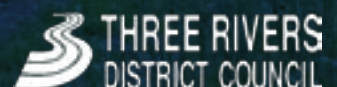


Potential allocation sites  
for the Three Rivers  
New Local Plan

# LANDSCAPE SENSITIVITY ASSESSMENT ADDENDUM

July 2020

PLACE  
SERVICES



## ABOUT US

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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 clients 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're 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

Version	Date	Issued by	Reviewed by	Description of changes
1.0	27/06/2020	Megan Cowell	Ryan Mills	Internal Review
2.0	30/06/2020	Ryan Mills	Peter Dawson	Draft Report
3.0	15/07/2020	Ryan Mills	Peter Dawson	Final Report
		<b>Name</b>		
<b>Title of report</b>		Landscape Sensitivity Assessment Addendum		
<b>Client</b>		Three Rivers District Council		
<b>Client representative</b>		Claire May		
<b>Survey completed by</b>		Ryan Mills CMLI & Megan Cowell		
<b>Report contributors</b>		Ryan Mills CMLI, Almudena Quiralte CMLI & Megan Cowell		

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# INTRODUCTION

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Three Rivers District Council commissioned Place Services in May 2020 to undertake an landscape sensitivity assessment on additional sites. This landscape sensitivity assessment is intended to provide context for policies and proposals within the emerging Local Plan, in particular 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 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.

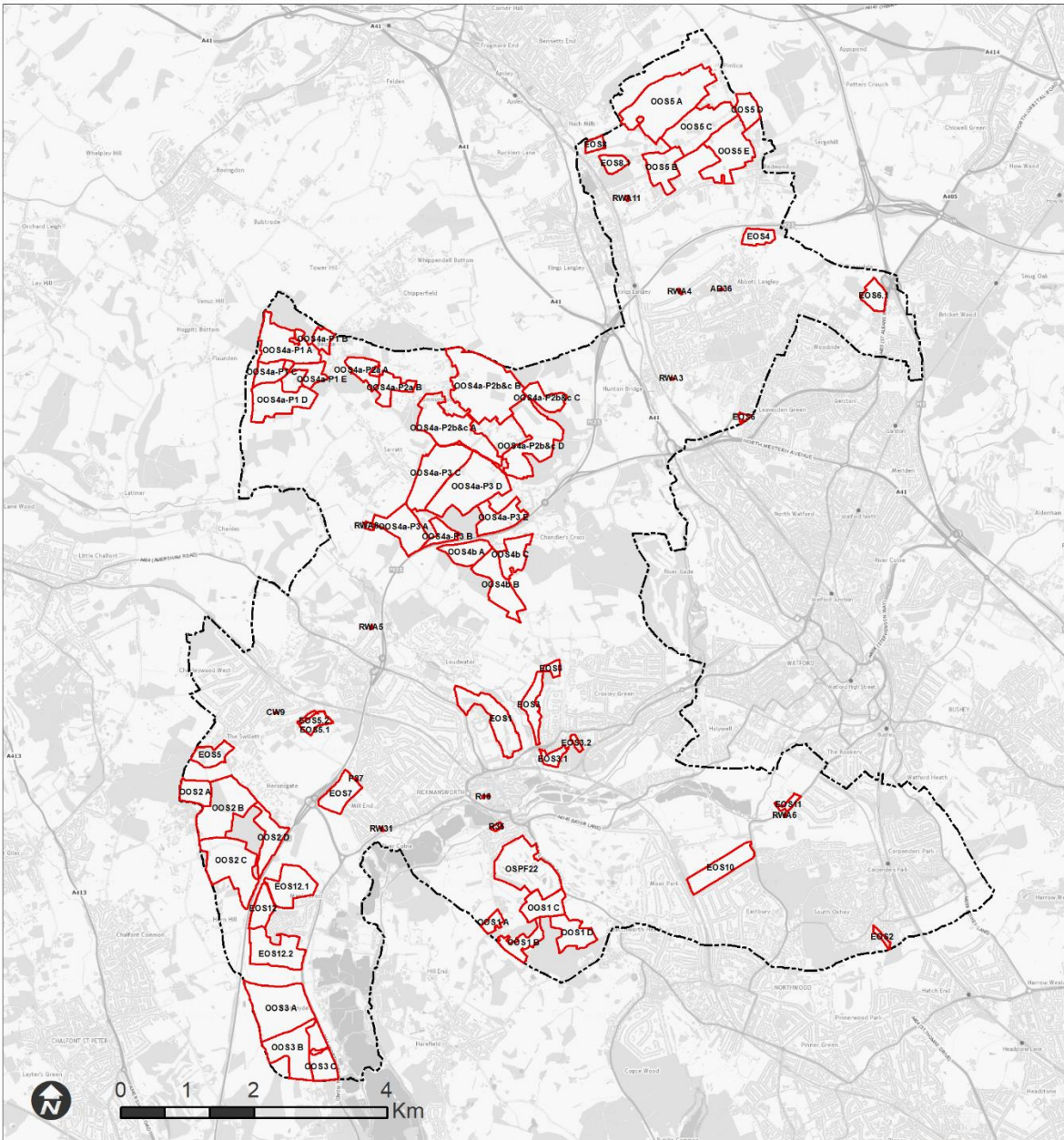
## AREAS FOR ASSESSMENT

An additional list of 42 sites for assessment was provided by Three Rivers District Council. The sites fall within the following categories:


- New Settlement Sites
- Edge of Settlement Sites
- Refused and Withdrawn Sites
- Urban Capacity Sites

The sites are at a range of landscape scales; therefore, it was decided prior to the assessment that the New Settlement sites would be broken up into smaller parcels as its probable that many of these sites will have different scales of sensitivity within the one site. These parcels were agreed with Three Rivers prior to the study to ensure the parcel boundaries were not influenced by the assessment results.

**SITE ASSESSMENT LOCATIONS**



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px dashed black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> District_Boundary</li> <li><span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Assessment sites</li> </ul>	<p><b>Assessment sites</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

# METHODOLOGY

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## 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 was the same as the 2019 study. 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’ (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’ (Third Edition, 2013) (GLVIA3) and ‘An Approach to Landscape Character Assessment’<sup>3</sup>. 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 landscape character, quality 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 will be based on a five-point sensitivity scale as proposed in **Table 1**.

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

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

<sup>3</sup> Natural England. An Approach to Landscape Character Assessment (October 2014)

**TABLE 1: LANDSCAPE SENSITIVITY**

HIGH	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW	LOW
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.	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.	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.	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.	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.

Landscape and visual sensitivity has been assessed for each ‘site allocation’ with reference to 10 criteria, set out in **Table 2** and **Table 3** below.

**TABLE 2: LANDSCAPE SENSITIVITY ASSESSMENT CRITERIA**

CRITERIA	MEASUREMENT OF CRITERIA	COMMENTS
Landform and landscape features	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> <li>– Smooth, gently undulating or featureless landform; the area has fewer landscape features that are characteristic or valued.</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>– Undulating landform and some distinct landform features within it; the area has some landscape features that are characteristic or valued.</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>	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.
Complexity	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Large, simple landscape with single/limited land uses and variety</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Medium scale landscape with variations in pattern, texture and scale</li> </ul> <p><i>High Sensitivity</i></p>	The complexity and scale of the landscape includes consideration of the land use, field boundaries and levels of enclosure

	<ul style="list-style-type: none"> <li>- small and organic landscape with a variety in pattern, texture and scale</li> </ul>	
Enclosure by Vegetation	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Enclosed by mature vegetation</li> <li>- extensive tree belts/ woodland</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Semi-enclosed by vegetation</li> <li>- Small woodlands</li> <li>- Moderate hedgerows with hedgerow trees</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Limited/poor hedges (with no trees) and/or isolated copses</li> <li>- Largely open with minimal vegetation</li> </ul>	Assumes hedgerows/tree belts/woodlands would provide screening of development and therefore reduce potential landscape and visual impact.
Historic character	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Relatively few historic features important to the character of the area</li> <li>- Nearly entirely of modern origin</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Some visible historic features of importance to character</li> <li>- Some signs of historic origin</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- <i>High density of historic features important to the character of the area</i></li> <li>- <i>Historic origin is diverse</i></li> </ul>	Historic Character is derived from the relative presence or absence of local historic features or designations Pre 18 <sup>th</sup> 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 Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Considerable presence of built development in the surrounding landscape already that have a significant affect the character of the area.</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Some built development features within the surrounding area that have an impact on the landscape</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Absence of any built development in the landscape and surrounding area.</li> </ul>	Features include industrial or commercial buildings and infrastructure, residential dwellings, transport routes and power lines, brownfield land, and vertical structures.

**TABLE 3: VISUAL SENSITIVITY ASSESSMENT CRITERIA**

<b>CRITERIA</b>	<b>MEASUREMENT OF CRITERIA</b>	<b>COMMENTS</b>
Openness to Public View	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Area is well contained from public views</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Area is partially contained from public views</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Area is very open to public views</li> </ul>	Public views will include views from Roads, Rights of Way and public open space. 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 Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Area is well contained from private views</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Area is partially contained from private views</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Area is very open to private views</li> </ul>	<p>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.</p>
Views towards landmark buildings/natural features	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Does not have or allow views towards any landmark buildings/ natural features</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Has or allows partial views towards landmark buildings/ natural features</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Has or allows very open views towards landmark buildings/ natural features</li> </ul>	<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 Sensitivity</i></p> <ul style="list-style-type: none"> <li>- The area is significantly influenced by development/ human activity, where new development would not be out of character.</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- A landscape with some sense of rurality, but with some modern elements and human influences.</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>	<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 Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Development would not compromise any separation from nearby settlements</li> </ul> <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Development would have moderate impact on separation</li> </ul> <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> <li>- Development would significantly compromise separation and cause coalescence.</li> </ul>	<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>

# REPORT PRESENTATION

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The Site sensitivity results in the following 121 reports 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) of the site and then a brief description of any key characteristics and qualities the site demonstrates.

**SENSITIVITY ASSESSMENT** - This is followed by the sites sensitivity rating using a 5-point scale (see Table 1 above) and a short summary description of the site's landscape and visual sensitives identified. For more detail, the results from the assessment of landscape/visual sensitivity against the ten criteria identified in the methodology (Table 2 and 3 above) have also 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.	AREA	SITE NAME	SENSITIVITY
OSPF22		Land at Batchworth Golf Course	Medium
<b>NEW SETTLEMENT SITES</b>			
OOS1	A	Land at Batchworth	Medium High
	B		Medium High
	C		Medium High
	D		Medium
OOS2	A	Land south of Heronsgate	Medium
	B		Medium
	C		Medium
	D		Medium
OOS3	A	Land west of West Hyde	Medium Low
	B		Medium Low
	C		Medium Low
OOS4a – P1	A	Parcel 1 – West of Belsize	Medium High
	B		Medium
	C		Medium High
	D		Medium High
	E		Medium
OOS4a- P2a	A	Parcel 2 - Land south of Chipperfield Common	Medium High
	B		Medium High
OOS4a – P2b&c	A	Parcel 2 - Land at Commonwood and Bucks Hill	Medium High
	B		Medium
	C		Medium
	D		Medium High
OOS4a- P3	A	Parcel 3 - South of Sarratt Road	Medium
	B		Medium
	C		Medium
	D		Medium
	E		Medium Low
OOS4b	A	Land at Chandlers Cross	Medium Low
	B		Medium

	C		Medium
OOS5	A	Land north-west of Bedmond	Medium High
	B		Medium Low
	C		Medium
	D		Medium
	E		Medium High
<b>EDGE OF SETTLEMENT SITES</b>			
EOS1		Land adjacent to Royal Masonic School	Medium
EOS2		Prestwick Road Meadows, South Oxhey	Medium High
EOS3		Land to west of Copthorne Road	Medium High
EOS3.1		Land adjacent to Rickmansworth School	Medium Low
EOS3.2		Land north of Croxleyhall Woods	Medium
EOS4		Land adjacent to Bedmond Road	Medium Low
EOS5		Land to the south of Bullsland Lane	Medium
EOS5.1		Land to the south of Berry Lane	Medium
EOS5.2		Land to the south of Berry Lane - Larger Site	Medium
EOS6		Leavesden Green	Medium
EOS6.1		Land north of Parmiter's School	Medium Low
EOS7		Land to the south of Shepherds Lane and west of M25	Medium High
EOS8		Land to the east of Lower Road, Kings Langley	Medium
EOS8.1		Land to the south of Hyde Lane	Medium Low
EOS10		Sandy Lodge Golf Course	Medium High
EOS11		Land to the north of Hampermill Lane	Medium Low
EOS12		Land to the west of Maple Cross	Medium High
EOS12.1		Land between M25 and Maple Cros	Medium
EOS12.2		Land to the west and south of Maple Cross (combined sites)	Medium High
<b>REFUSED OR WITHDRAWN SITES</b>			
RWA3		10 Gypsy Lane	Low
RWA4		162 Abbots Road	Low
RWA5		Delgany, Solesbridge Lane	Low
RWA6		165-167 Hampermill Lane	Medium Low
RWA8		Land r/o Cock Inn, Church Lane	Medium High
RWA11		Glenwood, Harthall Lane	Medium Low
<b>URBAN CAPACITY SITES</b>			
R15		Goral Mead (Smaller Site)	Low
R16		Goral Mead (Larger Site)	Low
RW31		Garden land off of Uxbridge Road	Low
AB36		Land to the rear of Causeway House	Low
CW9		Garages at Copmans Wick	Medium Low
P27		Corner of Chiltern Drive	Low
R35		Tesco, Harefield Road	Medium Low



**SITE REF NO.** OSPF22

**SITE NAME** Land at Batchworth Golfcourse

Located to the west of the A404 south of Rickmansworth, the site covers most of Batchworth Golf Course. The site is located higher than the surrounding landscape and excludes Batchworth Golf Club building. Batchworth Golf Course comprises of undulating grassland with scattered trees and areas of substantial vegetation. The Nine of Herts Golf Course borders the site to the south, with residential housing to the north, and a PRow and road network to the west. Rickmansworth Golf Course and Moor Park Golf Course are also located in close proximity to the site. on the east side of the A404.



**Area (ha)** 55.26

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Moor Park Slopes

- Strong undulating slopes extend across Batchworth Golf Course
- Site is a characteristic Golf Course, and is located adjacent to Nine of Herts, Moor Park and Rickmansworth Golf Courses
- Woodland area to the west of the site mark the western boundary

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

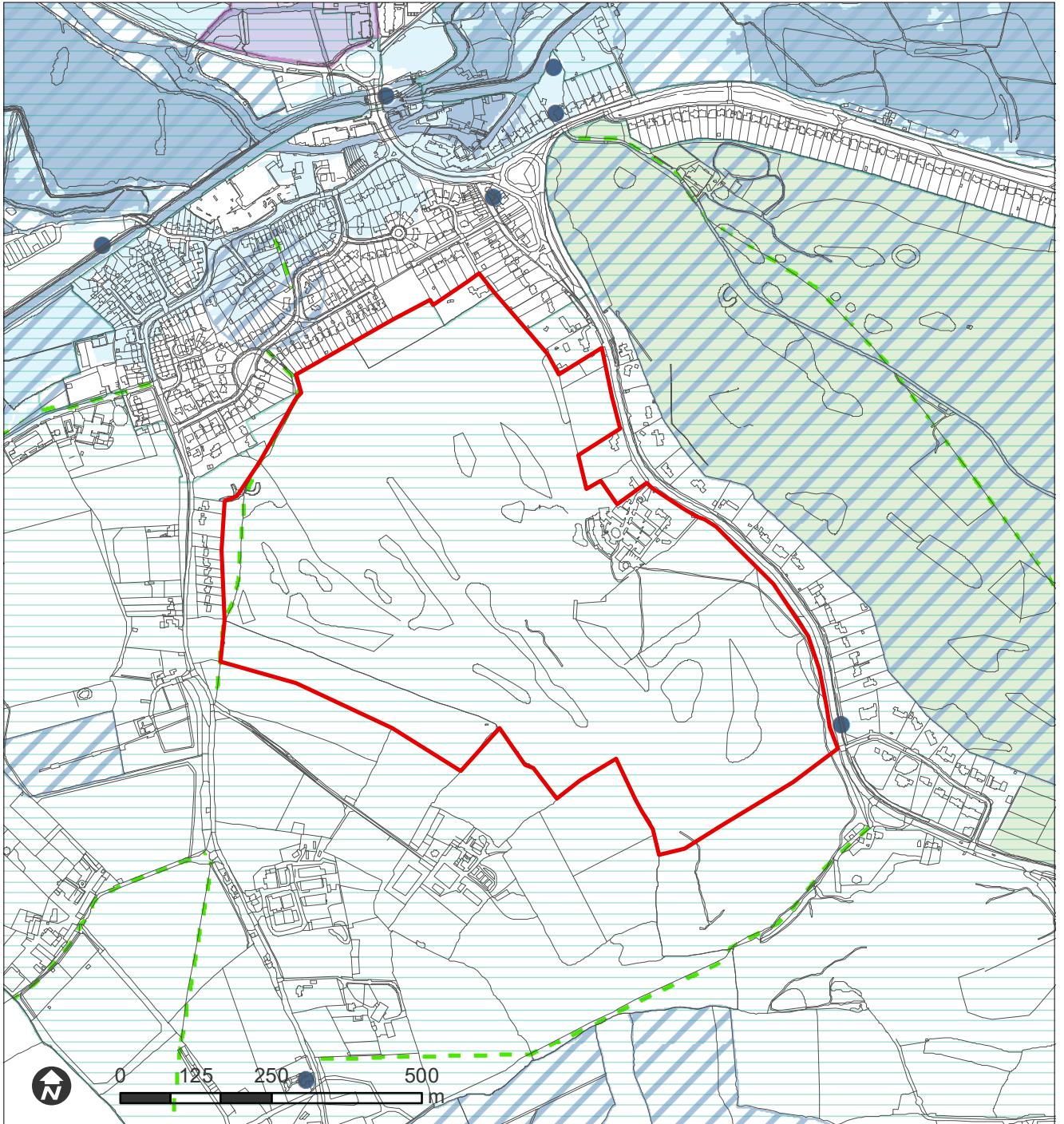
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

As Batchworth Golf Course holds many characteristics of the Moor Park Slopes LCA, the overall sensitivity of the site is increased as the landscape features are typical of the local area. The undulating landform with copses, mature feature trees and small woodland areas increase the overall sensitivity, and in turn improving the overall perceptual quality of the site. However, the substantial mature vegetation along the site boundaries helps to reduce the private and public visual impact of the site, therefore reducing its overall visual impact on the area.

For these reasons, Batchworth Golf Course has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OSPF22</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: purple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>OSPF22</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS1 (Area A)

**SITE NAME** Land at Batchworth

The site is situated along Harefield Road, away from the south of Rickmansworth. Harefield Road borders the east and south boundaries, whilst the north and west boundaries are defined by mature vegetation. The undulating meadow grassland site holds views over the valley to the north of the site, with farm buildings in the foreground. The site is located in the immediate setting of a 17<sup>th</sup> Century pub; the Rose and Crown Inn, which sits to the south of the site. Thames Way Footpath also runs across the centre of the site.



Please see Page 20 for Map

**Total Area (ha)** 137.17  
**Section Area (ha)** 6.21

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Moor Park Slopes

- Strong undulations within the site boundaries that present extensive views across the valley to the north
- Mature trees and vegetation mark the site boundaries

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

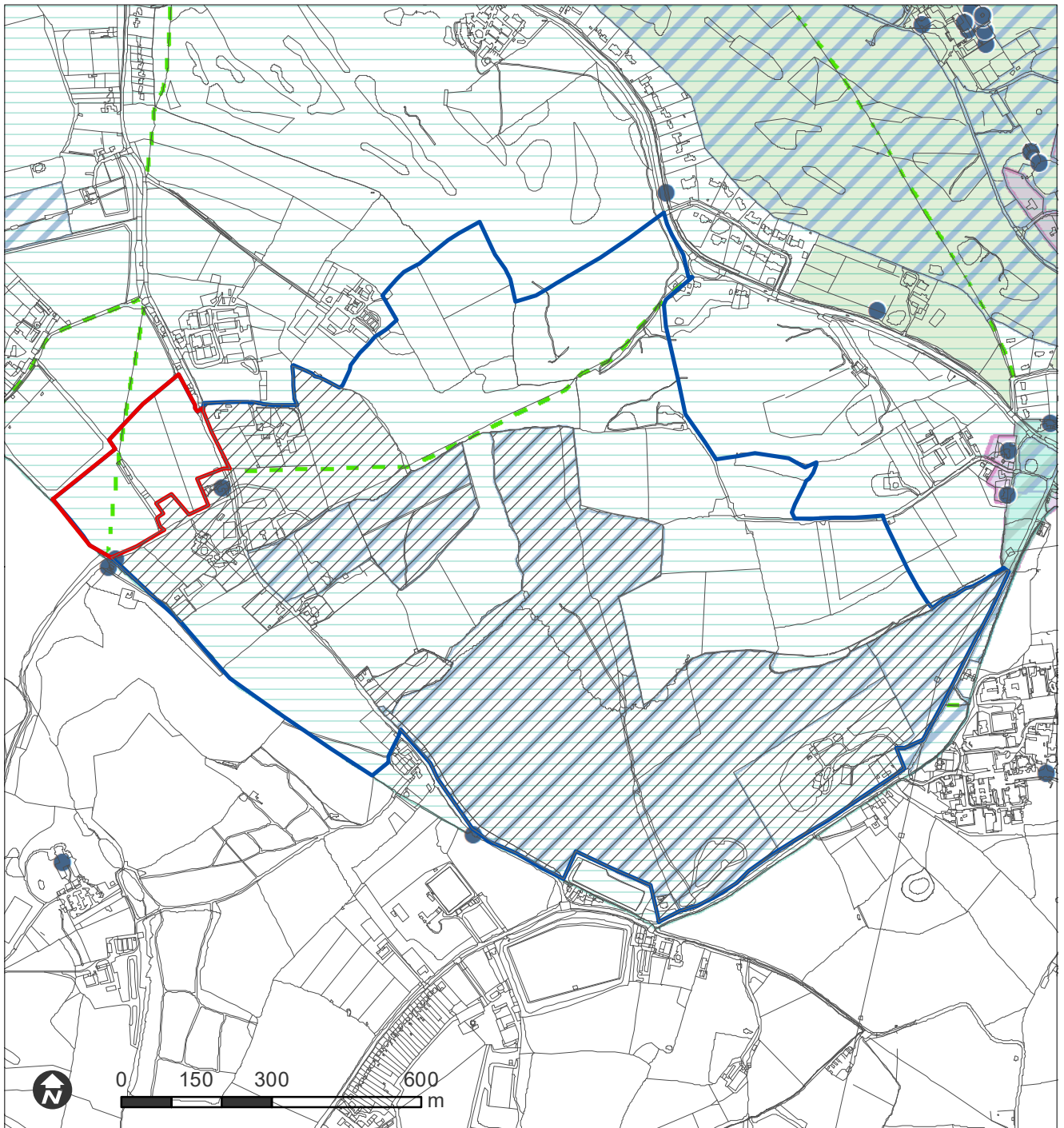
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the site is relatively small, the site has several valuable features that make the site sensitive to built development. The site is enclosed by mature vegetation on some boundaries, with both private and public open views into the site from the Thames Way public footpath, the Rose and Crown Inn pub, and from residential properties. There are also open views from the site towards the 17<sup>th</sup> Century pub to the south, and extensive views across the valley to the north of the undulating landscape that are characteristic of the Moor Park Slopes LCA.

For these reasons, Area A of the Land at Batchworth has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS1 absolute_constraints</li> <li> OOS1 - Land at Batchworth</li> <li> Area A</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS1 - Area A</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>
<p style="text-align: center;"> </p>		

**SITE REF NO.** OOS1 (Area B)

**SITE NAME** Land at Batchworth

Located between two Ancient Woodlands, the site is bordered by Long Spring woodland to the north and Bishops Wood to the south and east, whilst Woodcock Hill road and dispersed residential properties run through the centre of the site. The site comprises of mainly meadow grassland and semi-improved grassland, with mature hedgerows on road boundaries. The Thames footpath runs to the north of the site, providing open views across the site framed by the two Ancient Woodlands.



Please see Page 23 for Map

**Total Area (ha)** 137.17  
**Section Area (ha)** 15.22

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Moor Park Slopes

- Site is enclosed by tall well-treed hedgerows, surrounding some pastured and grassland.
- Woodland is located on the immediate boundary of the site on the higher ground
- Bishops Wood and Long Spring are Ancient Woodlands, which are defined as distinctive and valued aspects of the area
- Strategy and guidelines reiterate the importance of management, conservation and improvement of Bishops Wood

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

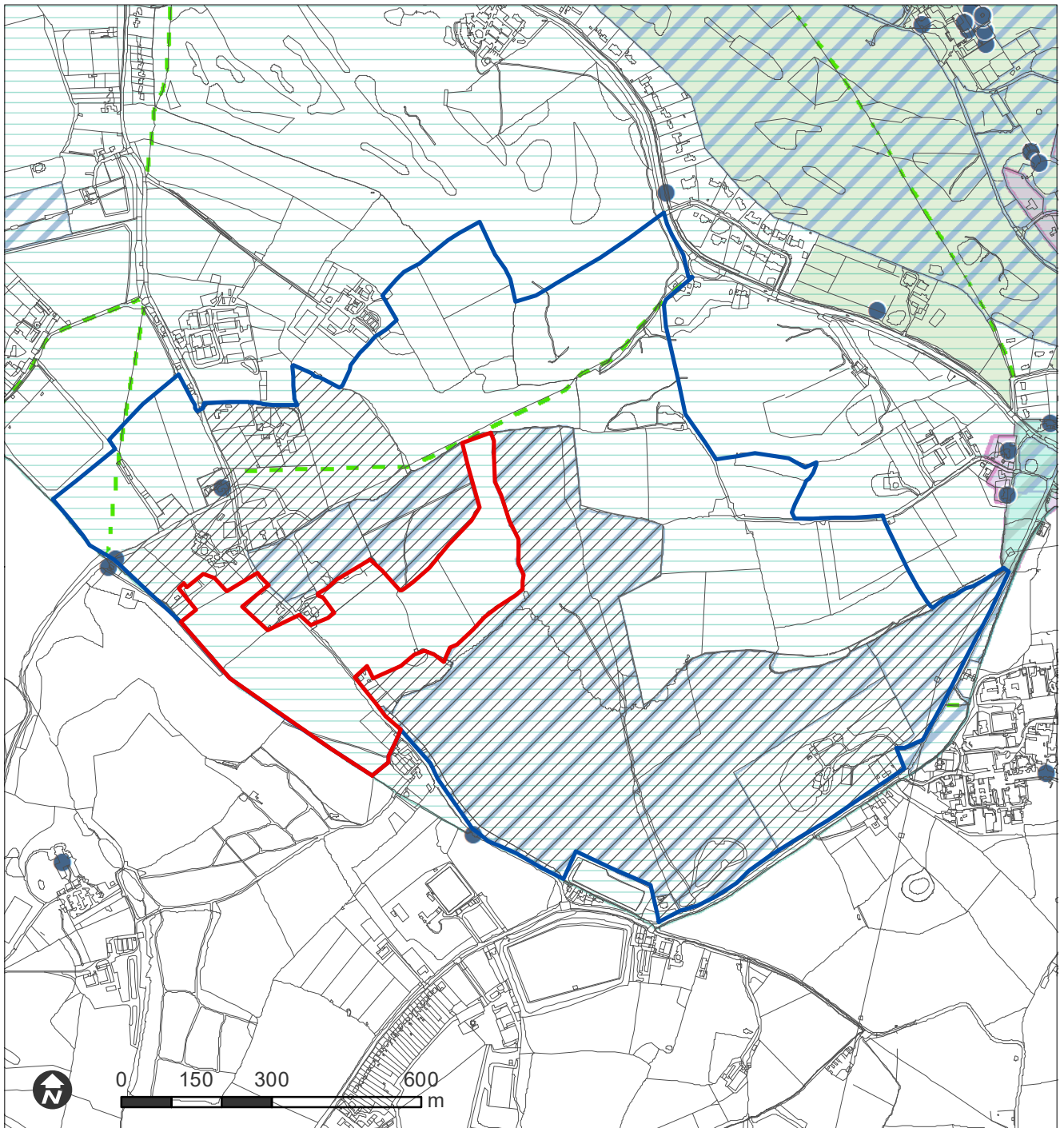
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Although the site is well vegetated by hedgerows and mature trees on its boundaries to reduce public and private views into the site, the presence of Bishops Wood and Long Spring significantly increase the sensitivity of this site. Bishop’s Wood occupies the south and east boundary of the eastern site, and is a ‘distinctive and valued’ feature of the Moor Park Slopes LCA. The presence of the Ancient Woodland also increases the historic character, the perceptual quality, views towards natural features, and the valued and characterisitc landscape features sensitivity.

For these reasons, Area B of the Land at Batchworth has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OOS1 - Land at Batchworth</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area B</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> OOS1 absolute_constraints</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid blue; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid blue; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>OOS1 - Area B</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** OOS1 (Area C)

**SITE NAME** Land at Batchworth

Located to the north of Bishops Wood and to the south of Batchworth Golf Course, the site has various public views from roads and footpaths, including a PRow that runs along the southern boundary. The site comprises of grassland and amenity golf lawn towards the east of the site. The valley floor lies on the southern edge of the site, rising towards higher ground across the golf course to the north east. Existing mature hedgerows and hedgerow trees on field boundaries separate areas of the site, whilst Bishops Wood and Long Springs Ancient Woodlands are sited within close proximity to the site boundaries.



Please see Page 26 for Map

**Total Area (ha)** 137.17  
**Section Area (ha)** 21.36

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Moor Park Slopes

- Strong undulating grassland landscape that extends down to the valley at the south of the site
- Ancient woodland Long Springs exists towards the south east and Bishops Wood to the south
- The eastern area of the site is part of Batchworth Golf Course
- Tall mixed hedges define the site boundary and field boundaries
- Locally diverse flora and fauna across pasture areas and woodland

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

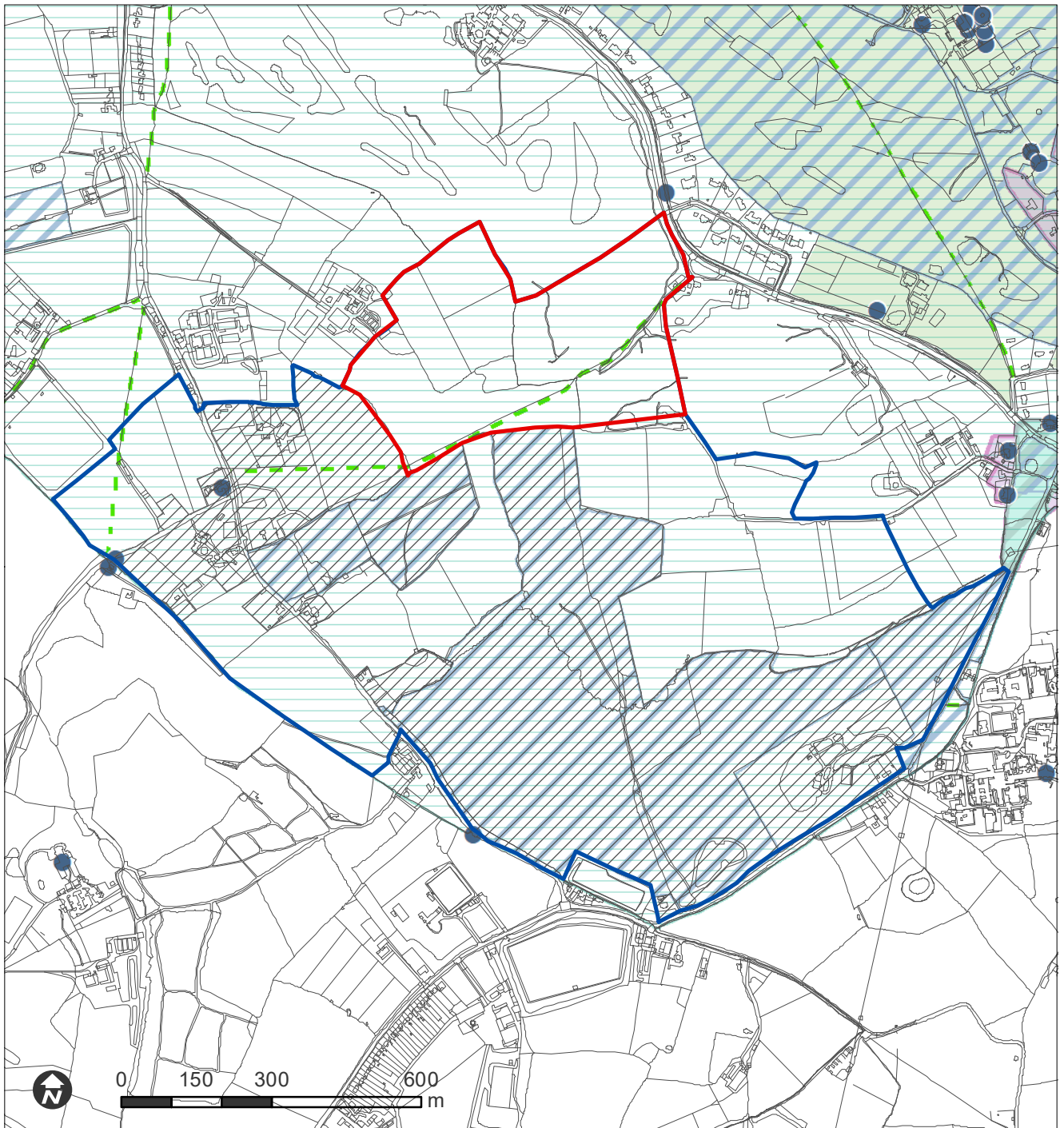
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the visual impact of Area C is low due to the few private views and the mature vegetation that encloses most boundaries, the overall sensitivity of the site has still been assessed as higher due to its valued landscape features. The north east of the site is comprised of Batchworth Golf Course, which is a strong feature of the Moor Park Slopes LCA. In addition to the golf course, the site has several characteristics of the LCA, including Ancient Woodland Bishops Wood on the southern boundary, strong undulating grassland landforms, tall mixed hedges and locally diverse flora and fauna within the vicinity of the woodland site. The perceptual quality of this rural site, particularly areas close to Bishops Wood, has been assessed as having medium high sensitivity. This is in addition to the presence of PRowS running across the centre of the site, which have also been deemed as having medium-high sensitivity.

For these reasons, Area C of the Land at Batchworth has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OOS1 - Land at Batchworth</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area C</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OOS1 absolute_constraints</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid green; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid blue; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid green; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed blue; margin-right: 5px;"></span> important_hedges</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid pink; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid purple; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed green; margin-right: 5px;"></span> PRoWLines</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4edda; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cce5ff; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e2e3e5; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d6d8db; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>OOS1 - Area C</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS1 (Area D)

**SITE NAME** Land at Batchworth

The site is located along the A404 leaving the south of the Rickmansworth, and neighbours Batchworth Golf Course to the north. The site is not accessible by road, although a PRow footpath runs along the northern boundary. The site boundary to the west and south is entirely defined by Ancient Woodland (Bishops Wood). Whilst the site itself is comprised by a section of a golf course to the north, and arable land in the centre and the south.



