

Sensitivity to Built Development



SUMMARY

The Site is undulating in landform, falling steeply to the northeast and variations in landform across the whole site, increasing the sensitivity of the site. The site is largely grassland reducing the complexity, however it is small and organic in scale. The Site is also a LoWS which increases its sensitivity.

The PRoW that runs through the centre of the site and the surrounding residential properties which overlook the site increase the sensitivity to public and private views. There are views within the site to the woodland which is located on the northern boundary, and some longer distance views to the north-east over Chorleywood from the elevated landform within the site.

Hedgerows and trees define all boundaries of the site, increasing the sense of enclosure. However, some are low and fragmented in places.

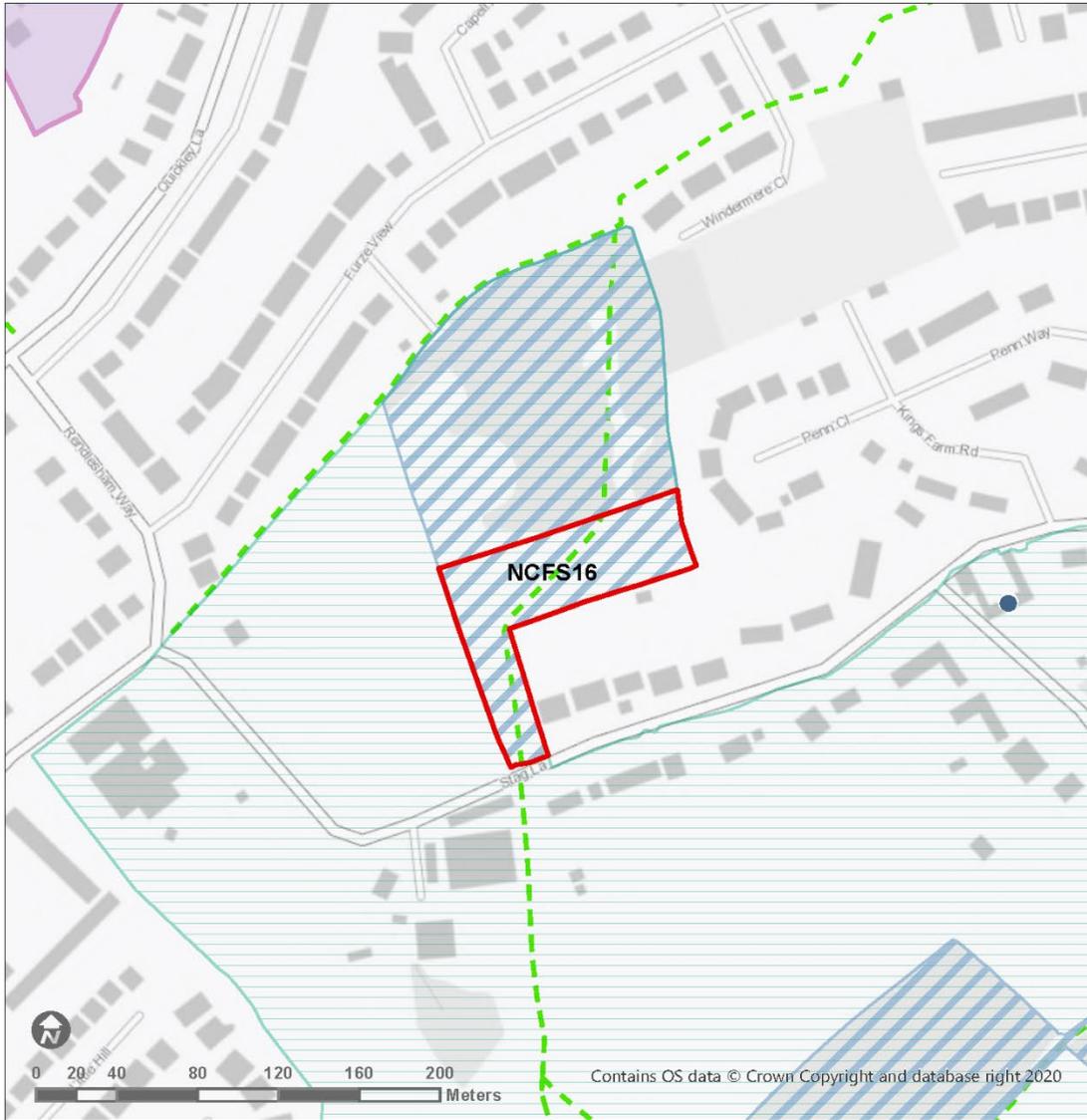
The presence of other built development in the surroundings is very apparent from within the site.

For these reasons, Land at Stag Lane has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features					•
	Complexity			•		
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View				•	
	Openness to Private View					•
	Views towards landmark buildings/natural features			•		
	Perceptual Quality			•		
	Prevention of merging/coalescence			•		

Value

The entirety of the site is a Local Wildlife Site (LoWS) which increases the natural heritage value. A PRoW crosses through the site, providing access from the south to the wooded LoWS to the north, and therefore increases the sites recreational value. There are also some views from this space over the wider landscape, contributing to the scenic value.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Conservation Areas  Public Rights of Way (PRoW) 	<p>NCFS16 Land at Stag Lane, Chorleywood</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCF517 | **SITE NAME** North Hill, Chorleywood

The site is located opposite St Clement Danes School to the north of Chorleywood. The western boundary is bound by Chenies Road and access to North Hill Road in between a rather dense overgrown blueberry hedgerow though out the western extent. The north and east by a woodland and the south by residential areas and Chorleywood Lawn Tennis Club.



Area (ha) 3.35

The site itself comprises several rectangular parcels of grassland and existing North Hill Farm and RV Park. The site is located within the Chilterns National Landscape. A Conservation Area is located near to the south of the site.

The topography of the site is largely flat but falls slightly to the south. The site is located within the Green Belt. The site is partly occupied by a caravan park.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- woodland areas that flow over the slopes into the narrow dry valleys to the east
- M25 major feature on the skyline to the east
- sinuous though level plateau with considerable pasture and equestrian land
- coherent settled pattern
- parkland areas, some in institutional uses
- Chorleywood Common

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Heronsgate Heights Landscape Character Area (LCA), with several features present including the level plateau with pasture, and woodland areas adjacent to the site. The Site is located within the Chilterns National Landscape.

The site has a number of different land uses increasing its complexity, including the caravan park, buildings and fields separated by hedgerows and trees. There are also views from within the site towards the adjacent woodland which is located to the east of the site.

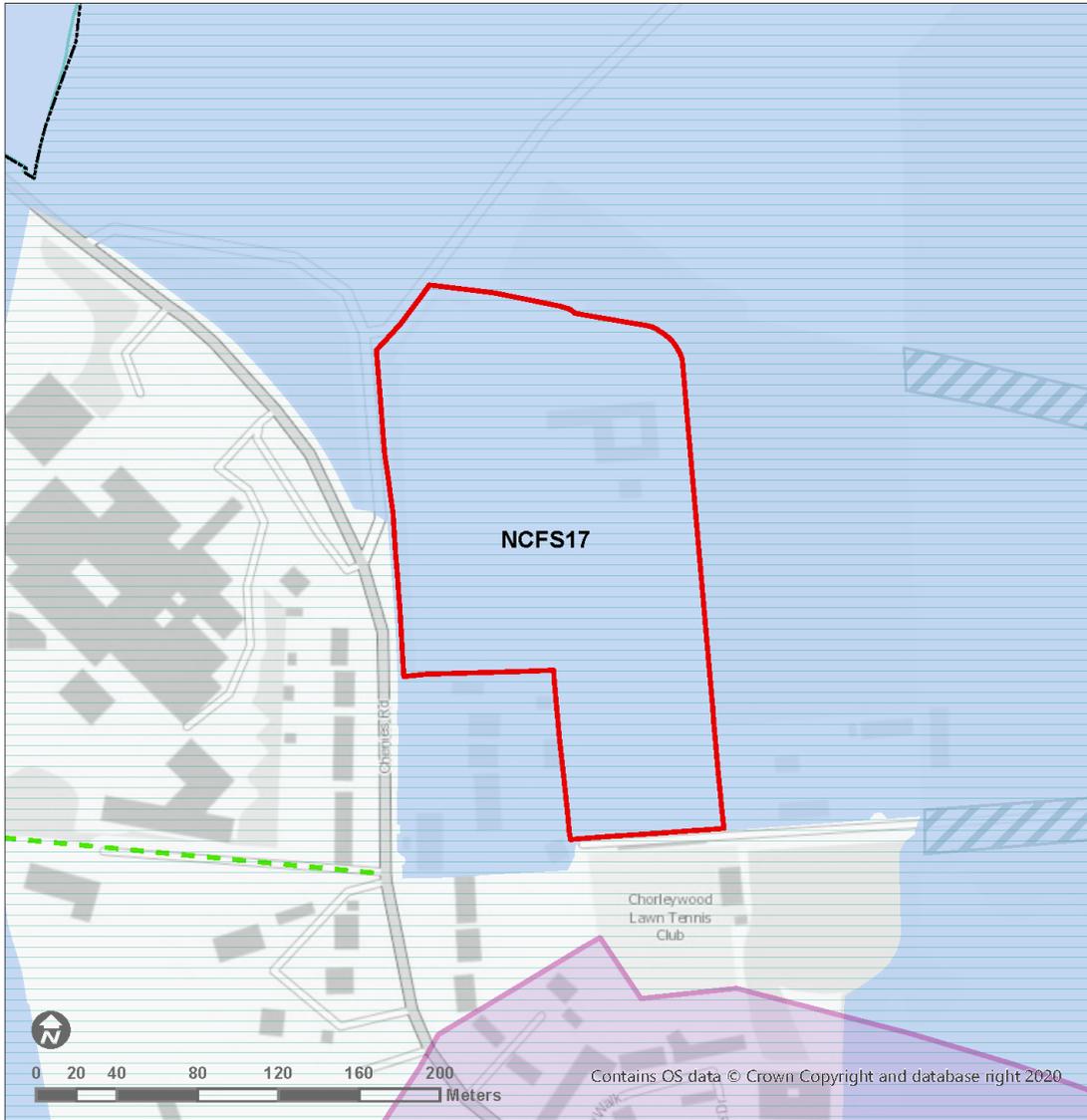
The boundary vegetation surrounding the site provides a good sense of enclosure, reducing potential public and private views into the site. There is also built development located within the site and on two of the site boundaries. The perceptual quality is reduced by the current land use and surrounding built development.

For these reasons, North Hill has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity				•	
	Enclosure by Vegetation		•			
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View	•				
	Openness to Private View			•		
	Views towards landmark buildings/natural features		•			
	Perceptual Quality		•			
	Prevention of merging/coalescence	•				

Value

The woodland on the eastern boundary of the site contributes to the natural heritage value, and the site location within a National Landscape (AONB) contributes to the functional value of the site. Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) National Landscapes (former AONB) 	<p>NCFS17 North Hill, Chorleywood</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS18 | **SITE NAME** Land to the East of Sarratt Lane, Loudwater

The site is located to the north of Loudwater private housing estate. The western site boundaries are defined by Sarratt Lane, the eastern by residential properties on Bridle Lane and the north by woodland.

The site itself comprises an overgrown grassland field with areas of trees and woodland edge (LoWS), which generally encloses the site. A Public Right of Way (PRoW) runs centrally through the site though is overgrown. Various Plantations are also located north of the site. The site is located within the Conservation Area.



Area (ha) 1.18

The topography of the site falls towards the south and a small secondary fall to the west. It also sits considerably higher than Sarratt Lane edging the west perimeter. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- mix of woodlands throughout the area including ancient, plantation and parkland shelter belts
- coherent settled pattern of farms and historic villages set around greens and commons
- arable planned estate area to the east
- parkland areas, some in educational and institutional uses
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Sarratt Plateau Landscape Character Area (LCA), containing features such as the pastoral land and mix of woodlands.

The perceptual quality of the site is high, containing a high number of landscape features such as trees, grassland, scrub and other habitats. A PRoW also crosses through the site, providing public access to this organic undeveloped space. The Site is also located within the Conservation Area which increases its historic character.

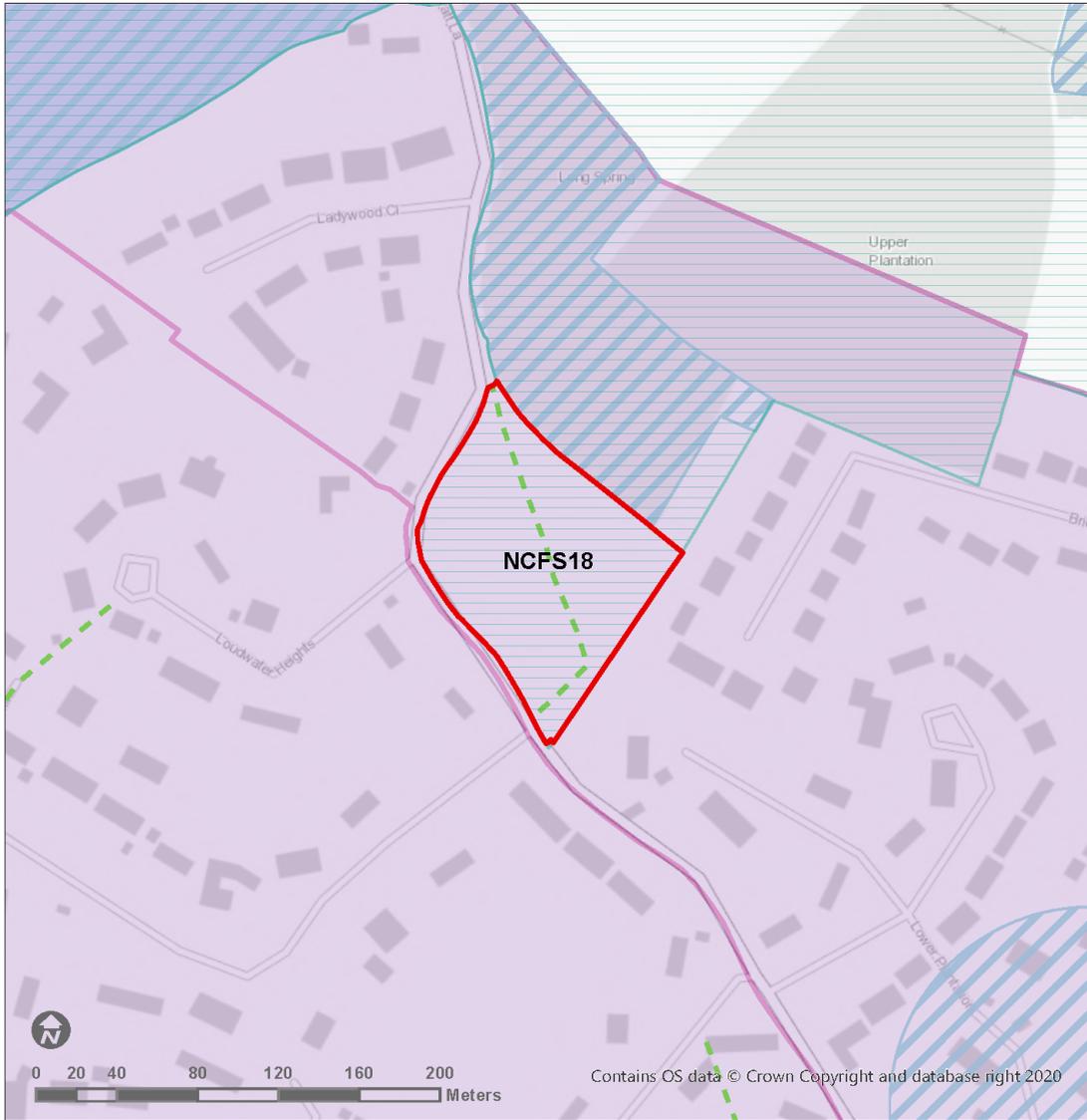
The boundaries of the site are well-established with hedgerows, trees and the LoWS, providing a good sense of enclosure. This limits private views and wider public views. Residential built development is also located around the site, reducing the sensitivity.