Please see Page 29 for Map

**Total Area (ha)** 137.17  
**Section Area (ha)** 21.98

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Moor Park Slopes

- Undulating landform comprising of a range of land uses including pastoral, arable and golf courses
- North of the site is made up of Batchworth Golf Course
- Major landscape feature Bishops Wood is prominent within the immediate setting
- Tall mixed hedges make up field boundaries

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

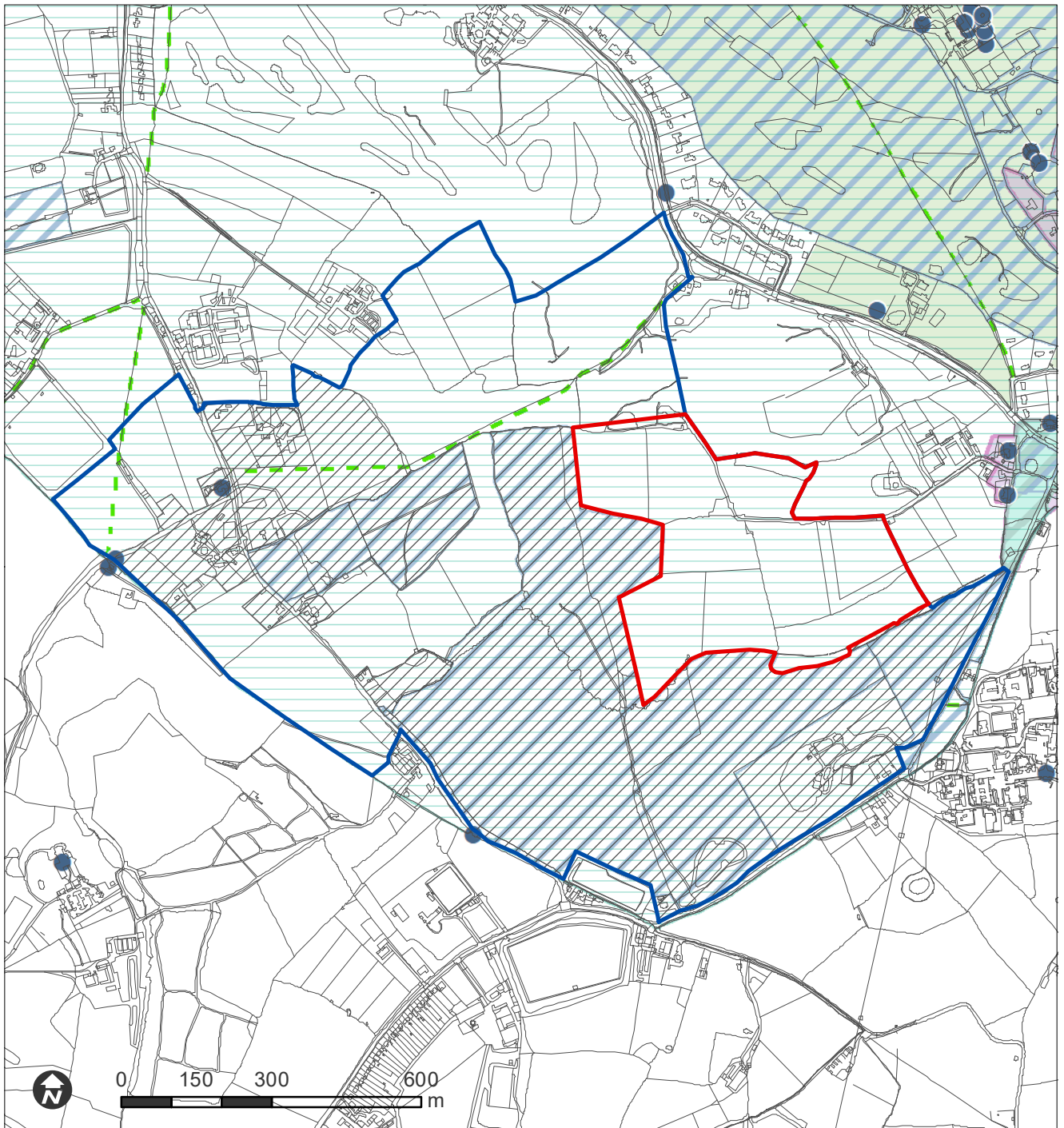
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site at this location has a varied landscape including arable land, grassland and an area of golf course, which increases the overall sensitivity due to the complexity of the landscape and undulating landforms. However, the site boundaries are well enclosed with mature vegetation, with few public and private views into the site. However, Bishops Wood is still a prominent feature along the western boundary at this location, which, along with the historic character and views towards natural features increases the overall sensitivity of this site.

For these reasons, Area D of the Land at Batchworth has been classed as having **Medium** sensitivity to built development.

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



<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OOS1 - Land at Batchworth</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area D</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; border-left: 1px solid black; border-right: 1px solid black; border-top: 1px solid black; margin-right: 5px;"></span> OOS1 Absolute Constraint</li> <li><span style="display: inline-block; width: 10px; height: 10px; border-radius: 50%; background-color: blue; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px dashed blue; margin-right: 5px;"></span> important hedges</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, purple 2px, purple 4px); border: 1px solid purple; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightcyan; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>OOS1 - Area D</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS2 (Area A)

**SITE NAME** Land south of Heronsgate

The site is located to the south west of Chorleywood Bottom, and is accessed from Bullslands Road. This undulating site sits on higher ground and comprises of arable farmland. PRoWs are situated on the east, west and south boundaries although the site is enclosed by strong boundary vegetation. As the site is made up of part of an arable field, the northern boundary is open towards one dwelling. Phillipshill Wood is also located close to the western boundary and is owned and managed by the Woodland Trust.



Please see Page 32 for Map

**Total Area (ha)** 167.72  
**Section Area (ha)** 15.63

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross LCA

- Woodland areas located along the western boundary on the slopes of the west valley
- Sunken lanes on the steeper tributary valley slopes

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

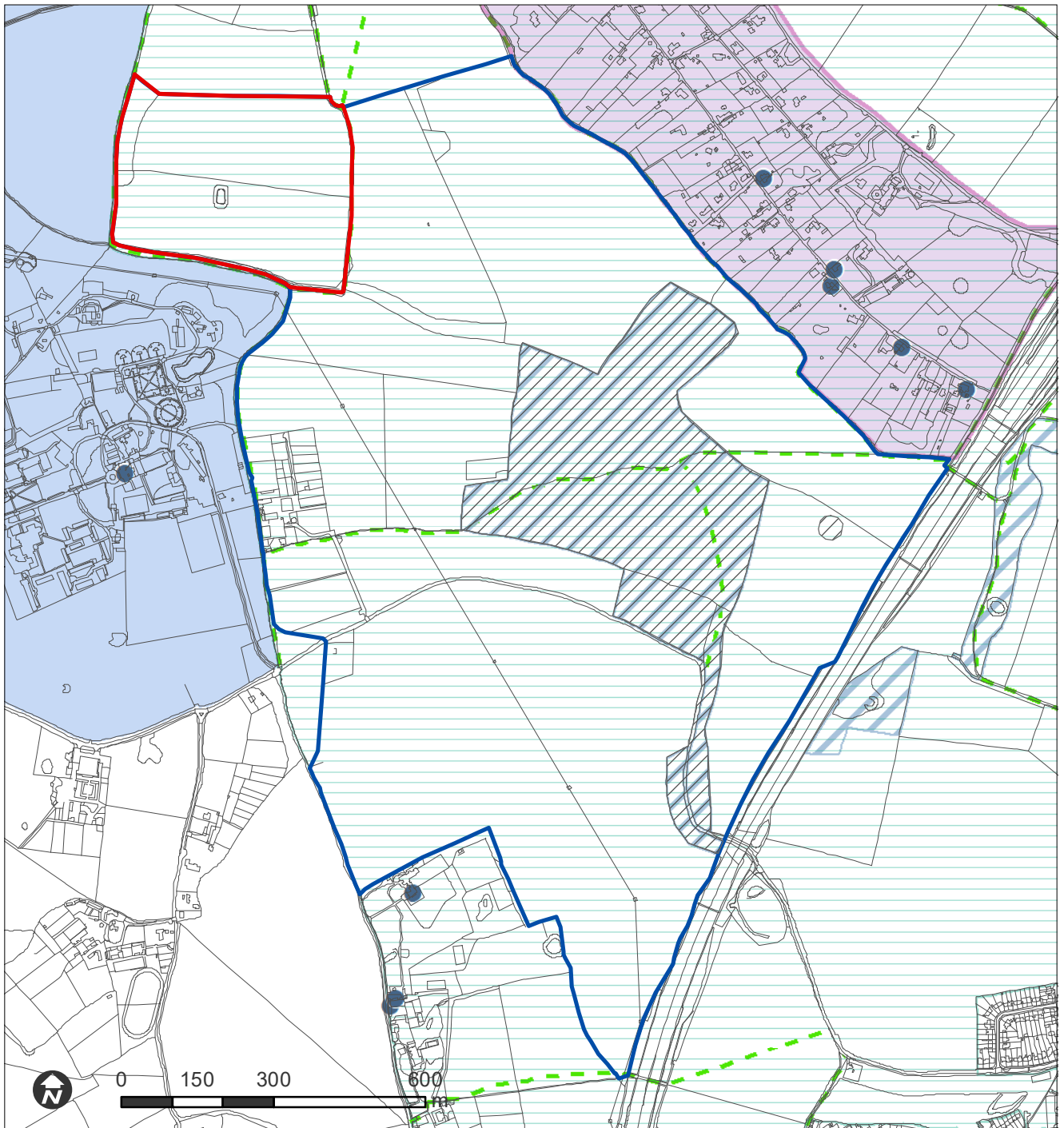
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**


















Although Area A is influenced by minimal built development and therefore has a strong sense of rurality and perceptual quality, the sensitivity of the site is reduced by its substantial enclosure through strong vegetative boundaries. There are minimal views into the site from the PRoW that runs along the east, south and west boundaries due to the mature vegetation and the sunken lanes, that are also characteristics of the Maple Cross LCA. However, the presence of the Chiltern Hills AONB on the western boundary also contributes to overall landscape value within the local area, therefore having an impact on the overall sensitivity.

For these reasons, Area A of the Land south of Heronsgate has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS2 Absolute Constraint</li> <li> OOS2 - Land south of Heronsgate</li> <li> Area A</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites_2018</li> <li> Local Nature Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS2 - Area A</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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**SITE REF NO.** OOS2 (Area B)

**SITE NAME** Land south of Heronsgate

Located to the west of The Swillett, Heronsgate, the site encompasses a number of large pastoral fields that are positioned between areas of mature woodland, including Bottom Wood. The site surrounds Bottom Wood on three sides, making it a substantial feature within the immediate context of the site. Area B is surrounded by footpath PRow on most boundaries and is relatively flat, with pylons crossing the site.



Please see Page 35 for Map

**Total Area (ha)** 167.72  
**Section Area (ha)** 50.21

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross/Heronsgate Heights LCA

- Woodland and trees are substantial features of the immediate landscape
- Traditional farm buildings situated within the site
- M25 a major feature of the skyline to the east
- Level plateau with equestrian and pastoral land

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

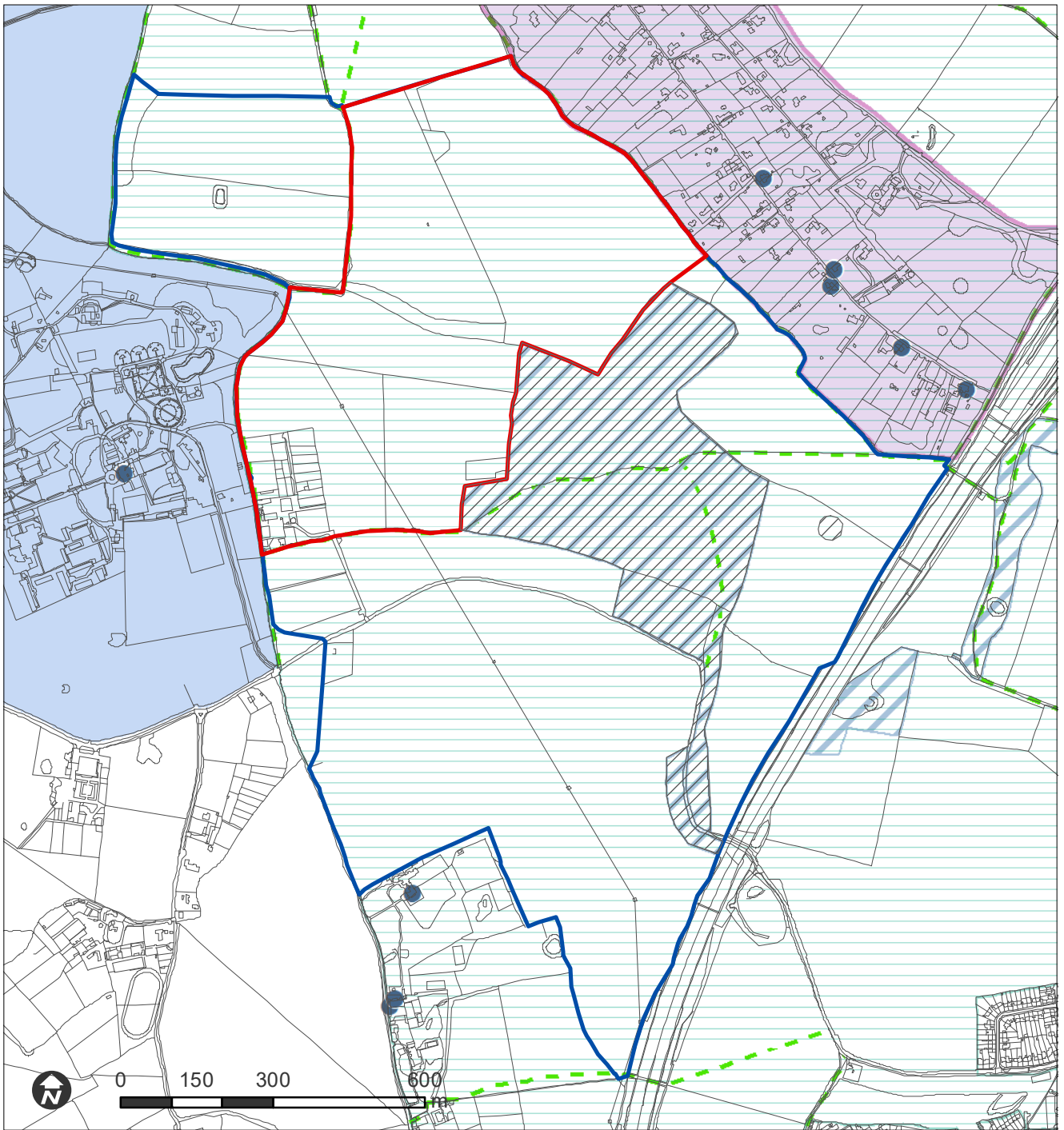
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**


















The Area B site is characteristic of the Maple Cross and Heronsgate LCA, with level pastoral grassland and equestrian fields making up the landscape, and the M25 being a major feature of the skyline to the east. Although the site is characteristic of the LCA, the site has few private views onto the site and the noise disturbance from the M25 impacts on perceptual quality. The presence of PRow along most boundaries increases the public view sensitivity, although these are generally mitigated by strong hedgerows and woodland on the valley slopes. Bottom Wood is located on the site boundary, adding some value to the landscape and providing a natural landmark within the landscape, however it also contributes to reducing the visual impact of the site and enclosure by vegetation.

For these reasons, Area B of the Land south of Heronsgate has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS2 Absolute Constraint</li> <li> OOS2 - Land south of Heronsgate</li> <li> Area B</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS2 - Area B</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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**SITE REF NO.** OOS2 (Area C)

**SITE NAME** Land south of Heronsgate

Abutting the M25, the site extends north from the M25 to Bottom Wood and Chalfont Road. The northern boundary is defined by the PRoW, the western boundary by Shire Lane and the east by Bottom Wood. The site comprises of arable farmland to the south of Chalfont Road and pastoral/equestrian land to the north of Chalfont Lane. A row of pylons also run north-south across the site.



Please see Page 38 for Map

**Total Area (ha)** 167.72  
**Section Area (ha)** 53.40

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross/Heronsgate Heights LCA

- Bottom Wood is located on upper slopes to the east of the site
- M25 abuts the site
- Site comprised of equestrian and pastureland

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

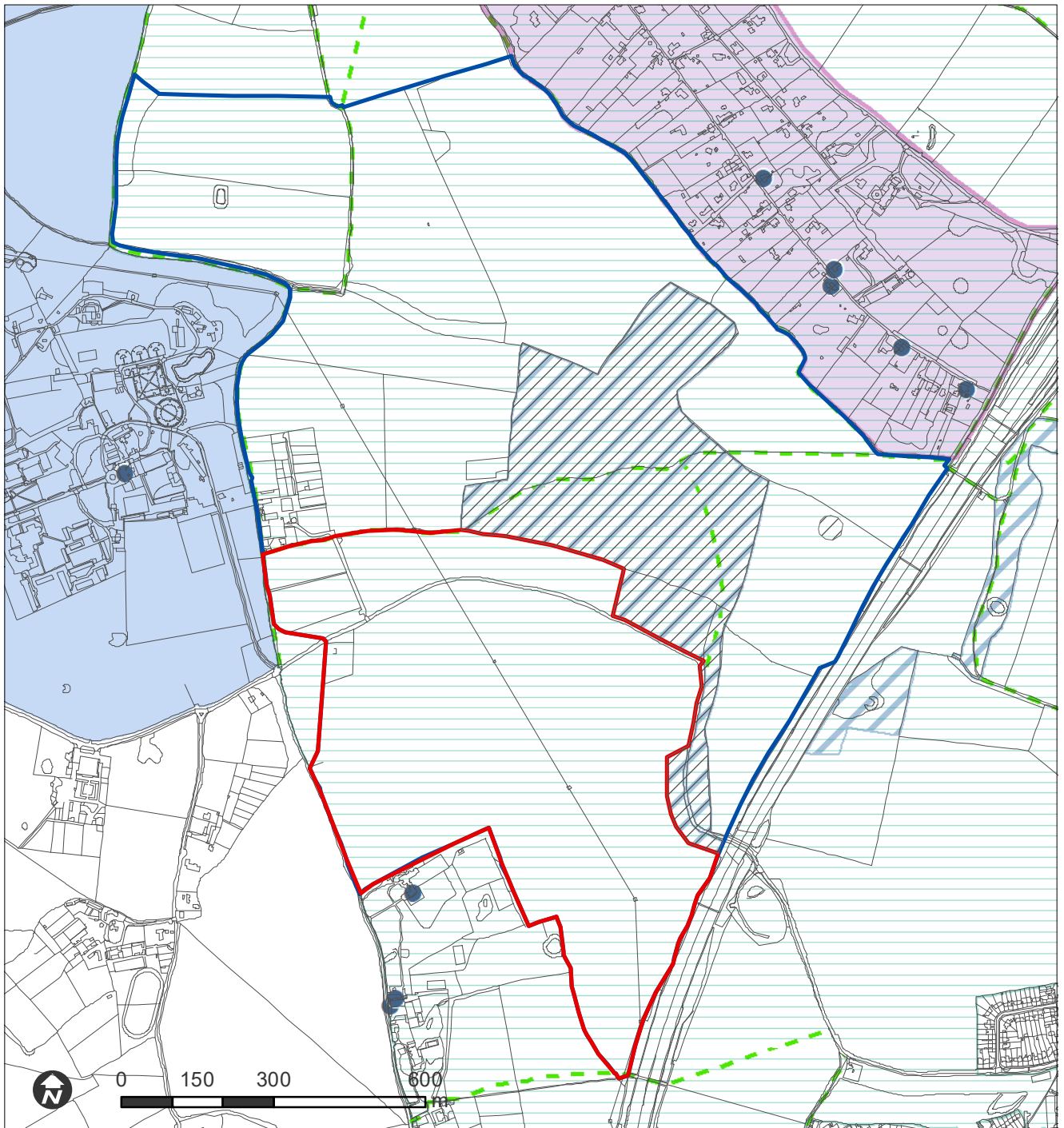
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the landscape and complexity are relatively simple, being made up of pastoral and arable land, the site contributes to the merging of Heronsgate with Maple Cross, LCAs. It also has a lack of built development in the area and Bottom Wood is a valued landmark within the landscape. In contrast, the proximity to the M25 and the visual and noise disturbance it provides, reduces the sensitivity of the site by impacting on perceptual quality,

For these reasons, Area C of the Land south of Heronsgate has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS2 Absolute Constraint</li> <li> OOS2 - Land south of Heronsgate</li> <li> Area C</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoW Lines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS2 - Area C</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;"> </div>
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**SITE REF NO.** OOS2 (Area D)

**SITE NAME** Land south of Heronsgate

Area D is located between the M25 to the east and Bottom Wood to the west. Located to the south of Heronsgate, the site comprises of undulating pastoral grassland with mature vegetation located on all boundaries. A PRoW runs along the north-east boundary and across the centre of the site. The site slopes towards the south, with vegetation at the valley floor and along the ridge line.



Please see Page 41 for Map

**Total Area (ha)** 167.72  
**Section Area (ha)** 22.91

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross LCA

- Pastoral valley located within the site
- Woodland areas concentrated to the west of the site
- M25 abuts the site to the east

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

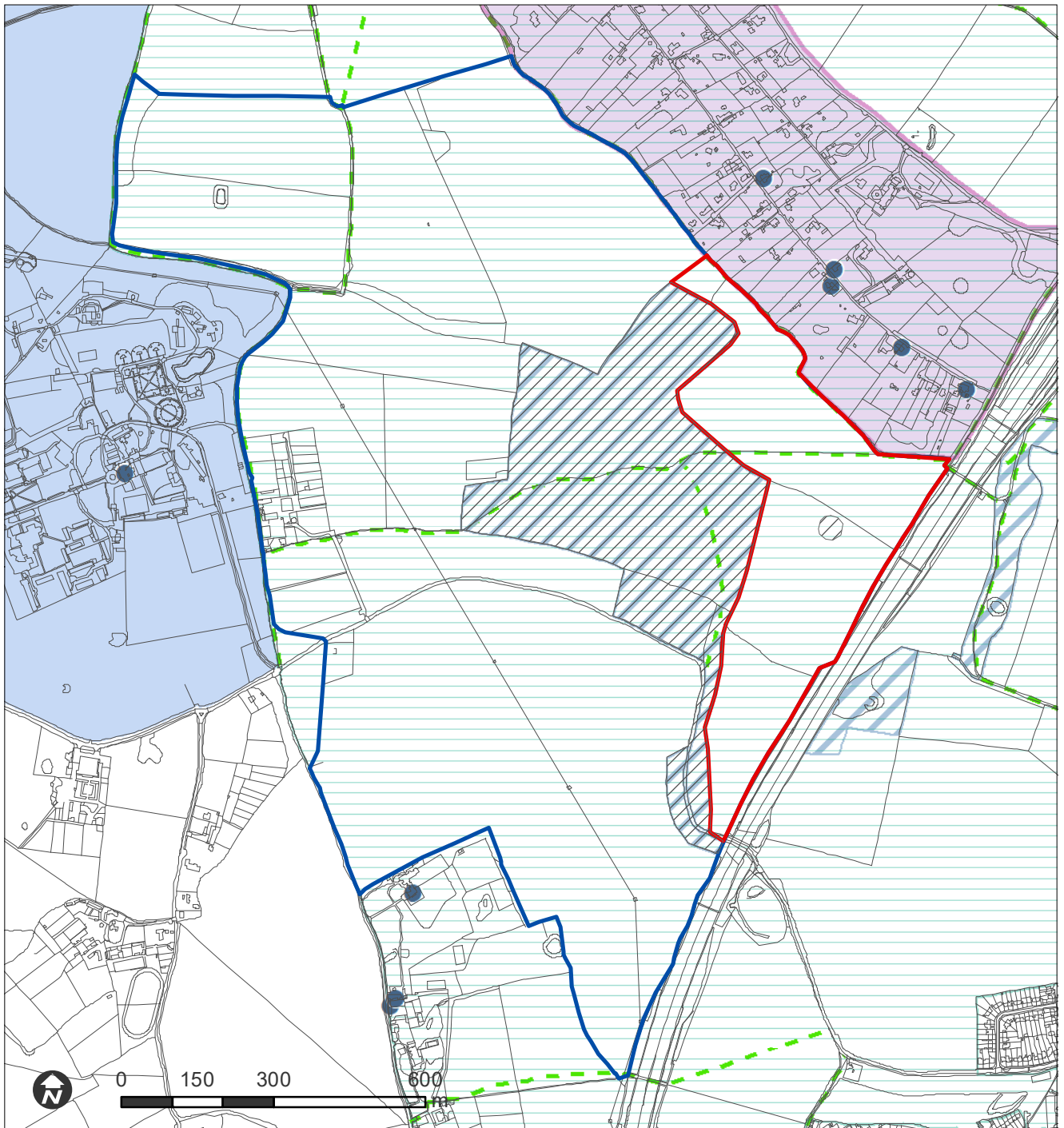
Low	Medium Low	<b>Medium</b>	Medium High	High
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**SUMMARY**


















Although the site is enclosed by mature vegetation and offers few private views in, the site’s overall sensitivity is increased by its undulating pastoral landscape with woodland on the western boundary. As a public footpath runs through the site, open views across the landscape are abundant. Furthermore, the perceptual quality of this site is increased by the presence of the woodland that defines the west boundary, which is also an important landscape feature.

For these reasons, Area D of the Land south of Heronsgate has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS2 Absolute Constraint</li> <li> OOS2 - Land south of Heronsgate</li> <li> Area D</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS2 - Area D</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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**SITE REF NO.** OOS<sub>3</sub> (Area A)

**SITE NAME** Land west of West Hyde

The site is located to the west of the A412 Denham Way, in the village of West Hyde and is the location of a semi-permanent construction compound for HS2. A PRoW runs along the southern edge of the site but is currently not in use.



Please see Page 44 for Map

**Total Area (ha)** 123.53  
**Section Area (ha)** 60.45

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes LCA

- Strong east facing slopes
- Few characteristics as the site is currently being quarried

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

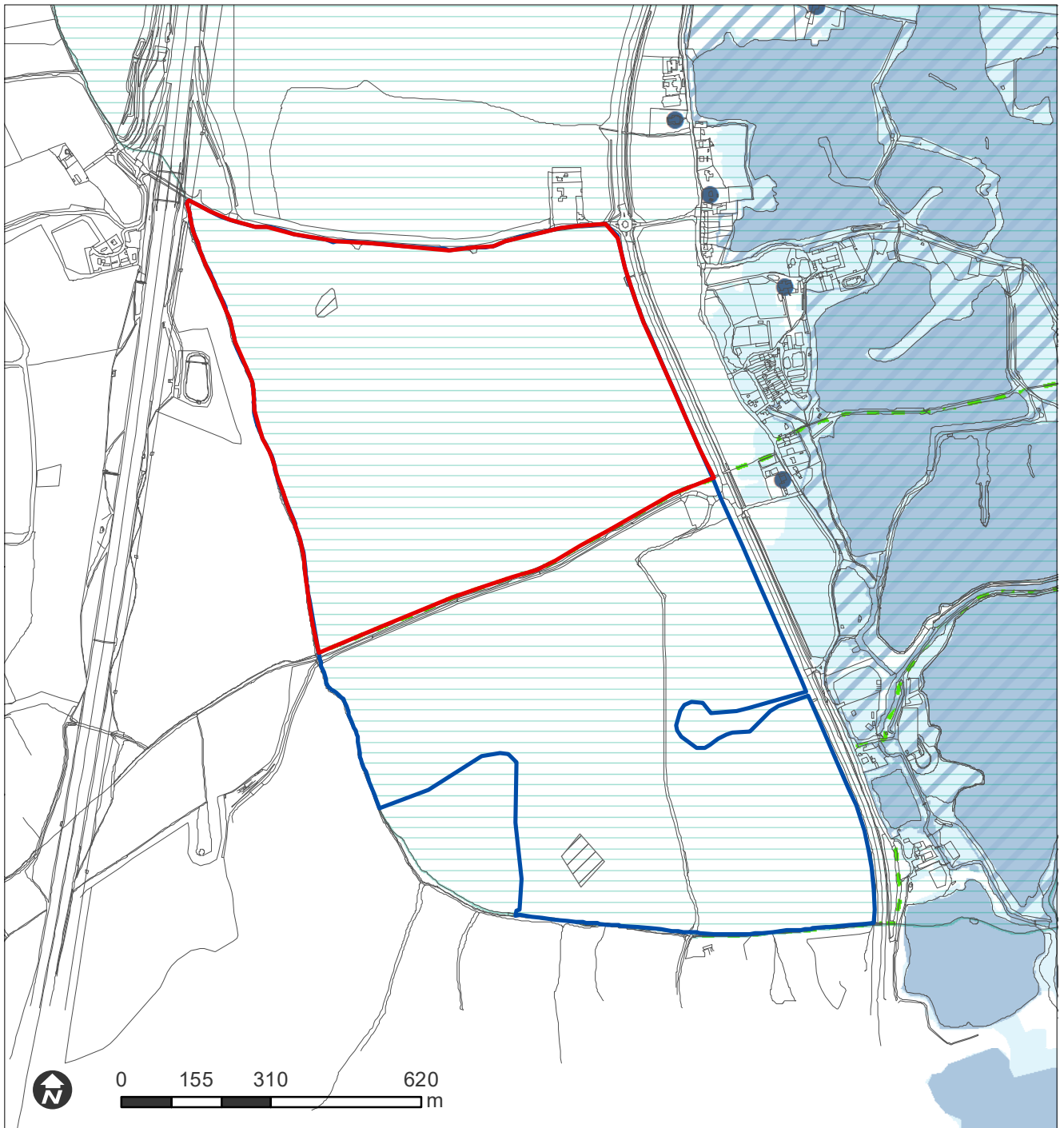
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site west of West Hyde is currently being quarried, so assessments have been based on the current condition of the site. Although the site has the characteristic east facing slopes typical of the Maple Cross LCA, the overall sensitivity of the site is reduced by the current construction works. The site has little perceptual quality or landscape features, whilst also having limited private views and substantial vegetative enclosure. Although there are public views onto the site from the PRoW that runs to the south of Area A, the quality of the landscape is low as it currently resides.

For these reasons, Area A of the Land west of West Hyde has been classed as having **Medium Low** sensitivity to built development.

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



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Key		OOS3 - Area A	
	OOS3 Absolute Constraint		Site_of_Special_Scientific_Interest_(SSSI)
	OOS3 - Land west of West Hyde		Conservation_Areas
	Area A		PRoWLines
	EH Listed Buildings		RegisteredParkGardensDistrict
	Green_Belt_(SALDD)		Areas_of_Outstanding_Natural_Beauty
	HCC_Local_Wildlife_Sites_2018		Flood zone 2
	Local_Nature_Reserves		Flood zone 3b
	important_hedges		
		Three Rivers Landscape Sensitivity Assessment	

**SITE REF NO.** OOS3 (Area B)

**SITE NAME** Land west of West Hyde

The site is located along the A412 Denham Way, accessed via a small lane to the west of the road. The eastern boundary of the site is defined by the small lane, with construction works to the north, east and west. The site is the location of a semi-permanent construction compound for HS2.



Please see Page 47 for Map

**Total Area (ha)** 123.53  
**Section Area (ha)** 38.29

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes LCA

- Few characteristics as the site is currently being quarried

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

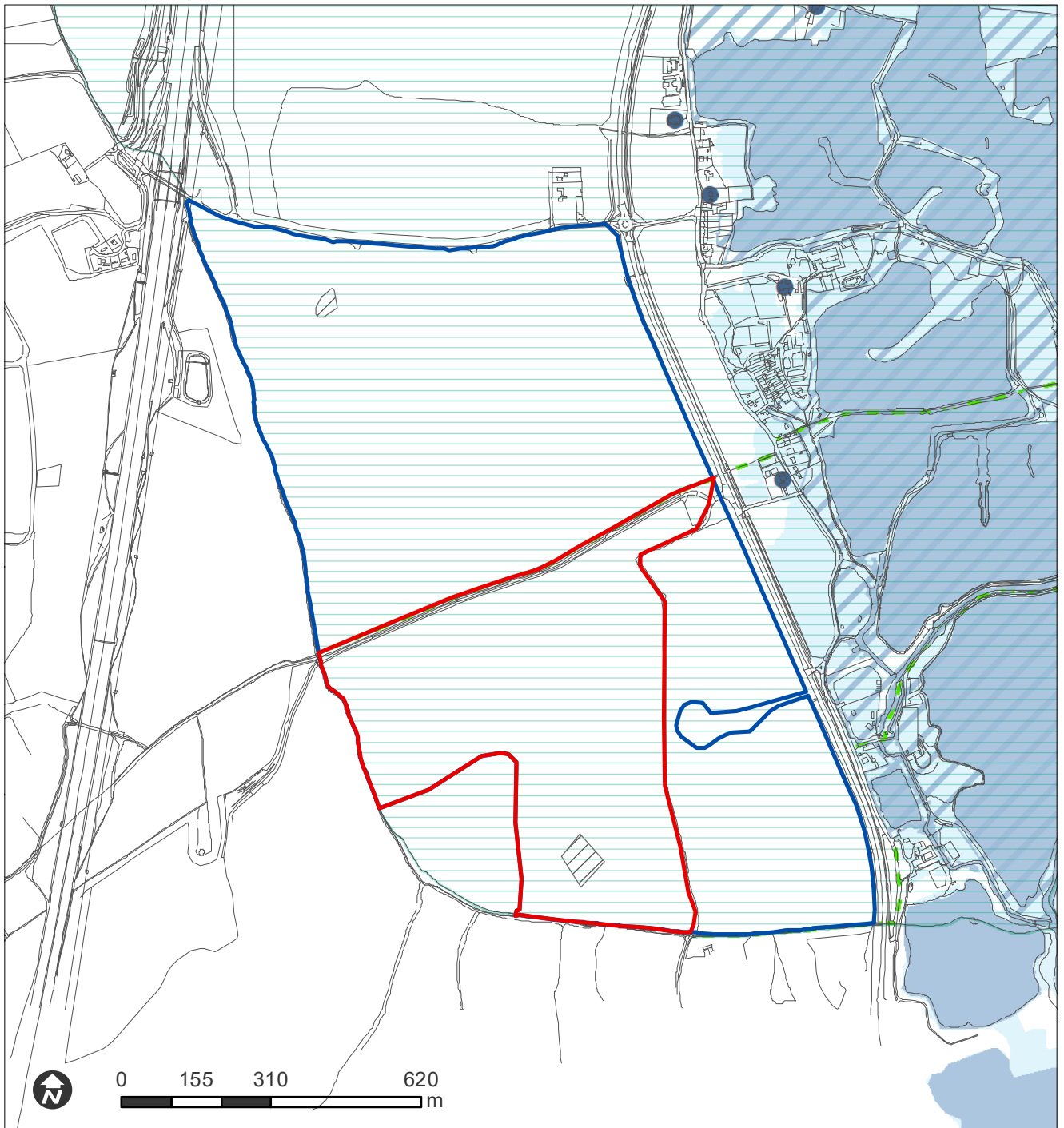
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**
















Area B of this site is currently under construction as part of the HS2 works so the landscape assessment has been made to reflect the current condition of the site. Although the site is on an elevated landscape with a PRow to the north and a lane to the east, the public views into the site are outweighed by the overall landscape quality. The site has few valued features and has little perceptual quality or views towards landmark features.

For these reasons, Area B of the Land west of West Hyde has been classed as having **Medium Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS3 Absolute Constraint</li> <li> OOS3 - Land west of West Hyde</li> <li> Area B</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS3 - Area B</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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**SITE REF NO.** OOS3 (Area C)

**SITE NAME** Land west of West Hyde

Located to the west of the A412 Denham Way in West Hyde, the site has been restored post-construction/quarry works. The site boundaries are defined by the A412 to the east, quarry works and a small lane to the north and west, and mature vegetation to the south. The site has strong tree belts and some meadow grassland, located on a steep east facing slope.



Please see Page 50 for Map

**Total Area (ha)** 123.53  
**Section Area (ha)** 24.78

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes LCA

- Strong east facing slopes
- Few characteristics as the site has been quarried

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

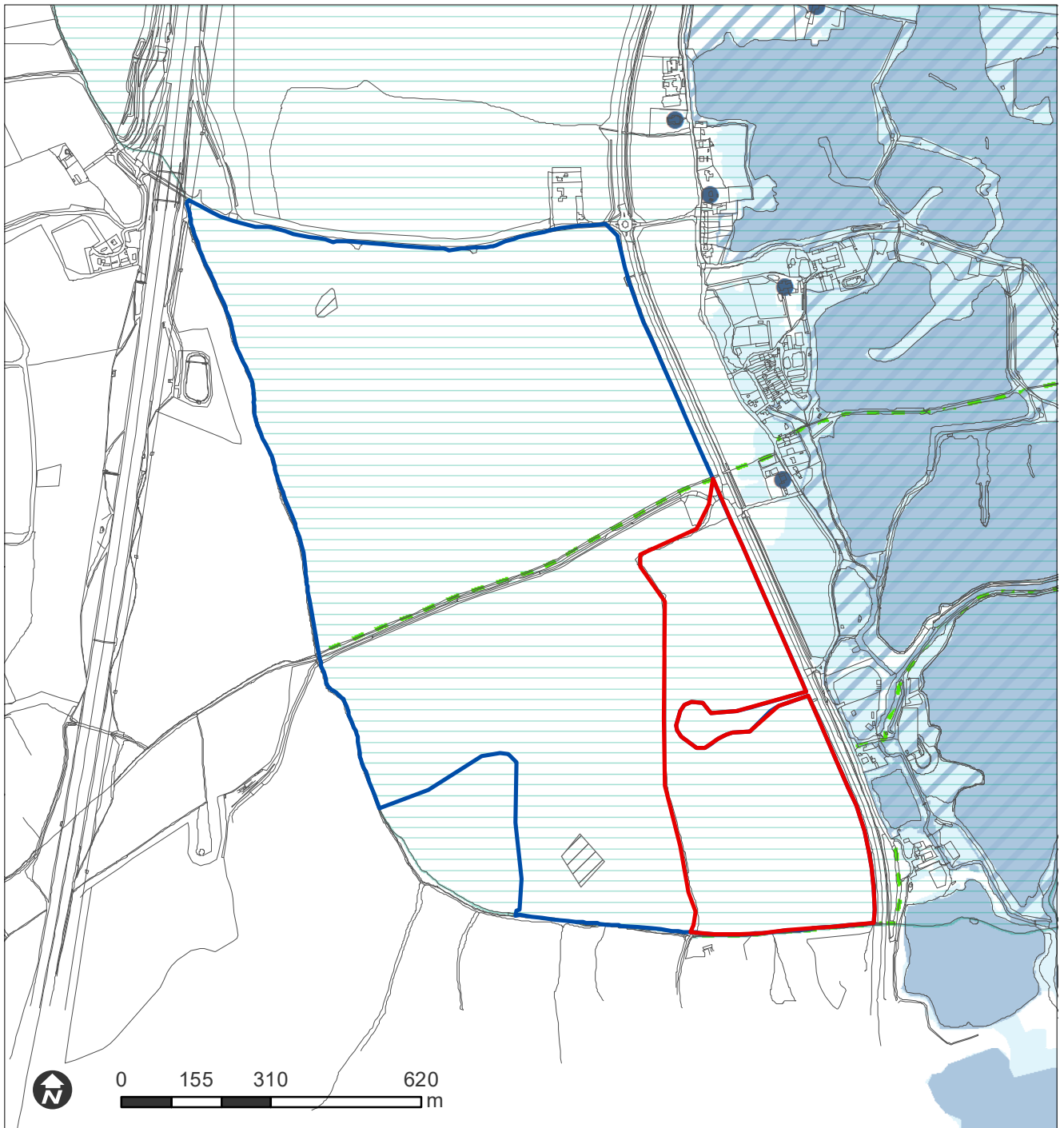
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Area C of this site has recently been restored and has strong east facing slopes that are characteristic of the Maple Cross LCA. The overall landscape quality is low due to the existing site works carried out. The site is simple with limited landform features, and little historic character. In addition to the limited private views and the low perceptual quality, the site’s overall sensitivity is reduced.

For these reasons, Area C of the Land west of West Hyde has been classed as having **Medium Low** sensitivity to built development.

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



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Key		OOS3 - Area C	
	OOS3 Absolute Constraint		Site_of_Special_Scientific_Interest_(SSSI)
	OOS3 - Land west of West Hyde		Conservation_Areas
	Area C		PRoWLines
	EH Listed Buildings		RegisteredParkGardensDistrict
	Green_Belt_(SALDD)		Areas_of_Outstanding_Natural_Beauty
	HCC_Local_Wildlife_Sites_2018		Flood zone 2
	Local_Nature_Reserves		Flood zone 3b
	important_hedges		
		Three Rivers Landscape Sensitivity Assessment	

**SITE REF NO.** OOS4a – P1 (Area A)

**SITE NAME** Parcel 1 - West of Belsize

Located to the west of the small rural village of Belsize and north of the Chilterns AONB, the site extends from the village on the north side of Flaunden Road. The site gently slopes south towards Flaunden Road, where it is separated from the road by mature hedgerows. The site comprises of a mix of arable and pastoral fields, separated by hedgerows and trees that run north to south through the site. A permissive footpath runs along the northern boundary, with other small footpaths running through Woodman’s Wood on the northern edge. A row of small pylons runs through the site.



Please see Page 53 for Map

**Total Area (ha)** 124.63  
**Section Area (ha)** 41.73

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bovingdon and Chipperfield Plateau/Sarratt Plateau

- Pastoral and arable land makes up the undulating landscape
- Woodman’s Wood defines the northern boundary as fragmented woodland cover
- Expansive undulating mixed-use land
- Large field pattern with remote feel
- Densely hedged narrow lanes dissect the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

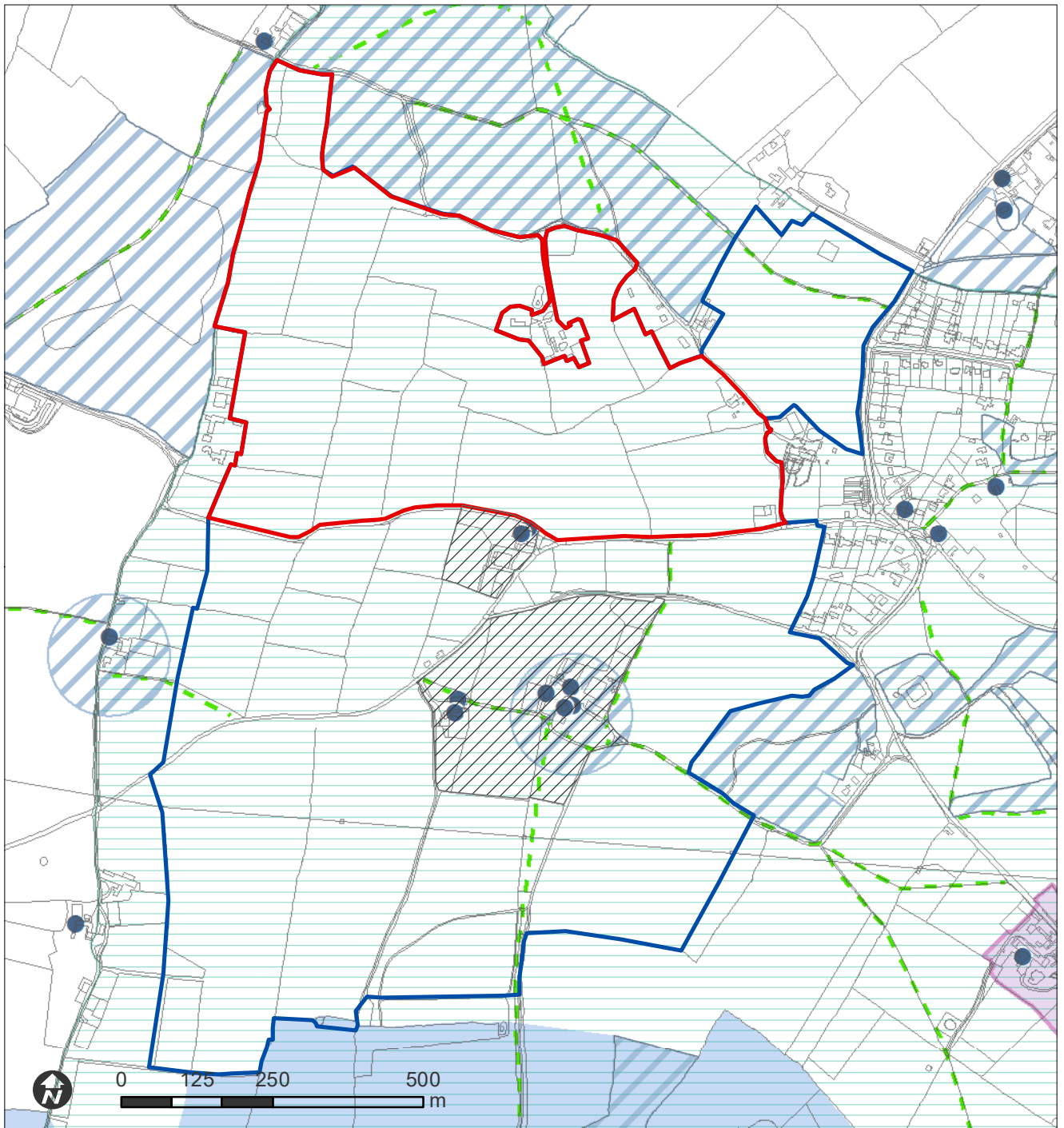
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is located adjacent to the rural village of Belsize, where there is minimal built development and in turn there is a strong sense of rurality. There is a strong and varied landform and landscape features, including woodlands (Local Wildlife Site), strong field boundaries and varied land use. The site has a strong perceptual quality and has open views towards the surrounding landscape, rural setting and Local Wildlife Site at Woodman’s Wood. However, the site’s strong vegetative boundaries restrict views into the site and impact on overall sensitivity.

For these reasons, Area A of Parcel 1 – West of Belsize has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P1 Parcel 1 - Constraint</li> <li> OOS4a-P1 Parcel 1</li> <li> Area A</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a - P1 Area A West of Belsize</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** OOS4a – P1 (Area B)

**SITE NAME** Parcel 1 - West of Belsize

Located on the northern edge of the village of Belsize, the site is situated on the western edge of Dunny Lane, that leads north to Chipperfield. The site is a south east facing slope that slopes down towards Dunny Lane and is enclosed on all boundaries by hedgerows with mature trees. A PRoW runs from the road and through the site towards the Local Wildlife Site Woodman’s Wood. A row of private dwellings are located on the opposite side of Dunny Lane overlooking the site.



Please see Page 56 for Map

**Total Area (ha)** 124.63  
**Section Area (ha)** 8.32

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Woodman’s Wood (Local Wildlife Site) defines the north western boundary at the ridge
- Arable farmland

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

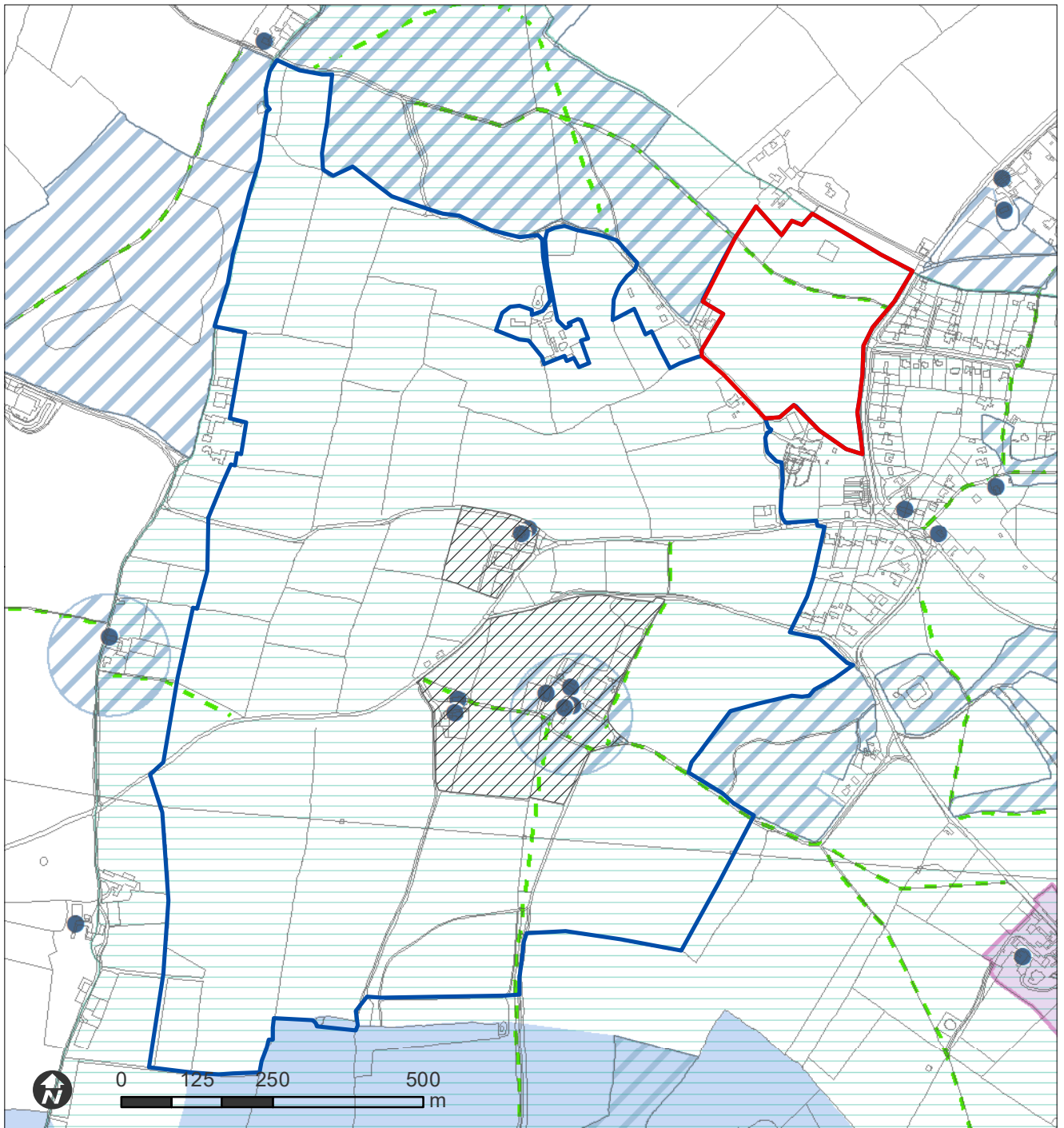
Low	Medium Low	<b>Medium</b>	Medium High	High
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**SUMMARY**

As the site is one simple arable sloping field with built development located on two of its boundaries, the site sensitivity could have been low. However, the presence of the Local Wildlife Site Woodman’s Wood on its northern boundary increases the historic character of the site, and its sensitivity to views towards natural features and the perceptual quality. The public and private views from houses and from Dunny Lane/PRoW create open views onto the site, also increasing the overall sensitivity to built development.

For these reasons, Area B of Parcel 1 – West of Belsize has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P1 Parcel 1 - Constraint</li> <li> OOS4a-P1 Parcel 1</li> <li> Area B</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a - P1 Area B West of Belsize</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS4a – P1 (Area C)

**SITE NAME** Parcel 1 - West of Belsize

The site is located in a rural area beyond the west of the small village of Belsize. The site comprises of arable and pastoral land, with an undulating landform and strong hedgerows on all boundaries. Standalone feature trees are scattered across the landscape. Permissive footpaths run through the edge of the site. Towards the edge of Belsize, a few listed buildings are situated, which are surrounded on three sides by the site.



**Total Area (ha)** 124.63  
**Section Area (ha)** 13.85

Please see Page 59 for Map

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bovingdon and Chipperfield Plateau/Sarratt Plateau

- Expansive undulating pastoral, equestrian and arable land makes up the undulating landscape
- Large field pattern with remote feel
- Densely hedged narrow lanes dissect the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

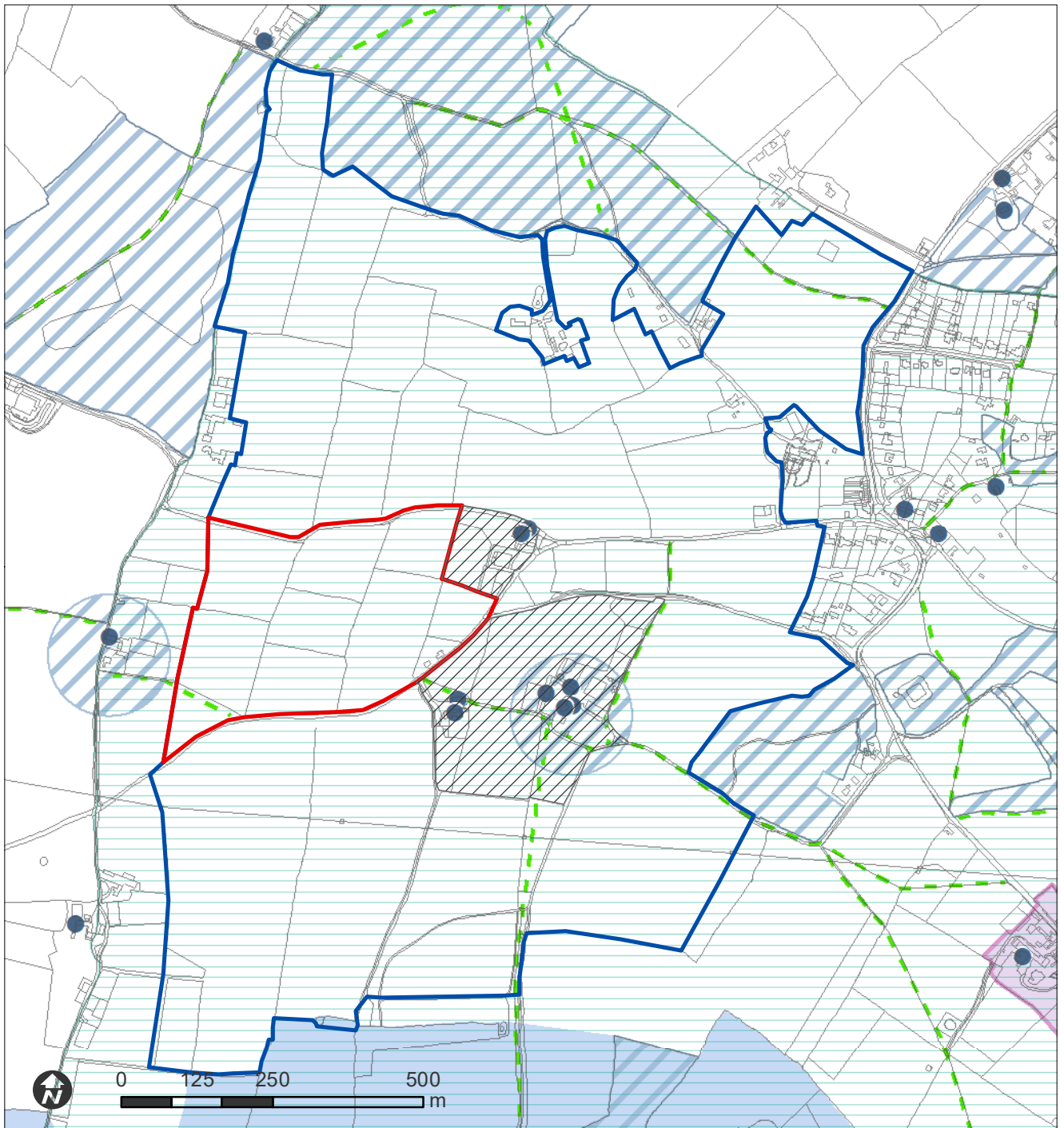
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site at this location has a great sense of rurality, giving the site a high perceptual quality. The gently undulating landforms, listed buildings and dense and mature hedgerows and trees mean that landscape sensitivity is high. The site is characteristic of the LCAs and many of the landscape features are valued. Permissive footpaths are located in some areas, allowing open views across the landscape. Private views can also be experiences from the few residential buildings located within the site and the immediate surroundings.

For these reasons, Area C of Parcel 1 – West of Belsize has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P1 Parcel 1 - Constraint</li> <li> OOS4a-P1 Parcel 1</li> <li> Area C</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a - P1 Area C West of Belsize</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** OOS4a – P1 (Area D)

**SITE NAME** Parcel 1 - West of Belsize

Located on the south side of Bragman’s Lane to the west of Belsize and north of the Chiltern Hills AONB, the site is a gently undulating arable landscape. The site has strong hedgerows and trees on all boundaries, with other hedgerows interspersed within the site. A PRow and permissive footpaths run through the site. The site extends around a group of listed buildings located towards the north of the site along Bragman’s Lane.



Please see Page 62 for Map

**Total Area (ha)** 124.63  
**Section Area (ha)** 37.86

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bovingdon and Chipperfield Plateau

- Undulating arable fields
- Mixed arable and pasture
- Medium to large fields with remote feeling
- Densely hedges narrow lanes

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

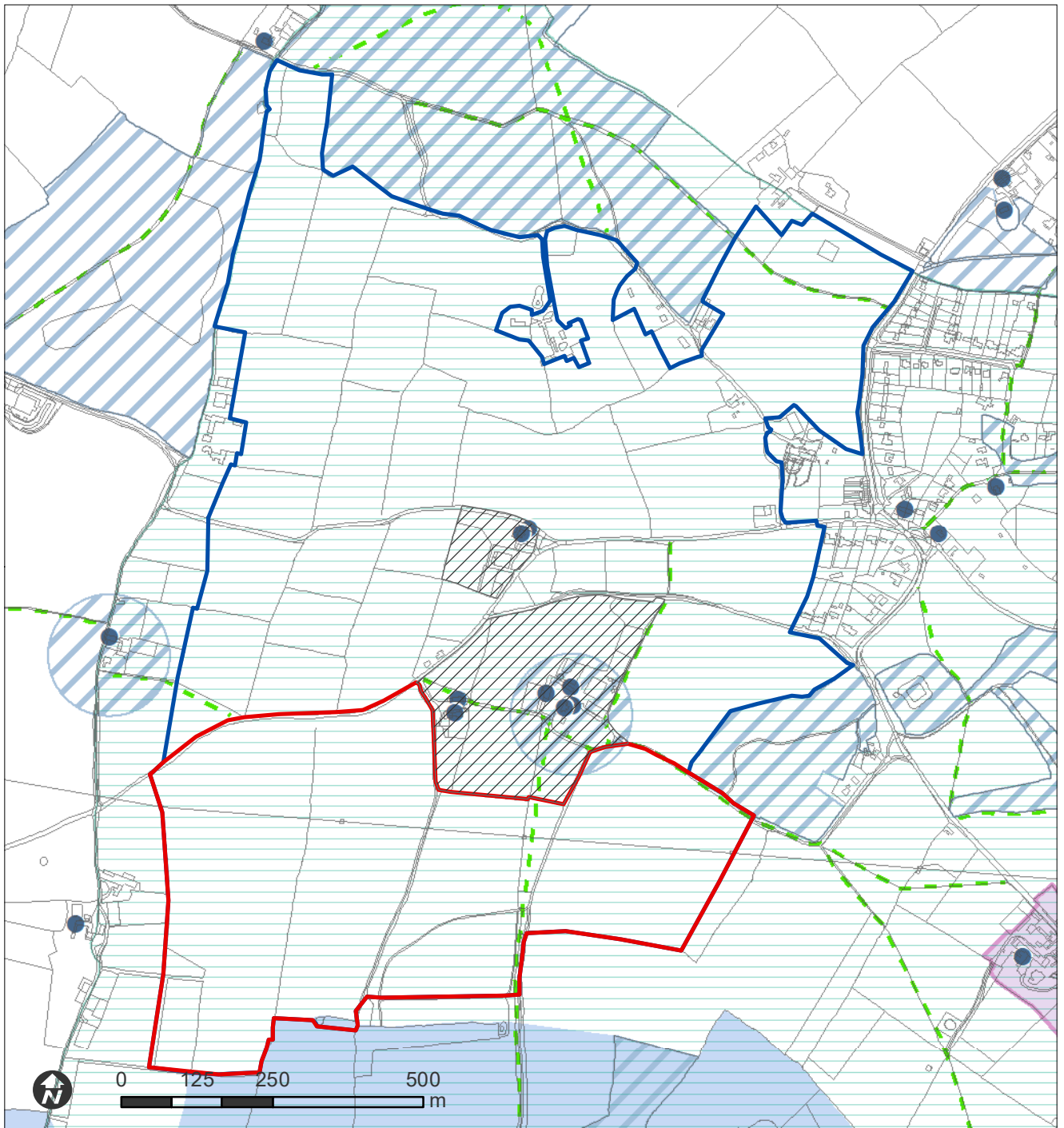
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site has many characteristic features of the Bovingdon and Chipperfield Plateau LCA, including the undulating arable fields surrounded by dense hedgerows and a remote feeling (rurality). In addition, the site’s proximity to a cluster of listed buildings, and its opened to public views from the central footpath raise the overall sensitivity of the site. The strong sense of rurality means perceptual quality is high and given the permissive footpaths and PRows, views of the landscape can be experienced in many areas.

For these reasons, Area D of Parcel 1 – West of Belsize has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P1 Parcel 1 - Constraint</li> <li> OOS4a-P1 Parcel 1</li> <li> Area D</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a - P1 Area D West of Belsize</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS4a – P1 (Area E)

**SITE NAME** Parcel 1 – West of Belsize

Situated on the western edge of Belsize, along Flaunden and Bragman’s Lane, the site slopes towards the north into the village of Belsize. The site is comprised of grassland and arable fields, with a PRow running along the western edge. The site sits adjacent to a group of listed buildings, separated by a mature hedgerow.



Please see Page 65 for Map

**Total Area (ha)** 124.63  
**Section Area (ha)** 12.07

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bovingdon and Chipperfield Plateau/Sarratt Plateau

- Pasture farmland on slope towards the road
- Woodland cover to the rear of the site (south)
- Densely hedges narrow lanes to the north boundary
- Remote feeling

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

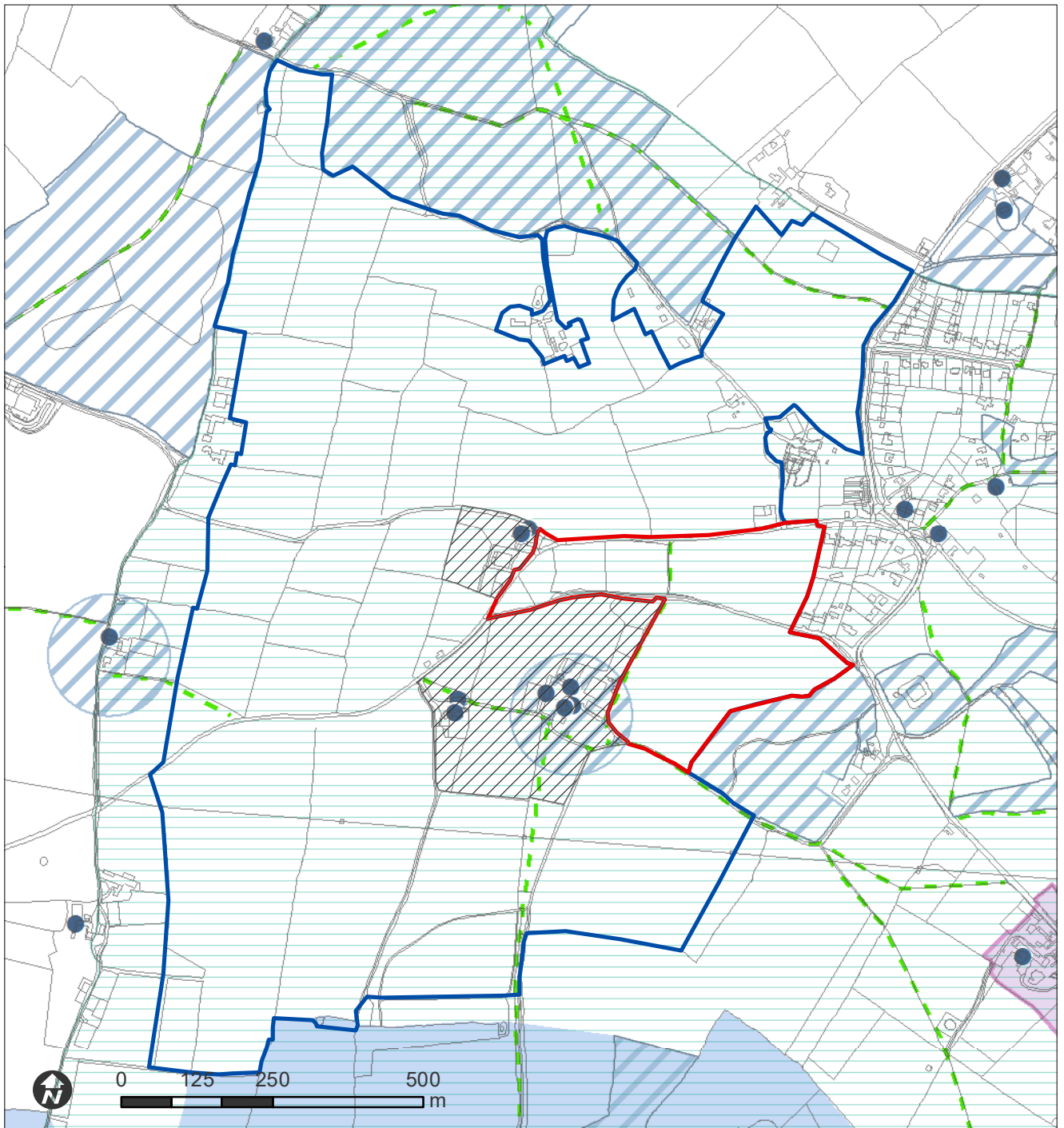
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site comprises of two simple grassland/arable fields, that are enclosed by mature vegetation and adjoin the existing village of Belsize. The overall sensitivity is increased by the presence of the woodland to the south of the site and the potential views on to it. The rurality of the site means there is a sense of perceptual quality in this location. This, along with the open views from houses, footpaths and roads and historic character of the landscape, increases the overall sensitivity.

For these reasons, Area E of Parcel 1 – West of Belsize has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P1 Parcel 1 - Constraint</li> <li> OOS4a-P1 Parcel 1</li> <li> Area E</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites_2018</li> <li> Local Nature Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a - P1 Area E West of Belsize</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** OOS4a – P2a (Area A) | **SITE NAME** Parcel 2 – Land south of Chipperfield Common

Located to the east of Belsize along Plough Lane, the site extends north from the road behind a vegetated boundary. The undulating landscape falls towards the road in the south west, where a mature hedgerow with substantial tree growth separates the site from Plough Lane. A PRow occupies the eastern boundary, then following the northern boundary amongst Penman’s Green. Hameads Farm, the Old Plough House and other houses are situated around the outside of the site. Part A is made up of pastoral fields, with small pylons crossing the site.



Please see Page 68 for Map

**Total Area (ha)** 29.66  
**Section Area (ha)** 13.85

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Undulating pastoral and equestrian land with valley to the south and to the centre
- Plough Wood, Debardine Wood and Penman’s Green site on surrounding land

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

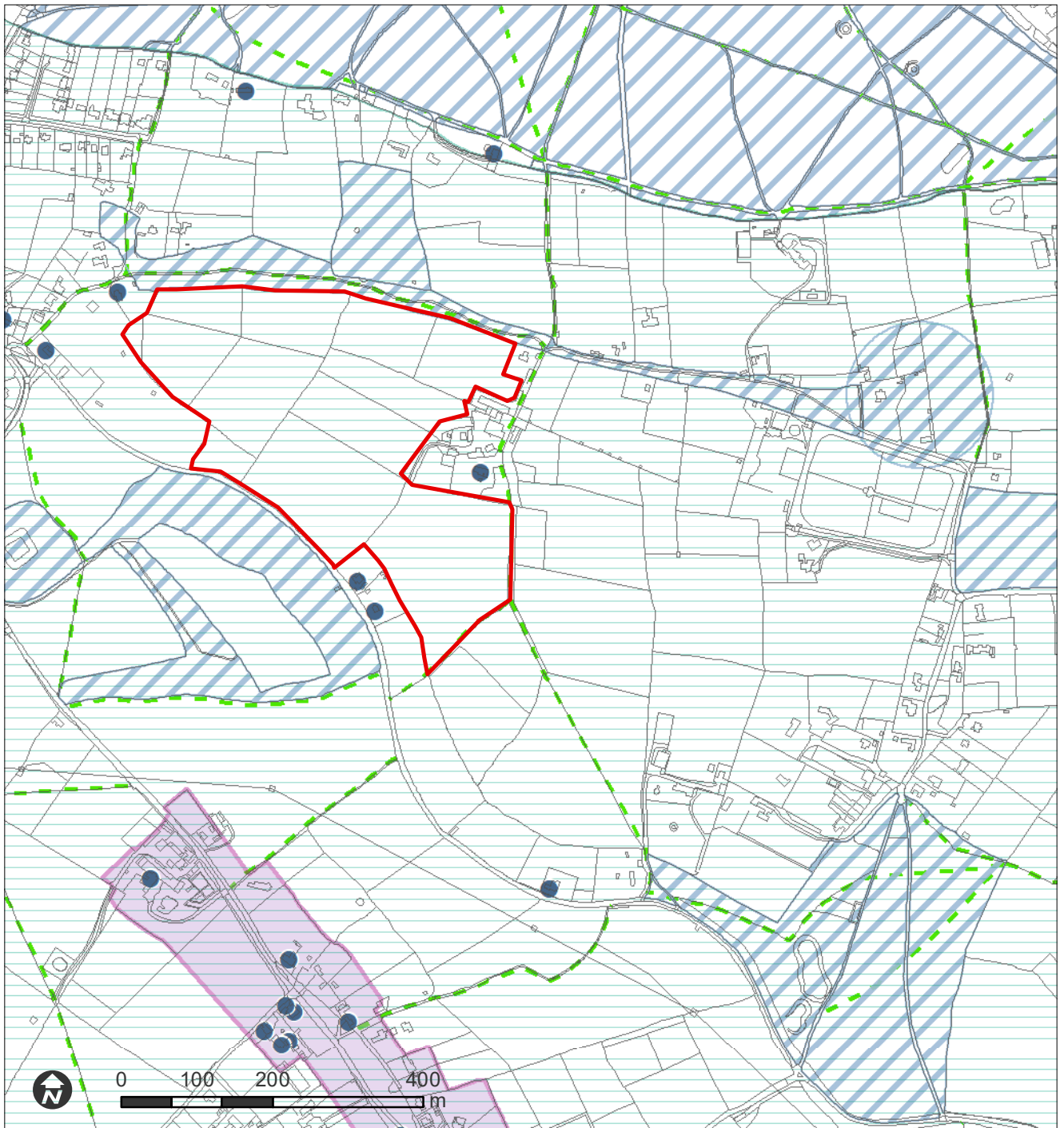
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site is located within the Sarratt Plateau LCA and contains many valuable features including undulating equestrian and pastoral grassland, with the valley floor falling away towards the south. The views from the ridge of the site are extensive and rural, with a high perceptual quality. The site has extensive views from the footpaths that run within the site, in addition to the private residential properties and farmsteads that occupy the surrounding landscape. It is also considered that this site would be highly sensitive to built development, due to its potential to merge Belsize village with Commonwood/Bucks Hill.

For these reasons, Area A of Parcel 2 – Land south of Chipperfield Common has been classed as having **Medium High** sensitivity to built development.

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



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Key		OOS4a - P2a Area A Land south of Chipperfield Common	
	OOS4a-P2a Parcel 2		Site_of_Special_Scientific_Interest_(SSSI)
	Area A		Conservation_Areas
	EH Listed Buildings		PRoWLines
	Green_Belt_(SALDD)		RegisteredParkGardensDistrict
	HCC_Local_Wildlife_Sites_2018		Areas_of_Outstanding_Natural_Beauty
	Local_Nature_Reserves		Flood zone 2
	important_hedges		Flood zone 3b
		Three Rivers Landscape Sensitivity Assessment	

**SITE REF NO.** OOS4a – P2a (Area B) | **SITE NAME** Parcel 2 – Land south of Chipperfield Common

Located to the east of Belsize along Plough Lane. A PRoW runs through the centre of the site, and across the western boundary. The PRoW is located along the valley ridge, with open views across the whole site. The site is predominantly pastoral, with a wooded backdrop towards the south. Dispersed farm buildings and residential buildings are located around the edge of site, with further houses in Commonwood village to the east.



Please see Page 71 for Map

**Total Area (ha)** 29.66  
**Section Area (ha)** 15.82

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Undulating pastoral and equestrian land with valley to the south and to the centre
- Plough Wood, Debardine Wood and Penman’s Green site on surrounding land
- Dispersed farm buildings and pattern of historic villages

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

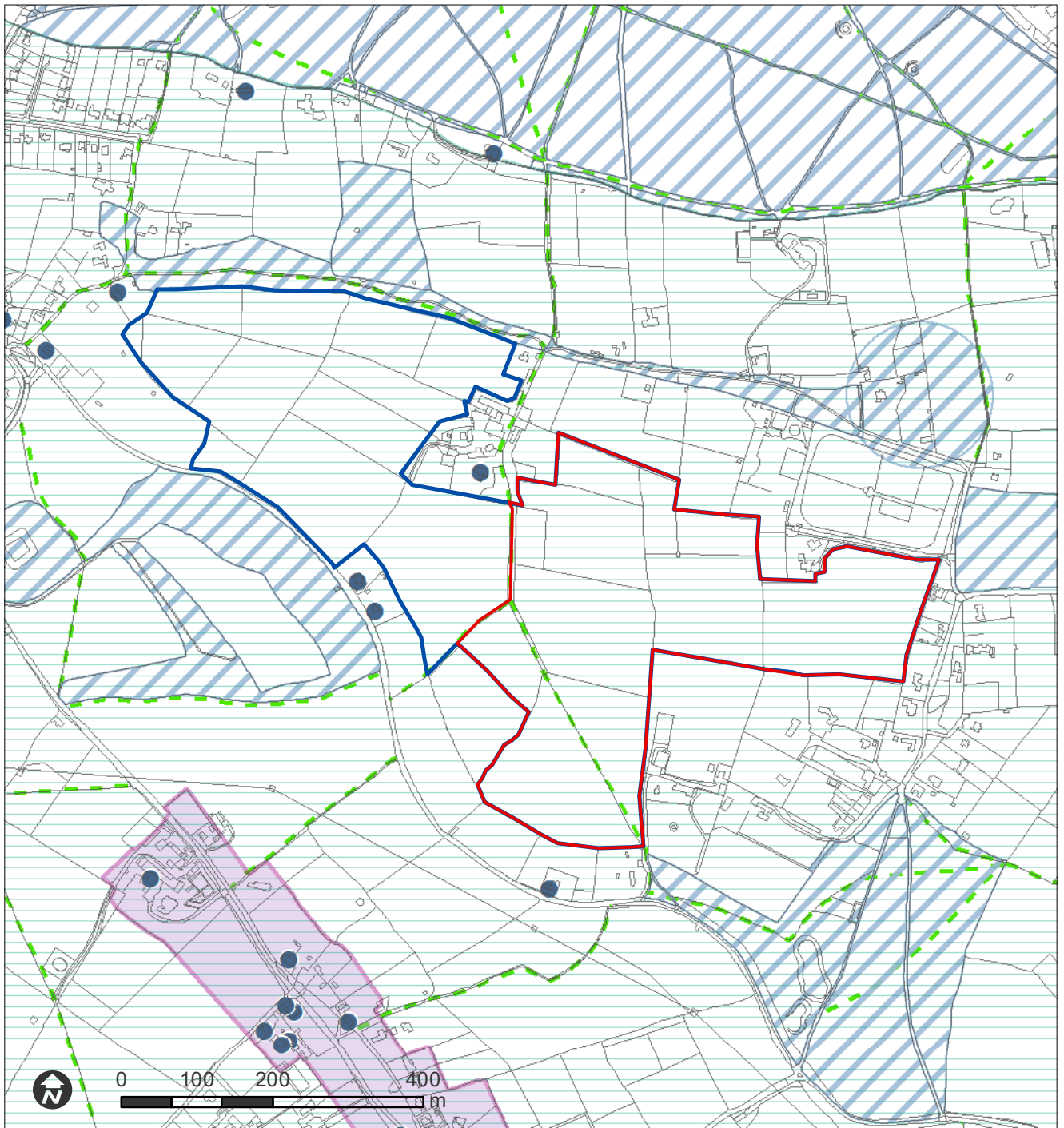
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site has several valuable landscape features, including its undulating pastoral landscape and valley floor, interspersed with mature feature trees, wooded backdrops and extensive views. The perceptual quality of this rural location has particular value, with several PRoW that provide open views across the valley. The location of this site has the potential to merge Belsize village with Commonwood village, two small rural county villages, which further increases the sensitivity of this site.