For these reasons, Land to the East of Sarratt Lane has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity				•	
	Enclosure by Vegetation	•				
	Historic Character					•
	Built development	•				
Visual	Openness to Public View				•	
	Openness to Private View	•				
	Views towards landmark buildings/natural features			•		
	Perceptual Quality					•
	Prevention of merging/coalescence	•				

Value

The site is located within a Conservation Area which increases the cultural heritage value of the site. The Local Wildlife Site (LoWS) woodland and surrounding vegetation increases the scenic value, natural heritage value and functional green infrastructure value of the site. The PRow which runs through the centre of this vegetated site increases the recreational value and the landscape condition value.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Green Belt  Local Wildlife Sites  Conservation Areas  Public Rights of Way (PROW)  National Landscapes (former AONB) 	<p>NCFS18 Land to the East of Sarratt Lane, Loudwater</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS19 | **SITE NAME** Land adjacent to 60 Harthall Lane

The site is located to the east of Kings Langley, at the end of linear development along Harthall Lane. Existing dwellings are sparsely located around the edge of the site, separated by boundary hedgerows and vegetation, with Harthall Lane defining the northern boundary.

The site itself comprises a singular grassland field that is largely enclosed by surrounding trees and hedgerows.

The topography of the site falls towards the west. The site is located within the Green Belt.



Area (ha) 1.04

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- multiple arterial routes including roads, rail and canal
- steeply sloping valley slopes with secondary valleys running perpendicular to the Gade
- high proportion of 20th-century built development, both in valley and on the slopes
- linear woodland on steep slopes and edge of adjacent plateau
- pastoral slopes in the west and arable to the east

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site comprises a singular grassland field with limited complexity and few landscape features of importance, excepting some trees on the site boundaries. This reduces the overall sensitivity of the site.

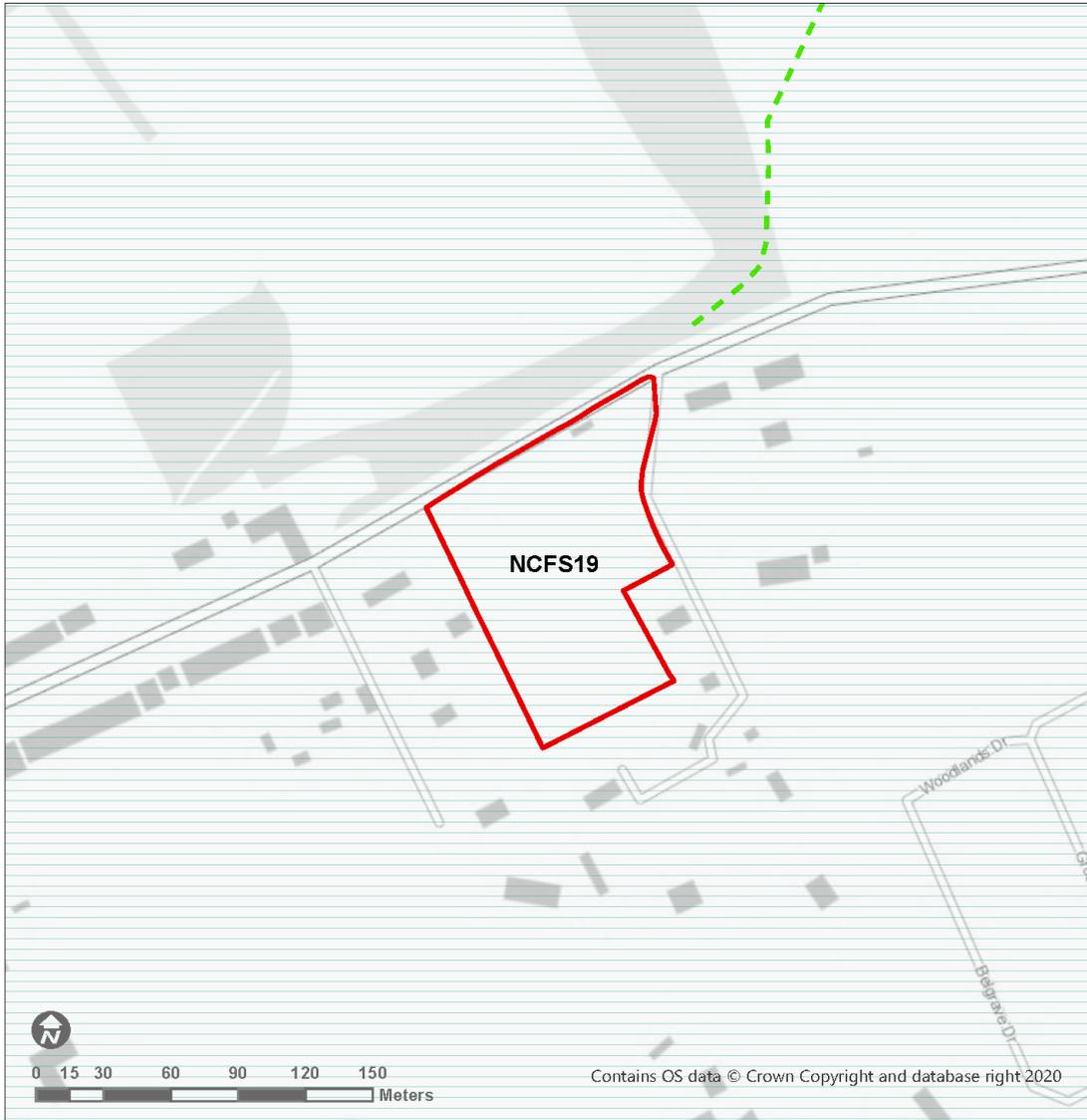
Residential and some commercial areas are located surrounding the site, reducing the site sensitivity to built development and the perceptual quality. The boundaries of the site are largely vegetated with trees and hedgerows, reducing both public and private views into the site.

For these reasons, Land to the East of Sarratt Lane has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity		•			
	Enclosure by Vegetation		•			
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View			•		
	Views towards landmark buildings/natural features	•				
	Perceptual Quality	•				
	Prevention of merging/coalescence	•				

Value

Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Green Belt  Public Rights of Way (PRoW) 	<p>NCFS19 Land adjacent to 60 Harthall Lane, Kings Langley</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	 

SITE REF NO. NCFS20 | **SITE NAME** Lonsdale, Hyde Lane

The site is located to the east of Kings Langley, at the end of linear development along Hyde Lane. The southern boundary is defined by Hyde Lane, existing dwelling and garden forms the western boundary, and the northern and eastern boundaries are defined by existing hedgerow and tree boundaries separating the site from the wider countryside.



The site itself comprises a singular grassland field associated with an existing dwelling.

The topography of the site falls towards the west. The site is located within the Green Belt.

Area (ha) 1.45

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- multiple arterial routes including roads, rail and canal
- steeply sloping valley slopes with secondary valleys running perpendicular to the Gade
- high proportion of 20th-century built development, both in valley and on the slopes
- linear woodland on steep slopes and edge of adjacent plateau
- pastoral slopes in the west and arable to the east

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site comprises a singular grassland garden and house with limited complexity, reducing the sensitivity of the site. The trees on the site boundaries are notable landscape features which contribute to the perceptual quality.

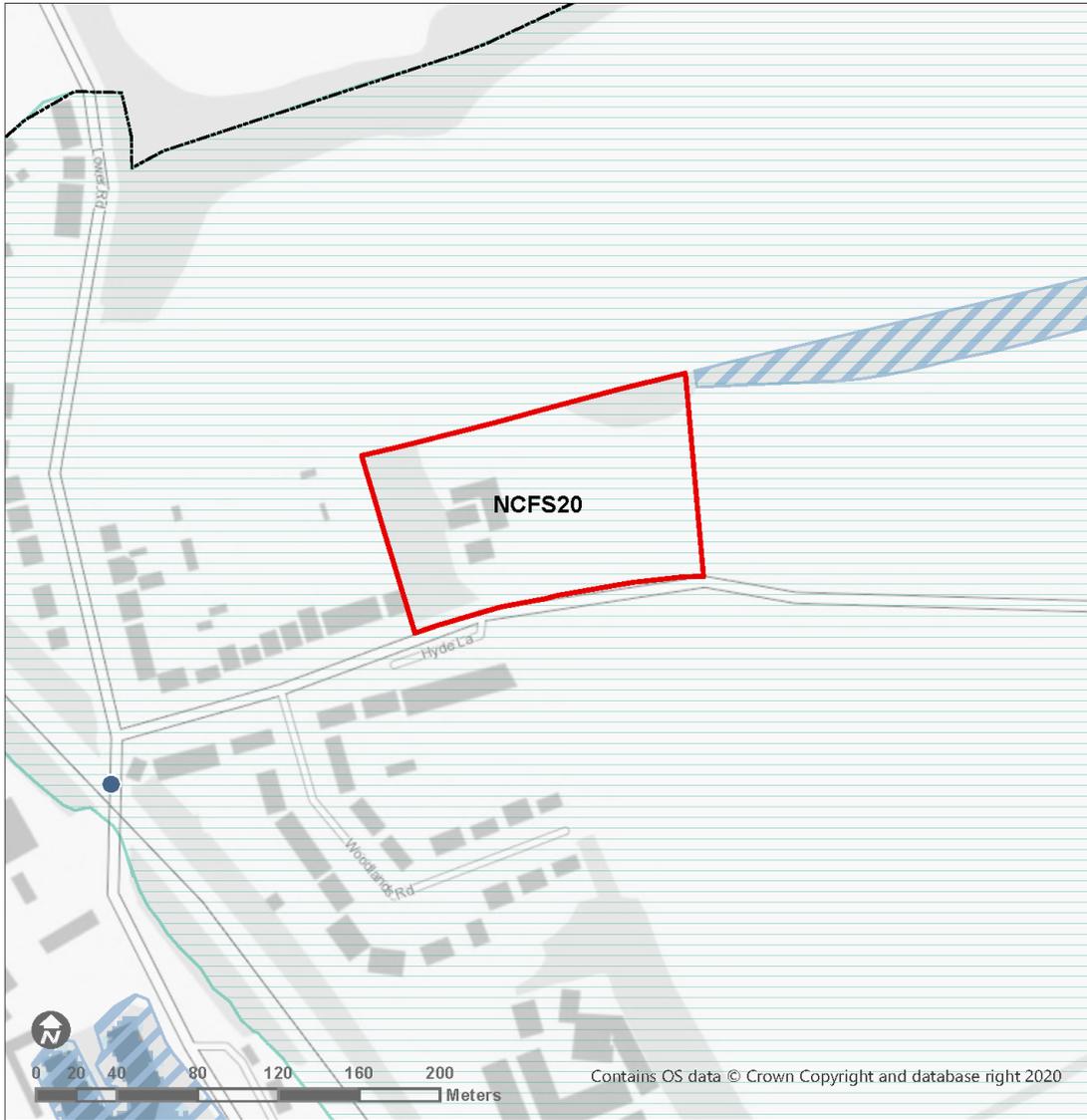
Residential areas are located within and to the west of the site, reducing the site sensitivity to built development. The boundaries of the site are largely vegetated with trees and hedgerows, reducing both public and private views into the site.

For these reasons, Lonsdale has been classed as having **medium-low** sensitivity to built development

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity		•			
	Enclosure by Vegetation		•			
	Historic Character		•			
	Built development	•				
Visual	Openness to Public View	•				
	Openness to Private View		•			
	Views towards landmark buildings/natural features	•				
	Perceptual Quality			•		
	Prevention of merging/coalescence	•				

Value

The large trees and the Local Wildlife Site (LoWS) located around the site contribute to the natural heritage value. Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Flood zone 2  Flood zone 3b 	<p>NCFS20 Lonsdale, Hyde Lane, Nash Mills</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS21 | **SITE NAME** Land South of Scots

The site is located between Rickmansworth and Croxley Green. Lavrock Lane defines the western site boundary, Scots Hill Road forms the northern boundary, Age UK building forms the eastern edge and a hedgerow boundary to other grassland fields forms the southern.

The site itself comprises a singular grassland field with hedgerows and trees around the edge, forming a well-enclosed site. Rickmansworth School is also located close to the east. The LoWS around the River Chess to the west encroaches into the site slightly.

The topography of the site falls towards the south. The site is located within the Green Belt.

An electricity pylon is present on site on the northwest corner adjacent to Scots Hill Road.



Area (ha) 0.88

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Croxley Moor

- level river valley between 0.6 and 1km wide
- extensive and numerous waterbodies following restoration of sand and gravel workings
- areas of remnant and restored pasture
- semi-natural habitats
- restricted access to areas, creating a tranquil character
- strong vegetated character to some boundaries hiding extent of adjoining settlements

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Croxley Moor Landscape Character Area (LCA), containing features such as the strong vegetated character and semi-natural habitats.

The site is small and organic, with trees hedgerows and vegetation located within the site and on the site boundaries, contributing to the complexity and landscape features of interest. Some of this forms part of a LoWS associated with the nearby River Chess. The surrounding vegetation does however provide a strong sense of enclosure within the site, limiting both public and private views.

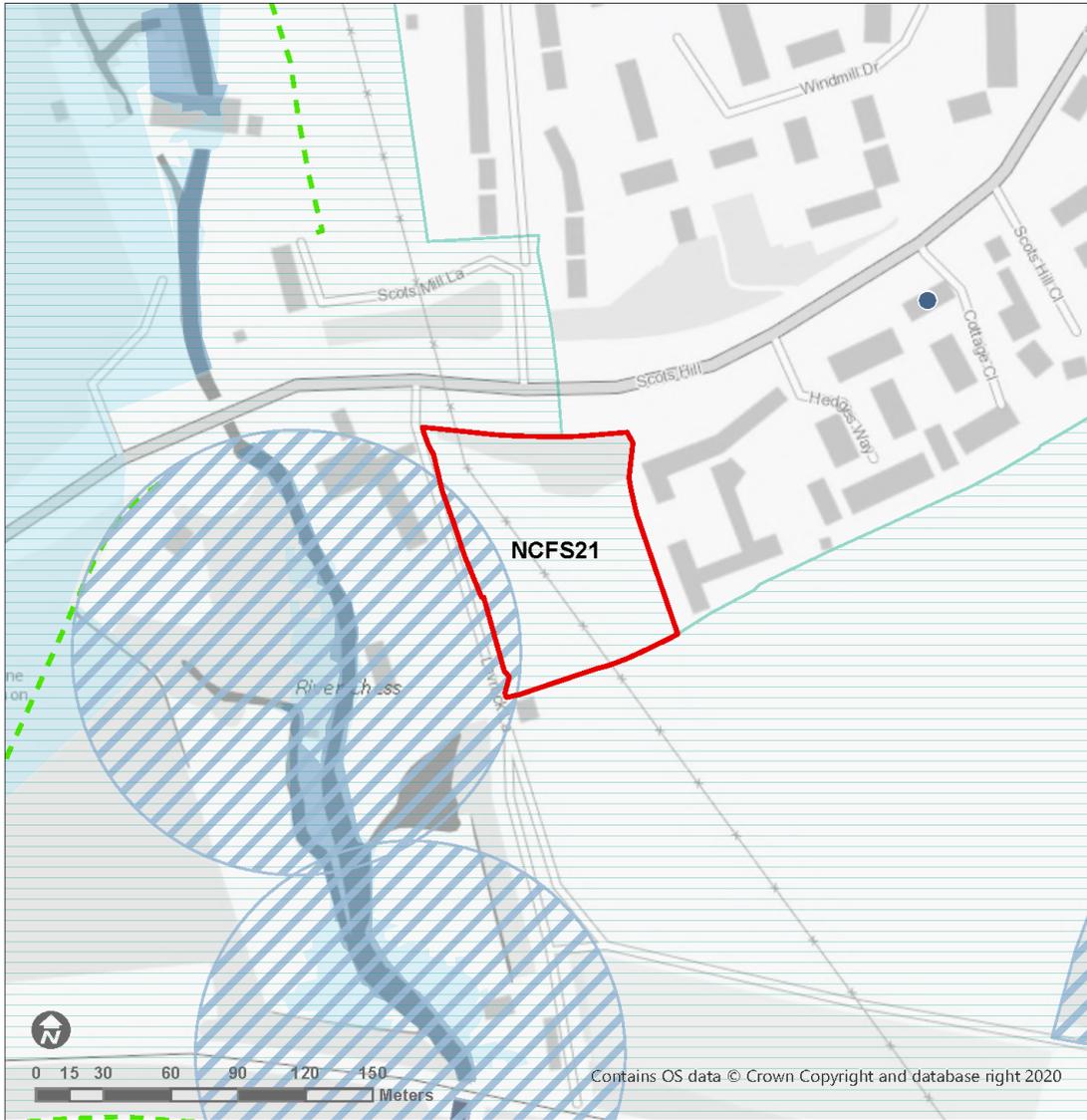
The perceptual quality is reduced by the presence of the electricity pylon which is located within the site and the surrounding built development.