For these reasons, Area B of Parcel 2 – Land south of Chipperfield Common has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> OOS4a-P2a Parcel 2</li> <li><span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Area B</li> <li><span style="color: blue; font-size: 1em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="border: 1px dashed green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> important hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border: 1px dashed green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>OOS4a - P2a Area B</b>  <b>Land south of Chipperfield</b>  <b>Common</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

**SITE REF NO.** OOS4a – P2b&c (Area A) | **SITE NAME** Parcel 2 – Land at Commonwood and Bucks Hill

Comprising primarily of pastoral land, the site is a steeply undulating grassland fields that slope down towards the south west. The site is located south of Bucks Hill along Bottom Lane. The site is enclosed by mature hedgerows on all boundaries, with a small woodland running up the centre of the site, containing a PRow. Another PRow runs across the valley ridge towards the north of the site. A number of residential properties and farmstead exist also along the north eastern boundary.



Please see Page 74 for Map

**Total Area (ha)** 156.33  
**Section Area (ha)** 53.48

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Extensive pastoral and equestrian land
- Small woodlands on the east and around the PRow
- Settlement of farmsteads

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

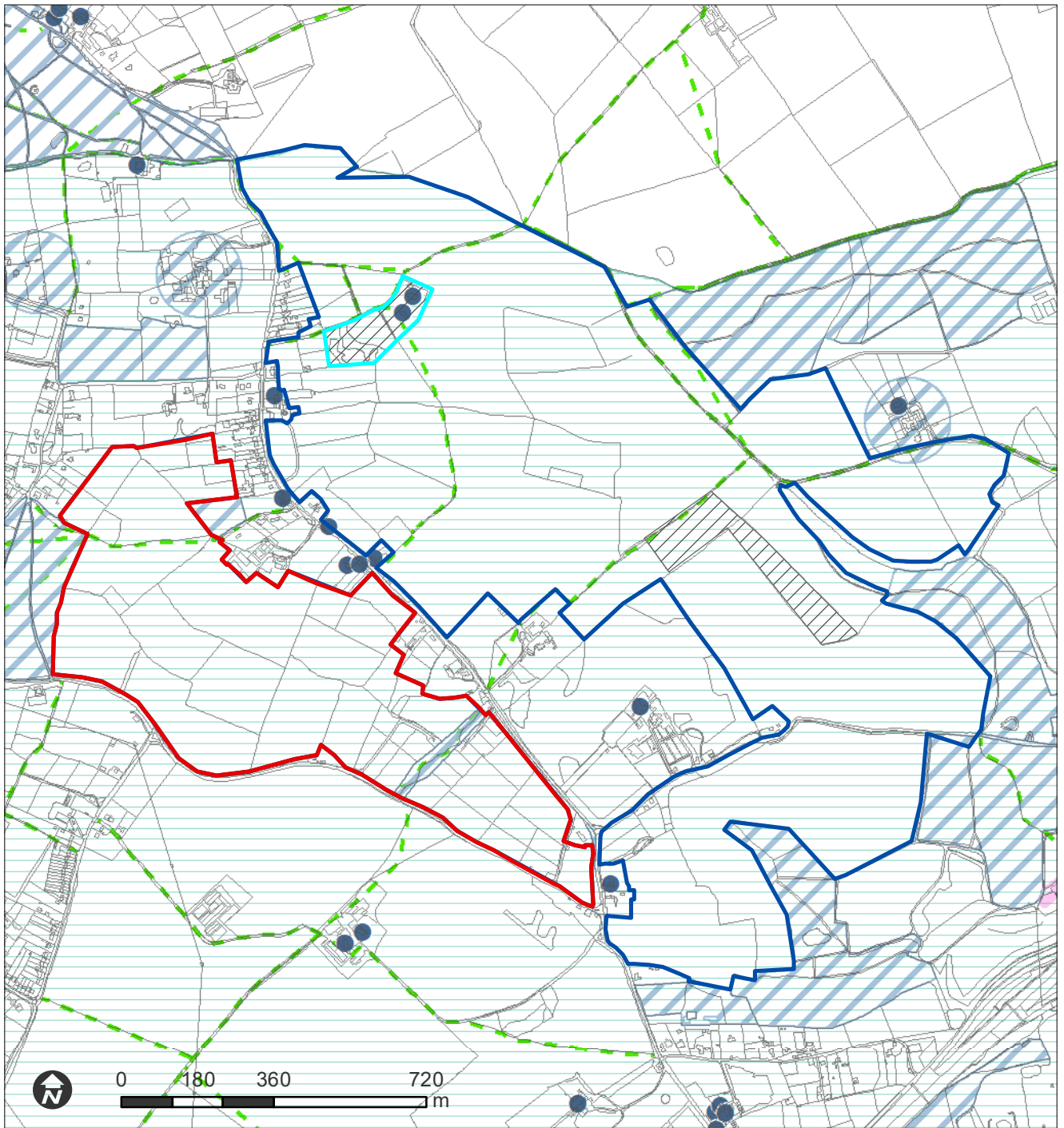
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The Sarratt Plateau LCA describes several landscape features that are found at this site, including the undulating equestrian land with small woodlands across the landscapes, and settlements of farmsteads. These features increase the overall sensitivity, which is further increased by the extensive views across the valley towards the south west, and the lack of substantial built development in the area. The overall sensitivity is reduced by the little historic character and the vegetative enclosure.

For these reasons, Area A of Parcel 2 – Land at Commonwood and Bucks Hill has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P2b&amp;c Parcel 2 - Constraint</li> <li> OOS4a-P2b&amp;c Parcel 2</li> <li> Area A</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a-P2b&amp;c Area A Land at Commonwood and Bucks Hill</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		

**SITE REF NO.** OOS4a – P2b&c (Area B) | **SITE NAME** Parcel 2 – Land at Commonwood and Bucks Hill

Located to the west of Bucks Hill village, the site occupies most of the land between Bucks Hill Lane and Langleybury Fields Road. The site is largely arable fields, that are located across the dramatic undulating landscape that run from east to west. Within the site, there are several woodland parcels that are located on field boundaries and in the centre of arable fields. Several PRoW run across the site, providing open views across the landscape.



Please see Page 77 for Map

**Total Area (ha)** 156.33  
**Section Area (ha)** 85.28

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Small plantations located throughout the centre of the site, with other woodlands located on the surrounding ridges
- Smaller pattern of farmsteads
- Arable planned estate land
- M25 prominent landscape feature

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

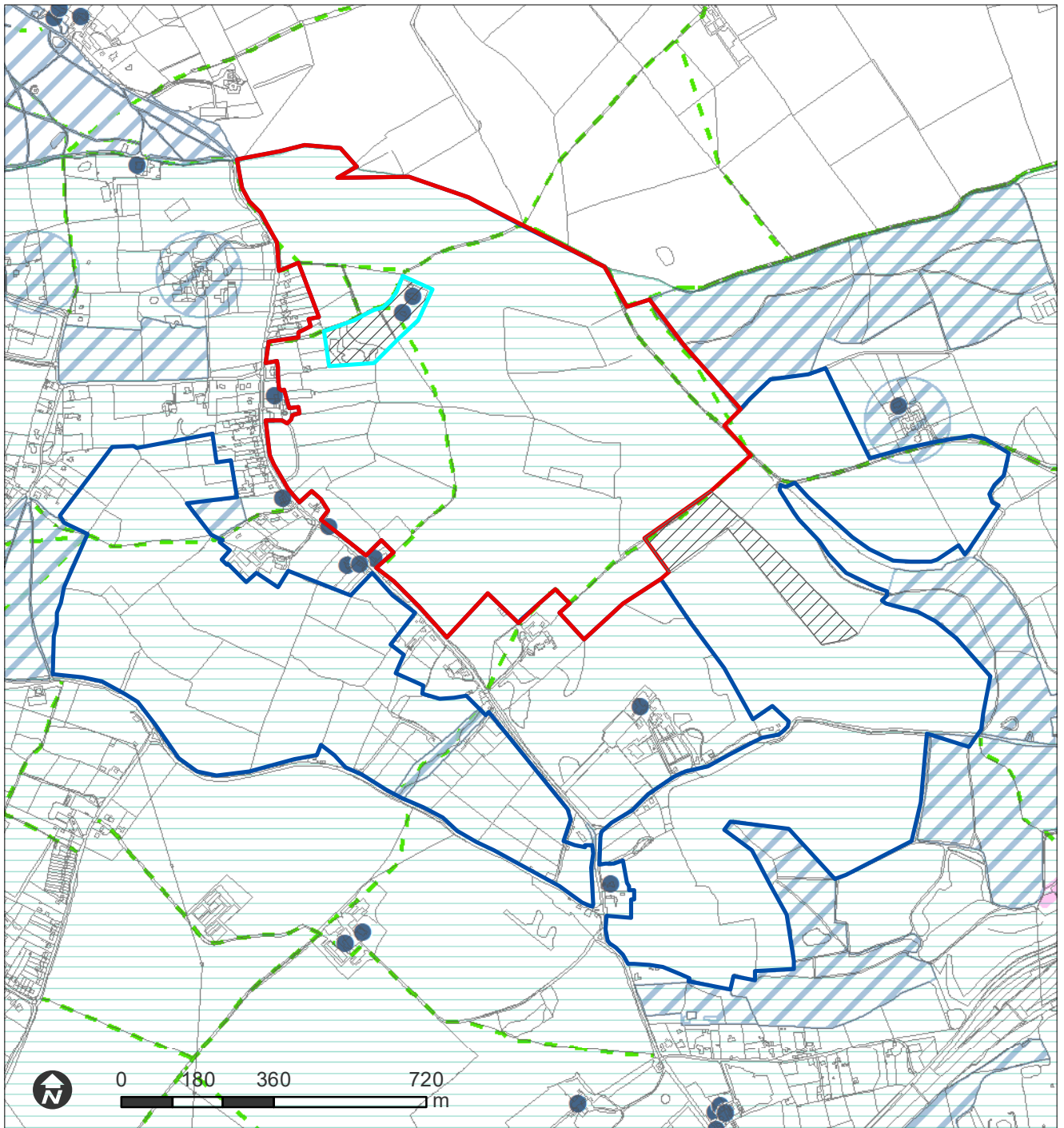
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the site is partially enclosed by mature vegetation and has few private views on to the site, the landforms and landscape features significantly increase the overall sensitivity of the site. The landform is dramatically undulating, with valued landscape features such as pockets of woodland dispersed across the site and the surrounding landscape. These features, along with the small farmsteads are prominent landscape characteristics of the area characteristic of the Sarratt Plateau LCA, The complexity of this landscape and the impressive landforms are cause for the most sensitivity, with open public views from footpaths, and a high perceptual quality and sense of rurality within this site.

For these reasons, Area B of Parcel 2 – Land at Commonwood and Bucks Hill has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P2b&amp;c Parcel 2 - Constraint</li> <li> OOS4a-P2b&amp;c Parcel 2</li> <li> Area B</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS4a-P2b&amp;c Area B Land at Commonwood and Bucks Hill</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** OOS4a – P2b&c (Area C) | **SITE NAME** Parcel 2 – Land at Commonwood and Bucks Hill

Located on either side of Langleybury Road, the site is contained by Berrybushes Wood to the north west, Model Farm to the north and other small woodlands to the south. The site is predominantly arable land, positioned on dramatically undulating slopes that run down towards the road, and in clear view of the M25.



Please see Page 80 for Map

**Total Area (ha)** 156.33  
**Section Area (ha)** 15.35

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Steep sides arable valleys
- Mix of woodlands on surrounding ridges that break up the landscape
- M25 a prominent feature within the landscape
- Settled pattern of farms on the northern boundary

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

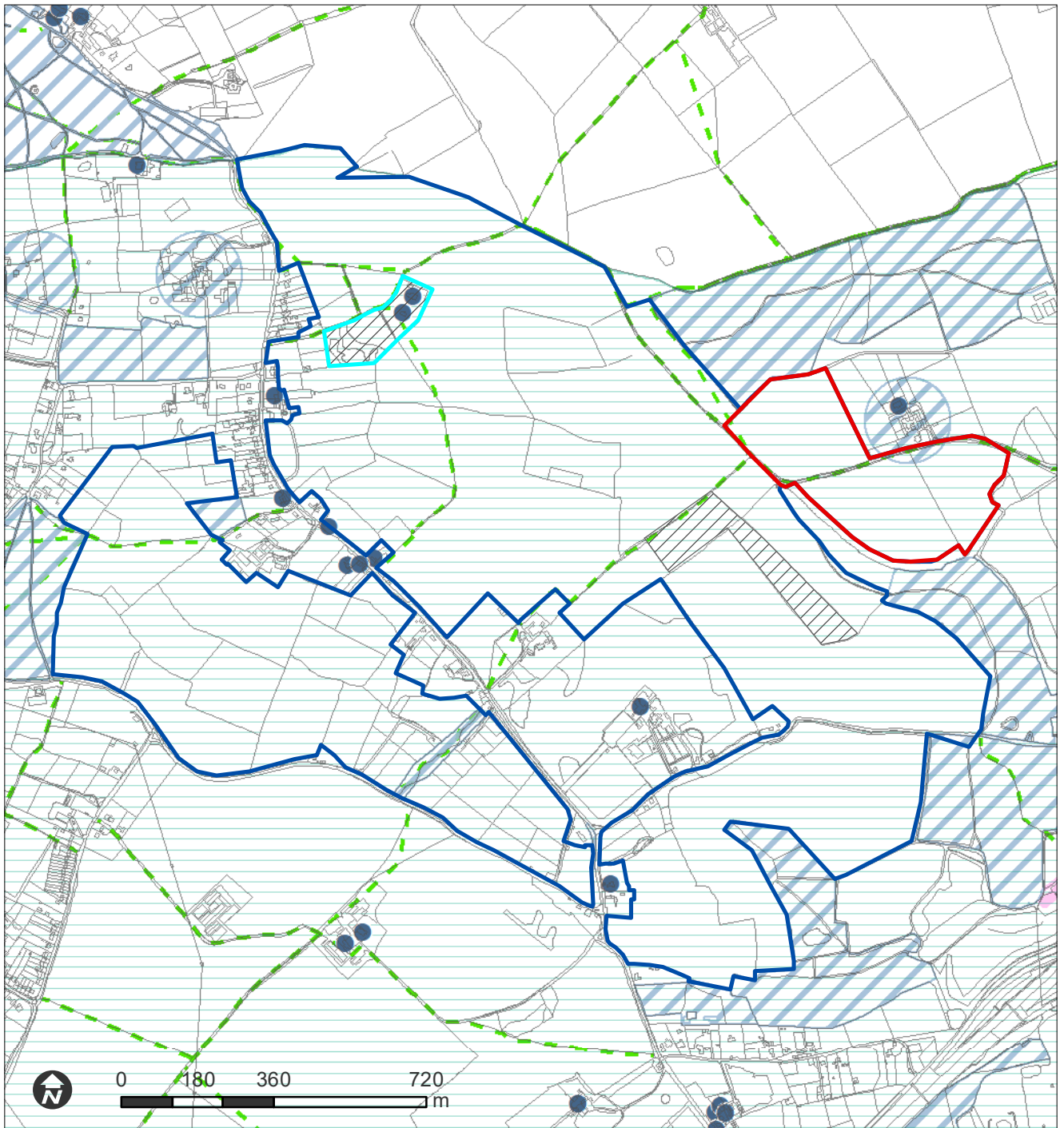
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The overall sensitivity of the site is increased by the dramatic landforms that occupy the site and surrounding landscape, elevating the site in view of surrounding public footpaths and viewpoints. The site has a PRoW running across the centre, providing open views of the surrounding landscape, the M25 and the adjacent woodlands including Berrybushes Wood to the north west (Local Wildlife Site). There is also little built development in the surrounding area, with the exception of the Model Cottage and the M25. This exposed landscape, combined with the perceptual quality of the space increases the sensitivity of this site.

For these reasons, Area C of Parcel 2 – Land at Commonwood and Bucks Hill has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P2b&amp;c Parcel 2 - Constraint</li> <li> OOS4a-P2b&amp;c Parcel 2</li> <li> Area C</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRowLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a-P2b&amp;c Area C Land at Commonwood and Bucks Hill</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		

**SITE REF NO.** OOS4a – P2b&c (Area D) | **SITE NAME** Parcel 2 – Land at Commonwood and Bucks Hill

Sloping towards the south east, the site is a gently undulating landscape that is predominantly surrounded by woodlands and mature vegetation. The site is located on either side of Old House Lane, which has mature vegetation on both sides of the road.



Please see Page 83 for Map

**Total Area (ha)** 156.33  
**Section Area (ha)** 55.69

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Mix of woodlands on most boundaries of the site
- M25 located close to the site but hidden by southern woodland

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

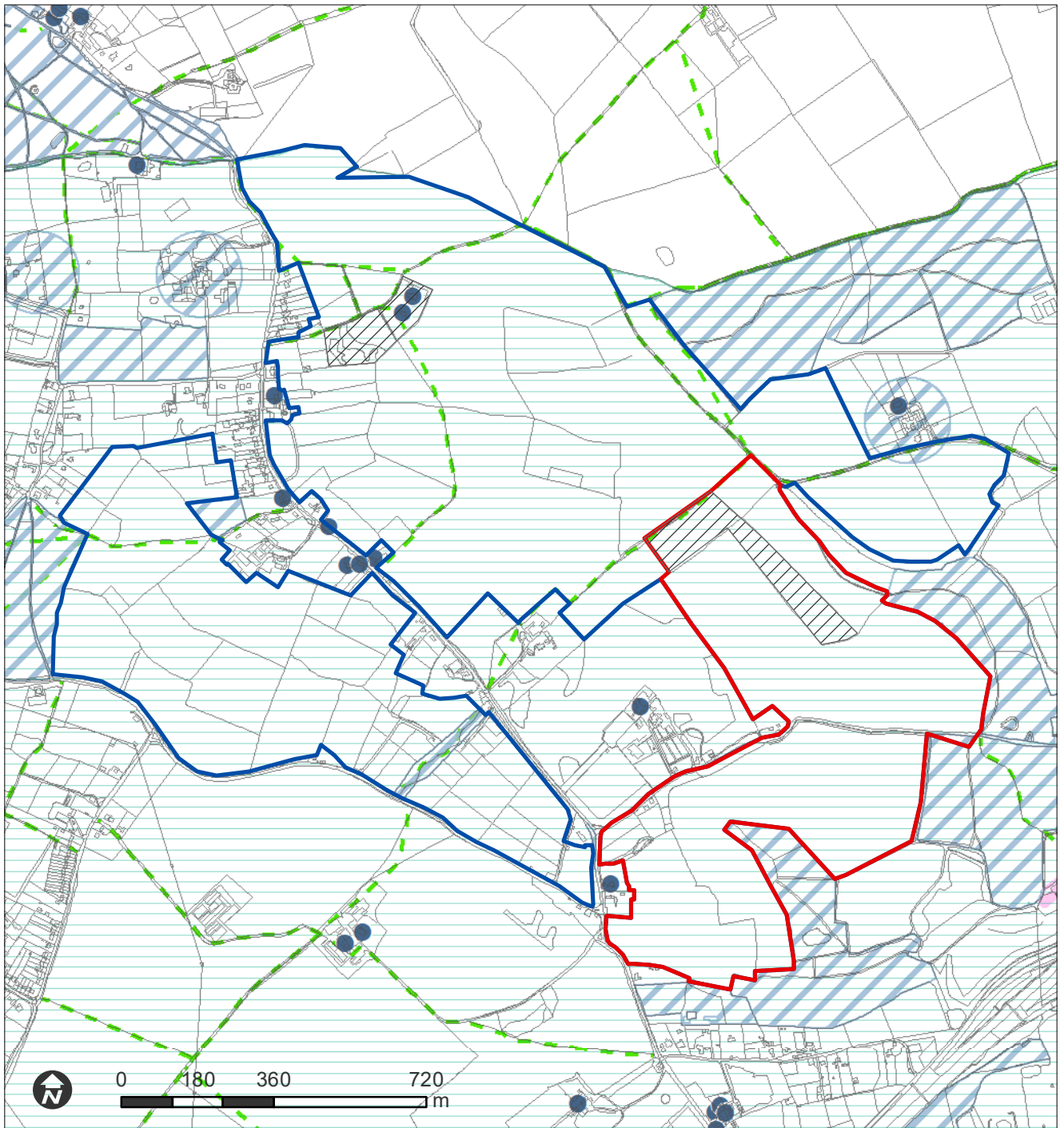
Low	Medium Low	<b>Medium</b>	Medium High	High
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**SUMMARY**

The sites gently undulating landform and the presence of mature woodlands are valued LCA features. There is some sense of rurality and lack of built development within the area that increase the sites perceptual quality. In contrast, the mature trees and vegetation that exist on all boundaries help to reduce views from both private and public users. There is also minimal concern regarding merging of settlements.

For these reasons, Area D of Parcel 2 – Land at Commonwood and Bucks Hill Common has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a-P2b&amp;c Parcel 2 - Constraint</li> <li> OOS4a-P2b&amp;c Parcel 2</li> <li> Area D</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a-P2b&amp;c Area D Land at Commonwood and Bucks Hill</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		

**SITE REF NO.** OOS4a – P3 (Area A)

**SITE NAME** Parcel 3 – South of Sarratt Road

The site is located on the west site of Sarratt Road in Micklefield Green, running along the northern edge of the M25. The site is a large open arable field that gently slopes towards the M25. A PRoW runs along all boundaries of the site along with mature hedgerows and a wooded backdrop towards the western boundary. A farmstead building is located in the north west corner of the site. Chiltern Hills AONB also runs adjacent to the western boundary of the site.



Please see Page 86 for Map

**Total Area (ha)** 187.43  
**Section Area (ha)** 31.00

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Gently sloping arable farmland towards the M25
- Mix of woodlands on the east and west of the site
- Small farmsteads located around the site
- M25 abuts the site edge to the south

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

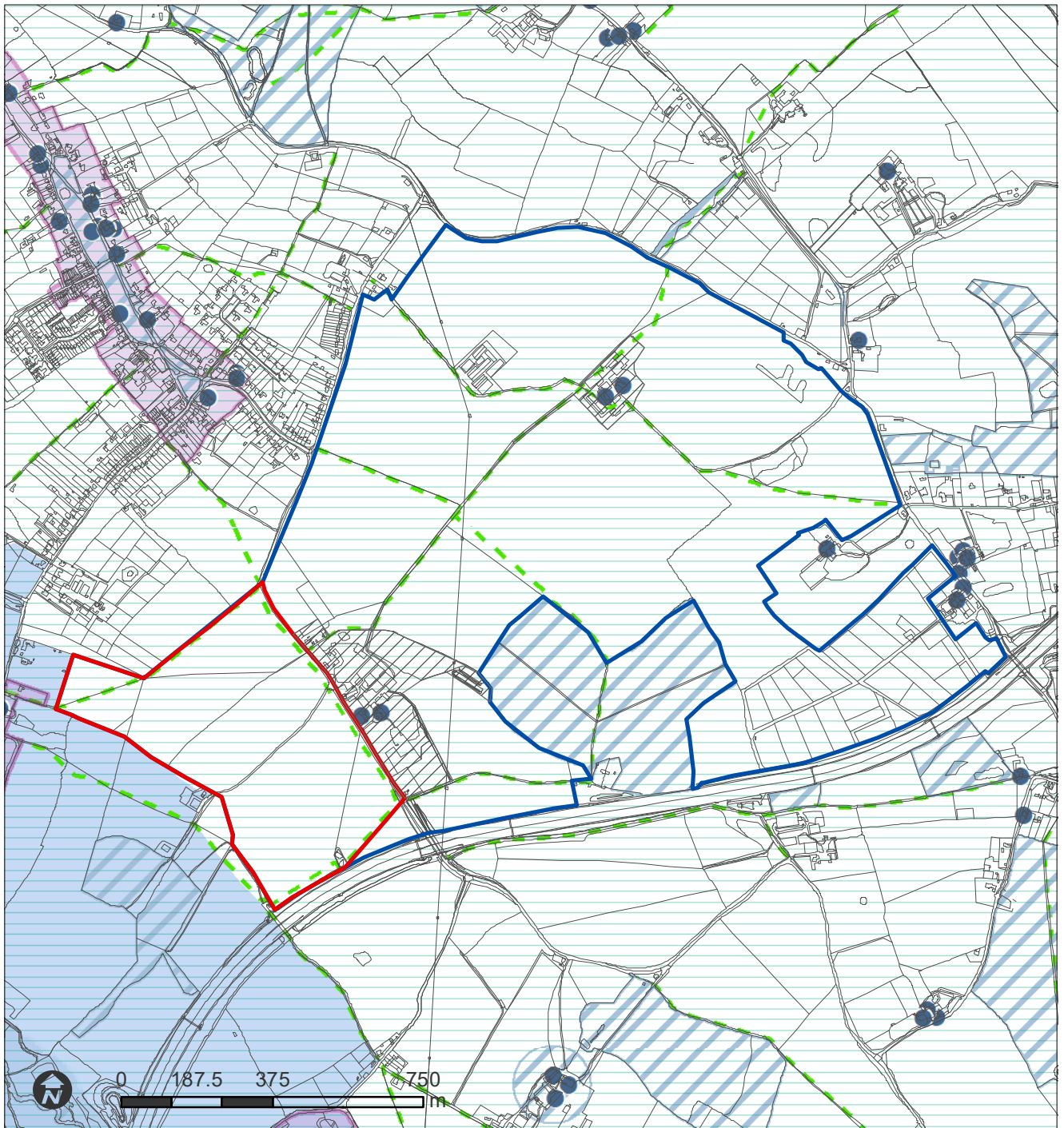
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

















The site is a large scale arable field, with a gentle slope towards the M25, The mix of woodlands and farmstead buildings to the western boundary are typical of this LCA. Whereas, the site itself has few valued landscape features due to its arable use. The presence of the M25 along the southern boundary contributes to a medium low classification for the perceptual quality of the site, and overall reduces the site sensitivity due to visual and noise disturbance. Whilst there is little built development in the area, the M25 reduces the sense of rurality in this location. The Chiltern Hills AONB runs adjacent to the west boundary of the site and therefore built development on site may have implications on the AONB setting.

For these reasons, Area A of Parcel 3 – South of Sarratt Road has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a - P3 Constraint</li> <li> OOS4a - P3</li> <li> Area A</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS4a-P3 Area A South of Sarratt Road</b></p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;">   </div>
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**SITE REF NO.** OOS4a – P3 (Area B)

**SITE NAME** Parcel 3 – South of Sarratt Road

Abutting the M25, the site is a gently sloping site that runs south towards the M25 and is currently used as arable farmland and grassland. A PRoW runs across the centre of the site, heading between the M25 road crossing and The Great Wood to the east of the site. The site is bound by the M25 to the south, and an area of trees and residential houses to the north and west. There is a small landscape buffer to the M25, and a row of pylons running north to south. A property with associated outbuildings is located on the edge of The Great Wood, which is accessed via a lane that crosses the site.



Please see Page 89 for Map

**Total Area (ha)** 187.43  
**Section Area (ha)** 10.76

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Level plateau abutting the M25
- Great Wood sits to the east of the site
- Small farmsteads and secluded dwellings exist around the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

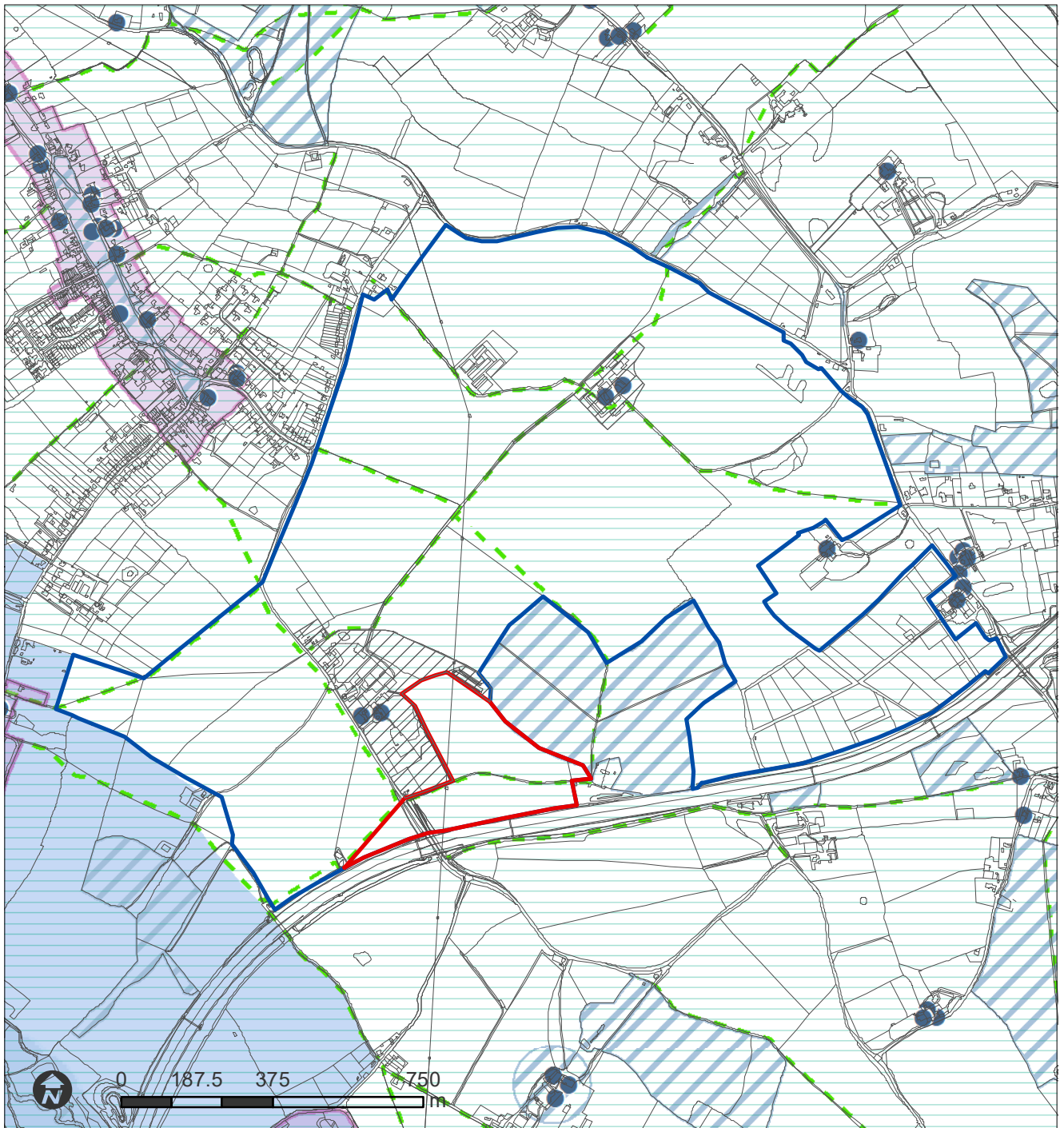
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**


















The site is an enclosed arable field sloping gently towards the landscape buffer to the M25 in the south. The site is typical of the Sarratt Plateau LCA, with The Great Wood located on its eastern boundary, a small farmstead to the east and a level plateau abutting the M25. Whilst the site has many features that are typical of the area, the site’s proximity to the M25 reduces the overall sensitivity of the site due to the noise and the existing built development. The sensitivity of the site is also reduced by the substantial mature vegetation that defines all boundaries of the site, and the few private views that are allowed onto the site. However, public views onto the site are classed as medium-high, due to the M25 bridge crossing that allows open views of the whole site, as well as a PRoW that runs directly across the centre of the site.

For these reasons, Area B of Parcel 3 – South of Sarratt Road has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a - P3 Constraint</li> <li> OOS4a - P3</li> <li> Area B</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS4a-P3 Area B South of Sarratt Road</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <p> </p>
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**SITE REF NO.** OOS4a – P3 (Area C)

**SITE NAME** Parcel 3 – South of Sarratt Road

Situated on the east of Deadman’s Ash Lane to the south east of Sarratt village, the site is a mixed used arable and pastoral landscape with dramatic undulations. The valley floor runs along the centre of the site, sloping from west to east, with a woodland on the ridge to the west. The site has a PRow running along the eastern boundary, with other permissive footpaths running east to west across the site.



Please see Page 92 for Map

**Total Area (ha)** 187.43  
**Section Area (ha)** 48.93

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Equestrian land use to the south of the site close to small farmstead and residential area
- Mix of woodlands in the vicinity of the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

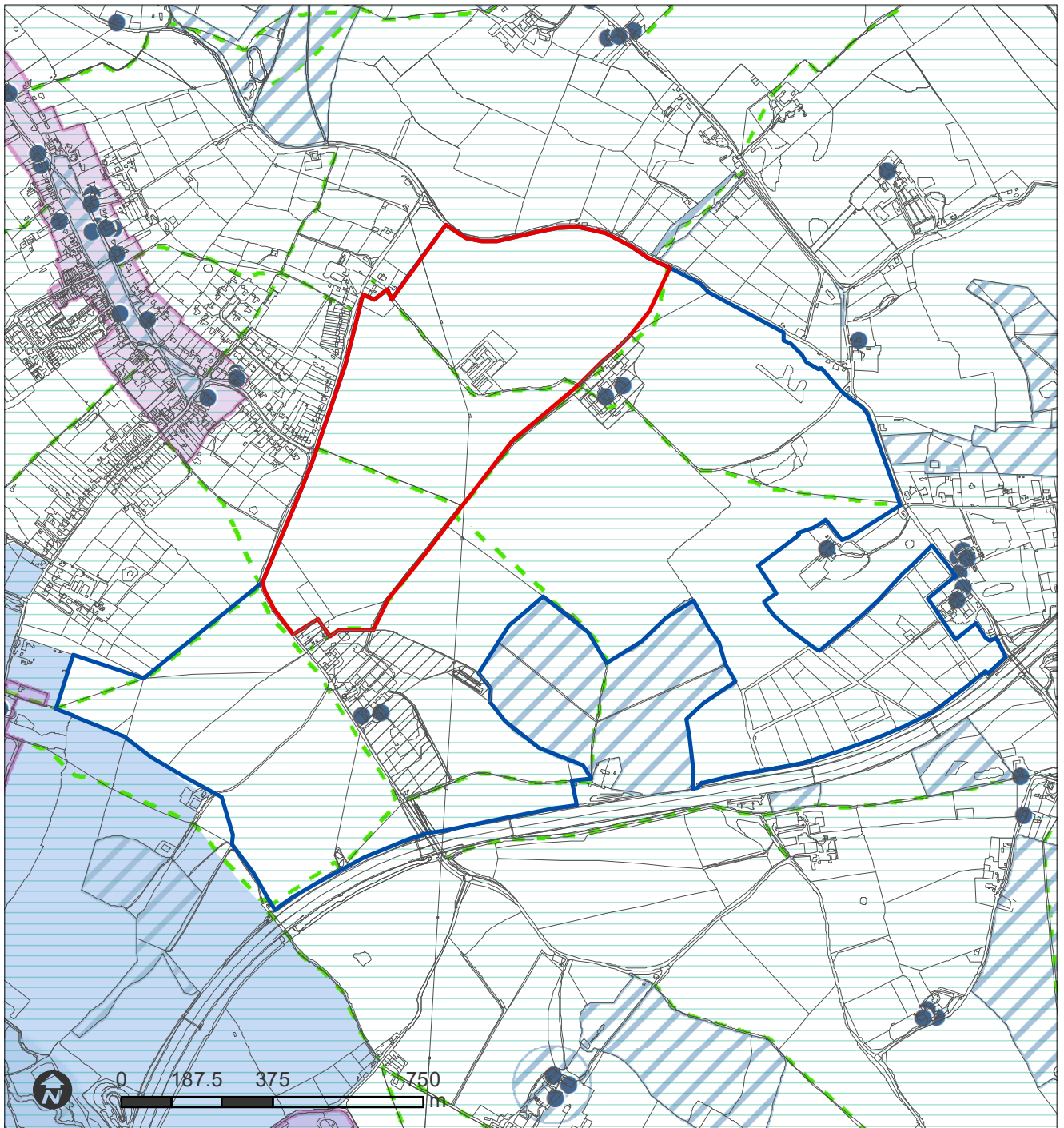
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**


The site is a large scale arable and pastoral landscape, with some landscape features that reflect the Sarratt Plateau LCA, such as the equestrian land to the south the farmsteads and the mixed woodlands. Whilst the landscape itself was not typical of this location, the undulations and topography formed a strong sense of rurality and therefore influence the perceptual quality of the landscape. The number of PRows that run across the site also increase the sensitivity to public views, with only a small number of private properties that have direct views onto the site.

For these reasons, Area C of Parcel 3 – South of Sarratt Road has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a - P3 Constraint</li> <li> OOS4a - P3</li> <li> Area C</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites_2018</li> <li> Local Nature Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS4a-P3 Area C South of Sarratt Road</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** OOS4a – P3 (Area D)

**SITE NAME** Parcel 3 – South of Sarratt Road

Situated beyond the east of Sarratt village, the undulating arable farmland is found on the south side of Bottom Lane. The site is large scale with a valley at the centre sloping from east to west. The Great Wood is located on the southern boundary, and a smaller woodland parcel is found on the northern boundary. A PRow runs along the length of the western boundary, with two other footpaths running across the centre of the site. There are no hedgerows or trees placed within the site, although the site boundaries are well vegetated with mature hedgerows and trees.



Please see Page 95 for Map

**Total Area (ha)** 187.43  
**Section Area (ha)** 63.93

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- The Great Wood occupies the south boundary of the side and has substantial presence across the whole site
- Arable planned estate land
- M25 located close to the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

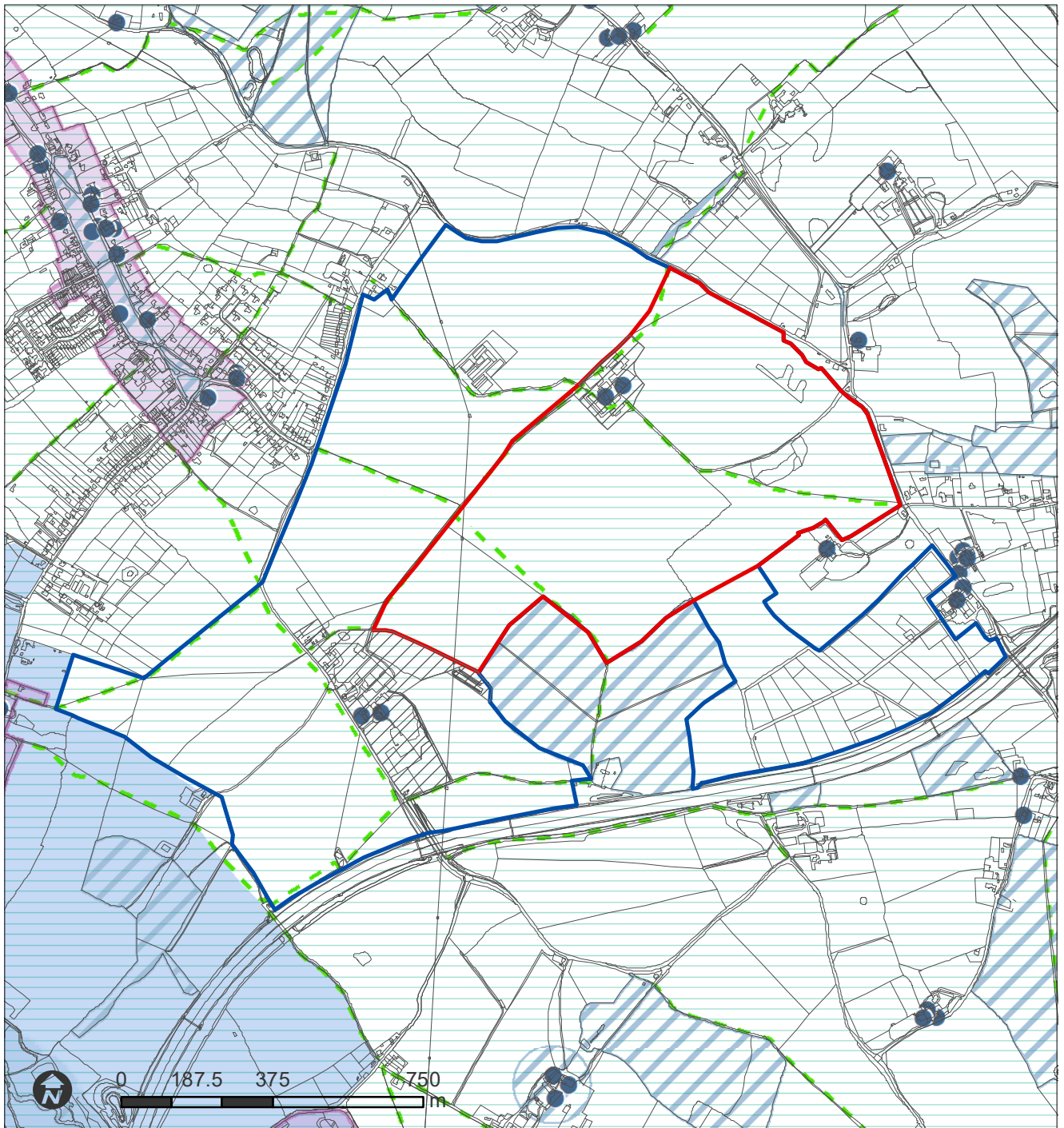
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**













Although the site is a simple arable landscape that is enclosed by mature vegetation and trees, the large scale site is positioned away from the built development area of Sarrat. Despite being set close to the M25, the presence of The Great Wood along the southern boundary reduces noise disturbance and gives a sense of rurality and perceptual quality. At the base of the valley, all views are open with no built development visible. The site also has a number of well used public footpaths that are accessed from the village of Sarratt, and open views across the entire site, increasing the visual sensitivity of the site. Private views are less sensitive, with only a small number of residential properties located on the ridge towards the north of the site. The presence of The Great Wood and an area of listed buildings located towards the north of the site also influence the overall landscape sensitivity of the site.

For these reasons, Area D of Parcel 3 – South of Sarratt Road has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a - P3 Constraint</li> <li> OOS4a - P3</li> <li> Area D</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS4a-P3 Area D South of Sarratt Road</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <p> </p>
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**SITE REF NO.** OOS4a – P3 (Area E)

**SITE NAME** Parcel 3 – South of Sarratt Road

Situated close to Chandler’s Cross, the site sits on the northern edge of the M25, the site is a mix of arable, equestrian and pastoral land that is predominantly level, with a small slope down towards the M25. The Great Wood sits on the western boundary, with other farmland to the north and Toms Hill road to the east. A number of farm buildings and residential houses are located towards the east along Toms Hill road.



Please see Page 98 for Map

**Total Area (ha)** 187.43  
**Section Area (ha)** 24.10

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Equestrian, pastoral and arable land
- Level landform close to the M25
- The Great Wood occupies the western boundary of the site
- Settles pattern of farms and buildings

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

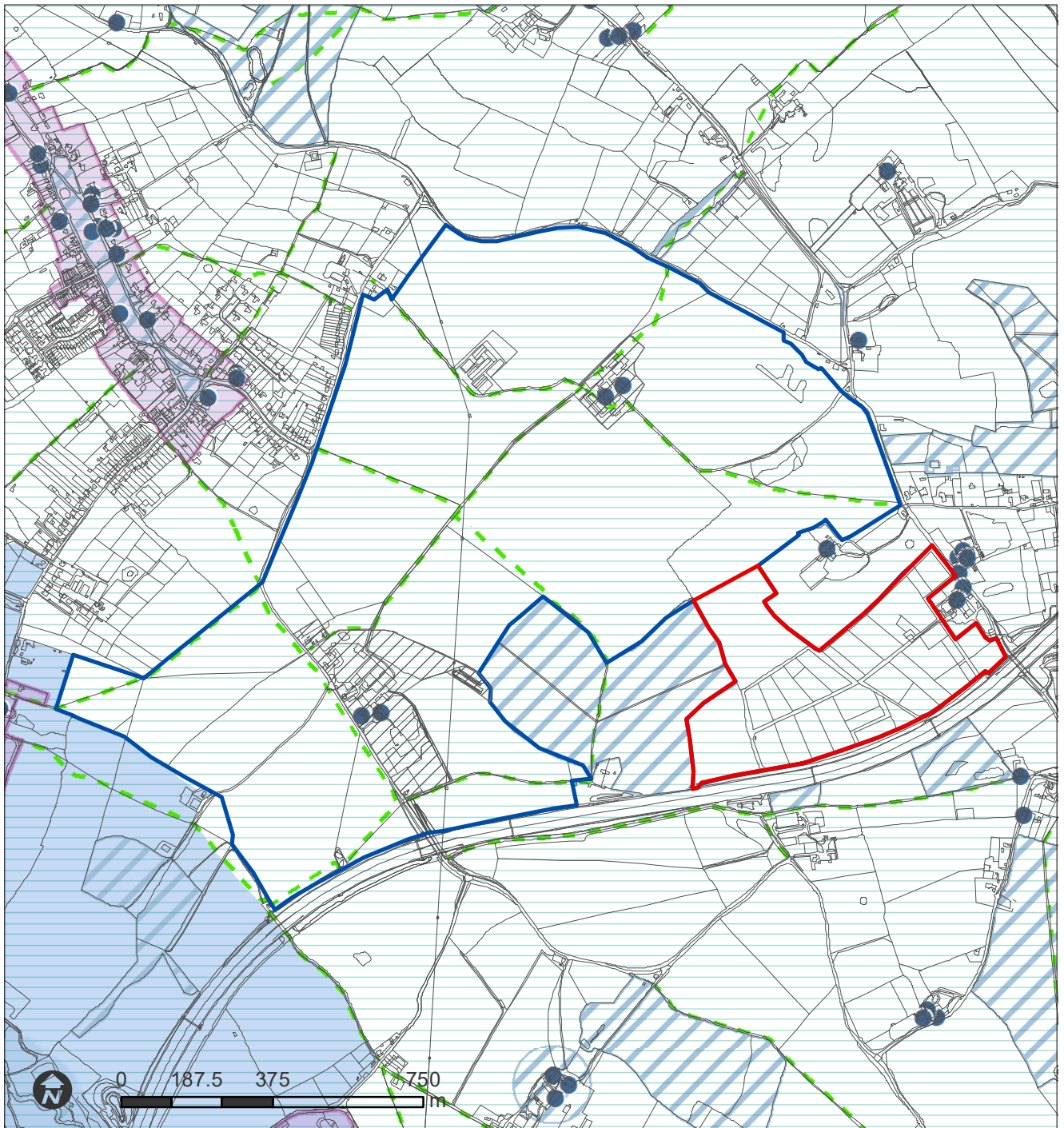
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**


















The site has several characteristics which are typical of the Sarratt Plateau LCA, including the level plateau adjacent to the M25, the equestrian, pastoral and arable land use and views towards The Great Wood. Whilst these characteristics are valued, the site’s proximity to the M25 reduces the perceptual quality due to the built development and noise disturbance. Being bound to the M25, the site will not contribute to coalescence of settlements and there are few public views into the site that would be sensitive to built development.

For these reasons, Area E of Parcel 3 – South of Sarratt Road has been classed as having **Medium Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS4a - P3 Constraint</li> <li> OOS4a - P3</li> <li> Area E</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>	<p><b>OOS4a-P3 Area E South of Sarratt Road</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <p> </p>
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**SITE REF NO.** OOS4b (Area A)

**SITE NAME** Land at Chandlers Cross

Situated on the southern edge of the M25, the site sits to the west of Chandler’s Cross, and south of the M25. The urban area of Loudwater sits a few miles to the south west of the site. Sarratt Road bounds the site on the west and south edges, with the M25 and adjacent public footpath running along the northern boundary. The northern boundary has a strong tree belt separating the M25 and footpath from the site. It is used for pastoral and equestrian purposes and has gentle undulations towards the south.



Please see Page 101 for Map

**Total Area (ha)** 72.3  
**Section Area (ha)** 19.68

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Equestrian and pastoral land with areas of level ground abutting the M25 to the north
- Mix of woodlands on the western edge of the site, including Willow Wood
- Settled pattern of farms
- M25 abuts the northern boundary, separated by PRoW

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

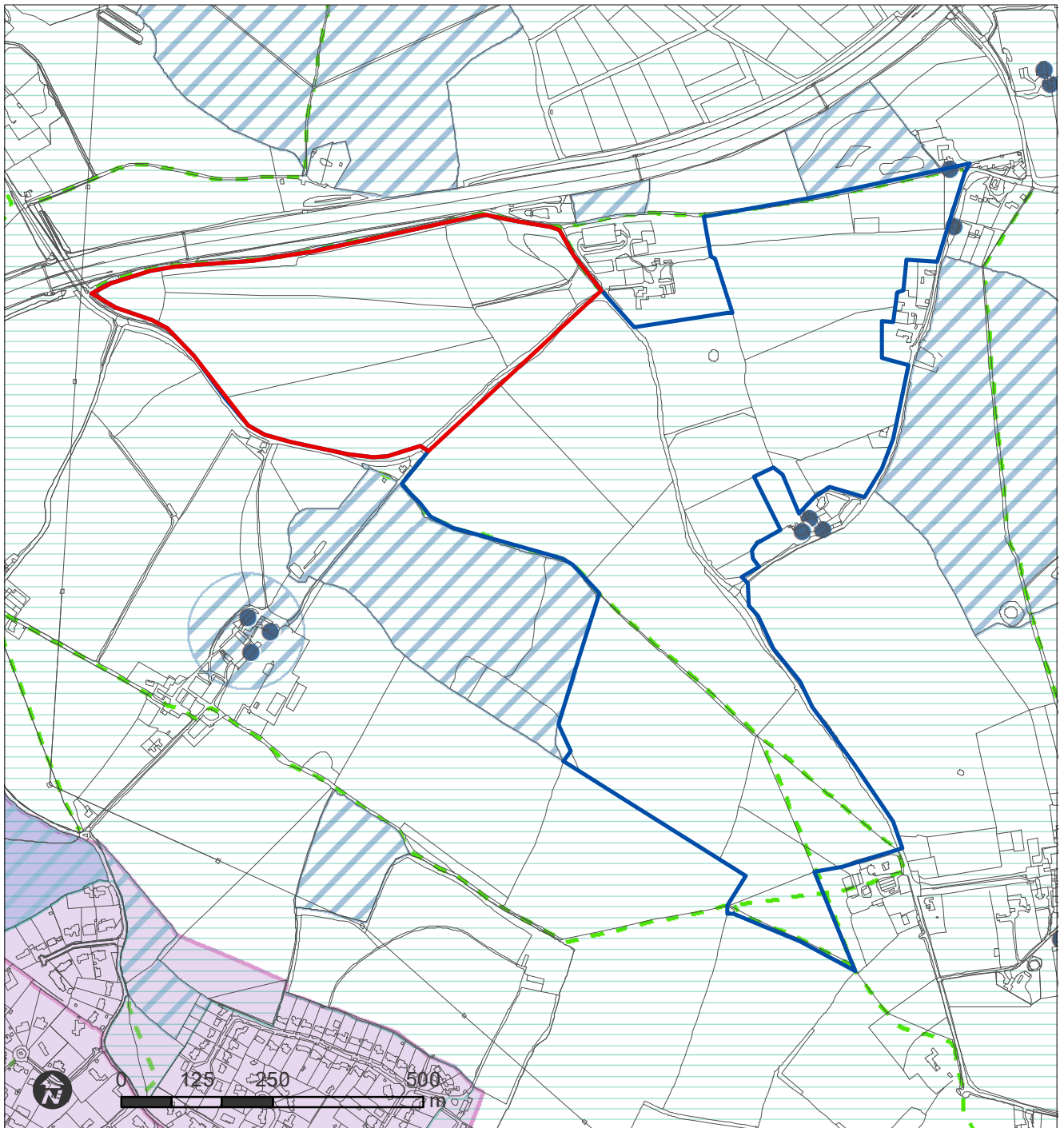
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

This equestrian and pastoral landscape is characteristic of the Sarratt Plateau LCA, with features including Willow Wood on the western boundary, the M25 that’s abuts the northern boundary and the settled pattern of farmsteads all increasing the overall sensitivity. In contrast, the site has little historic character and has very few views into the site from PRoWs, roads or private properties. The proximity of the M25 along the northern boundary reduces the overall sensitivity of the site, as the noise of road traffic is prominent across most areas of the site. The PRoW that runs along the northern boundary is separated from the site by an extensive tree belt, allowing intermittent views into the site. The boundary to Sarratt Road also has few views into the site due to the mature trees and hedgerows, reducing the sensitivity to public and private views and the enclosure by vegetation.

For these reasons, Area A of Land at Chandler’s Cross has been classed as having **Medium Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OOS4b - Land at Chandlers Cross</li> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Area A</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, purple 2px, purple 4px); border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>OOS4b - Area A</b> <b>Land at Chandlers Cross</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

**SITE REF NO.** OOS4b (Area B)

**SITE NAME** Land at Chandlers Cross

Situated on the western edge of Sarratt Road, the site is an elongated pastoral and equestrian landscape that is located to the west of Chandlers Cross. The grassland site is primarily level, with a gently slope towards the north and south of the site. Large wooded areas are sited along the western boundary of the site, whilst the road occupies the eastern edge. There are some standalone hedges and trees across the landscape, with remnants of field boundaries that are now defined by a PRoW that runs from north west to south east across the centre of the site. Farmstead buildings are located along the southern edge of the site, with other individual dwellings located along Sarratt Road.



Please see Page 104 for Map

**Total Area (ha)** 72.3  
**Section Area (ha)** 32.87

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Equestrian and pastoral land with gently sloping ground
- Mix of woodlands on the western edge of the site, defining the west boundary
- Settled pattern of farms
- M25 sits close to the north of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

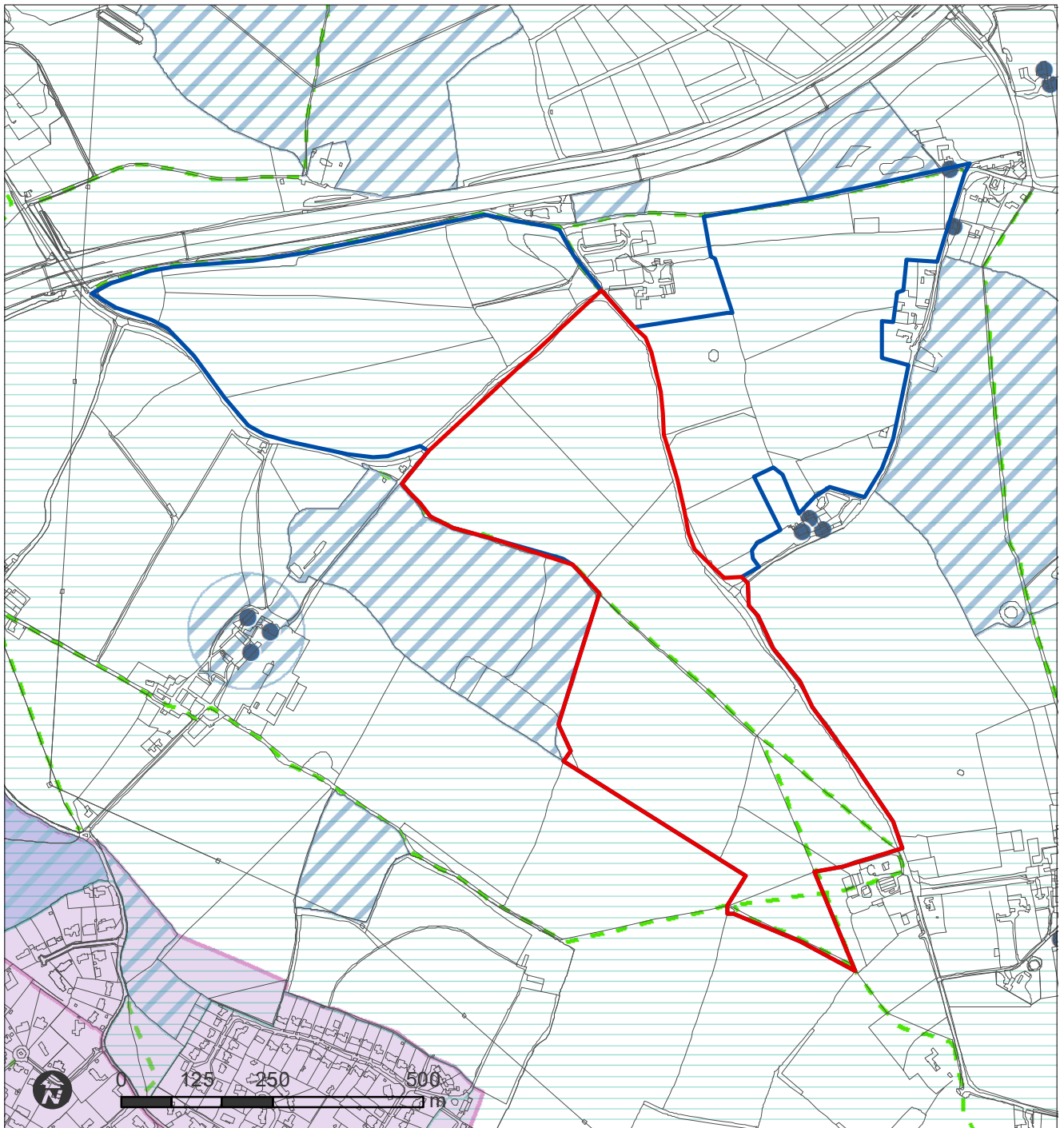
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Although the site is situated near the M25 and will not contribute to coalescence of settlements, the areas further away from the M25 have a higher perceptual quality and less built development. The site is also characteristic of the LCA Sarratt Plateau, with equestrian and pastoral land with gentle slopes, a mix of woodlands including Willow Wood, and a settled pattern of farms, particularly towards the south and along Sarratt Road, increasing the overall sensitivity. The presence of a PRoW running through the centre of the site along historic field boundaries also provides extensive open views across the site.

For these reasons, Area B of Land at Chandler’s Cross has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> OOS4b - Land at Chandlers Cross</li> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Area B</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px dashed green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="background-color: #e0e0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background-color: #e0ffe0; border: 1px dashed blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px; margin-right: 5px;"></span> important hedges</li> <li><span style="background-color: #ffe0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #ffe0e0; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #e0ffe0; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #e0e0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e0e0ff; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #404080; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>OOS4b - Area B Land at Chandlers Cross</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

**SITE REF NO.** OOS4b (Area C)

**SITE NAME** Land at Chandlers Cross

Situated on the southern edge of the M25, the site sits to the west of Chandler’s Cross. The urban area of Loudwater sits a few miles to the south west of the site. Sarratt Road bounds the site on the west, with a PRoW running along the northern boundary, close to the M25. The northern boundary has a strong tree belt separating the footpath from the site. The site is used for pastoral and equestrian purposes and has gentle undulations. Coltspring Farm sits to the north of the site, and Redhall sits to the south. Harrocks Wood occupies the eastern boundary.



**Total Area (ha)** 72.3  
**Section Area (ha)** 19.76

Please see Page 107 for Map

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Equestrian and pastoral land with gently sloping ground
- Mix of woodlands on the eastern edge of the site, including Woodland Trust’s Harrocks Wood
- Settled pattern of farms
- M25 sits close to the north of the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

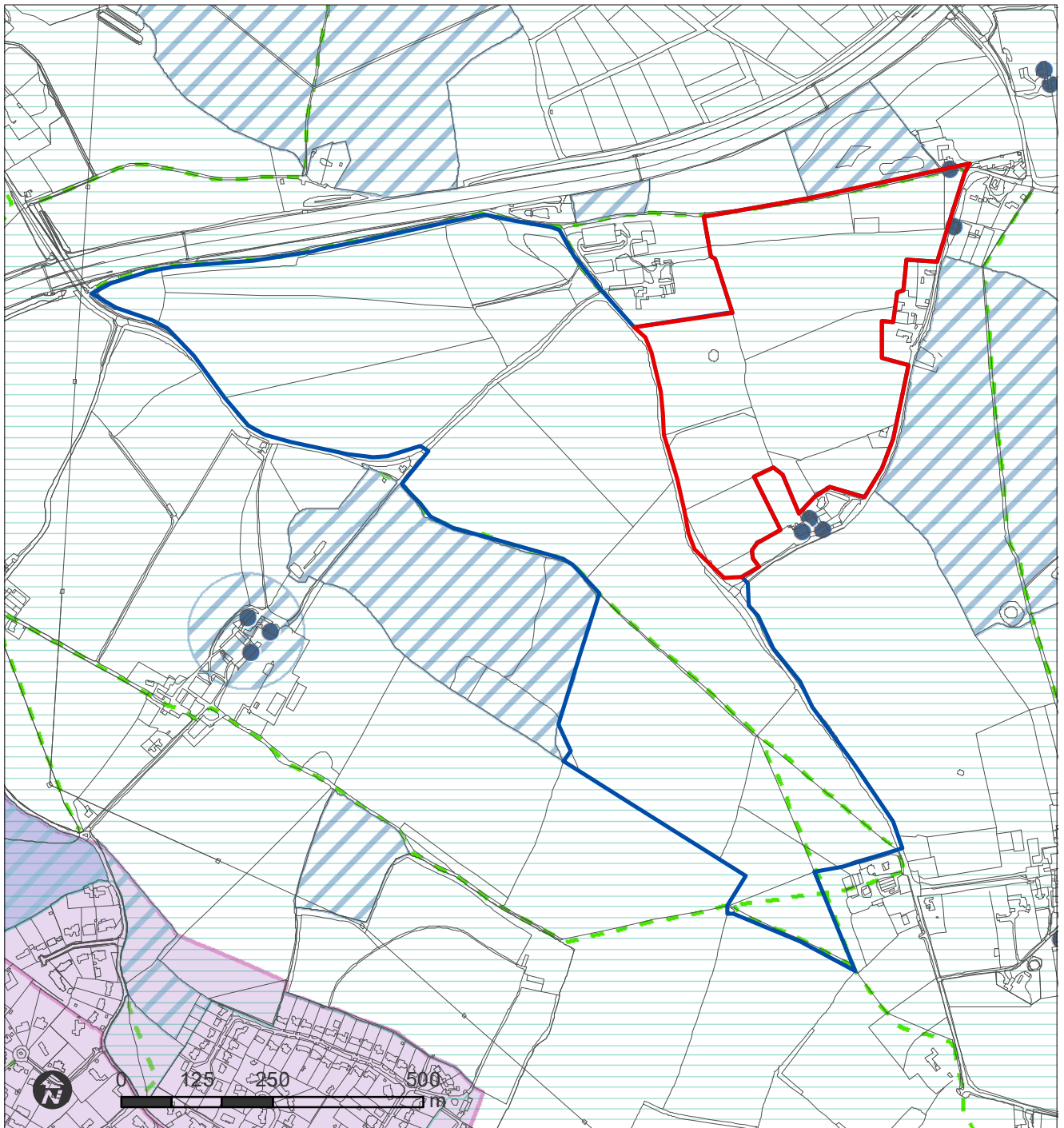
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Strong hedgerows and trees along the boundaries increase enclosure and reduce public and private views onto the site. The Woodland Trust’s Harrocks Wood is sited on the eastern boundary of the site, which is visible from all areas of the site, increasing the views towards natural features. Several listed buildings are situated along the southern edge at Redhall and on the north east corner at Chandlers Cross, increasing historical character sensitivity. Whilst this site has several important landscape and landmark features present in the local setting, the site itself is a simple pastoral landscape that is located on the edge of Chandler’s Cross, which impacts on the overall sensitivity of the site.

For these reasons, Area C of Land at Chandler’s Cross has been classed as having **Medium** sensitivity to built development.

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



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Key		OOS4b - Area C Land at Chandlers Cross	
OOS4b - Land at Chandlers Cross	Site_of_Special_Scientific_Interest_(SSSI)	Three Rivers Landscape Sensitivity Assessment	
Area C	Conservation_Areas		
EH Listed Buildings	PRoWLines		
Green_Belt_(SALDD)	RegisteredParkGardensDistrict		
HCC_Local_Wildlife_Sites_2018	Areas_of_Outstanding_Natural_Beauty		
Local_Nature_Reserves	Flood zone 2		
important_hedges	Flood zone 3b		

**SITE REF NO.** OOS5 (Area A) | **SITE NAME** Land north-west of Bedmond

Located to the south of Bennett’s End and to the west of Pimlico, the site is a large scale arable landscape with a small area of grassland. The site is a rolling valley landscape, where the valley bottom runs from south west or north east across the centre of the site. The site has PRowS running along all boundaries of the site as well as several tree groupings and dispersed hedgerows. A residential area to the east of the site exists in Pimlico, with other small settlements to the west of the site.



Please see Page 110 for Map

**Total Area (ha)** 210.59  
**Section Area (ha)** 81.69

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley/Bedmond Plateau LCA

- Steep sloping valley sides with dramatic views across the valley within the site boundary
- Linear woodland on valley ridge

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

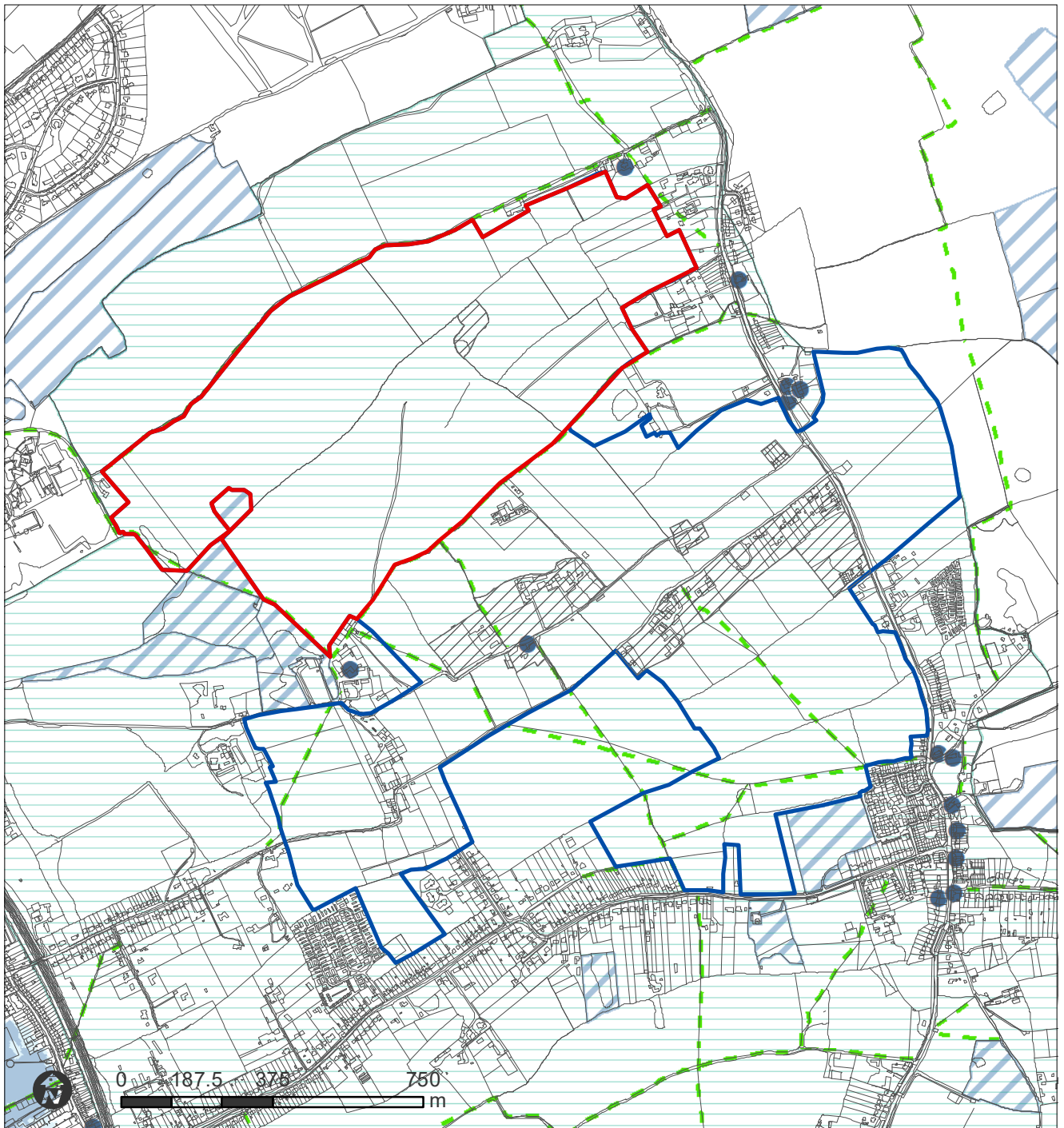
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site comprises of several landscape features that are characteristic of the Upper Gade Valley/Bedmond Plateau LCA, including the strong undulating slopes, the large expanse of arable land with minimal hedgerows and the linear wood beyond the valley ridge. These features, along with the open public views from the multiple PRowS that run around the perimeter of the site are important factors impacting on sensitivity. Furthermore, the built development and prevention of merging criteria have been graded as medium-high, due to the lack of built development between Pimlico on the eastern boundary and Nash Mills on the west. The lack of existing development combined with the impressive undulating landscape has resulted in a high perceptual quality score and a medium-high score for landform/landscape features and views across the valley.

For these reasons, Area A Land north-west of Bedmond has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS5 Constraint</li> <li> OOS5 - Land north-west of Bedmond</li> <li> Area A</li> <li> EH Listed Buildings</li> <li> Green Belt (SALDD)</li> <li> HCC Local Wildlife Sites 2018</li> <li> Local Nature Reserves</li> <li> important hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoW Lines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS5 - Area A</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS5 (Area B) | **SITE NAME** Land north-west of Bedmond

Situated on either side of Harthall Lane between Kings Langley and Bedmond, the site is a pastoral landscape that is gently undulating. The site is enclosed by mature hedgerows and is intersected by Harthall Lane. Mature trees are interspersed within the landscape.



Please see Page 113 for Map

**Total Area (ha)** 210.59  
**Section Area (ha)** 24.46

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley/Bedmond Plateau LCA

- Gently undulating plateau of pastoral and equestrian land
- Intersected by narrow lane

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

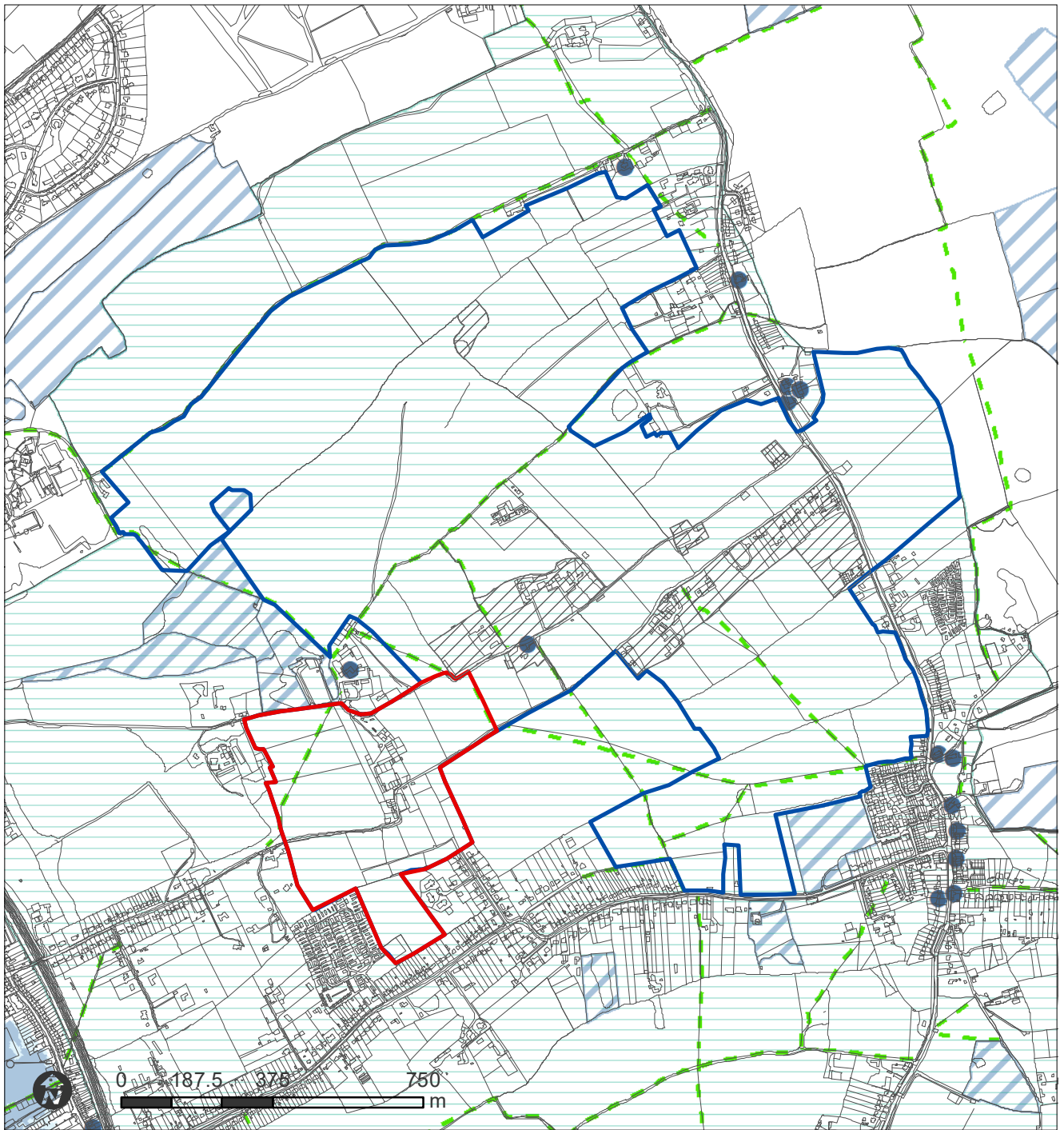
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The site along Harthall Lane is a simple undulating landscape that is used for pastoral/equestrian purposes and has a few characteristics of the Upper Gade Valley and Bedmond Plateau LCAs. The site has extensive mature hedgerows and trees on all boundaries that restrict the public and private views onto the site. However, there is one small footpath that crosses the site in the north west corner. There are also several farmsteads and yards located on the perimeter of the site, with one farmstead located within the site along Harthall Lane. In contrast, the mature tree groupings and hedgerows prevent any extended views across the landscape, and therefore reduce the views towards landscape features and the perceptual quality.