For these reasons, Land to the East of Sarratt Lane has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity			•		
	Enclosure by Vegetation		•			
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View		•			
	Views towards landmark buildings/natural features		•			
	Perceptual Quality		•			
	Prevention of merging/coalescence	•				

Value

The western edge of the site forms part of the Local Wildlife Site (LoWS) buffer associated with the nearby River Chess. The boundary vegetation also contributes to the natural heritage value. Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site ● Listed Buildings Green Belt Local Wildlife Sites Public Rights of Way (PRoW) Flood zone 2 Flood zone 3b 		<p>NCFS21 Land south of Scots, Rickmansworth</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCF522

SITE NAME Nine of Herts Golf Club and surrounding land

The site is located to the west of Northwood. London Road forms parts of the northern boundary, woodland at Bishops Wood Country Park forms most of the southern boundaries (LoWS), and other hedgerow field boundaries define the other boundaries of the irregular site.

The site itself comprises several grassland fields separated by hedgerows and trees on the south, various buildings around Batchworth Heath Farm, and small areas of woodland. To the north the site comprises the 9 of Hearts Golf Course. A Public Right of Way (PRoW) runs along the north-west corner of the site.



Area (ha) 34.94

The topography of the site falls towards the south-west. The northern area comprising the Golf Course is generally undulating. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- strongly undulating slopes across a series of ridges and valleys
- woodland areas to higher ground mark the horizon
- major parkland landscape with mature feature trees at
- Moor Park high proportion of golf courses
- horse pasture enclosed by tall mixed hedges
- mix of soil types create locally diverse flora

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is very characteristic of the Moor Park Slopes Landscape Character Area (LCA), containing strongly undulating slopes, wooded areas on higher ground, parkland landscape, golf courses, and tall mixed hedges.

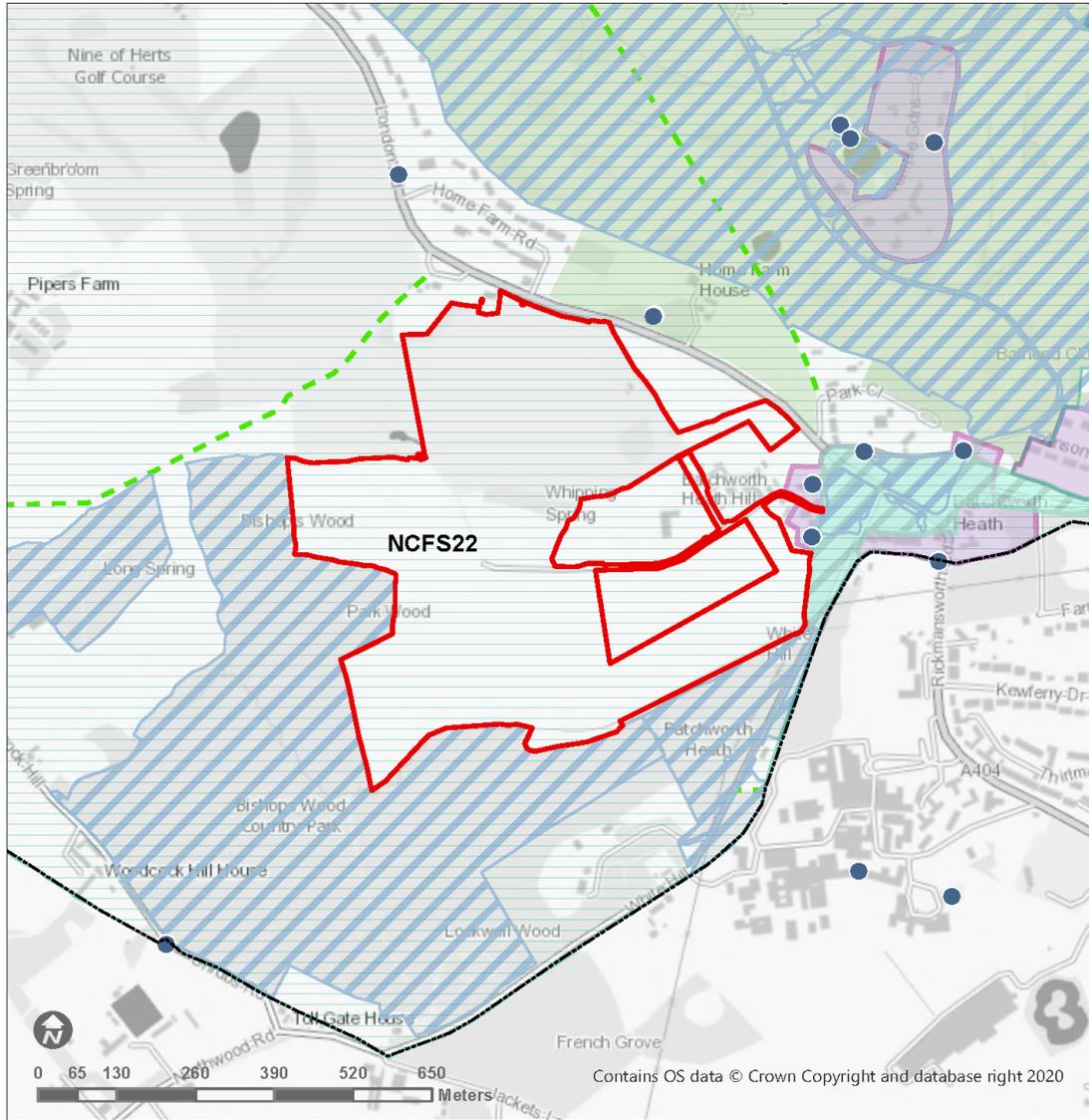
The site is large in scale and comprises a number of different land uses, including the golf course, grassland fields, small woodlands, access roads and hedgerows, and is abutted by a woodland (LoWS), Grade II* listed Moor Park and two listed buildings. This increases the complexity of the site, and also the number of landscape features and landform which contributes to the site sensitivity. Private views are available owed to the Golf Course access, increasing the sensitivity. The site is located on the west edge of Northwood, but meets the linear development along the A404 London Road on the south-east edge of Rickmansworth, therefore contributing heavily to the coalescence of two settlements. There are some areas of built development within the site and on the site boundaries, however large areas of the southern part of the site are undeveloped and contribute to the perceptual quality.

For these reasons, the Nine of Herts Golf Course has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features					•
	Complexity					•
	Enclosure by Vegetation			•		
	Historic Character			•		
	Built development			•		
Visual	Openness to Public View		•			
	Openness to Private View				•	
	Views towards landmark buildings/natural features				•	
	Perceptual Quality				•	
	Prevention of merging/coalescence					•

Value

The site is surrounded by woodland and habitats which contribute to the natural heritage value, including the Local Wildlife Site (LoWS) which forms much of the southern boundary, and the Local Nature Reserve to the east. The Conservation Area and listed buildings to the east also increase the cultural heritage value. The Site also has a strong landscape structure owed to the internal boundaries and surrounding woodland which increases its value. The golf course within the north of the site contributes to the recreational value of the site.



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Key [Dashed line] District_Boundary [Red outline] Assessment Site [Blue dot] Listed Buildings [Light green] Green Belt [Blue diagonal stripes] Local Wildlife Sites [Light green] Local Nature Reserves [Pink] Conservation Areas [Dashed green line] Public Rights of Way (PRoW) [Light green] Registered Park and Gardens	NCFS22 Nine of Herts Golf Club and surrounding land, Rickmansworth
	Three Rivers Landscape Sensitivity Assessment Addendum IV

SITE REF NO. NCFS23

SITE NAME Primrose Lodge, London Road, Rickmansworth

The site is located to the west of Northwood. London Road forms the north-eastern boundary, and the 9 of Hearts Golf Course forms the other surrounding boundaries.

The site itself comprises Primrose Lodge and the associated land. The boundaries are well defined by hedgerows and trees, enclosing the site from the surrounding landscape. A Public Right of Way (PRoW) runs along the north-western boundary.

The topography of the site falls towards the south. The site is located within the Green Belt.



Area (ha) 0.83

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- strongly undulating slopes across a series of ridges and valleys
- woodland areas to higher ground mark the horizon
- major parkland landscape with mature feature trees at
- Moor Park high proportion of golf courses
- horse pasture enclosed by tall mixed hedges
- mix of soil types create locally diverse flora

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is located within an area that is characteristic of the Moor Park Slopes Landscape Character Area (LCA), situated between two golf courses, on undulating landforms and close to woodlands.

The site is surrounded by trees and hedgerows, providing a good sense of enclosure and limiting both public and private views into the site, which reduces its sensitivity. The site is also partially developed, with a residential dwelling located at one corner. There are also other dwellings located in the surrounding landscape.

Views are afforded over the golf course and towards the woodlands, owed to the elevation of the land, which contributes to increasing the sensitivity. Grade II* listed Moor Park is located to the north of the site.

For these reasons, Primrose Lodge has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity		•			
	Enclosure by Vegetation	•				
	Historic Character			•		
	Built development		•			
Visual	Openness to Public View	•				
	Openness to Private View			•		
	Views towards landmark buildings/natural features			•		
	Perceptual Quality		•			
	Prevention of merging/coalescence	•				

Value

The vegetation on the site boundaries provide some natural heritage value. There are views available of the wider landscape from the site, which increases the scenic value.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW)  Registered Park and Gardens 	<p>NCFS23 Primrose Lodge, London Road, Rickmansworth</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS24

SITE NAME The Island, Rickmansworth

The site is located within Rickmansworth. The boundaries of the site are largely defined by water edges of Salters Cut, River Chess, and other connecting watercourses.

The site itself comprises Church Wharf access road on to The Island, Sabey's bridge, an area of grassland, and several buildings. Canal Boats along the River Chess are moored on the edge of the site. Batchworth Lock is also located to the west of the site.

The topography of the site is largely flat. The site is located within the Green Belt. The site is located within the Flood Zone.



Area (ha) 0.96

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Croxley Moor

- level river valley between 0.6 and 1km wide
- extensive and numerous waterbodies following restoration of sand and gravel workings
- areas of remnant and restored pasture
- semi-natural habitats
- recreational opportunities associated with waterways, rights of way and wetlands
- restricted access to areas, creating a tranquil character
- strong vegetated character to some boundaries hiding extent of adjoining settlements

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Croxley Moor Landscape Character Area (LCA), surrounded by watercourses associated with the River Chess, semi-natural habitats and recreational routes along the waterways.

The River Chess and associated watercourses surround and cross through the site, increasing the site sensitivity owed to the open views towards these landmark features, and the variety in landscape features within and around the site, some of which are part of the LoWS. Both public and private views are available into the site, owed to the public access and the private dwellings within the site. The complexity of the site is increased by the number of different land uses and features within.

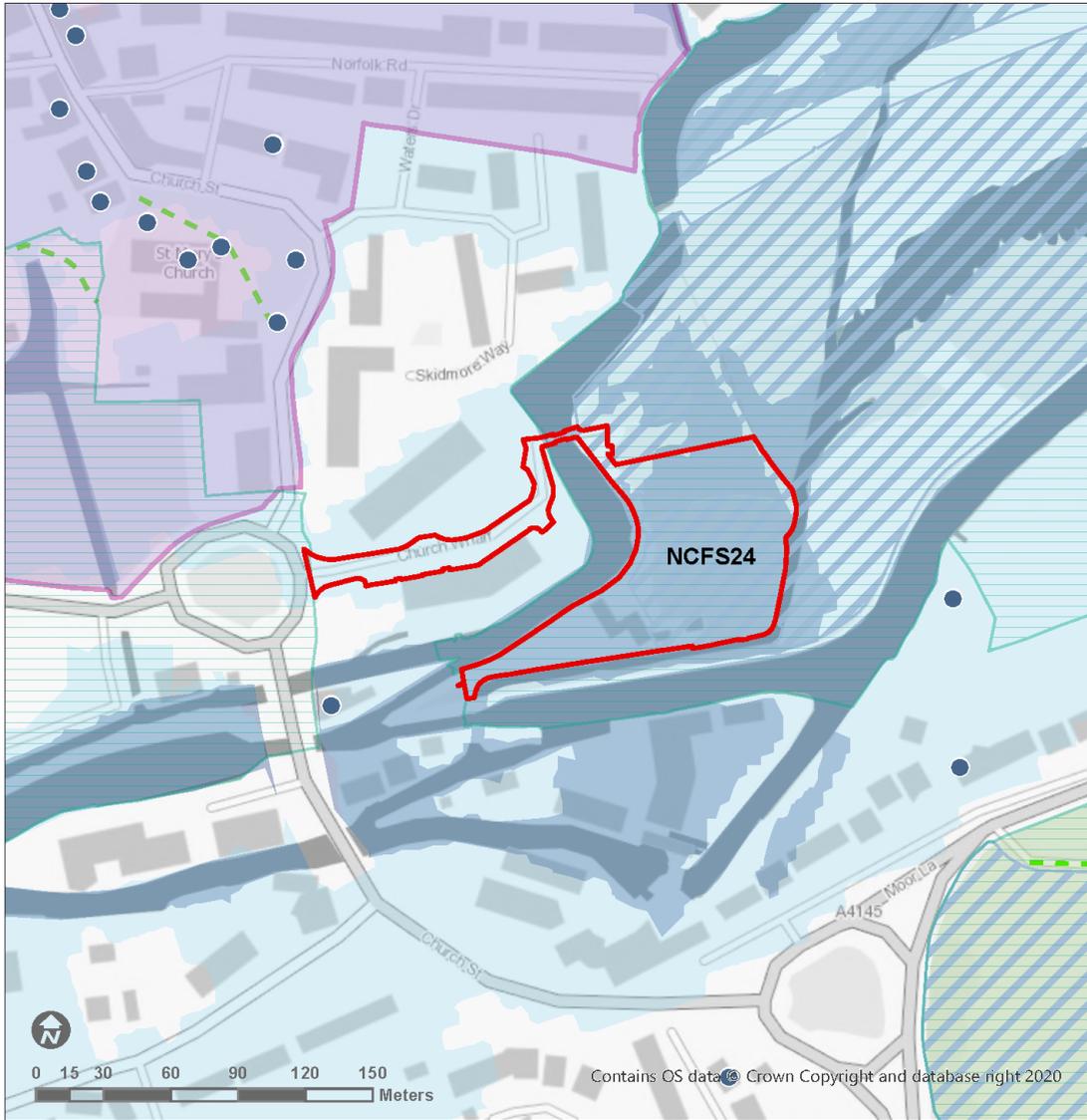
The site is however surrounded by residential and commercial built development within Rickmansworth, and also contains a number of buildings within the site itself.