For these reasons – Land Area B north-west of Bedmond has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS5 Constraint</li> <li> OOS5 - Land north-west of Bedmond</li> <li> Area B</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS5 - Area B</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS5 (Area C) | **SITE NAME** Land north-west of Bedmond

Situated on either side of Harthall Lane between Kings Langley and Bedmond, the site is a pastoral, equestrian and arable landscape that is gently undulating. The site is enclosed by mature hedgerows and is intersected by Harthall Lane. Hyde Meadow Farm is located centrally but is not included within the site boundaries. A mast is also situated on the northern boundary of the site along with several PRowWs that run north to south across the site, towards the western edge.



Please see Page 116 for Map

**Total Area (ha)** 210.59  
**Section Area (ha)** 45.53

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau LCA

- Gently undulating plateau comprising of equestrian, pastoral and arable land
- Narrow winding roads cut through the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

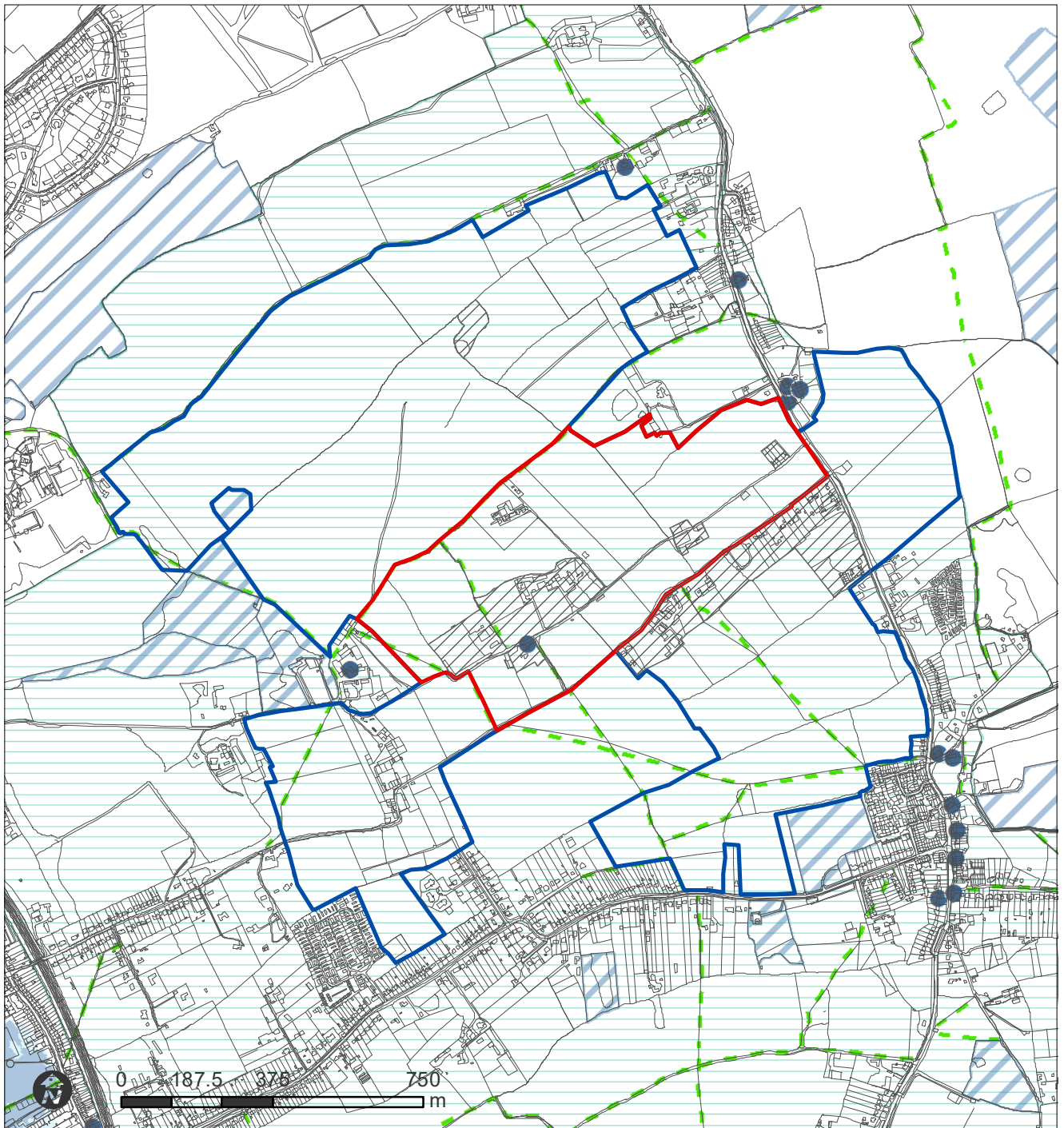
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The gently undulating equestrian, pastoral and arable landscape and narrow winding roads are typical of the Bedmond Plateau LCA. Valued landscape features and listed buildings are located on the site perimeter, which influence the complexity of the landscape, as well as provide landmark features within the immediate surroundings. The site can be viewed from the PRowW that cross the site, with intermittent views through spaces in the hedgerow boundaries. In contrast, there are few inward views from Harthall Lane, and from Hyde Lane which intersects the site. Although the perceptual quality is influenced by the present of the mast towards the north of the site, the elevated landscape provides extensive open views across the valley towards the north.

For these reasons – Land Area C north-west of Bedmond has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS5 Constraint</li> <li> OOS5 - Land north-west of Bedmond</li> <li> Area C</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS5 - Area C</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS5 (Area D) | **SITE NAME** Land north-west of Bedmond

Situated to the north of Bedmond along Bedmond Road, the site is an undulating working arable landscape sloping from north-west to south-east. A PRoW runs alongside the eastern edge of the site, outside the site boundaries, within the open arable field. The boundaries are defined by Bedmond Road to the west, mature vegetation and Chapel Motor Services to the south, and an open field to the north. A group of listed buildings are located north west of the site.



Please see Page 119 for Map

**Total Area (ha)** 210.59  
**Section Area (ha)** 13.68

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

St Stephens Plateau

- Working farm landscape sloping from north-west to south-east
- Large open arable field

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

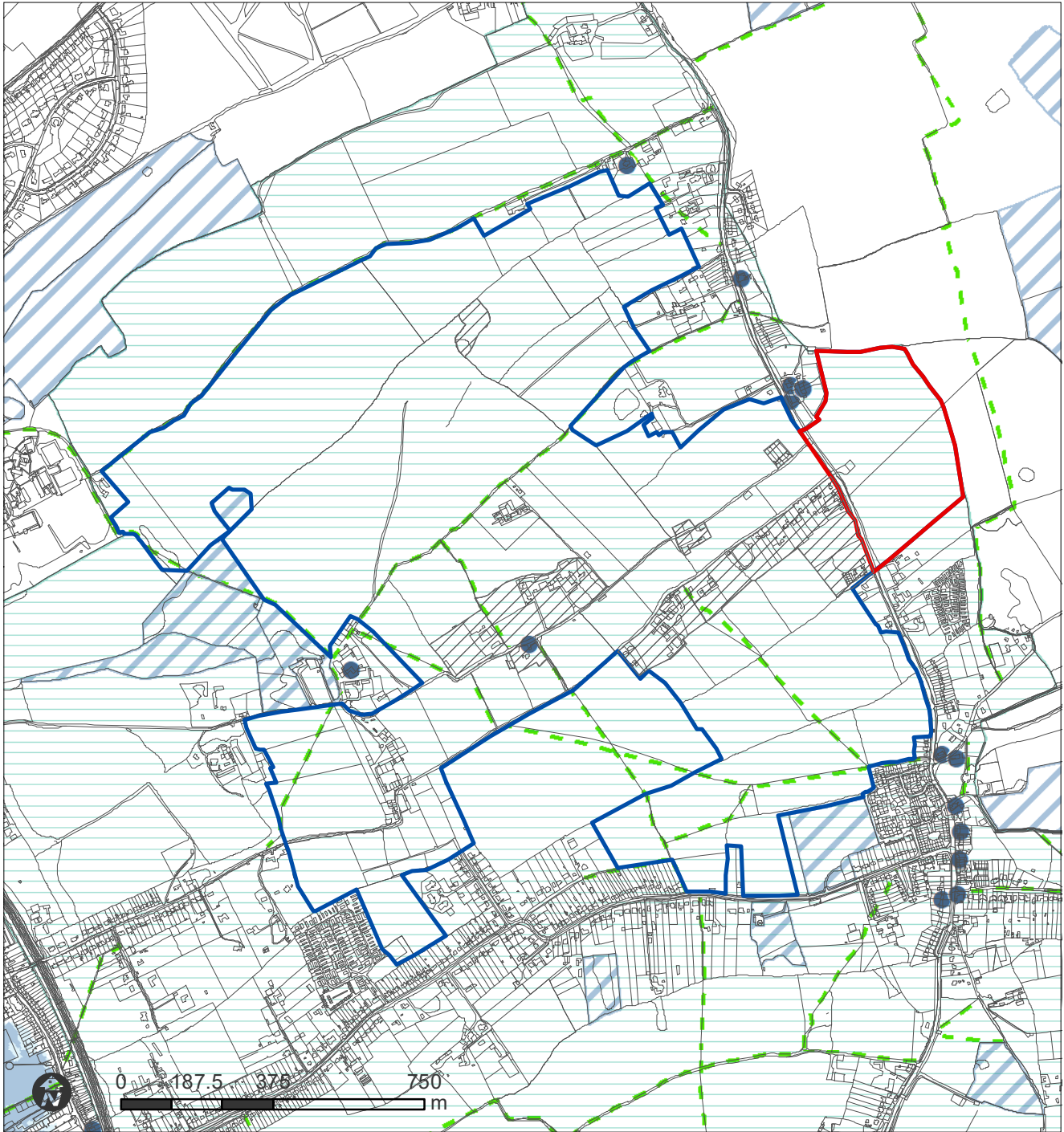
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Whilst the large open arable field at this site is characteristic of St Stephen’s Plateau LCA, there are few similarities between the LCA and this site. Open public views from the PRoW towards the north of the site are available, as well as through gaps in the low hedge along the western boundary at Bedmond Road. As the site encompasses part of a larger arable field, the overall sensitivity of the is increased by lack of vegetative enclosure, and public views into the site. The site is situated on the northern edge of Bedmond, therefore there is minimal risk to merging/coalescence of settlements.

For these reasons, Land Area D north-west of Bedmond has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS5 Constraint</li> <li> OOS5 - Land north-west of Bedmond</li> <li> Area D</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS5 - Area D</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** OOS5 (Area E) | **SITE NAME** Land north-west of Bedmond

Located on the western edge of Bedmond, the site adjoins Toms Lane to the south and Bedmond Road to the east. The site is a gently undulating landscape comprising of medium sized arable fields, which are concealed within the landscape by mature tree groupings and elevated landforms. There is a good network of PRowS running across the site to the rear of Bedmond.



Please see Page 122 for Map

**Total Area (ha)** 210.59  
**Section Area (ha)** 45.24

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau LCA

- Gently undulating landscape of medium sized fields
- Well concealed due to elevated landforms and mature trees
- Has a good network of PRowS

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

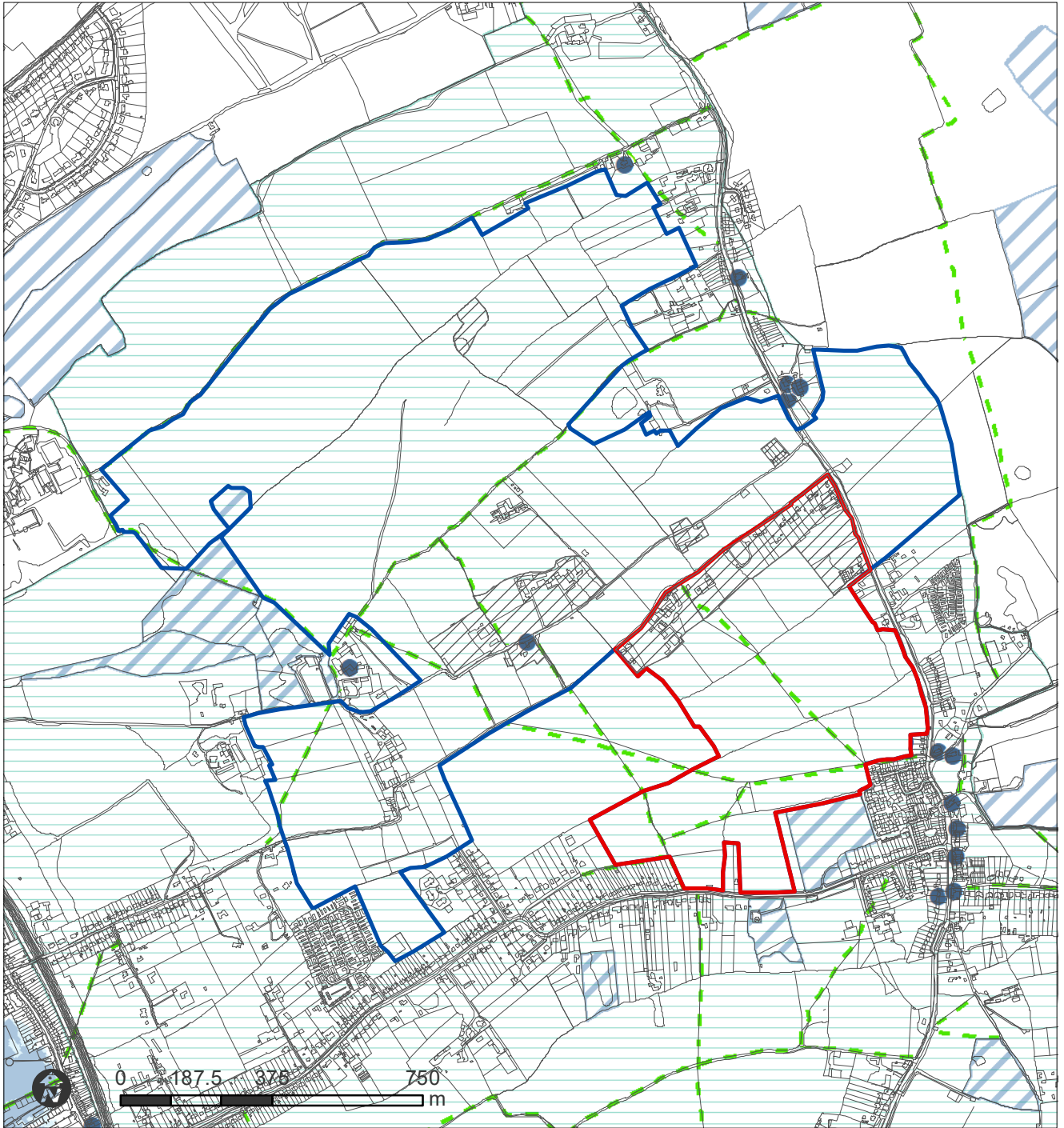
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The extensive network of PRowS across the gently undulating landscape of medium sized fields and the well concealed landscape amongst the mature tree groupings are core characteristics of the Bedmond Plateau LCA. The sensitivity is also increased by the open views from the PRowS system, as well as private views from residential properties within Bedmond. Whilst Bedmond village is located adjacent to this site, the scale of this site means that areas to the west still have a strong sense of rurality with little built development visible, therefore increasing perceptual quality. Although smaller parcels of this site are classed as medium sensitivity, the overall sensitivity of this site is increased due to the scale and complexity.

For these reasons, Land Area C north-west of Bedmond has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li> OOS5 Constraint</li> <li> OOS5 - Land north-west of Bedmond</li> <li> Area E</li> <li> EH Listed Buildings</li> <li> Green_Belt_(SALDD)</li> <li> HCC_Local_Wildlife_Sites_2018</li> <li> Local_Nature_Reserves</li> <li> important_hedges</li> <li> Site_of_Special_Scientific_Interest_(SSSI)</li> <li> Conservation_Areas</li> <li> PRoWLines</li> <li> RegisteredParkGardensDistrict</li> <li> Areas_of_Outstanding_Natural_Beauty</li> <li> Flood zone 2</li> <li> Flood zone 3b</li> </ul>		<p><b>OOS5 - Area E</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>

**SITE REF NO.** EOS1

**SITE NAME** Land adjacent to Royal Masonic School

Located to the west of Royal Masonic School in Rickmansworth, the site is an extended area of amenity grass that slopes towards the River Chess at the valley bottom towards the east. The River Chess marks the eastern boundary, whilst to the south of the site, there is a nursery school, a church and residential development along the A412. A PRow runs along the eastern boundary on the valley floor, as it follows the River Chess, before extending around the north of the site to the A404. The footpath also crosses the side towards the south. The north of the site is part of a Local Wildlife Site and part of a Conservation Area. Trees are scattered across the landscape.



Please see Page 125 for Map

**Area (ha)** 36.41

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Lower Chess Valley

- Urban development concealed in trees or set back on higher ground
- Narrow floodplain with meandering small river to the east
- Grounds of Royal Masonic School are key characteristic to the area
- Chess Valley walk along the high quality chalk river is a distinctive feature

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

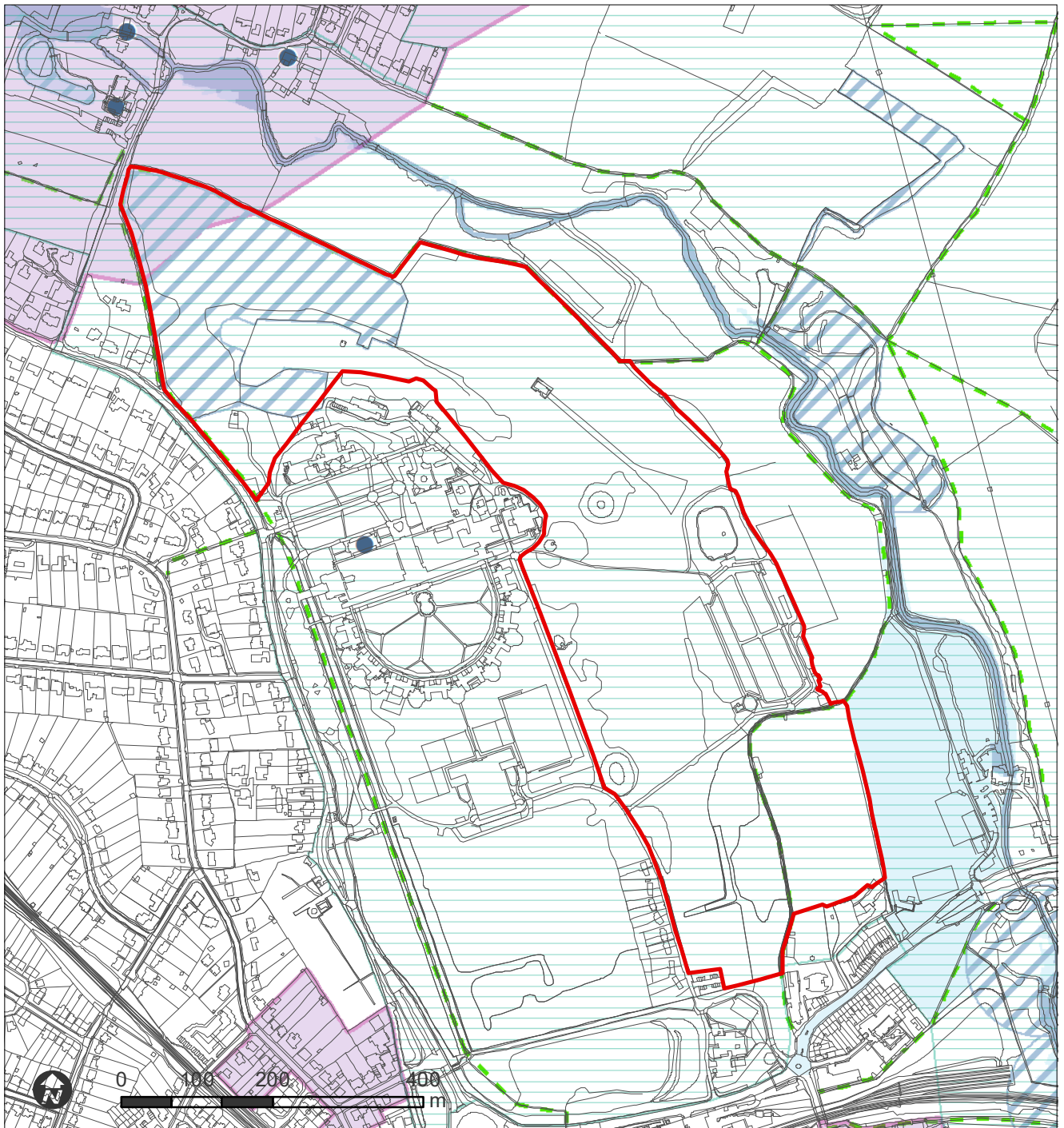
Low	Medium Low	<b>Medium</b>	Medium High	High
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**SUMMARY**



The site is a simple landscape located on the grounds of the Royal Masonic School. The River Chess and the Royal Masonic School are core landscape features of this LCA, and along with a nature reserve and conservation zone, have a substantial influence on the sensitivity of the site. The perceptual quality of the site is graded medium due to the landform and landscape features within this site, the site boundary is enclosed by mature vegetation, which reduces available public and private views. Although, the PRow runs through the site towards the south, providing intermittent views of the site where vegetation isn't present.

For these reasons – Land adjacent to Royal Masonic School has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS1.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; background-color: #e0ffe0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px solid blue; background-color: #e0e0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="border: 1px solid green; background-color: #e0ffe0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important hedges</li> <li><span style="border: 1px solid pink; background-color: #ffe0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="border: 1px solid pink; background-color: #ffe0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="border: 1px solid green; background-color: #e0ffe0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="border: 1px solid blue; background-color: #e0e0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>EOS1.0</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

**SITE REF NO.** EOS2

**SITE NAME** Prestwick Road Meadows, South Oxhey

Situated to the south of South Oxhey, the site is accessed from the B4542 Prestwick Road and neighbouring urban development on Heysham Drive, Bramshaw Gardens and Ilkey Road. The site is a narrow but long site that extends from north to south between two urban development sites and comprises of a number of informal footpaths amongst the Nature Reserve. It is a heavily vegetated site with wooded areas, mature trees, open grassland and public access.



Please see Page 128 for Map

**Area (ha)** 2.4

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

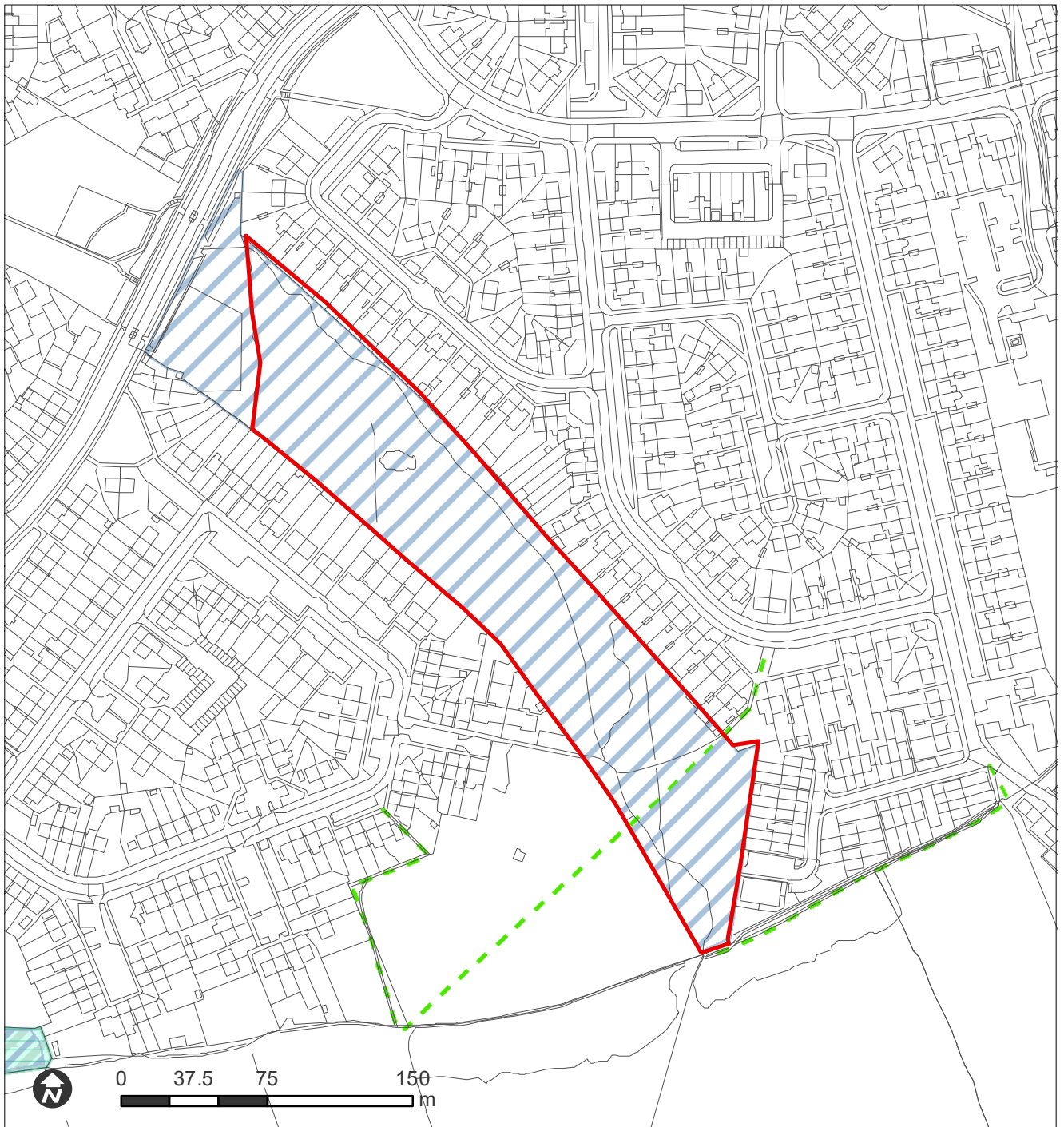
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Prestwick Road Meadows Nature Reserve is a complex site with many valued landscape features that make it sensitive to built development, including its number of old hedgerows, mature trees, public access and overall perceptual quality. The landscape features in this location are more valuable and sensitive as it acts as a break in the surrounding urban development. The site is overlooked by residential properties on the east and west boundaries, and from the public access paths that run through the site.

For these reasons, Prestwick Road Meadows has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS2.0</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px); border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS2.0</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** EOS3

**SITE NAME** Land to west of Copthorne Road

Situated on the west facing slopes, west of Croxley Green, this arable site runs adjacent to Copthorne Road and Copthorne Wood. Residential properties are located along the length of Copthorne Road on the eastern boundary, along with a mature tree belt. Pylons run across the site from north to south, whilst a PRoW runs from Croxley Green across the site east to west, and then down the western boundary. The northern part of the site that sits to the north of Croxley Wood is part of a Conservation Zone and a Local Wildlife Site.



Please see Page 131 for Map

**Area (ha)** 36.41

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Lower Chess Valley LCA

- Steep valley sides with distinctive but narrow valley floor
- Arable land on the valley slopes
- Urban development located beyond the east boundary well concealed by mature tree belt
- Narrow floodplain with meandering river set beyond the west boundary

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

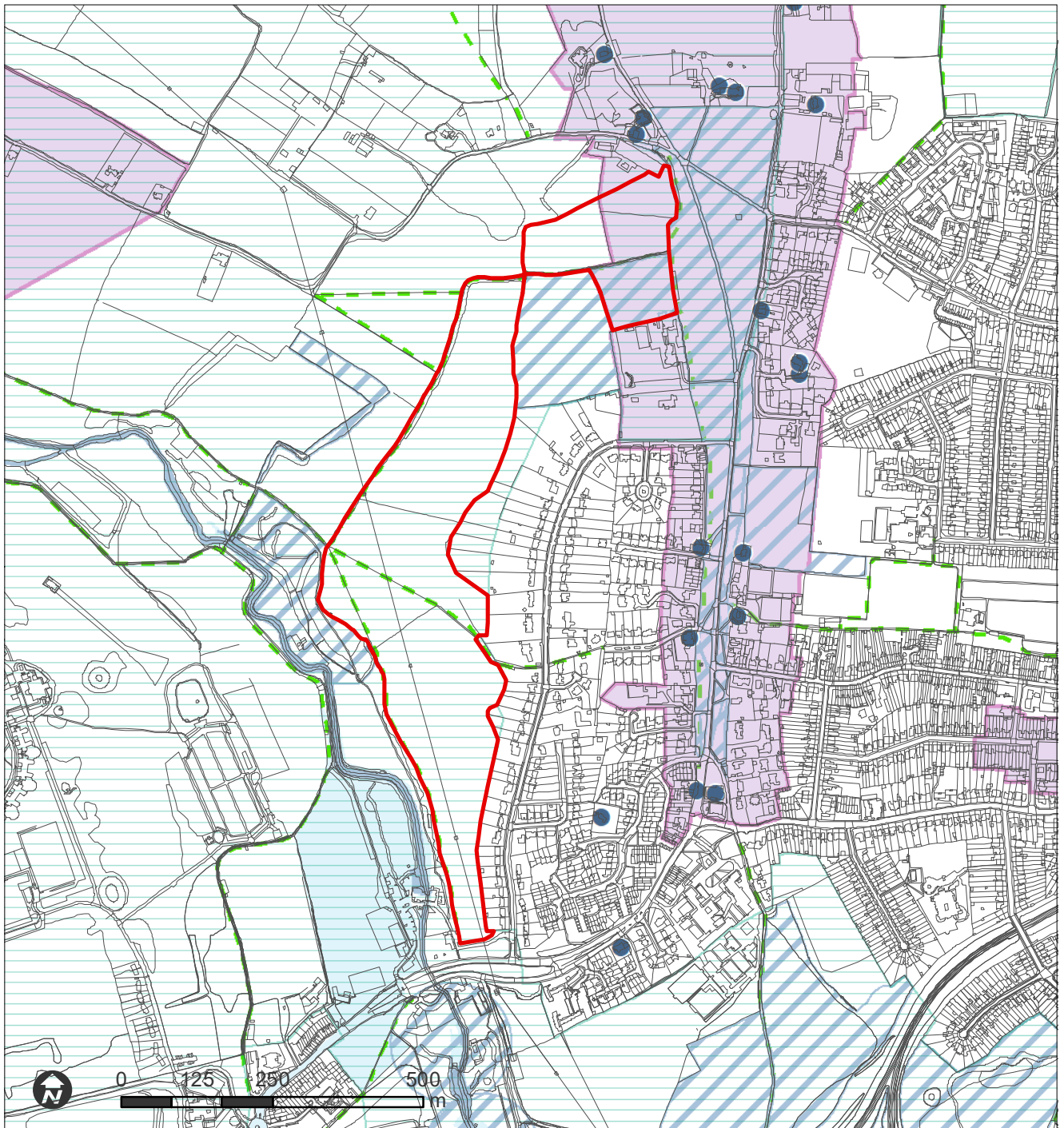
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The simplicity of this undulating arable site and its proximity to the urban development of Croxley Green have some influence on the sensitivity of this site. However, the extensive landform and landscape features that are present within this site and the surrounding landscape also have an impact on how the landscape is perceived. The undulating landform provides extensive open views across the landscape towards the west, and the River Chess and associated narrow valley floor and floodplain. The open public views from the well-used public footpath running from Croxley Moor to the River Chess provides open views into the surrounding landscape that are typical of the Lower Chess Valley LCA. Adjacent residential properties means there are some private views on to the site, but also that the risk of merging settlements has been scored as medium low.

Overall, the Land to the west of Copthorne Road has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS3.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important hedges</li> <li><span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS3.0</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** EOS3.1

**SITE NAME** Land adjacent to Rickmansworth School

The site comprises of the amenity grass area at Rickmansworth School. The site is bound by Lavrock Lane to the west, the A412 to the north and All Saints Lane to the east. Local Wildlife Sites are situated to the east and west of the site, as well as the Ancient semi-natural woodland, Croxleyhall Wood and the River Chess. Urban development is situated to the north of the site, and a railway line with allotments and landscape buffer are located to the south.



Please see Page 134 for Map

**Area (ha)** 6.84

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Croxley Moor LCA

- Landscape used for educational purposes
- A peaceful area on the edge of the urbanisation
- Key characteristic, the River Chess located beyond the west site boundary
- Strong vegetated character along the south and east boundaries (woodlands including Boundary Walk)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

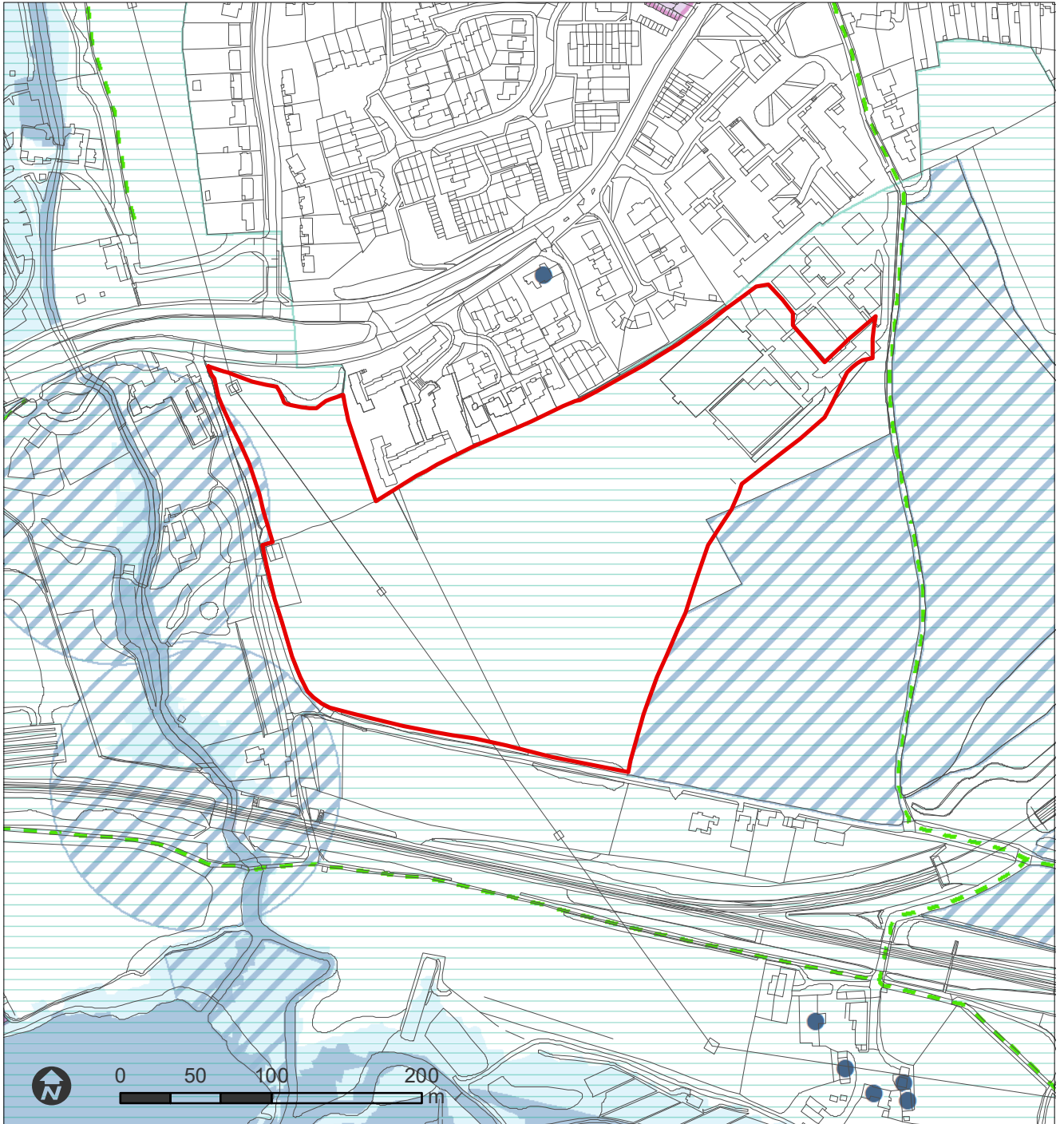
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**


The Rickmansworth School amenity grass fields are situated between two woodlands that are also Local Wildlife Sites, one of which is Croxleywood Ancient woodland and the other is the River Chess. These are sensitive and valued landscape features that influence the character of the site and the surrounding area. In contrast, no public views are available due to the extensive mature vegetation along its boundaries. As the site is primarily amenity grass located on the edge of urban development, the perceptual quality of the site has been assessed as medium-low. Furthermore, the site has some private views from residential properties on the northern boundary, though these would be intermittent.