For these reasons, Primrose Lodge has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features				•	
	Complexity			•		
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View				•	
	Openness to Private View			•		
	Views towards landmark buildings/natural features					•
	Perceptual Quality			•		
	Prevention of merging/coalescence	•				

Value

The footway running within the southern edge of the site provides good public access along the River Chess which is located to the south of the site, increasing the recreational value of the site. The Site is also located within the flood zone which increases the functional value. Part of the site is within the LoWS associated with the River Chess, contributing to the natural heritage value.



<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site ● Listed Buildings Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) Registered Park and Gardens Flood zone 2 Flood zone 3b 		<p>NCFS24 The Island, Rickmansworth</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS27 | **SITE NAME** Green End Farm, Sarratt

The site is located to the south of Sarratt village. The north-western boundary is defined by Church Lane and the south-western boundary by the access road. The other boundaries are mixed and fragmented owed to the range of different uses across the site. Sarratt Allotments are also located to the north of the site.

The site itself comprises an area of developed land with mixed residential and commercial uses, including Green End Farm Equestrian, a ménage and other large units.

The topography of the site falls towards the south-east. The site is located within the Green Belt. The site sits adjacent to the Chilterns National Landscape.



Area (ha) 1.14

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- coherent settled pattern of farms and historic villages set around greens and commons
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is developed with a mix of residential dwellings and a large number of commercial buildings to the rear. The sensitivity of the site is therefore significantly reduced since there are few landscape features within the site. This also reduces the perceptual quality of the site.

The site is enclosed from private views, owed to the surrounding vegetation enclosure and other buildings which surround the site.

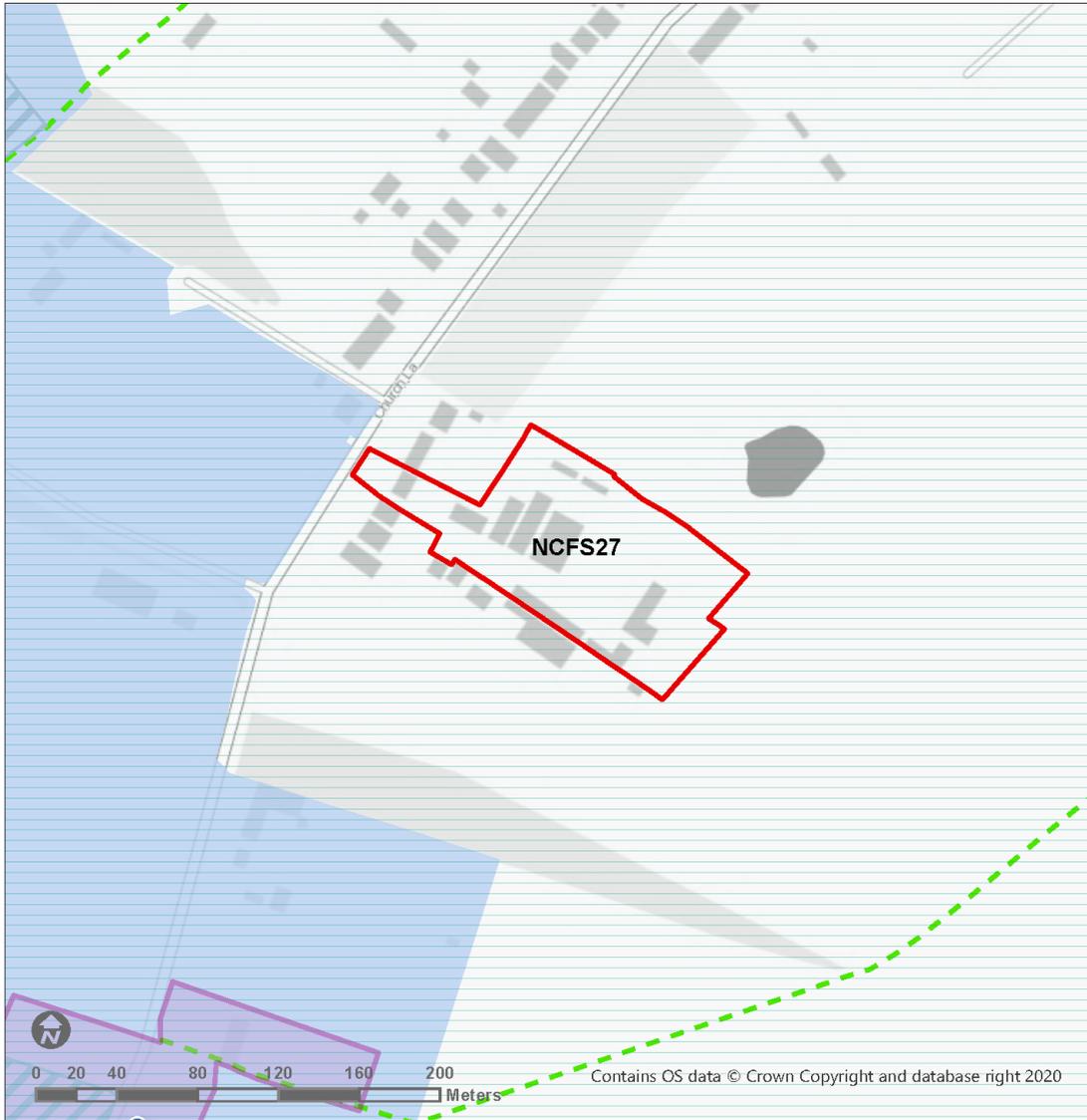
Some private views are available into the site from the surrounding residential and commercial development. Views are available towards the countryside paddocks, a pond and tree belt. The Chilterns National Landscape is located to the east of the site.

For these reasons, Green End Farm has been classed as having **low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features	•				
	Complexity	•				
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View			•		
	Views towards landmark buildings/natural features			•		
	Perceptual Quality	•				
	Prevention of merging/coalescence		•			

Value

Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site ● Listed Buildings Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) National Landscapes (former AONB) 		<p>NCFS27 Green End Farm, Sarratt</p>
		<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS28 | **SITE NAME** Ravenswood, Sarratt

The site is located to the south of Sarratt village. The north-western boundary is defined by Church Lane and the north-eastern boundary by the access road. The other boundaries are open with limited features separating the site from the wider countryside.

The site itself comprises an area of developed land with mixed residential and commercial uses and other large units.

The topography of the site falls towards the south-east. The site is located within the Green Belt. The site sits adjacent to the Chilterns National Landscape.



Area (ha) 0.52

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- coherent settled pattern of farms and historic villages set around greens and commons
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is developed with a mix of residential dwellings and a large number of commercial buildings to the rear. The sensitivity of the site is therefore significantly reduced since there are few landscape features within the site. This also reduced the perceptual quality of the site.

The site is enclosed from private views, owed to the surrounding vegetation enclosure and other buildings which surround the site.

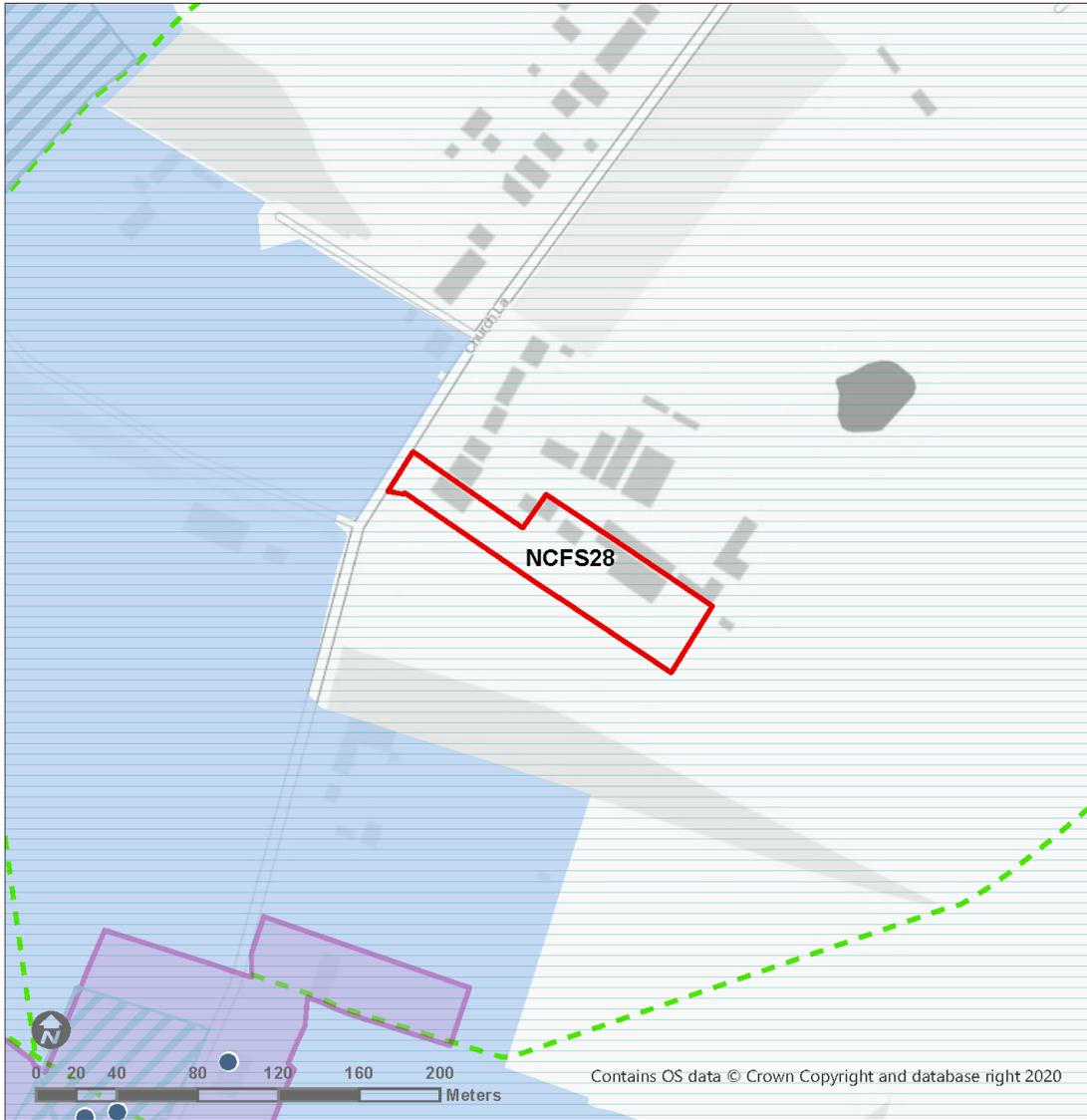
Some private views are available into the site from the surrounding residential and commercial development. The site is surrounded on two sides by countryside paddocks and a woodland to the south. The Chilterns National Landscape is located to the east of the site.

For these reasons, Ravenswood has been classed as having **low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features	•				
	Complexity	•				
	Enclosure by Vegetation				•	
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View		•			
	Openness to Private View			•		
	Views towards landmark buildings/natural features			•		
	Perceptual Quality	•				
	Prevention of merging/coalescence		•			

Value

Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Listed Buildings Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) National Landscapes (former AONB) 		<p>NCFS28 Ravenswood, Sarratt</p>
		<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS29

SITE NAME New Model Farm, Sarratt

The site is located to the north of Sarratt village. The north-western boundary is defined by grassland paddocks associated with Green End Farm Equestrian, the north-east by a grassland field with an informal walking route around the perimeter, and the southern boundaries by field hedgerows separating the site from the wider countryside.



Area (ha) 3.31

The site itself comprises a singular rectangular field with perimeter hedgerows and some trees. A Public Right of Way (PRoW) runs along the south-eastern site boundary, connecting to Sarratt Road to the north-east.

The topography of the site falls towards the north-west. The site is located within the Green Belt. The site sits close to the Chilterns National Landscape.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- coherent settled pattern of farms and historic villages set around greens and commons
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium
Low

Medium

Medium
High

High

SUMMARY

The Site is characteristic of the Sarratt Plateau Landscape Character Area (LCA), comprising a level arable plateau and mix of surrounding woodlands.

The site itself is not complex, comprising a singular arable field with few landscape features of note. However, the site is not well enclosed by vegetation with low hedges defining its boundaries, increasing the views from public and private receptors and the sensitivity of the site. The Chilterns National Landscape is located to the east of the site.

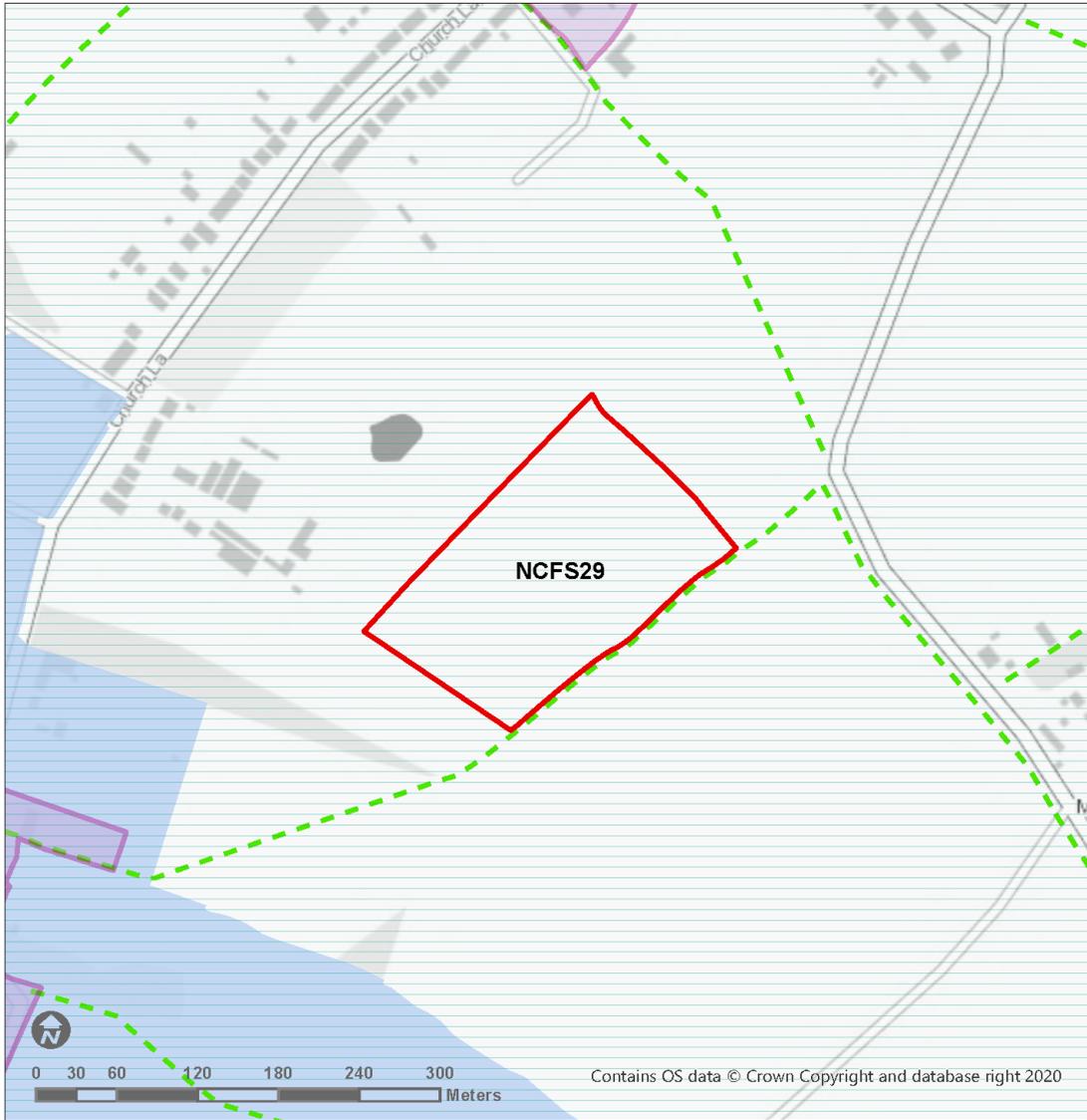
The site does not adjoin any built development, although the commercial and residential areas on Church Lane is nearby. Although the site does not compromise the separation between two settlements, the site is situated away from the edge of Sarratt and extends the built extent of the village south.