For these reasons, Land adjacent to Rickmansworth School has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS3.1</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border-bottom: 2px solid green; width: 20px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border-bottom: 2px solid transparent; width: 20px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border-bottom: 2px solid transparent; width: 20px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed blue; width: 20px; margin-right: 5px;"></span> important hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border-bottom: 2px solid transparent; width: 20px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; width: 20px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="background-color: lightgreen; border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>EOS3.1</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>
<p style="text-align: center;">PLACE SERVICES</p>		 <p><b>THREE RIVERS DISTRICT COUNCIL</b></p>

**SITE REF NO.** EOS3.2

**SITE NAME** Land north of Croxleyhall Woods

Sibley Fields and allotments are situated on the southern edge of Croxley Moor, and to the north of the Ancient semi-natural wood, Croxleyhall Wood. The site comprises of allotments to the north, and sunken playing fields to the south, with an area of the Ancient Woodland encompassed within the site boundary. The site is defined by the residential properties along Bateman Lane to the east, Watford Road and properties to the north, and All Saints Lane to the west. A PRoW also runs close to the western boundary following the route of All Saints Lane.



Please see Page 137 for Map

**Area (ha)** 2.32

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Croxley Moor LCA

- Peaceful area on the edge of urbanisation
- Recreational opportunity
- Strong vegetated boundaries along the south and western boundaries in Croxleyhall Wood (Ancient Semi-Natural Wood)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

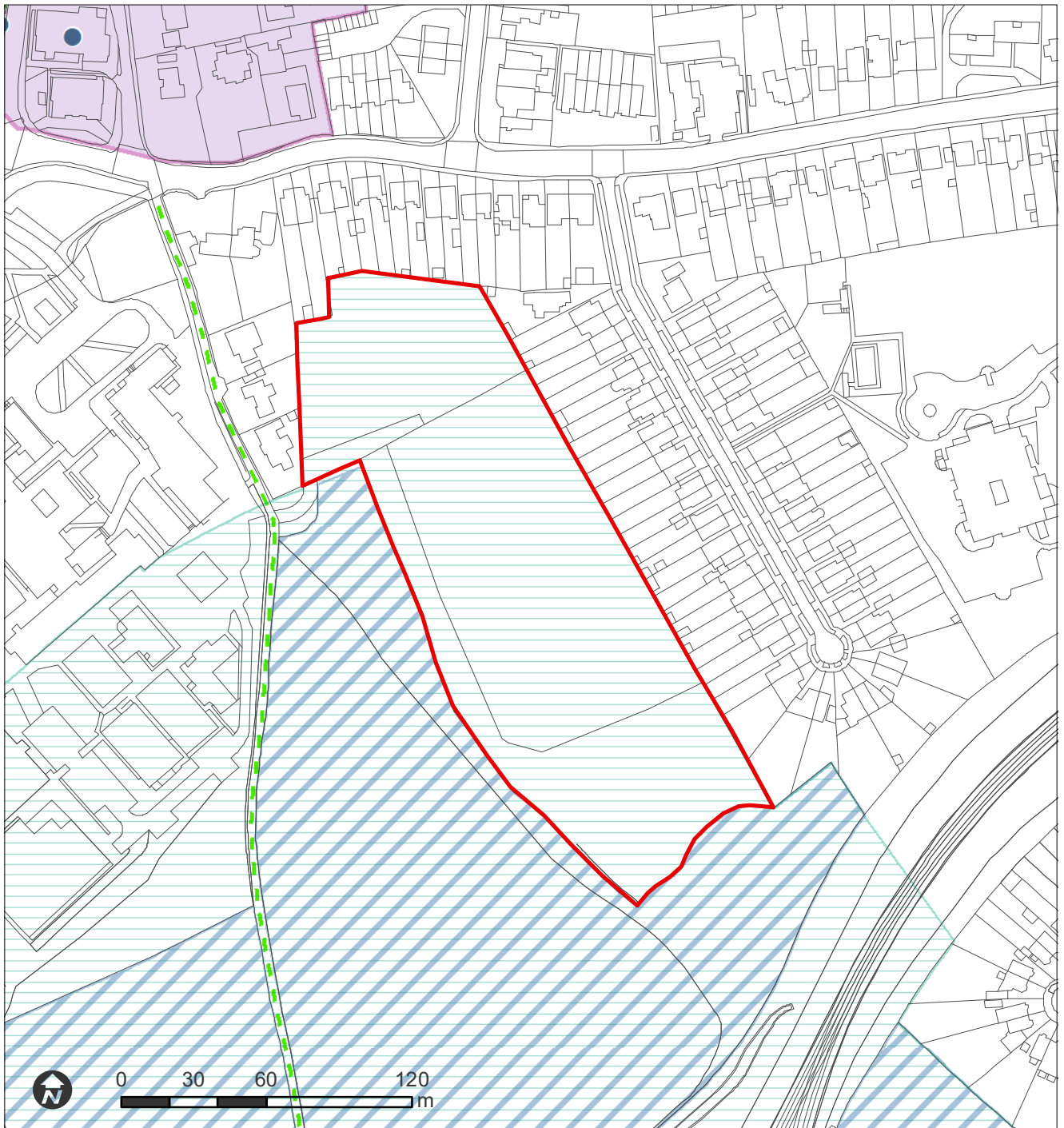
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is a complex multi-use site that has playing fields, allotments and ancient woodland within its boundary. The characteristics of the site are typical of the Croxley Moor LCA, possessing features that have value to the local landscape. As this site is bound by urban development on three sides, the built development and prevention of merging sensitivity are deemed as low and medium low. However, as the site is sunken below the level of the surrounding residential properties, the site is open to a large number of residential properties on two boundaries. The Ancient woodland also has a considerable influence on the sites character and value, in turn increasing the sensitivity of the site.

For these reasons, Land north of Croxleyhall Woods has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS3.2</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>EOS3.2</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>		

**SITE REF NO.** EOS<sub>4</sub>

**SITE NAME** Land adjacent to Bedmond Road

Situated at the junction of Bedmond Road and the M25, the site is situated to the north east of Abbots Langley and the south of Bedmond. The site is bounded by the M25 to the north and Bedmond Road to the west. The eastern and southern boundaries are adjacent to agricultural land. To the south of the site, there are buildings in storage and distribution use. The site is comprised of two arable fields separated by a hedgerow running north to south through the centre of the site.



Please see Page 140 for Map

**Area (ha)** 10.18

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau

- Gently undulating landscape with medium sized pastures
- Stowes Wood sits beyond the eastern boundary

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

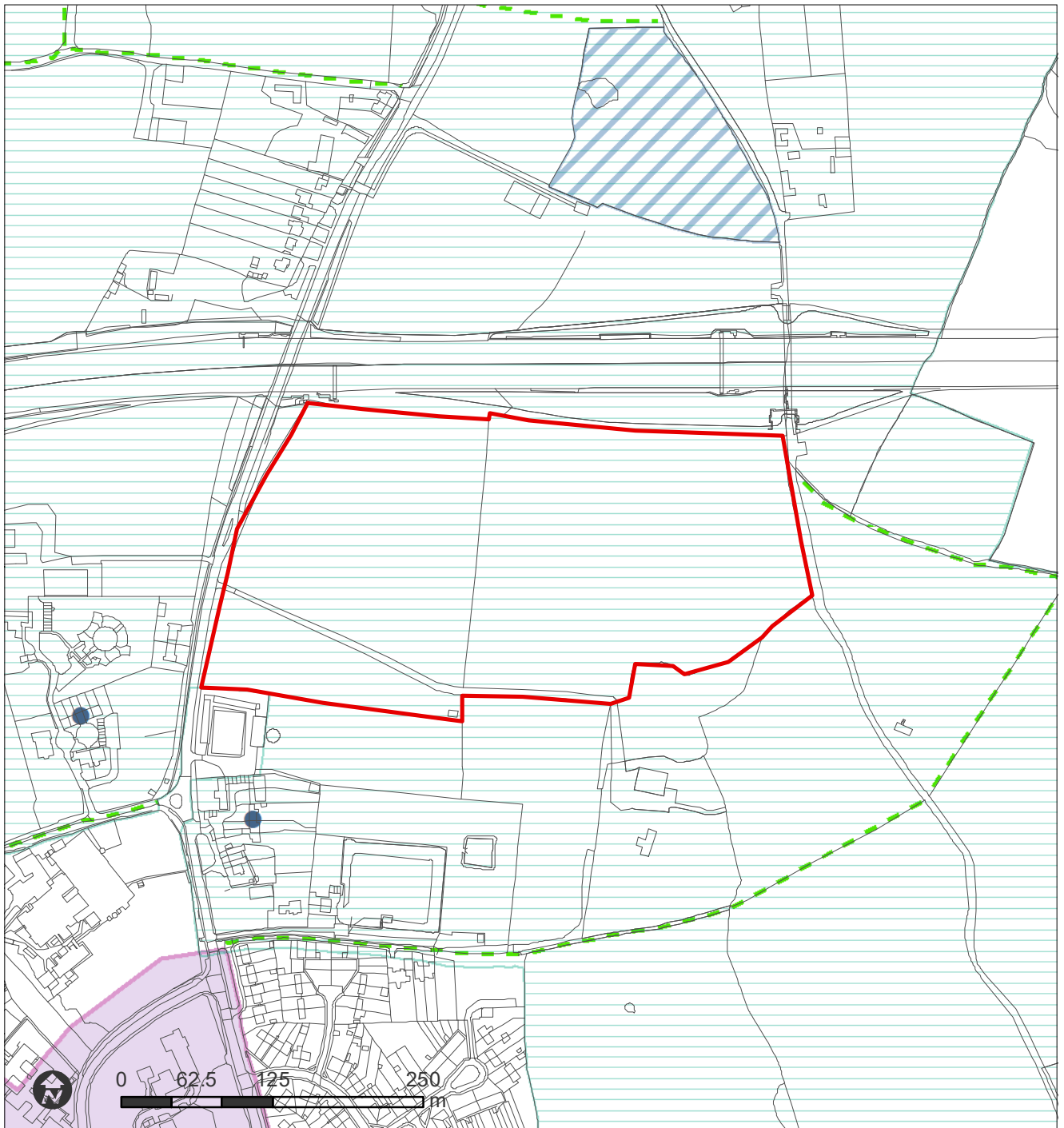
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is located on a gently undulating plateau with the M25 as a prominent feature of the skyline (characteristics of the Bedmond Plateau LCA). The site is an uncomplex arable and grassland field, which will not contribute to coalescence of settlements. In contrast, the site is open to public and private views from Bedmond Road and residential properties located towards the south west of the site.

For these reasons –Land adjacent to Bedmond Road has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS4.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e91e63; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e0f2f1; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #b39ddb; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS4.0</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** EOS5

**SITE NAME** Land to the south of Bullsland Lane

Situated to the south west of Chorleywood Bottom, the site encompasses both sides of Bullslands Lane and Bullsland Farm. The site is an undulating grassland, with a network of landscape features and extensive PRowS crossing the site. Strong hedgerow boundaries form the edges of the medium sized fields, with the Chiltern Hills AONB sited adjacent to the western boundary, which encompasses Phillipshill Wood. Two listed buildings including the Grade II listed Bullsland Farmhouse are also situated within the site on the southern boundary.



Please see Page 143 for Map

**Area (ha)** 14.47

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes/Heronsgate Heights LCA

- Woodland areas located on the upper slopes of the site
- Traditional farm buildings
- Pasture and equestrian land

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

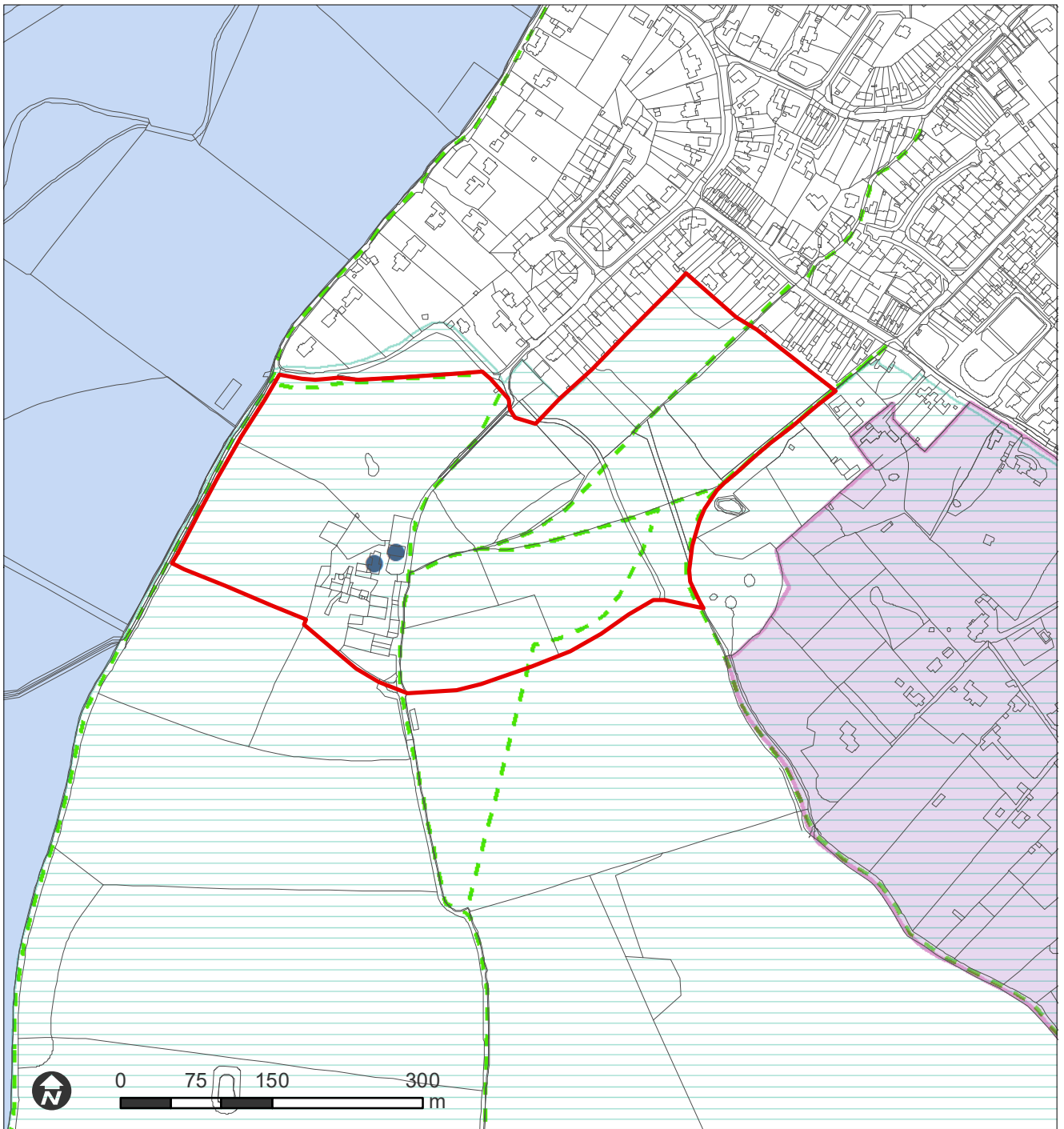
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site has several landscape features which are recognised as sensitive, including the Chiltern Hills AONB on the western boundary and a Conservation Area towards the east. The undulating pasture landscape and traditional listed farm buildings are also characteristic of the Maple Cross Slopes and Heronsgate Heights LCA, increasing the overall sensitivity of this site. The open views from private residential properties and farmsteads, in addition to the huge network of PRow that cross this landscape make this a particularly sensitive site. However, the site’s location on the southern boundary of existing urban development in Chorleywood Bottom and the strong vegetative boundaries also influence the overall sensitivity of this site.

For these reasons, Land to the south of Bullslands Lane has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS5.0</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS5.0</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** EOS5.1

**SITE NAME** Land to the south of Berry Lane – Smaller Site

Located along Berry Lane, the site is part of a much larger field that extends south towards the M25. To the north of Berry Lane, a row of residential houses mark the edge of Chorleywood Bottom. Catlips Farm Livery Stables and West Clayton Business Centre are located close by. The railway line leaving Chorleywood station is also located close to the northern boundary of the site.



Please see Page 146 for Map

**Area (ha)** 8.31

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Heronsgate Heights LCA

- Wooded and treed landscape along north, west and east boundaries
- Level plateau with considerable pastureland

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

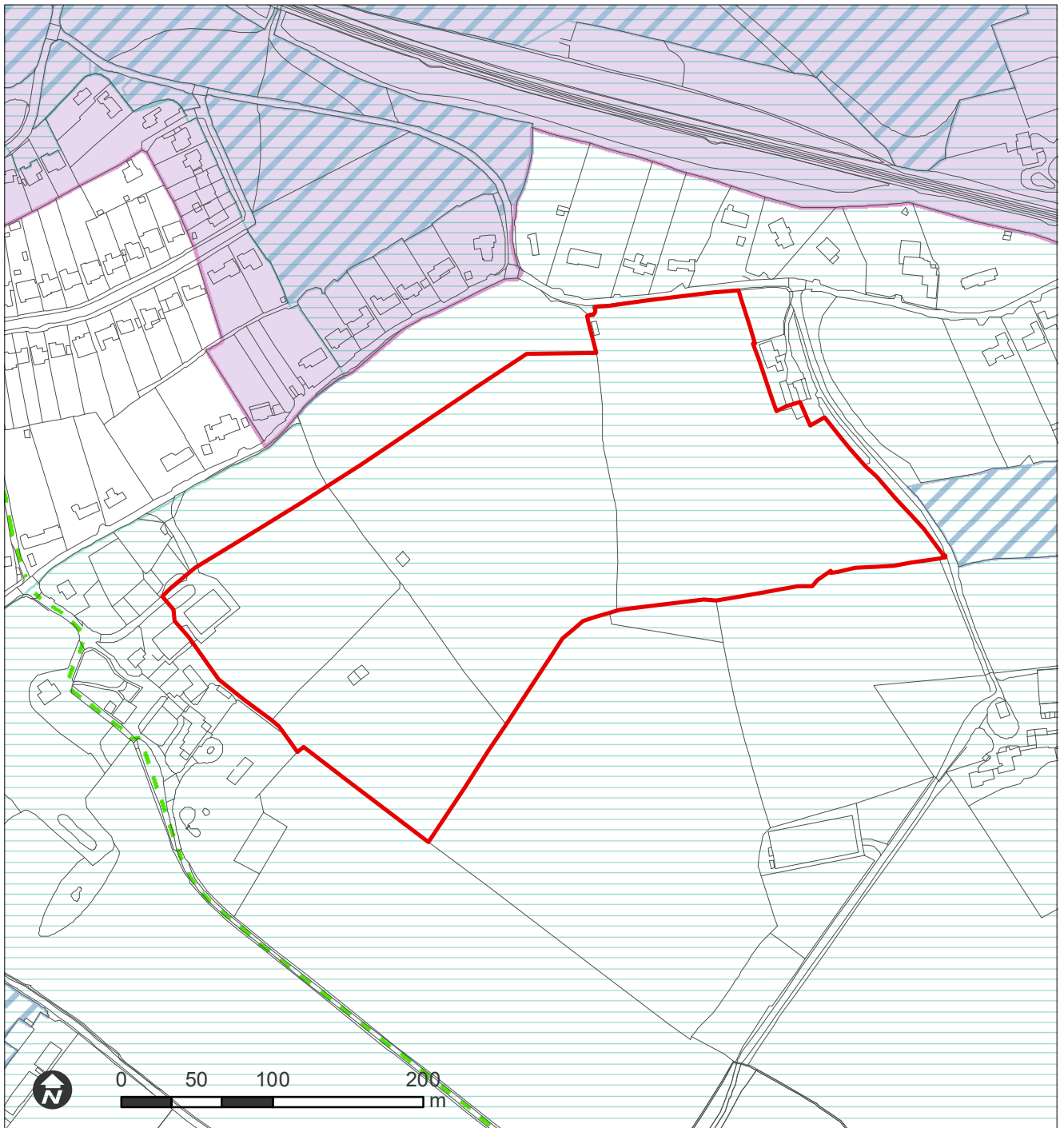
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site at Berry Lane is a simple pasture landscape situated close to the built area at the east of Chorleywood Bottom. Although the site isn't complex and has relatively limited landscape features of value, the sensitivity of the site is increased by the lack of enclosure along the south boundary and limited public and private views.

For these reasons, Land to the south of Berry Lane (Smaller Site) has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS5.1</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>EOS5.1</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** EOS5.2

**SITE NAME** Land to the south of Berry Lane - Larger Site

Located along Berry Lane, the site is part of a much larger field that extends south towards the M25. To the north of Berry Lane, a row of residential houses mark the edge of Chorleywood Bottom. Catlips Farm Livery Stables and West Clayton Business Centre are located close by. The railway line leaving Chorleywood station is located close to the north of the site.



Please see Page 149 for Map

**Area (ha)** 10.0

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Heronsgate Heights LCA

- Wooded and treed landscape along north, west and east boundaries
- Level plateau with considerable pastureland

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

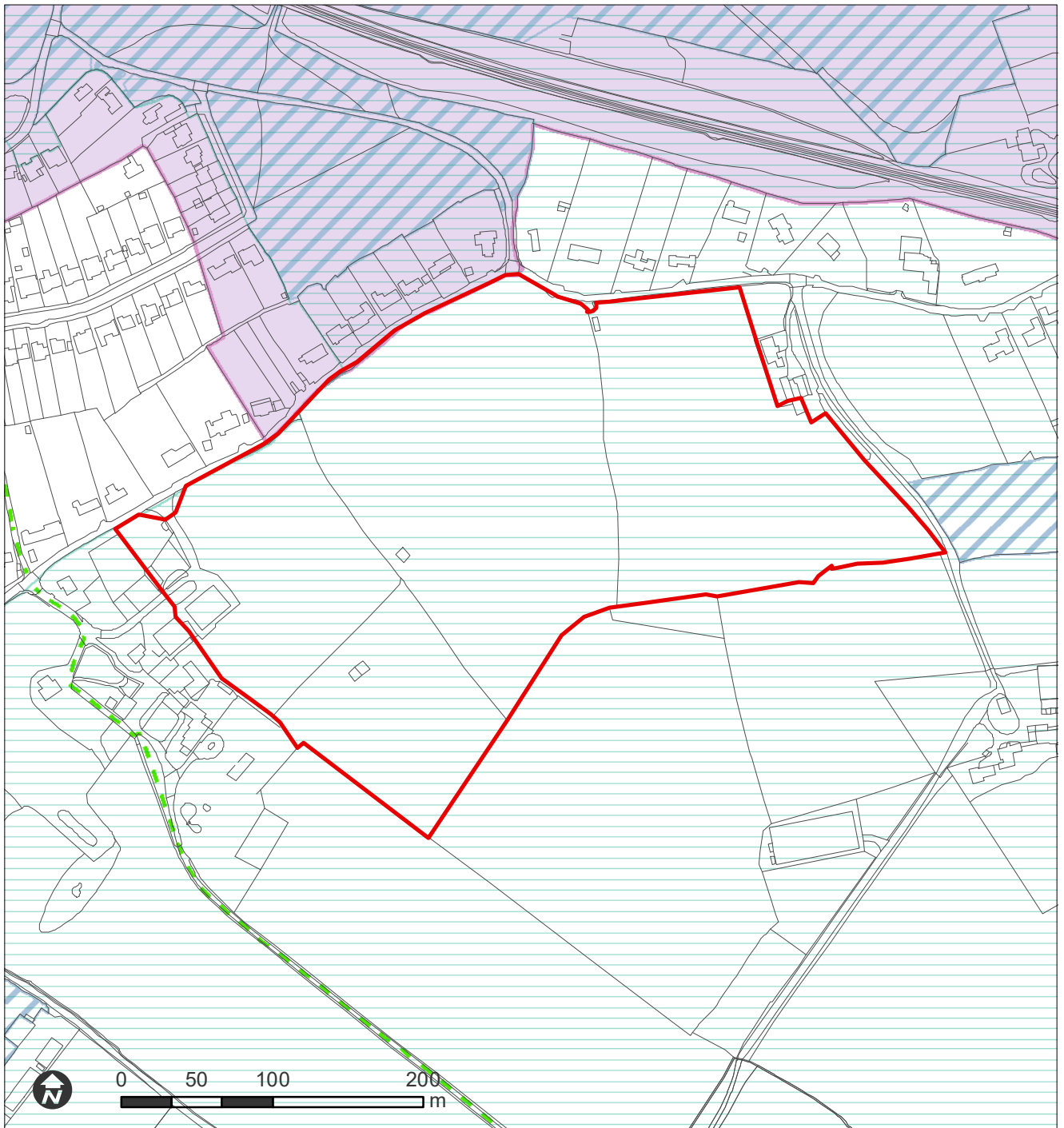
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site at Berry Lane is a simple pasture landscape situated close to the built area at the east of Chorleywood Bottom. Although the site isn't complex and has relatively limited landscape features of value, the sensitivity of the site is increased by the lack of enclosure along the south boundary and limited public and private views.

For these reasons –Land to the south of Berry Lane (Larger Site) has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS5.2</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRowLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>EOS5.2</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** EOS6

**SITE NAME** Leavesden Green

Situated in Leavesden Green to the north of Watford, the site is a relatively flat amenity green space that is part of the recent urban development at Dowding Way. The site is a public park with a number of footpaths and groups of trees and shrubs across the site. The site is bound by Halifax Way to the north, High Road to the east, Jordan Close and mature vegetation to the south and Aerodrome Way to the west. Warner Bros Studio Tours is also located in close proximity on the western boundary.



Please see Page 152 for Map

**Area (ha)** 1.69

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

Low	Medium Low	<b>Medium</b>	Medium High	High
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**SUMMARY**

The land at this site is used as public open space (POS) for Dowding Way urban development, making this site highly sensitive to both public and private views. Whilst this site is open, there is an extensive vegetative buffer and bund along the southern boundary that reduces views north from Ashfields and Jordan Close. However, as the site is part of the larger POS, the eastern boundary remains entirely open, and will have open public views from the east, increasing the visual sensitivity of the site. In contrast, the existing site has little historic character, and is graded as low sensitivity for built development and prevention of merging, due to its location within an urban setting.

For these reasons, Leavesden Green has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS6.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>EOS6.0</b></p>
<ul style="list-style-type: none"> <li><span style="background-color: #bbdefb; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e1f5fe; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #b39ddb; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1129 1995 1198 2056"> </div> <div data-bbox="1225 2002 1453 2063"> </div> </div>

**SITE REF NO.** EOS6.1

**SITE NAME** Land north of Parmiter’s School

Situated between Leaves Green and Bricket Wood, the site sits to the west of the A405 and south of the M1, and can be accessed via a footpath from High Elms Lane. The site is a relatively flat playing field and sports ground with standalone trees and remnants of existing hedgerows interspersed within the site. A PRoW runs across the centre of the site from north to south. All boundaries of the site are defined by mature vegetation, with the exception of the boundary to Parmiter’s School in the south west.



Please see Page 155 for Map

**Area (ha)** 12.38

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau

- Bloom Wood is situated on the west boundary, with other small woodlands located in the surrounding area

**LANDSCAPE SENSITIVITY**

Sensitivity to Development Use

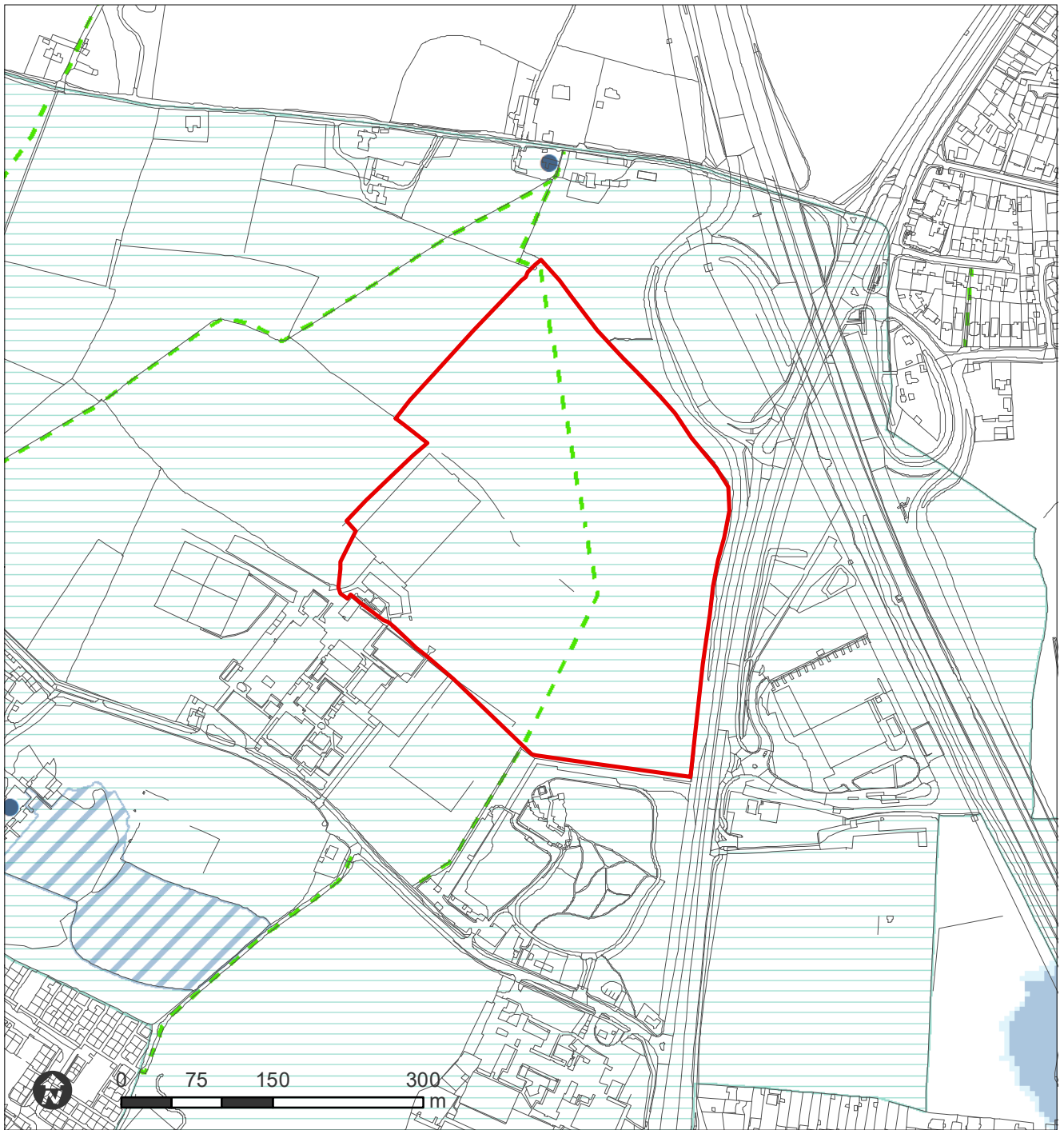
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



As the site is currently used as a sports field, the landscape is not typical of the Bedmond Plateau LCA and has few valued landscape features that are typical of the local area. The site is an uncomplex flat landscape with built development located along the western boundary (A405 and M1); meaning the site will not compromise separation of settlements and perceptual quality will be low. In contrast, public and private views are extensive, with the PRoW running through the centre of the site and Parmiter’s School to the south west.

For these reasons, Land north of Parmiter’s School has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS6.1</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid green; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid pink; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightpurple; border: 1px solid purple; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid green; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid blue; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid blue; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid blue; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS6.1</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** EOS7

**SITE NAME** Land to the south of Shepherds Lane and west of M25

The site is an open agricultural field located at Junction 17 of the M25. Sloping down to the south, the site is very undulating, and can be viewed from PRowS running along the northern boundary of the site. The north western boundary is defined by the M25, whilst the south east and north east are bounded by existing residential development.



Please see Page 158 for Map

**Area (ha)** 20.81

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes

- Large open arable fields to the east of the M25 with minimal hedgerows
- M25 abuts the site making a major skyline feature
- 20<sup>th</sup> Century development at the base of the valley

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

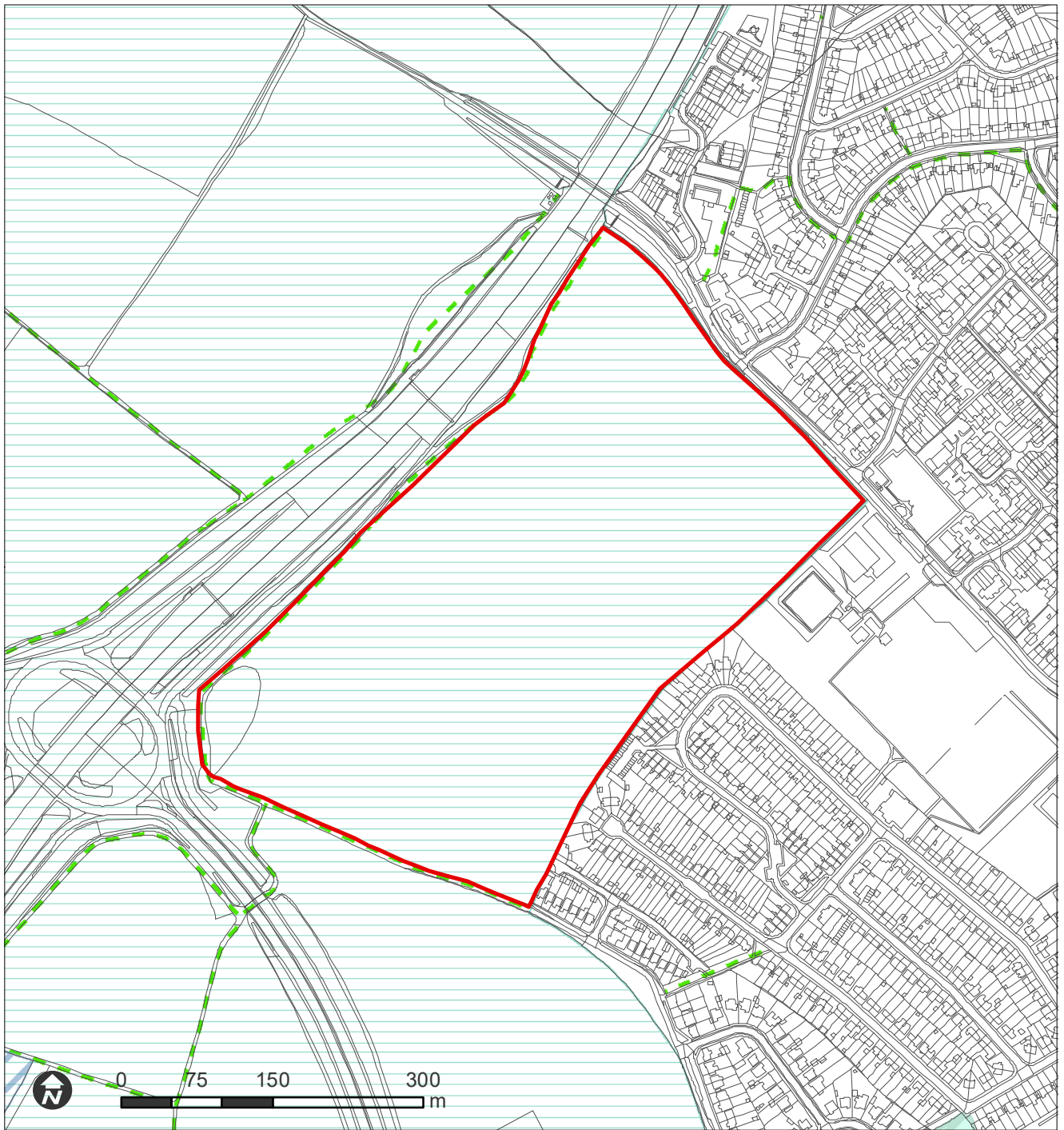
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



This simple single-use site is located between two significant areas of built development (M25 and urban development) which reduces the overall sensitivity. However, the dramatic undulations of the landform that are characteristic of Maple Cross LCA, and lack of vegetative enclosure along the north east boundary increase value and sensitivity. The PRow that runs along the north of the site provides extensive views across the site, whilst opening valued views across the valley towards the south. Whilst the presence of the M25 reduces the perceptual quality of the site, the expansive views across the valley outweigh this.