For these reasons, New Model Farm has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation				•	
	Historic Character	•				
	Built development				•	
Visual	Openness to Public View			•		
	Openness to Private View		•			
	Views towards landmark buildings/natural features			•		
	Perceptual Quality			•		
	Prevention of merging/coalescence			•		

Value

A PRoW runs along the south-eastern site boundary, where the site forms the arable countryside setting for the route, increasing the recreational value. The perceptual value is increased owed to the separation of the site from the settlement.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Green Belt Conservation Areas Public Rights of Way (PRoW) National Landscapes (former AONB) 	<p>NCFS29 New Model Farm, Sarratt</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	<div style="display: flex; align-items: center; justify-content: center;"> </div>

SITE REF NO. NCFS30

SITE NAME Sarratt Lodge, Sarratt Green

The site is located to the north of Sarratt village. The north-eastern boundary is defined by The Green Road, with the remaining boundaries defined by the existing hedgerows and trees which separate the site from the surrounding grassland fields and other properties.

The site itself is located within the Conservation Area and comprises a regular shaped grassland field with access to Sarratt Lodge along its south-eastern boundary. The Lodge is located to the west of the site.

The topography of the site is largely flat and the site is completely screened from the road by a dense hedgerow. The site is located within the Green Belt.



Area (ha) 0.23

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- coherent settled pattern of farms and historic villages set around greens and commons
- arable planned estate area to the east
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

Characteristics of the Sarratt Plateau Landscape Character Area (LCA) evident surrounding the site, including the historic villages around greens and commons, mix of woodlands and extensive pastoral and arable land.

The site comprises a singular grassland field surrounding by hedgerows and trees, reducing the sensitivity of the site in relation to complexity and the views into the site from public and private receptors.

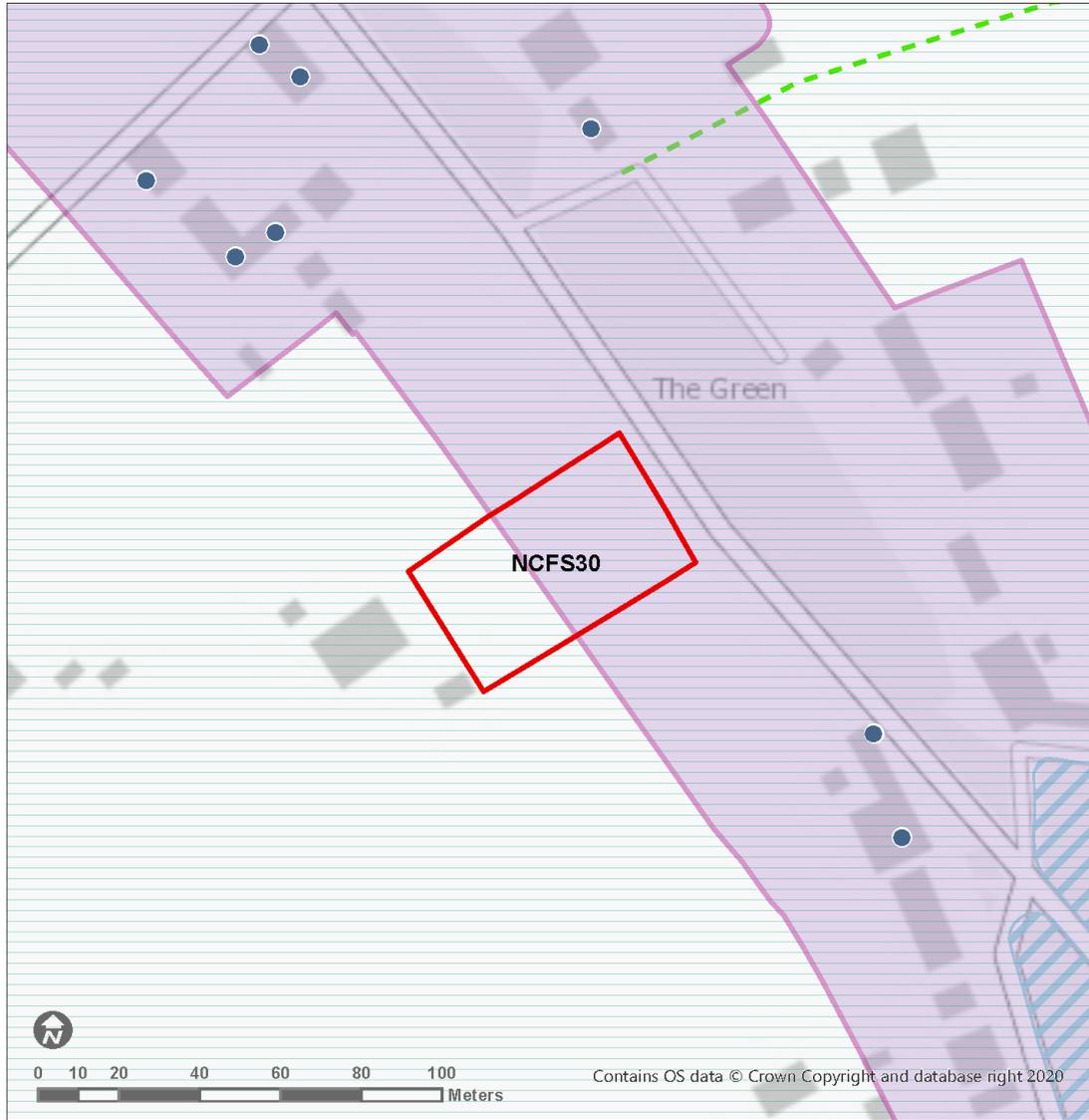
The site is located within The Green Conservation Area, Sarratt which increases the site sensitivity. This also contributes to the perceptual quality and views towards landscape features.

For these reasons, New Model Farm has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity			•		
	Enclosure by Vegetation	•				
	Historic Character					•
	Built development	•				
Visual	Openness to Public View	•				
	Openness to Private View	•				
	Views towards landmark buildings/natural features	•				
	Perceptual Quality			•		
	Prevention of merging/coalescence			•		

Value

The cultural heritage value is increased owed to the sites location within The Green Conservation Area. The site is in a distinctive location along The Green within the Sarratt, which increases its value.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Conservation Areas  Public Rights of Way (PRoW) 	<p>NCFS30 Sarratt Lodge, Sarratt Green, Sarratt</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	 

SITE REF NO. NCFS31

SITE NAME Land to the South-East of Poles Hill, Belsize

The site is located to the south of Belsize village. The north-western boundary is defined by Poles Hill Road, the north-eastern is bound by Plough Lane, and the southern boundaries by Debardine Wood.

The site itself comprises an irregular shaped grassland field abutting the adjacent Ancient Woodland and LoWS. A Public Right of Way (PRoW) runs centrally through the site, connecting Belsize to the woodlands and the Enclosure.

The topography of the site falls towards the north-east. The site is located within the Green Belt.



Area (ha) 2.91

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- coherent settled pattern of farms and historic villages set around greens and commons
- arable planned estate area to the east
- parkland areas, some in educational and institutional uses
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Sarratt Plateau Landscape Character Area (LCA), comprising a pastoral fields with steep-sided valleys and a mix of surrounding woodlands, adjacent to historic villages set around greens and commons.

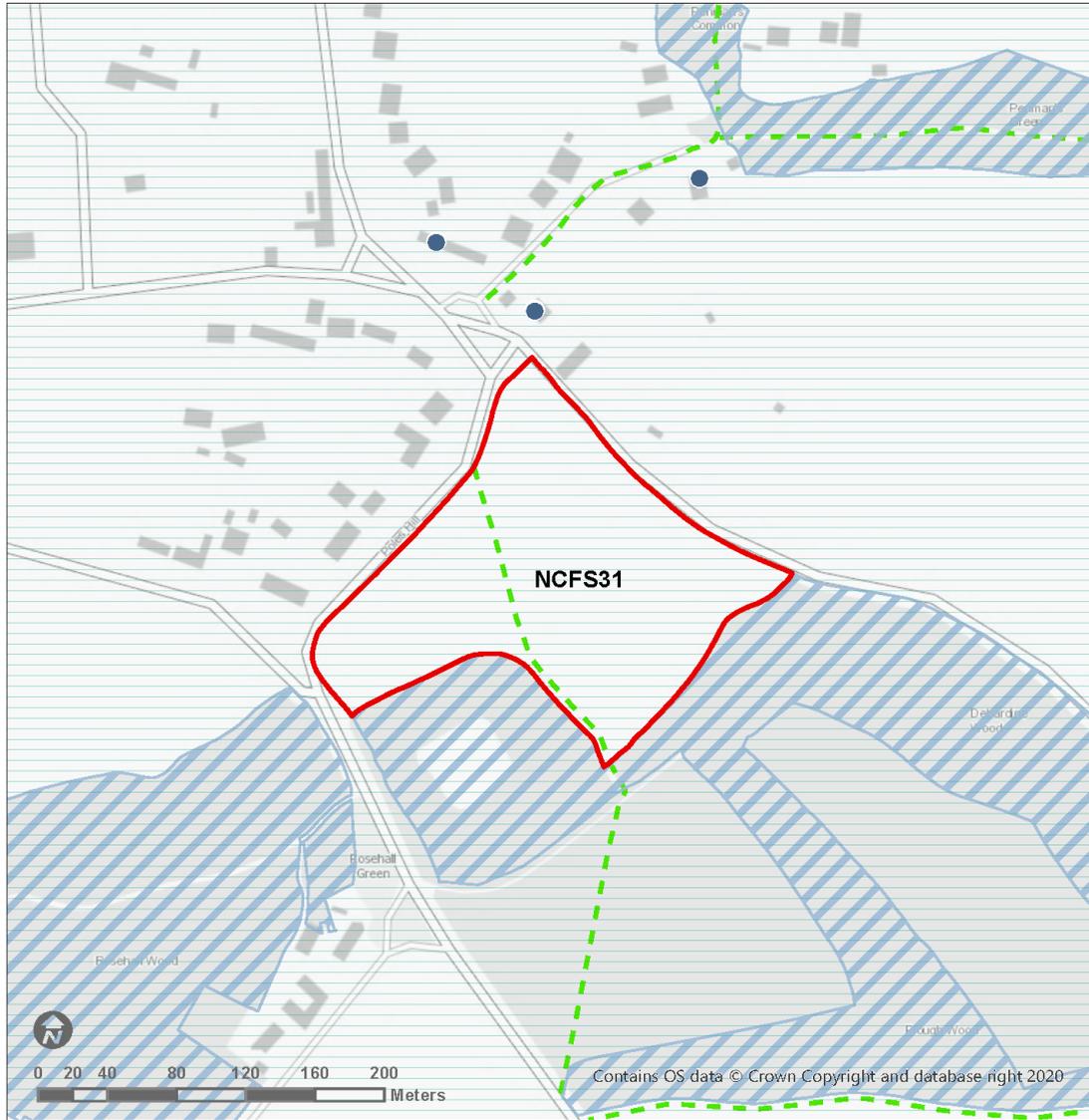
The landform of the site is steeply towards the north-east, providing views of the rolling landform across the valley, which contributes to the sensitivity of the site. The site is organic and small in scale despite being a single-land use. There are also strong views towards the woodlands and LoWS which form the southern boundaries. Private views from properties on Poles Hill, and from the PRoW which crosses through the site increase the overall sensitivity. This contributes to the perceptual quality of the site.

For these reasons, Land to the South-East of Poles Hill has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features				•	
	Complexity			•		
	Enclosure by Vegetation		•			
	Historic Character			•		
	Built development		•			
Visual	Openness to Public View				•	
	Openness to Private View		•			
	Views towards landmark buildings/natural features				•	
	Perceptual Quality				•	
	Prevention of merging/coalescence		•			

Value

The Local Wildlife Site (LoWS) woodland to the south of the site contributes to the natural heritage value, also contributing to the sense of place. The site and surrounding woodland make important contributions to the green infrastructure network and the scenic value. Belsize village is located adjacent to the site which has a strong rural character with a central green; the distinctiveness of this village increases the value of the site. A PRoW runs from the village to the LoWS south of the site, increasing its recreational value. The site also offers views of the undulating landscape owed to its elevated landform, increasing its scenic value.



<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site ● Listed Buildings Green Belt Local Wildlife Sites Public Rights of Way (PRoW) 	<p>NCFS31 Land to the south-east of Poles Hill, Belsize</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 20px;">  </div>  </div>

SITE REF NO. NCFS32

SITE NAME Land to the southwest of Bragmans Lane, Belsize

The site is located to the south-west of Belsize village. The northern boundary is defined by Bragmans Lane, the south-east by Rosehall Wood, the south-west by the access road to Rose Hall Farm, and the west by a fenced field boundary.

The site itself comprises an irregular shaped grassland field abutting the adjacent Ancient Woodland. There are a collection of Grade II listed buildings at Rose Hall Farm to the west of the site. There are also several Public Rights of Way (PRoW) which run along the western and south-western site boundaries, connecting to Rose Hall Farm.



Area (ha) 3.49

The topography of the site falls towards the east. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bovingdon and Chipperfield Plateau

- expansive, gently undulating plateau
- mixed arable and pasture farmland
- isolated and fragmented woodland cover
- medium to large fields to east with remote feel
- settlement pattern comprising a number of villages which spread across the plateau in loose organic forms
- densely hedged narrow lanes
- few focal points or vistas

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Bovingdon and Chipperfield Plateau Landscape Character Area (LCA), comprising expansive fields, pastoral farmlands, surrounding woodland cover, a remote feel, villages in loose organic forms adjacent to densely hedged narrow lanes.

The site is uncomplex, comprising only a singular grassland field. The woodland and LoWS forming the south-east edge of the site is an important landscape feature, where strong views are available towards it, increasing the sensitivity. The site is predominantly well-enclosed by hedgerows on some boundaries, however is very open to the west, adjacent to Rose Hall Farm.

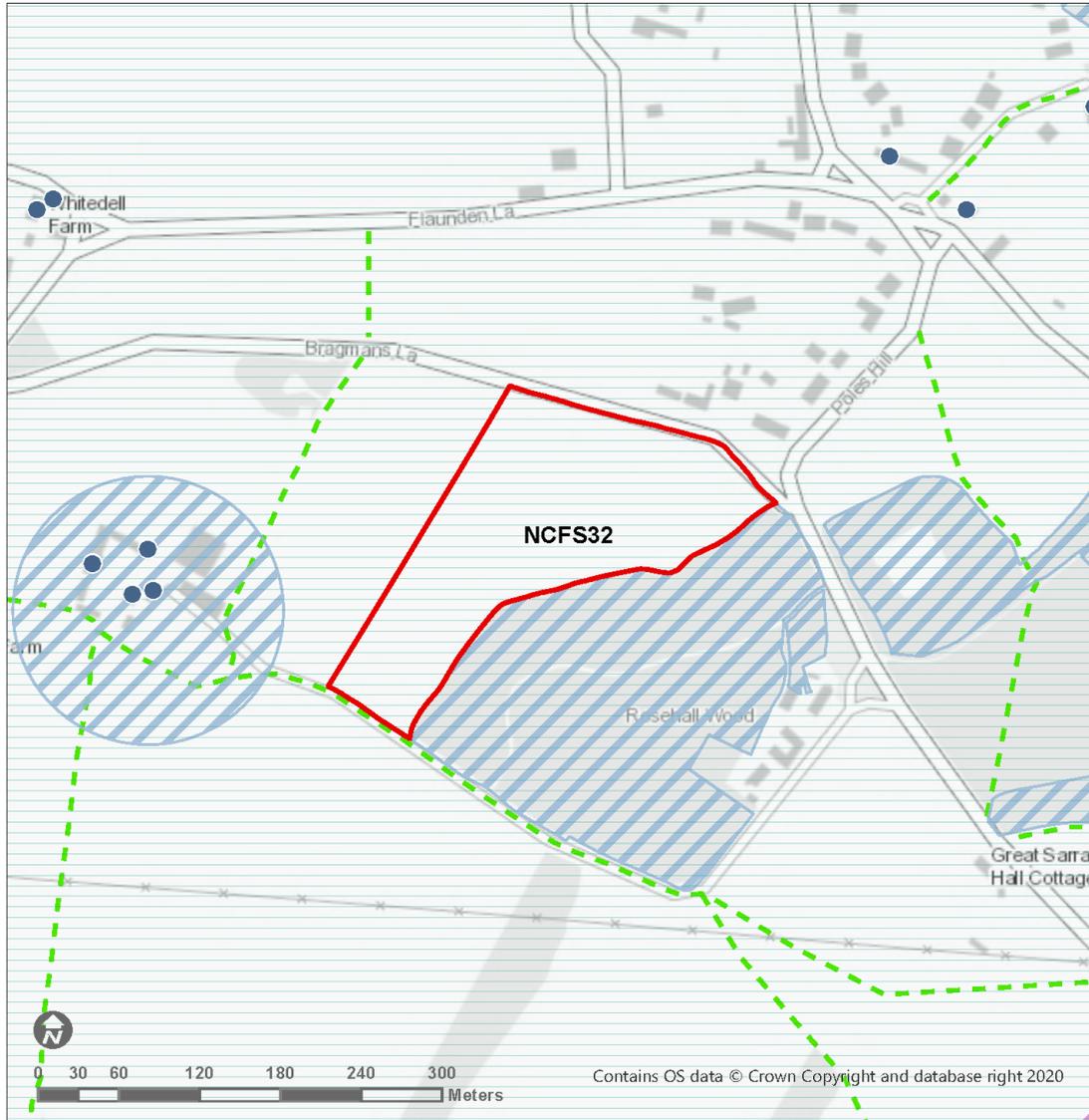
There are several Grade II listed buildings located to the west of the site at Rose Hall Farm. There are both public and private views available into the site.

For these reasons, New Model Farm has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity			•		
	Enclosure by Vegetation			•		
	Historic Character		•			
	Built development		•			
Visual	Openness to Public View			•		
	Openness to Private View		•			
	Views towards landmark buildings/natural features				•	
	Perceptual Quality				•	
	Prevention of merging/coalescence		•			

Value

The Local Wildlife Site (LoWS) woodland to the south of the site contributes to the natural heritage value, also contributing to the sense of place. The site and surrounding woodland make important contributions to the green infrastructure network and the scenic value. Belsize village is located adjacent to the site which has a strong rural character with a central green; the distinctiveness of this village increases the value of the site. A PRoW runs close to the edge of the site, increasing its recreational value. The scenic value is increased by views of the adjacent woodland.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Local Wildlife Sites  Conservation Areas  Public Rights of Way (PRoW) 	<p>NCFS32 Land to the south-west of Bragmans Lane, Belsize</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS33

SITE NAME Oxhey Park Golf Course

The Site is located between Oxhey and Carpenders Park. The eastern boundary is defined by Prestwick Road, the south by Hayling Road, and the east by South Oxhey Playing Fields.

The Site itself comprises a singular triangular shaped field with a mix of habitats and planting within it. A PRow runs through the site towards the south. The rest of the site is also utilised for public access as a disused golf course.

The topography of the site falls towards the east. The site is located within the Green Belt.



Area (ha) 11.15

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Oxhey Golflands

- mixed soils with areas of light silty soils visible on the surface
- small copses and scrub oak
- golf courses and associated minor landforms at greens, fairways and bunkers
- Oxhey Fields playing fields
- residential development backing and fronting area

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Oxhey Golflands, comprising a disused golf course which now contains small copses, scrub oak, minor landforms, adjacent Oxhey Fields playing fields and surrounding residential areas.

The Site itself has a mix of habitats, including grassland, blocks of woodland planting, scattered large trees and scrub, which contributes towards the landscape features and perceptual quality sensitivity. The recreational use of the site also increases the overall sensitivity.

The Site forms the gap between Oxhey and Carpenders Park. Development of the site would result in the coalescence of two settlements and increases the sensitivity of the site.

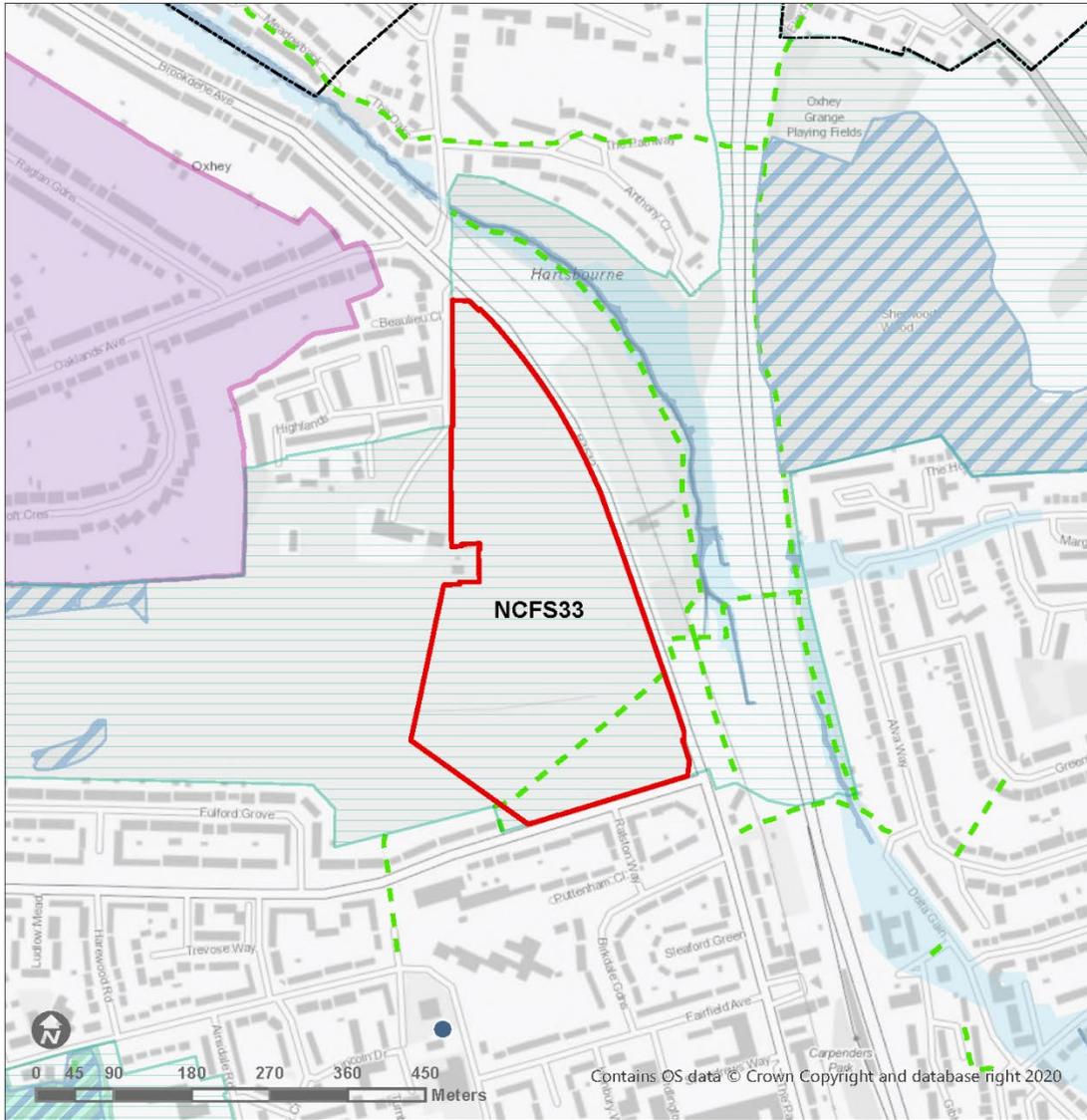
The sensitivity of the site is reduced by the prevalence of existing surrounding development and the enclosure by vegetation. The parcel is also significantly influenced by prior uses as a golf course.

For these reasons, Oxhey Park Golf Course has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features				•	
	Complexity				•	
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View				•	
	Openness to Private View			•		
	Views towards landmark buildings/natural features		•			
	Perceptual Quality			•		
	Prevention of merging/coalescence					•

Value

The site has a strong recreational value, owed to its public access use as an old golf course and PRow. The site is well-used by residents and people locally. The site is also functional in providing separation between Oxhey and Carpenders Park, increasing its value for limiting coalescence. There are also a number of large trees within the site and other areas of habitat, increasing its heritage value.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Listed Buildings Green Belt Local Wildlife Sites Local Nature Reserves Conservation Areas Public Rights of Way (PRoW) Flood zone 2 Flood zone 3b 	<p>NCFS32 Oxhey Park Golf Course, South Oxhey</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NCFS35

SITE NAME Land south of Chalfont Lane, West Hyde

The site is located within West Hyde. The eastern site boundary is defined by Old Uxbridge Road, the west by Denham Way Orbital Road and the north by Chalfont Lane.

The site itself comprises two narrow arable fields running adjacent to Pynesfield Lake and other lakes within the valley near to the River Colne. Tilehouse Lane splits the site into two parcels. Public Right of Way (PRoW) crosses through the whole western perimeter of the site running parallel to the M25. Large development associated with HS2 is ongoing to the west of the site.



Area (ha) 8.63

The topography of the site is largely flat within the valley floor. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross Slopes

- strong east-facing slopes with snaking dry valleys pushing westwards
- large arable fields east of the M25 with minimal hedgerows
- visually prominent urban development on lower slopes and along the A412
- woodland areas concentrated on the slopes of the narrow dry valleys to the west
- M25 major feature on the skyline to the west
- views from the upper slopes to the east across the Colne valley

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium
Low

Medium

Medium
High

High

SUMMARY

The Site is characteristic of the Maple Cross Slopes Landscape Character Assessment (LCA), comprising large arable fields and minimal hedgerows.

The site is not complex, comprising two flat arable fields with low hedgerows and trees on the site boundaries. Residential development is located to the east, and Denham Road and the High Speed Rail 2 site is to the west, surrounding the site by built development, and therefore reducing the perceptual quality.

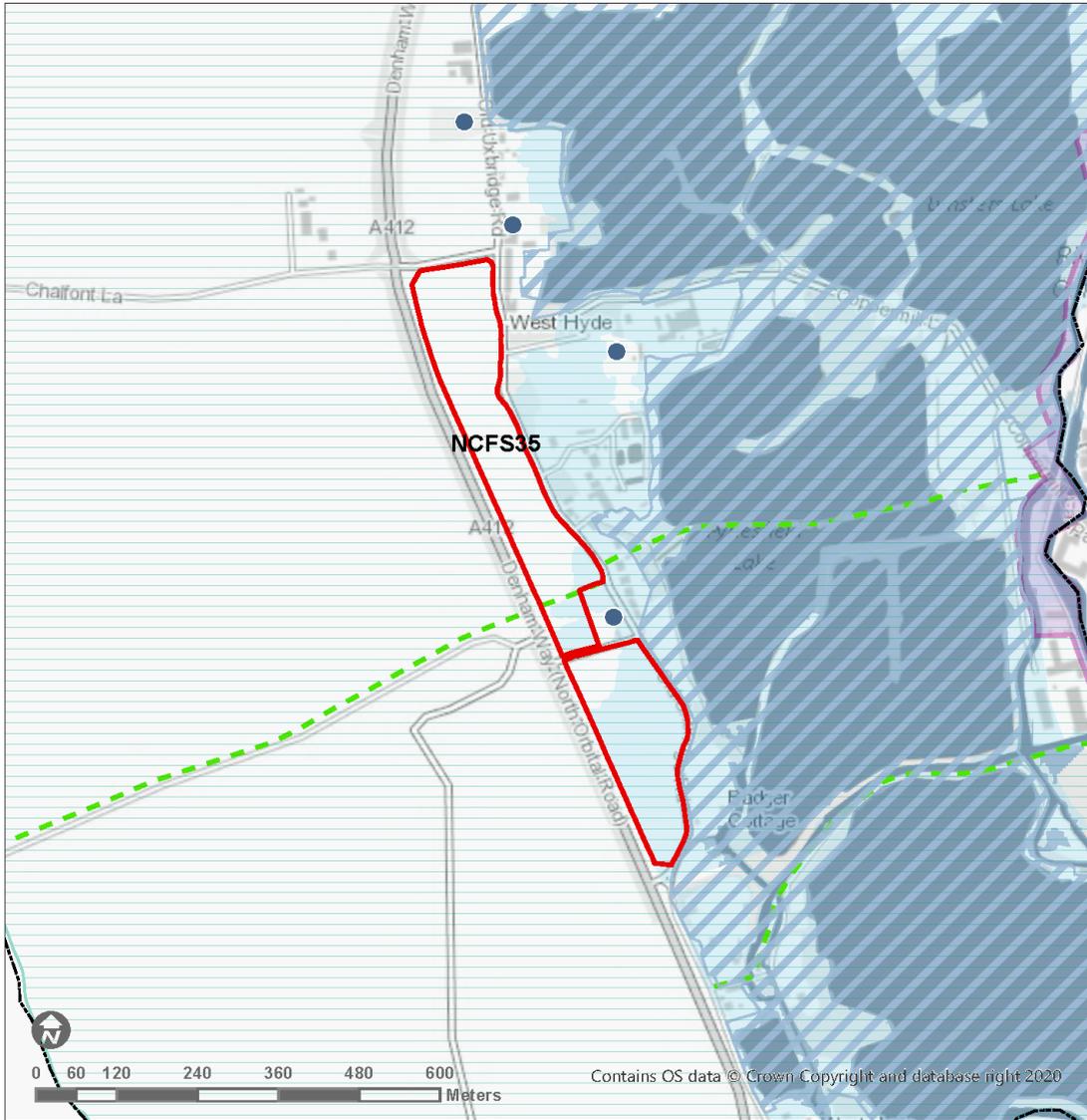
The hedgerows on the site boundaries are low clipped, providing opportunities for both public and private views into the site, increasing its sensitivity. A PRoW crosses through the site providing public views into the site, and the eastern boundary is defined by Old Uxbridge Road with residential properties overlooking the site. The site wraps around a Grade II listed building, increasing the sensitivity.

For this reason, the land south of Chalfont Lane has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features	•				
	Complexity	•				
	Enclosure by Vegetation					•
	Historic Character		•			
	Built development			•		
Visual	Openness to Public View					•
	Openness to Private View			•		
	Views towards landmark buildings/natural features		•			
	Perceptual Quality	•				
	Prevention of merging/coalescence	•				

Value

The site is located partly within the flood zone for the waterbodies located east of the site, increasing the sites functional value. A PRoW crosses through the site which increases the recreational value. The large trees located on some boundaries contribute also to the natural heritage value. The listed building located adjacent contributes to the cultural heritage value.



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Listed Buildings Green Belt Local Wildlife Sites Conservation Areas Public Rights of Way (PRoW) Flood zone 2 Flood zone 3b 		<p>NCFS35 Land south of Chalfont Lane, West Hyde</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>

SITE REF NO. NCFS36

SITE NAME Land North of Little Green Lane, Croxley Green

The site is located to the north of Croxley Green. The western boundary is defined by a tree belt (LoWS), the south by Little Green Lane, and the northern and eastern boundaries remain open to the wider arable field in which the site is located.

The site itself includes a rectangular field which comprises part of a much larger grassland field. A Public Right of Way (PRoW) runs along the western site boundary and is surrounded by a narrow belt of Ancient Woodland alongside Long Newlands Spring. Little Green Junior School is located to the south of the site.



Area (ha) 1.12

The topography of the site falls towards the north-east. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- extensive level plateau with considerable pastoral and equestrian land use
- narrow twisting steep-sided valleys dissecting the plateau
- mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- coherent settled pattern of farms and historic villages set around greens and commons
- few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is partly characteristic of the Sarratt Plateau Landscape Character Area (LCA), surrounding by woodlands on a level plateau.

The site forms the south-west corner of a larger arable field, and therefore the site boundaries are open with limited enclosure by vegetation on the north and east. The western boundary is defined by Long Newlands Spring Ancient Woodland (LoWS), which increases the site sensitivity to landscape features, and perceptual quality views towards visual features. A PRoW also runs within the adjacent woodland, running close to the site, and providing some views through to the site.

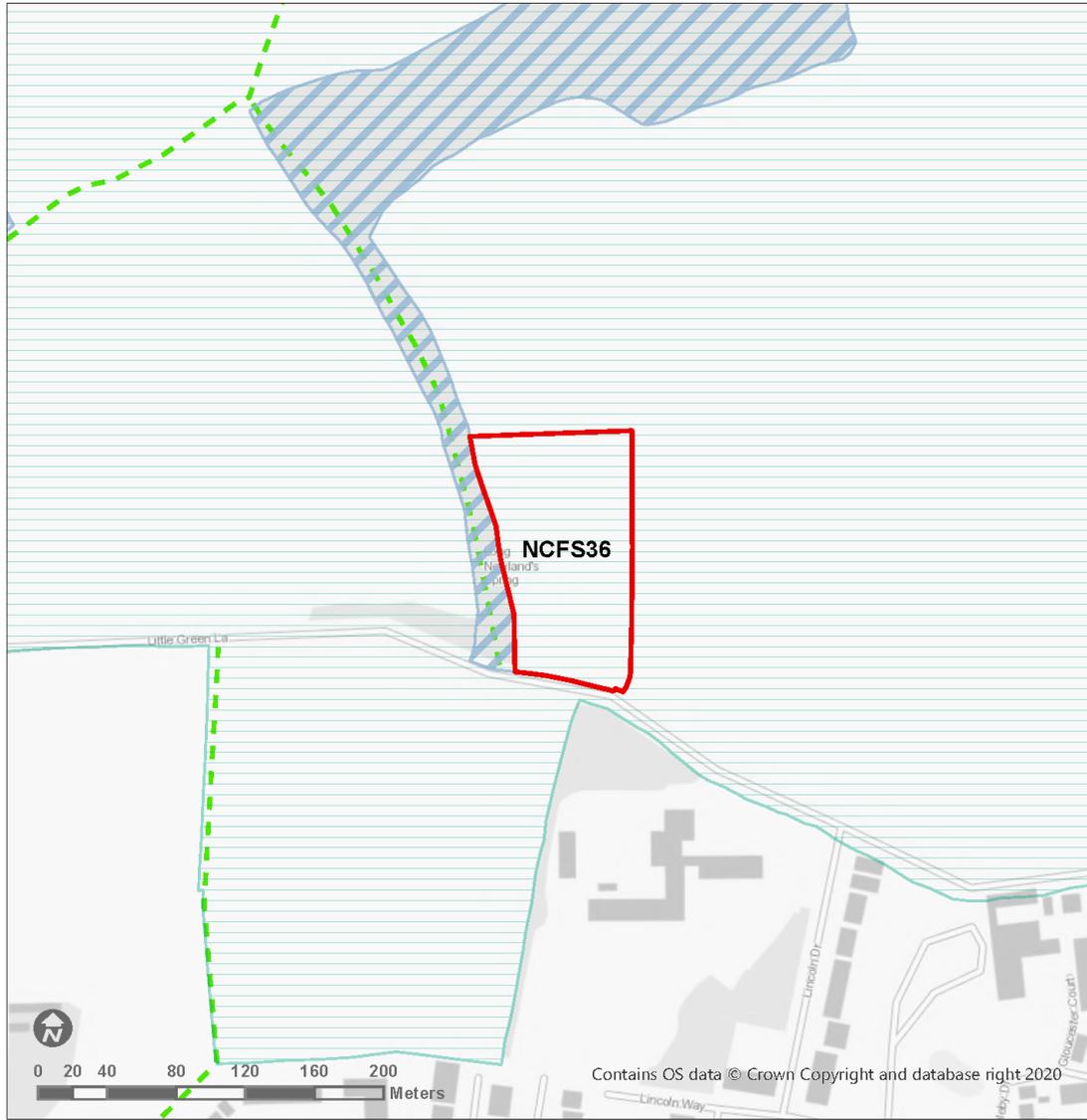
A Junior School is located south of Little Green Lane, however there is limited other built development in the surrounding landscape, increasing the site sensitivity. Some longer distance views are available south over the River Colne valley.

For this reason, the land south of Chalfont Lane has been classed as having **medium** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation				•	
	Historic Character	•				
	Built development			•		
Visual	Openness to Public View			•		
	Openness to Private View	•				
	Views towards landmark buildings/natural features				•	
	Perceptual Quality				•	
	Prevention of merging/coalescence		•			

Value

A linear woodland Local Wildlife Site (LoWS) forms the western site boundary, contributing to the natural heritage value. This linear woodland also follows a PRoW which runs adjacent to the site, providing recreational value.



<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment Site Green Belt Local Wildlife Sites Public Rights of Way (PRoW) 	<p>NCFS36 Land north of Little Green Lane, Croxley Green</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	<div style="display: flex; align-items: center;"> </div>

SITE REF NO. NSS20

SITE NAME Land adj. RES site, Egg Farm Lane

The Site is located to the south-east of Kings Langley. The northern boundary is defined by Egg Farm Lane, the south-east by the M25, and the west by the vegetation alongside the railway line.

The site comprises offices at Beaufort Court and a maintained grassland field with a singular wind turbine. A maintained footpath and large areas of new tree planting are also located within the site. A PRow runs along Egg Farm Lane to the north of the site.

The topography of the site is elevated in the east and the landscape falls towards the west. The site is located within the Green Belt.



Area (ha) 7.43

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- multiple arterial routes including roads, rail and canal
- steeply sloping valley slopes with secondary valleys running perpendicular to the Gade
- high proportion of 20th-century built development, both in valley and on the slopes
- pastoral slopes in the west and arable to the east

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Upper Gade Valley LCA, forming part of the pastoral valley slopes to the River Gade and influenced by the M25 and railway routes surrounding the site.

The M25 and the railway run along two of the site boundaries, significantly reducing the perceptual quality of the site, and also reducing the sensitivity to built development. Within the site, there are very few landscape features of note which would increase the site sensitivity.

The site is very open to public views, with the PRow on the northern boundary, and views of the elevated landform from the neighbouring M25. Private views are also available from the onsite business and nearby properties. Views out of the site over the River Gade valley are also available.

For this reason, the Land Adj. RES Site has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features	•				
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View				•	
	Openness to Private View			•		
	Views towards landmark buildings/natural features			•		
	Perceptual Quality	•				
	Prevention of merging/coalescence	•				

Value

The M25 is located on the site boundary which reduces the tranquillity of the site. Some longer distance views are available from the site owed to the elevated landform, which contributes to the scenic value of the site. The PRoW on the northern boundary also increases the recreational value, in addition to the paths within the site associated with the business area.

SITE REF NO. NSS21

SITE NAME Land between Adams House and Five Oaks

The Site is located to the south of Batchworth, forming a small parcel within the linear development along London Road. The site boundaries are defined by perimeter garden fences or vegetation, with some large trees.

The Site is a single rectangular parcel amongst other similar size parcels along London Road. Golf courses are located to the front and to the rear of the site. Grade II* Moor Park Registered Park and Garden is located on the east boundary, which is also a LoWS.



The Site formerly formed part of Moor Park. The site is located within the Green Belt.

Area (ha) 0.20

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- strongly undulating slopes across a series of ridges and valleys
- woodland areas to higher ground mark the horizon
- major parkland landscape with mature feature trees at Moor Park
- high proportion of golf courses
- mix of soil types create locally diverse flora

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is situated within a landscape which is characteristic of the Moor Park Slopes LCA, with golf course surrounding the site.

Moor Park Grade II* Registered Park and Garden runs along the rear of the site, increasing the historic character.

The Site is small in scale and situated between other small parcels of land for residential homes along London Road, reducing the overall sensitivity. There is some exposure to the two neighbouring residential plots, to users of London Road and also from the golf course to the rear of the site. The trees on the site boundaries also contribute towards noted landscape features.

For this reason, the Land Between Adams House and Five Oaks has been classed as having **low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation		•			
	Historic Character				•	
	Built development	•				
Visual	Openness to Public View			•		
	Openness to Private View		•			
	Views towards landmark buildings/natural features			•		
	Perceptual Quality		•			
	Prevention of merging/coalescence	•				

Value

The site is located adjacent to Grade II* listed Moor Park which increases the cultural heritage value of the site. This park is also a Local Wildlife Site (LoWS), which in combination with the few large trees around the site increases the natural heritage value.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Green Belt  Local Wildlife Sites  Registered Park and Gardens 	<p>NSS21 Land between Adams House and Five Oaks, London Road, Rickmansworth</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. NSS6a | **SITE NAME** North Cott East Lane

The Site is located to the south-east of Bedmond. East Lane forms the western boundary, rear gardens of properties on The Bell form the northern boundary, and other gardens/small fields form the other boundaries.

The site itself comprises a small maintaining field associated with properties on East Lane/High Street.

The topography of the site is elevated in the landscape and falls towards the west. The site is located within the Green Belt.



Area (ha) 0.47

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- gently undulating plateau with considerable pastoral and equestrian land
- narrow straight lanes to the west running parallel but not connecting
- winding narrow roads to the east
- discrete woodlands throughout the area including both ancient woodland and plantations

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Bedmond Plateau LCA, comprising part of an equestrian landscape with narrow East Lane adjacent and discrete woodlands.

Existing residential development is located around the site, reducing the site sensitivity to built development. This however allows private views into the site from the surrounding properties.

The site is predominantly grassland although includes the property and buildings to the north-west corner. This site is therefore not complex, and also contains few landscape features of note excepting some trees on the site boundaries.

For this reason, the North Cott has been classed as having **low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View				•	
	Views towards landmark buildings/natural features		•			
	Perceptual Quality		•			
	Prevention of merging/coalescence	•				

Value

The vegetation and trees on the site boundaries contribute to the natural heritage value and the scenic value of the site. Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none">  District_Boundary  Assessment Site  Listed Buildings  Green Belt  Public Rights of Way (PRoW) 	<p>NSS6a North Cott East Lane, Bedmond</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. H22a

SITE NAME Depot, Stockers Farm Road

The Site is located to the south-west of Rickmansworth. The southern boundary is defined by Stockers Farm Road, the east by rear gardens of properties on Harefield Road, and the other boundaries by vegetation separating the site from the level valley floor.

The Site itself comprises existing commercial use buildings, hard surfacing and some trees. A PRow runs along the south of the site on Stockers Farm Road. The grassland surrounding the site is LoWS.

St Mary’s Church of England Primary School is located opposite the site. The site forms part of the valley floor to the River Gade and the Grand Union Canal, and is therefore within the Flood Zone.



Area (ha) 0.76

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Colne Valley Gravel Pits

- level river valley between 0.6 and 1 km wide
- extensive and numerous waterbodies following restoration of sand and gravel workings
- areas of both remnant and restored pasture
- strong vegetated character hiding both settlement and waterbodies

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is currently developed with buildings for commercial use. This reduces the sites perceptual quality and sensitivity to built development.

The site is surrounded by hedgerows and trees which provide some landscape features of note, and also provide a good sense of enclosure from the surrounding area.

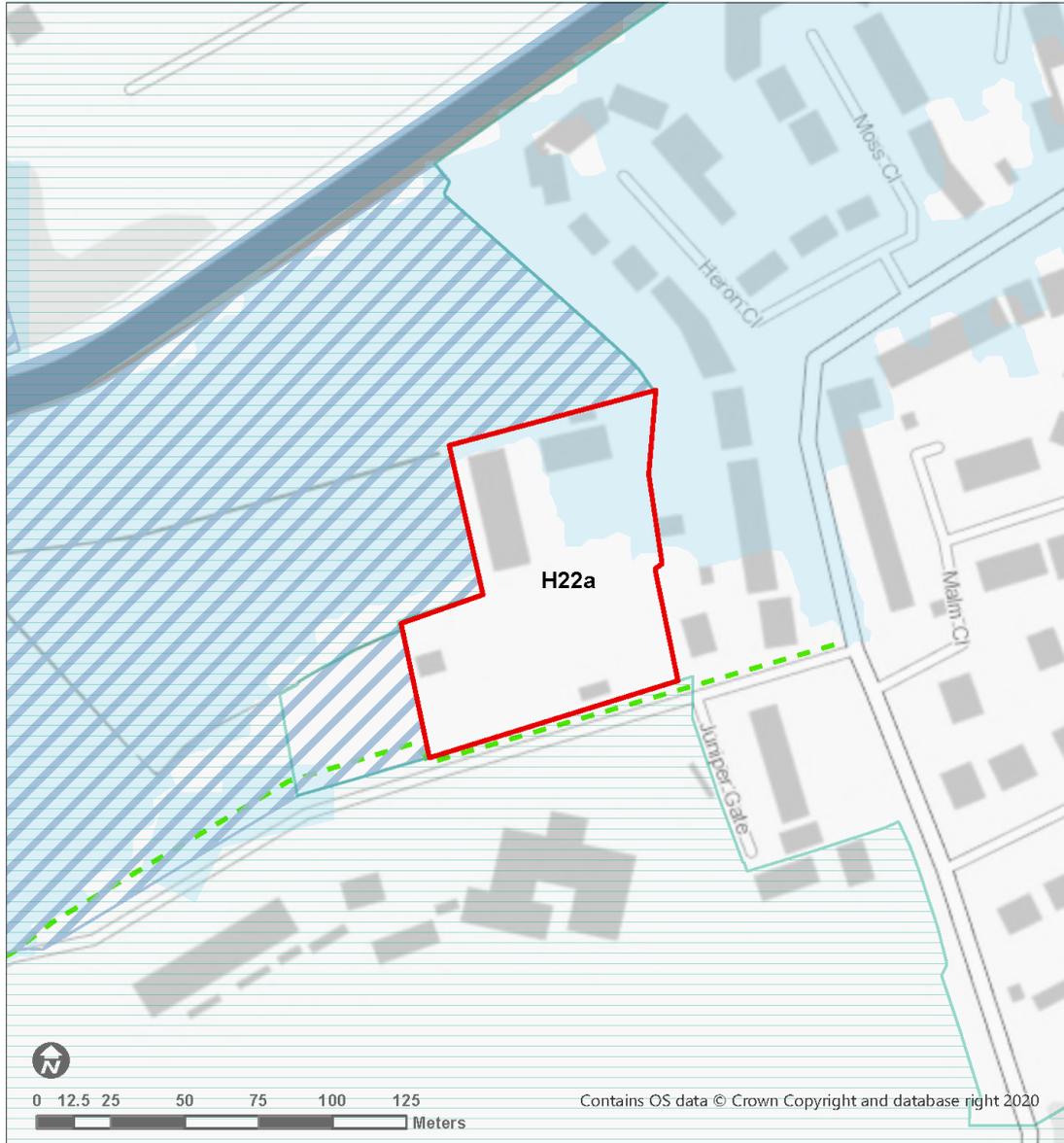
The site forms part of the level river valley of the River Gade (LoWS), and is located close to the Grand Union Canal, however the surrounding vegetation provides a sense of separation from these features.

For this reason, the Depot on Stockers Farm Road has been classed as having **low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features	•				
	Complexity	•				
	Enclosure by Vegetation		•			
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View			•		
	Views towards landmark buildings/natural features		•			
	Perceptual Quality	•				
	Prevention of merging/coalescence	•				

Value

The adjacent flood zone and Local Wildlife Site (LoWS) contribute to the natural heritage and functional value of the site. Within the site itself, there are limited features which would increase the overall value of the site.



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<p>Key</p> <ul style="list-style-type: none">  District Boundary  Assessment Site  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW)  Flood zone 2  Flood zone 3b 	<p>H22a Depot, Stockers Farm Road, Batchworth</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="959 1910 1018 1966">  </div> <div data-bbox="1046 1910 1249 1966">  </div> </div>
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SITE REF NO. CF26c

SITE NAME West of the Kings Langley Estate

The Site is located to the east of Kings Langley. The railway line defines the west, Egg Farm Lane to the south, Toms Lane and rear gardens to properties to the north, and existing hedgerow boundaries to the wider arable landscape to the east.

Within the site lies several arable fields separated by well established hedgerow and tree lined boundaries, and a yard at Numbers Farm. PRoWs run along the north-eastern edge and along the southern boundary. A LoWS is located within the site.



Area (ha) 25.53

The topography of the site generally falls to the west however also has undulations within the site itself. The site is located within the Green Belt.

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- multiple arterial routes including roads, rail and canal
- steeply sloping valley slopes with secondary valleys running perpendicular to the Gade
- high proportion of 20th-century built development, both in valley and on the slopes
- pastoral slopes in the west and arable to the east

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Upper Gade Valley LCA, comprising undulating and valleyside fields surrounded by arterial routes including the M25 and railway.

There are some strong panoramic views over the railway to Kings Langley which sits on the valleyside, increasing the site sensitivity. The undulations within the site and overall perceptual quality of the site increase the sensitivity also. Mature vegetation forms the site boundaries providing some sense of enclosure, however there are still opportunities for views into the site from public and private receptors. The hedgerows and trees within the site are important landscape features, some of which are part of the LoWS.

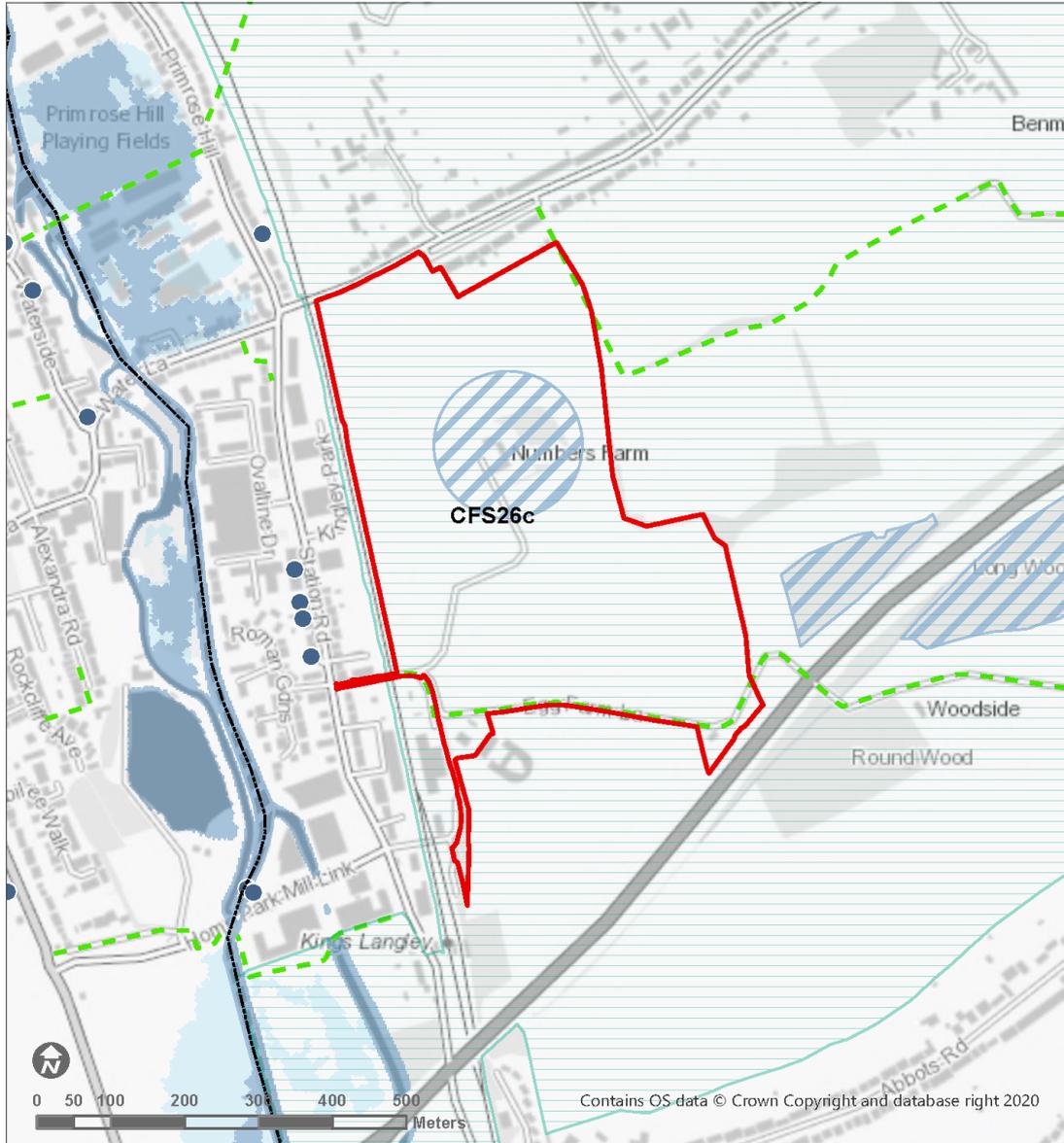
The Site is located on the edge of Kings Langley and in close proximity to built development, however it is separated by the railway line which runs along the western boundary.

For this reason, West of Kings Langley Estate has been classed as having **medium-high** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development		•			
Visual	Openness to Public View				•	
	Openness to Private View			•		
	Views towards landmark buildings/natural features				•	
	Perceptual Quality				•	
	Prevention of merging/coalescence		•			

Value

The Local Wildlife Site (LoWS) within the site contributes to the natural heritage value, in combination with other large trees located around the site. The hedgerows also contribute to the scenic value and the green infrastructure network. The PRoW which crosses through the site and along the boundary also contribute to the recreational value of the site. The undulating landform and longer distance views also contribute to the scenic value.



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<p>Key</p> <ul style="list-style-type: none"> District Boundary Assessment Site Listed Buildings Green Belt Local Wildlife Sites Public Rights of Way (PRoW) Flood zone 2 Flood zone 3b 	<p>CF26c West of the Kings Langley Estate, Kings Langley</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="949 1904 1021 1971" style="text-align: center;">  </div> <div data-bbox="1037 1904 1252 1971" style="text-align: center;">  </div> </div>
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SITE REF NO. EOS12.3

SITE NAME Land to the north of Chalfont Road, Maple Cross

The site is located to the west of Maple Cross. The southern and western boundaries are defined by Chalfont Road, the eastern boundaries by the rear gardens of properties on Oakhill Road, and the northern boundary is open to the wider arable countryside.

The site itself comprises a small part of a larger arable field. A hedgerow with trees forms the southern boundary of the site.

The topography of the site is undulating, raised towards the centre and falls to the south and west. The site is located within the Green Belt.



Area (ha) 3.86

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross Slopes

- strong east-facing slopes with snaking dry valleys pushing westwards
- large arable fields east of the M25 with minimal hedgerows
- visually prominent urban development on lower slopes and along the A412
- woodland areas concentrated on the slopes of the narrow dry valleys to the west
- M25 major feature on the skyline to the west
- views from the upper slopes to the east across the Colne valley

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is characteristic of the Maple Cross Slopes LCA, comprising east-facing slopes, large arable fields with minimal hedgerows, adjacent urban development in Maple Cross, and nearby Beechen Wood.

The Site forms part of a much larger arable field, which reduces the sites complexity and number of landscape features within the site.

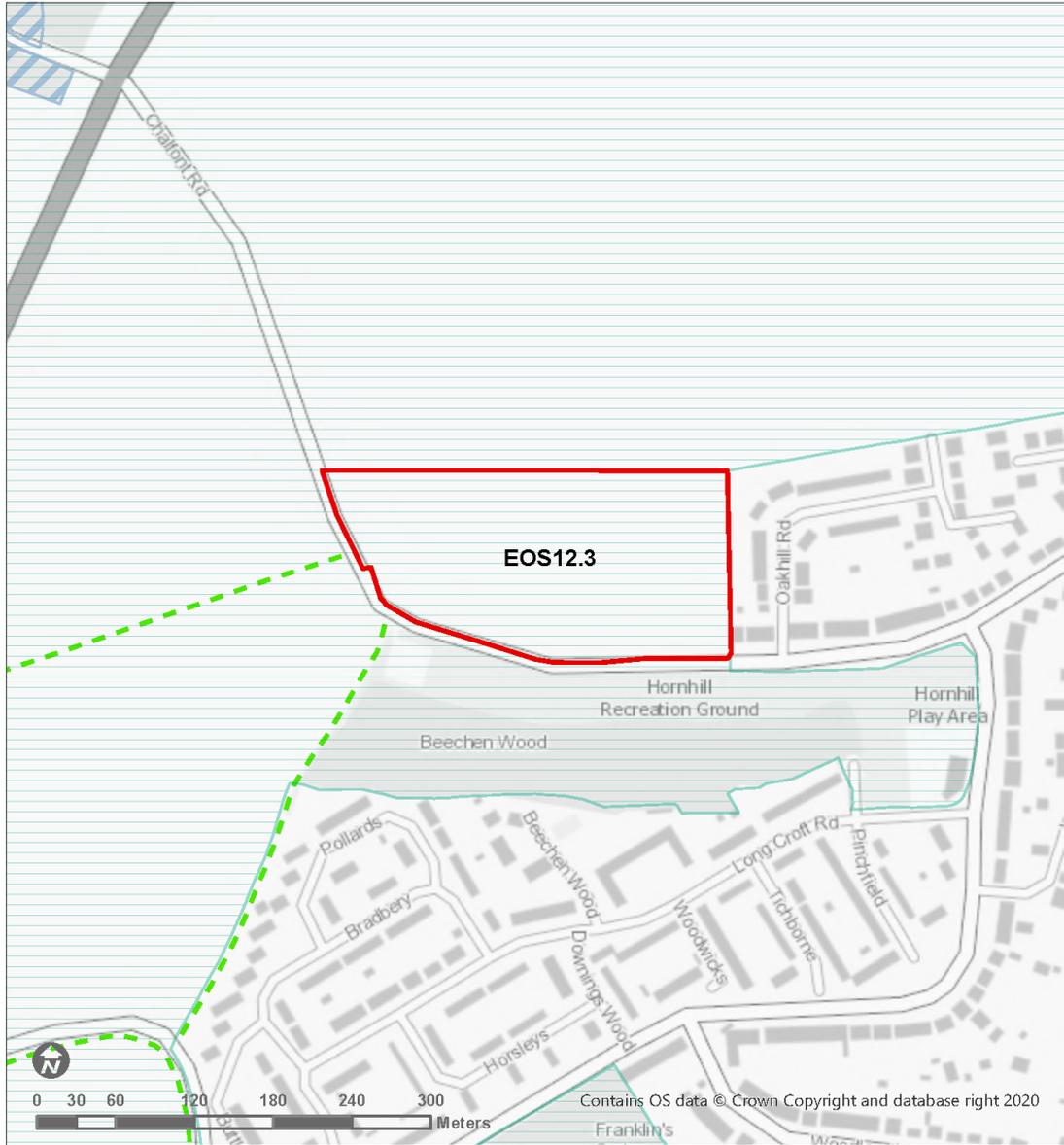
Residential properties to the east provide views across the site, and Chalfont Lane provides public views into the site. The elevated landform also makes the site more visually prominent within the surrounding area.

For this reason, Land to the north of Chalfont Road has been classed as having **medium-low** sensitivity to built development

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features		•			
	Complexity	•				
	Enclosure by Vegetation				•	
	Historic Character	•				
	Built development			•		
Visual	Openness to Public View				•	
	Openness to Private View				•	
	Views towards landmark buildings/natural features			•		
	Perceptual Quality			•		
	Prevention of merging/coalescence	•				

Value

The woodland to the south of the site increases the scenic value with views across it, also noting the elevated landform within the site. The nearby M25 does however reduce the tranquillity of the site.



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<p>Key</p> <ul style="list-style-type: none">  District Boundary  Assessment Site  Green Belt  Local Wildlife Sites  Public Rights of Way (PRoW) 	<p>EOS12.3 Land to the north of Chalfont Road, Maple Cross</p> <p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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SITE REF NO. H15

SITE NAME Garages rear of Drillyard, West Way

The Site is located within Moneyhill, Rickmansworth. All boundaries of the site are generally defined by the rear gardens of other properties or the boundaries to land associated with other buildings.

The Site itself contains existing buildings and is surrounded by a number of large trees. Berry Lane and an area of public open space sit close to the west of the site.

The topography of the site is flat.



Area (ha) 0.22

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

N/A

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The Site is located within an urban area, surrounded by residential and commercial buildings which overlook the site. Whilst public and private views into the site are available, the urban context reduces the site sensitivity to built development and perceptual quality.

For a small site, the land contains or is surrounded by a number of large trees which are valued features. These landscape features can contribute to increasing the site sensitivity.

For this reason, Garages Rear of Drillyard has been classed as having **medium-low** sensitivity to built development.

Criteria Group	Criteria	Susceptibility				
		Low	Medium Low	Medium	Medium High	High
Landscape	Landform and landscape features			•		
	Complexity		•			
	Enclosure by Vegetation			•		
	Historic Character	•				
	Built development	•				
Visual	Openness to Public View		•			
	Openness to Private View				•	
	Views towards landmark buildings/natural features		•			
	Perceptual Quality	•				
	Prevention of merging/coalescence	•				

Value

The vegetation and trees located within the site increase the natural heritage value and the scenic value of the site. There are limited other features which would increase the overall value of the site.



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<p>Key</p> <p> District_Boundary</p> <p> Assessment Site</p>	<p>H15</p> <p>Garages rear of Drillyard, West Way, Rickmansworth</p>
	<p>Three Rivers Landscape Sensitivity Assessment Addendum IV</p>
	<p> </p>

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