For the reasons stated above, the Land to the south of Shepherds Lane and west of M25 has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS7.0</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS7.0</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** EOS8

**SITE NAME** Land to the east of Lower Road, Kings Langley

Situated within the village of Nash Mills, the site sits on the eastern edge of Lower Road, rising towards the east across the undulating site. Further arable fields lie to the north and east, whilst residential development lies to the south and west. The site covers part of a larger arable field, with the area to the east sitting on elevated ground. Permissive footpaths and an extensive tree belt also run around the perimeter of the site.



Please see Page 161 for Map

**Area (ha)** 5.03

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley LCA

- Major built development on the valley floor to the south of the site
- Arable farmland on the valley slopes
- Linear woodland on the northern boundary

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

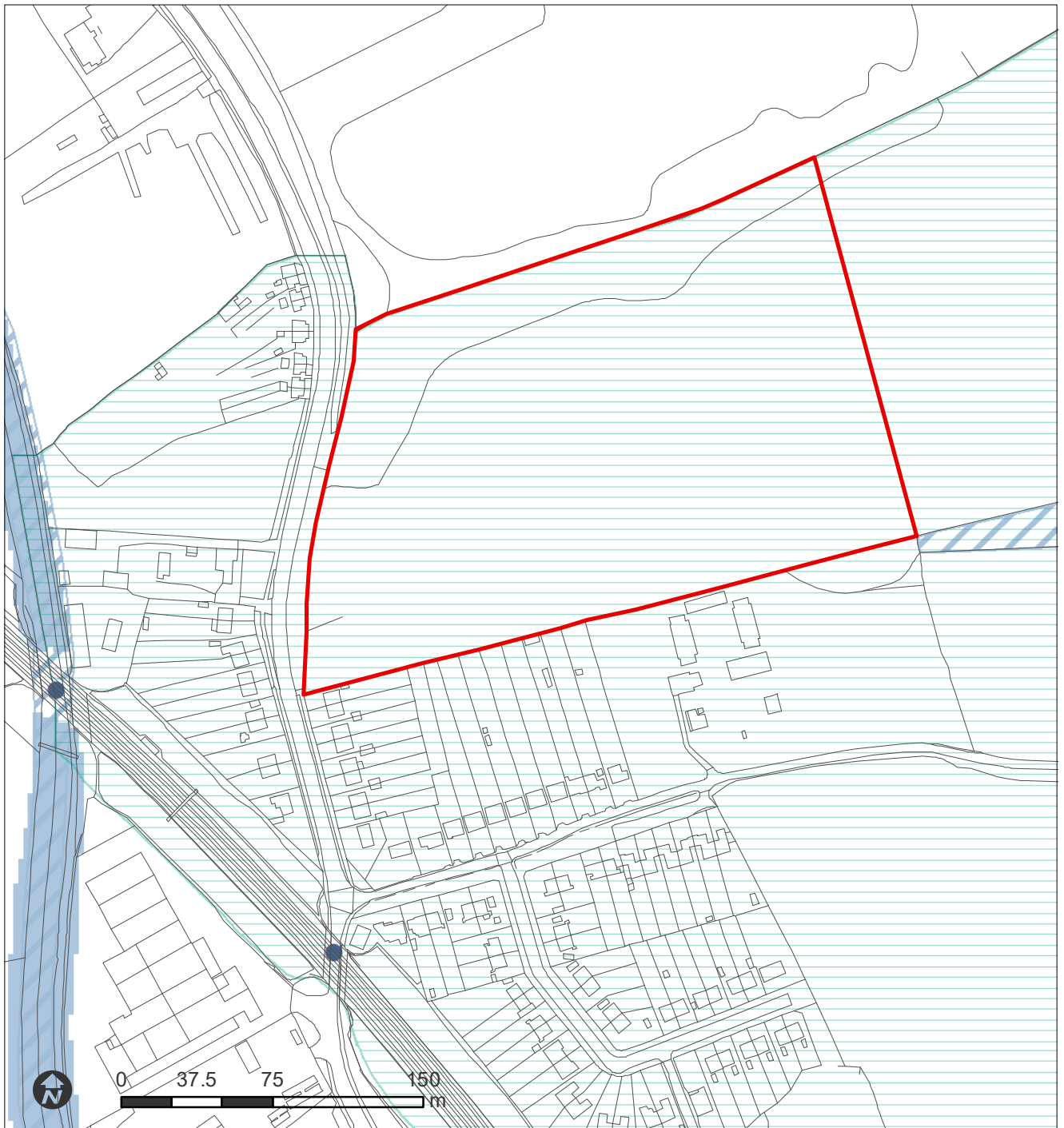
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



This undulating arable landscape with built development at the valley floor is characteristic of the Upper Gade Valley LCA. Open public views of the sloping landscape are available from Lower Road. Similarly, private views are only experienced by a few properties on the section of Lower road. The strong tree belts and the undulating landform provide a sense of rurality that helps increase the perceptual quality of the site. In contrast, the site is situated on the northern edge of Nash Mills, and is adjacent to residential properties along the main road, which means that the risk of coalescence has been scored as medium low.

For these reasons, Land to the east of Lower Lane has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS8.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e1f5fe; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #b39ddb; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>EOS8.0</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** EOS8.1

**SITE NAME** Land to the south of Hyde Lane

Site EOS8.1 is located in Nash Mills, south of Hemel Hempstead, and north of Kings Langley. The site slopes to the west and is bounded by Hyde lane to the north, residential properties to the west, woodland to the east and further fields to the south. It is currently maintained for pastoral use, with no landscape features other than boundary hedgerows and trees.



Please see Page 164 for Map

**Area (ha)** 8.31

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- 20<sup>th</sup> Century built development to the west of the site
- Linear woodland on the south and east of the site
- Pastoral slopes

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

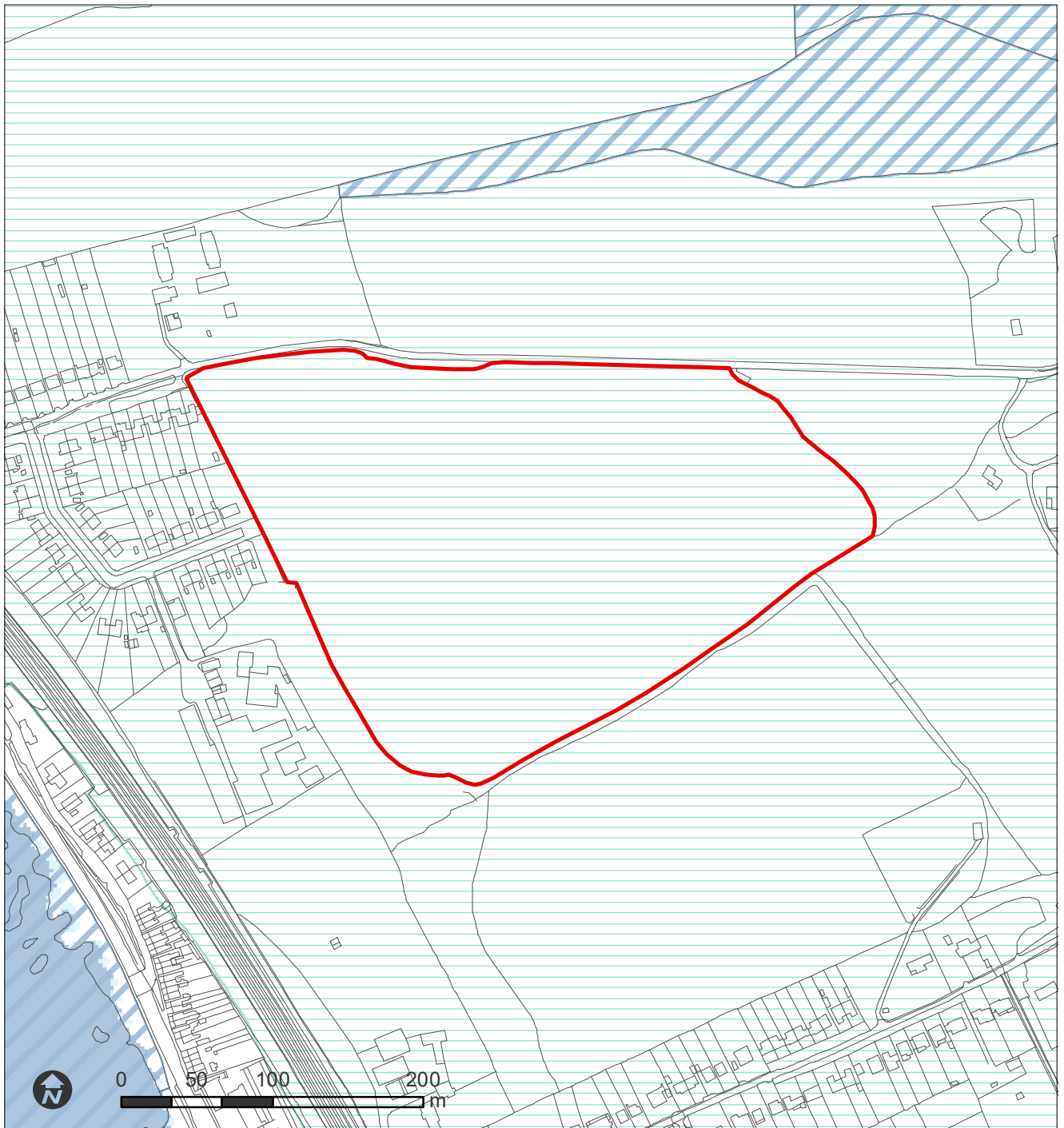
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is a simple pastoral field, which is characteristic of the Upper Gade Valley LCA. Although enclosed by vegetation on some boundaries, many are low-lying hedgerows, which allows for open views across the site from residential properties on Woodlands Road. There are no PRowS on site, or in the surrounding area, therefore public views are limited to those from Woodlands road and restricted views from Hyde Lane. Viewpoints and/or landmarks are limited, yet the presence of limited built development means there is some sense of rurality. Furthermore, the sites location within the wider landscape means that the risk of merging settlements is low.

For these reasons, EOS8.1 – Land to the south of Hyde Lane has been classed as having **Medium Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> E0S8.1</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e6e6fa; border: 1px solid #9370db; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c1e1c1; border: 1px solid #93c47d; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #add8e6; border: 1px solid #4682b4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #add8e6; border: 1px solid #4682b4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #4682b4; border: 1px solid #191970; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>E0S8.1</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** EOS10

**SITE NAME** Sandy Lodge Golf Course

The Sandy Lodge Golf Course site falls on the northern edge of Northwood, close to Moor Park Underground. The railway line and a PRoW are situated along the western edge of the site, whilst the northern and southern boundaries are bound by residential development. The site slopes west with a PRoW also following a north east to south west direction. Small woodlands, copses and shrub planting are dispersed across the site, providing enclosure.



Please see Page 167 for Map

**Area (ha)** 27.48

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Oxhey Golflands

- Golf courses are key feature of this area
- Undulating landform with areas of native copses and small woodlands occur within the golf course site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

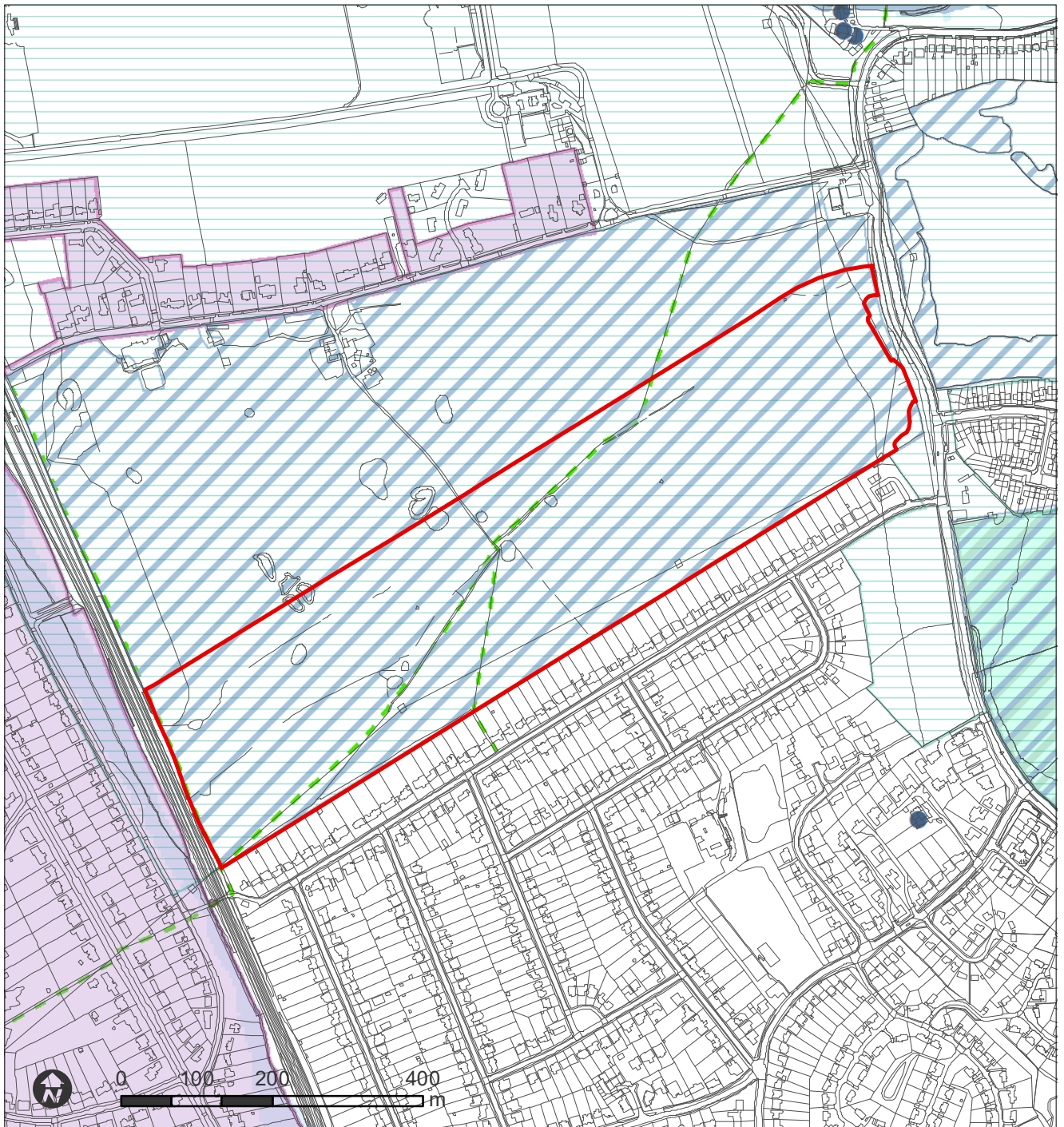
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



As a golf course, the site is very typical of the Oxhey Golflands LCA. The site has many landscape features found with the LCA that also have landscape value such as native copses and small woodlands. In terms of views, the site is visible from only a few private views onto the site, however as a PRoW runs north east to south west through the site, there are many open views along both this route and the PRoW on the western boundary. Small woodlands on the perimeter, along with open views across the landscape also mean that there is some sense of perceptual quality. Given its location on the northern edge of Northwood, the site will have minimal impact on coalescence of settlements.

For these reasons, EOS10 - Sandy Lodge Golf Course has been classed as having **Medium High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS10.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS10.0</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** EOS11

**SITE NAME** Land to the north of Hampermill Lane

This large flat open grass site is located to the south west of Oxhey along Hampermill Lane. The site is situated to the north of the main road with urban development to the south. A public footpath runs along the north eastern edge. There are also two listed buildings on the boundary to the north; Grade II\* listed Oxhey Hall and Grade II listed 'Barn about 30 metres south east of Oxhey Hall Farmhouse'. Low-lying hedges line much of the perimeter, including the wester corridor, which also lies within Flood zone 2.



Please see Page 170 for Map

**Area (ha)** 3.56

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Croxley Moor

- Strong vegetated character to the boundaries
- Level river valley site, with floodplain extending into north of the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

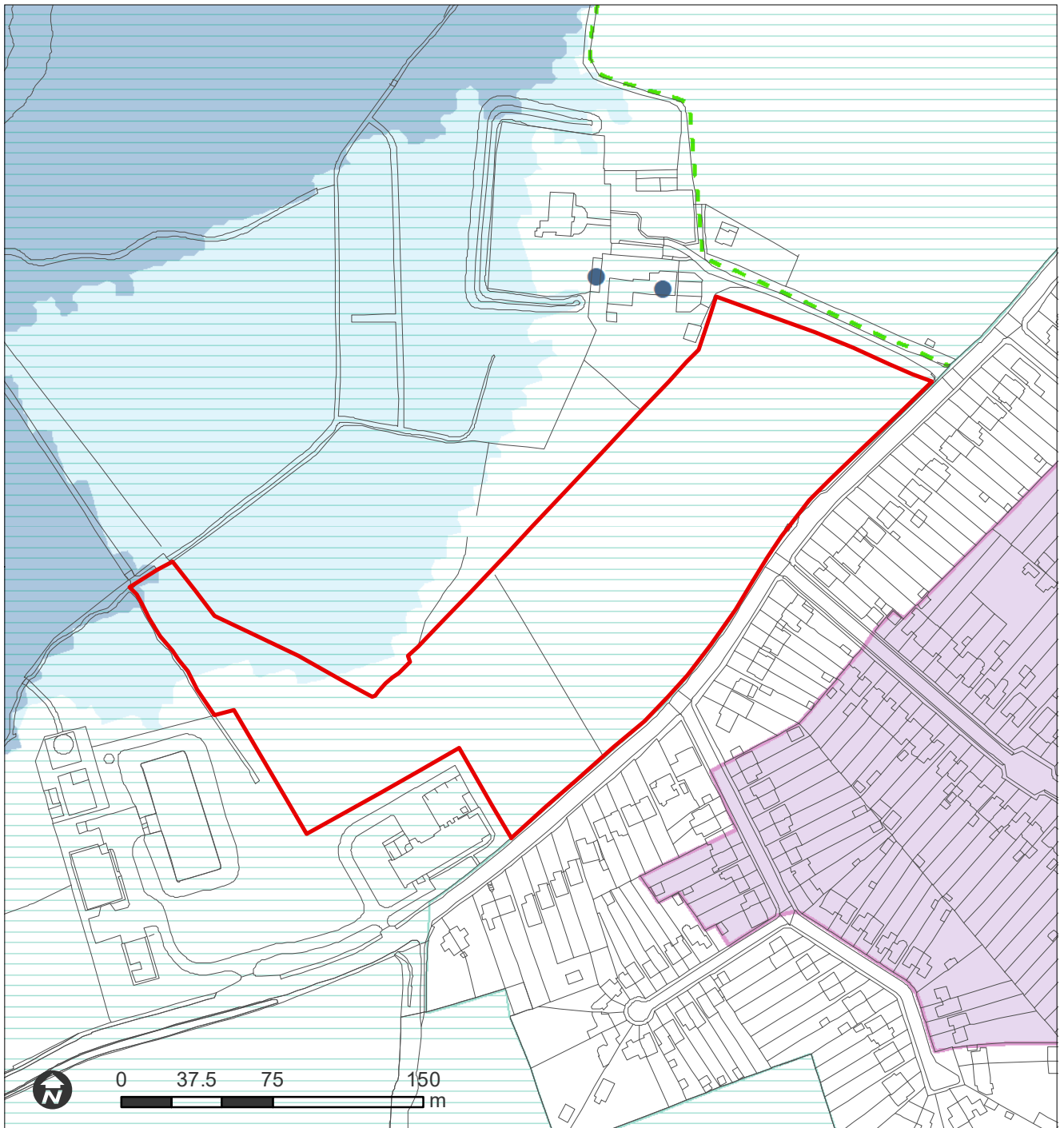
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is a flat simple field with few landscape features of value. The built development to the south of the site means that perceptual quality is medium low, and the risk of merging settlements is low. However, the listed buildings on the northern boundary are of high importance and increase sensitivity of the site. Furthermore, private views can be experienced from surrounding residential houses, as well as the listed buildings on the periphery.

Therefore, EOS11 – Land to the north of Hampermill Lane has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS11.0</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS11.0</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** EOS12

**SITE NAME** Land to the west of Maple Cross

Undulating arable site situated west of Maple Cross, with the M25 running along the western boundary of the site. The site comprises of an undulating arable field with a PRow running east to west at the ridgeline. A steep slope falls away to the north at Hornhill road, whilst the slope falls away gradually to the south from the ridgeline. Beechen Wood is adjacent to the site on the east, along with existing residential development.



Please see Page 173 for Map

**Area (ha)** 15.76

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes

- Strong undulating slopes with valley at the south
- Large arable fields abutting the M25
- Urban development at the valley floor in Maple Cross

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

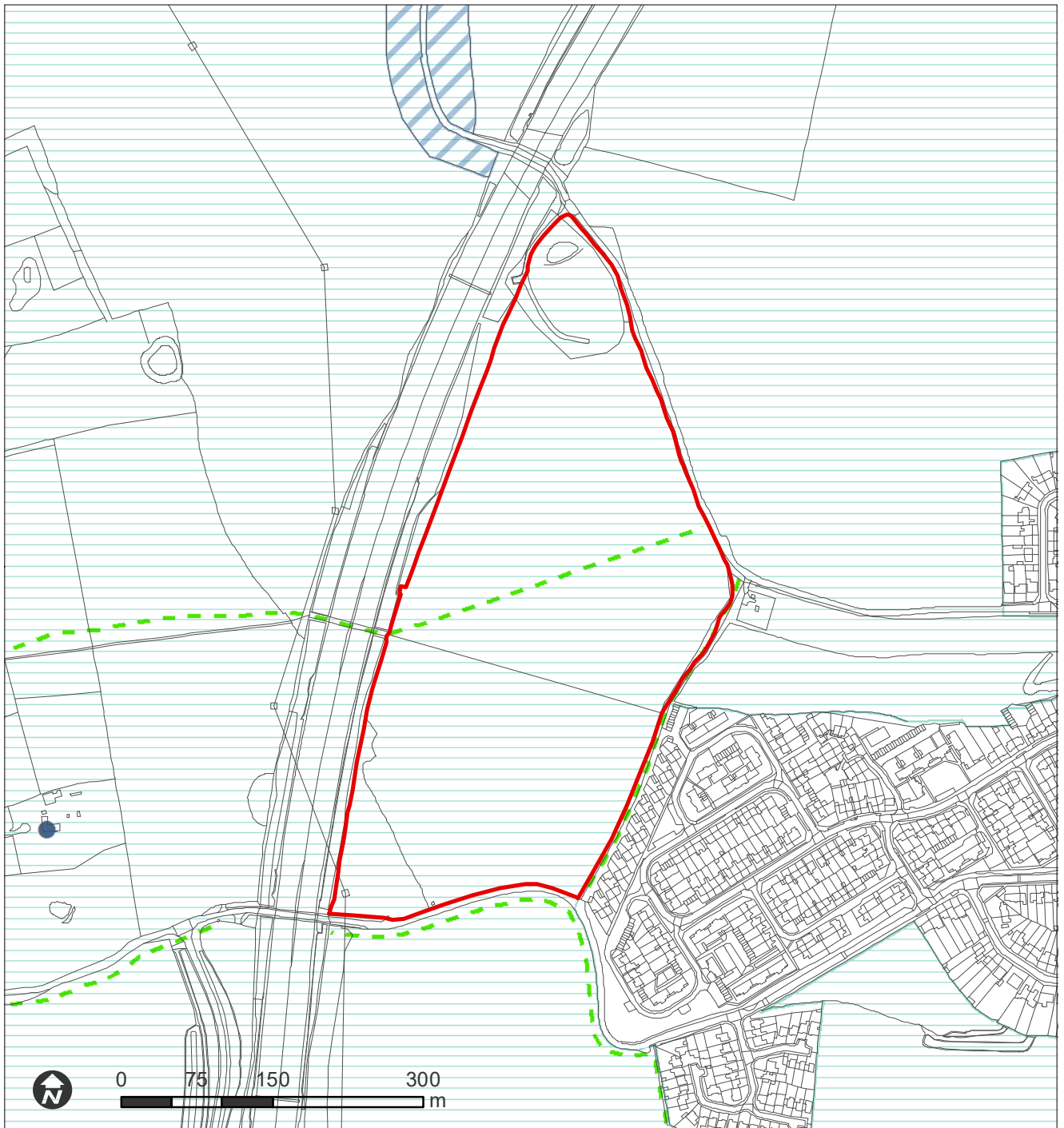
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site comprises of several landscape features that are characteristic of the Maple Cross LCA, including the strong undulating slopes, the large expanse of arable land with minimal hedgerows and the M25 as a major skyline feature. These features increase the sensitivity of the site, along with the open public views from the multiple PRow that run through and adjacent to the site, as well as views across the valley landscape. Although the site is adjacent to the M25, the perceptual quality has still been assessed as having medium high sensitivity as the M25 is the only modern element within the landscape and there is a great sense of rurality otherwise. Furthermore, as the site is bound by the M25, the site will not contribute to coalescence of settlements and there are no historical features present that would be sensitive to built development.

For these reasons, EOS12 – Land to the west of Maple Cross has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS12.0</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #d8bfd8; border: 1px solid #d8bfd8; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRowLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #add8e6; border: 1px solid #add8e6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #add8e6; border: 1px solid #add8e6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #4682b4; border: 1px solid #4682b4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS12.0</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** EOS12.1

**SITE NAME** Land between M25 and Maple Cross

Large undulating arable site situated west of Maple Cross, with the M25 running along the western boundary. The site comprises of undulating arable fields that slopes towards Hornhill Road to the south. Further arable fields also lie to the north. Beechen Wood is south of the site, along with existing residential development to the west and south.



Please see Page 176 for Map

**Area (ha)** 30.94

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes

- Strong undulating slopes with valley at the south
- Large arable fields abutting the M25
- Urban development at the valley floor in Maple Cross

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

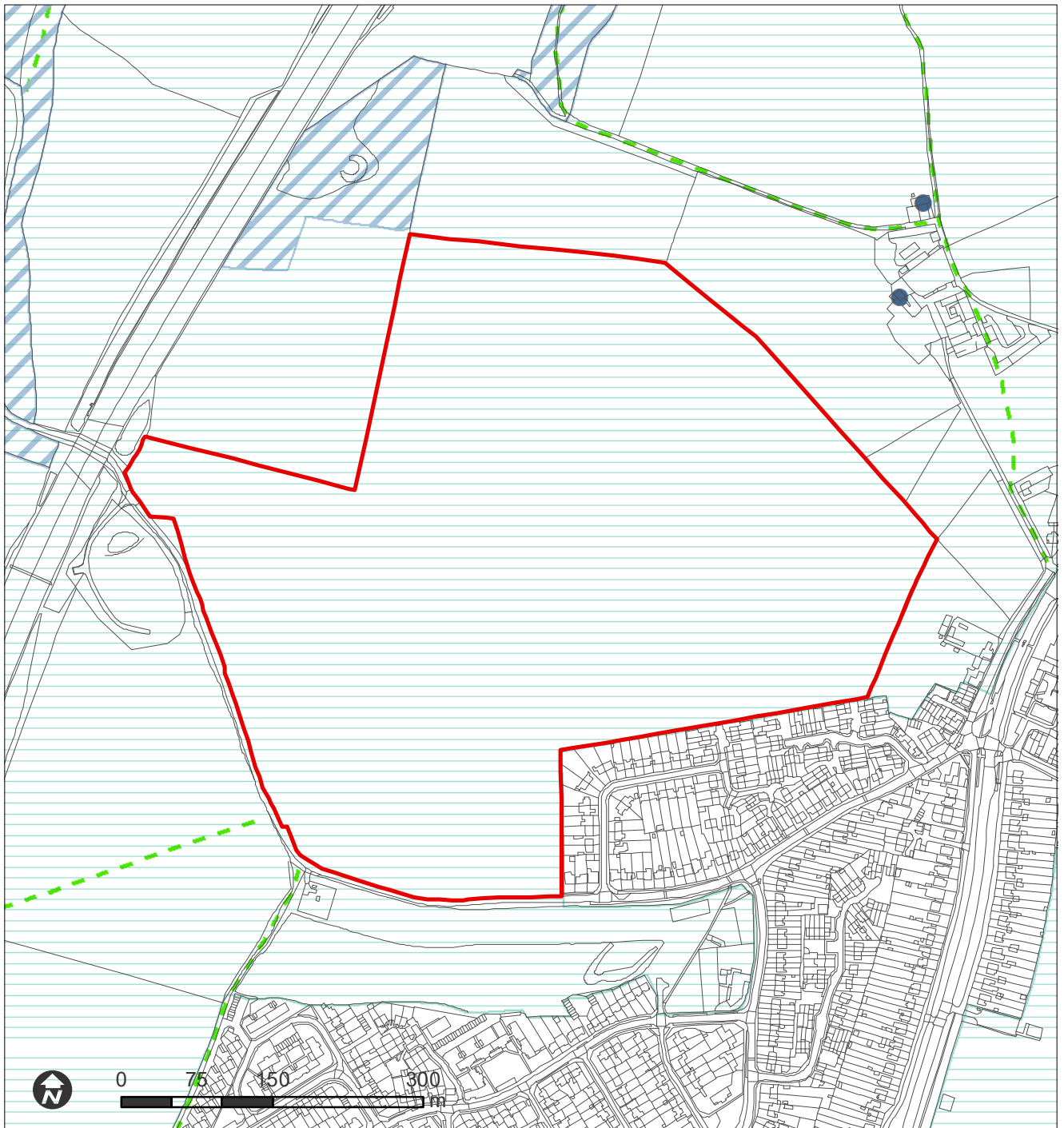
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site includes some landscape features that are characteristic of the Maple Cross LCA, including the strong undulating slopes, the large expanse of arable land with minimal hedgerows and the M25 as a major skyline feature. These features increase the sensitivity of the site, along with the open public views from the multiple PRowS that run through adjacent fields. The perceptual quality has still been assessed as having medium sensitivity as the M25 is the only modern element within the landscape and there is some of rurality otherwise. Being bound by the M25, the site will not contribute to coalescence of settlements and there are no historical features present that would be sensitive to built development.

For these reasons, EOS12.1 – Land between M25 and Maple Cross has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS12.1</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-top: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 2px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS12.1</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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**SITE REF NO.** EOS12.2

**SITE NAME** Land to the west and south of Maple Cross (combined sites)

Large undulating arable site situated south west of Maple Cross, with the M25 running along the western boundary. The site comprises of undulating arable fields and a disused grassland area to the north west of the site. This site also includes Site ref no. EOS12, which has a PRow running east to west at the ridgeline. A steep slope falls away to the north at Hornhill road, whilst the slope falls away gradually to the east in the southern field parcels. Beechen Wood is adjacent to the site, along with existing residential development. Dispersed hedgerows also make up some of the site boundaries, although in many areas they are open to view.



Please see Page 179 for Map

**Area (ha)** 52.19

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Maple Cross Slopes

- Recreational opportunities through PRow across the site
- Strong vegetated character to parts of the eastern boundary
- M25 is a major feature along the western boundary
- Large arable fields with minimal hedgerows

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

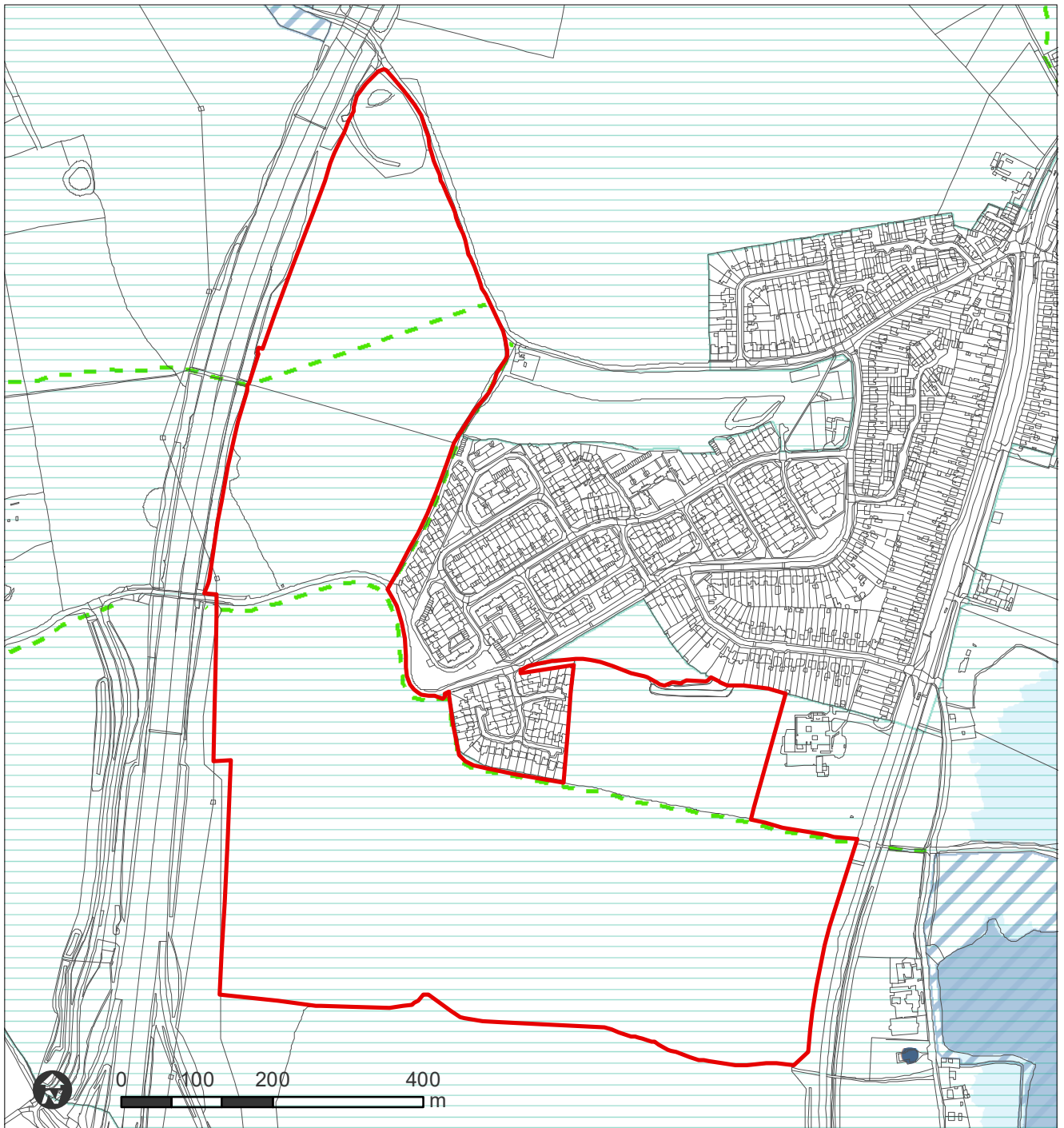
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site comprises of several landscape features that are characteristic of the Maple Cross LCA, including the strong undulating slopes, the large expanse of arable land with minimal hedgerows, the extensive views across Colne Valley to the east and the M25 as a major skyline feature. These features increase the sensitivity of the site, along with the open public views from the multiple PRows that run through and adjacent to the site, as well as views across the valley landscape. Although the site is adjacent to the M25, the perceptual quality has still been assessed as having medium high sensitivity as the M25 is the only modern element within the landscape and there is a great sense of rurality otherwise. Being bound by the M25, the site will not contribute to coalescence of settlements and there are no historical features present that would be sensitive to built development.

For these reasons, EOS12.2 – Land to the west and south of Maple Cross has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EOS12.2</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>EOS12.2</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** RWA3 | **SITE NAME** 10 Gypsy Lane

The site is located on the western edge of Abbots Langley on Gypsy Lane off Hunton Bridge Hill. The site is largely contained by residential development on its northern, western and southern boundaries. To the east, beyond Gypsy Lane is an open parkland that falls under ownership of Mercure London North Watford Hunton Park Hotel. The site itself is part of an existing residential property and is now unimproved grassland.



Please see Page 182 for Map

**Area (ha)** 0.11

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

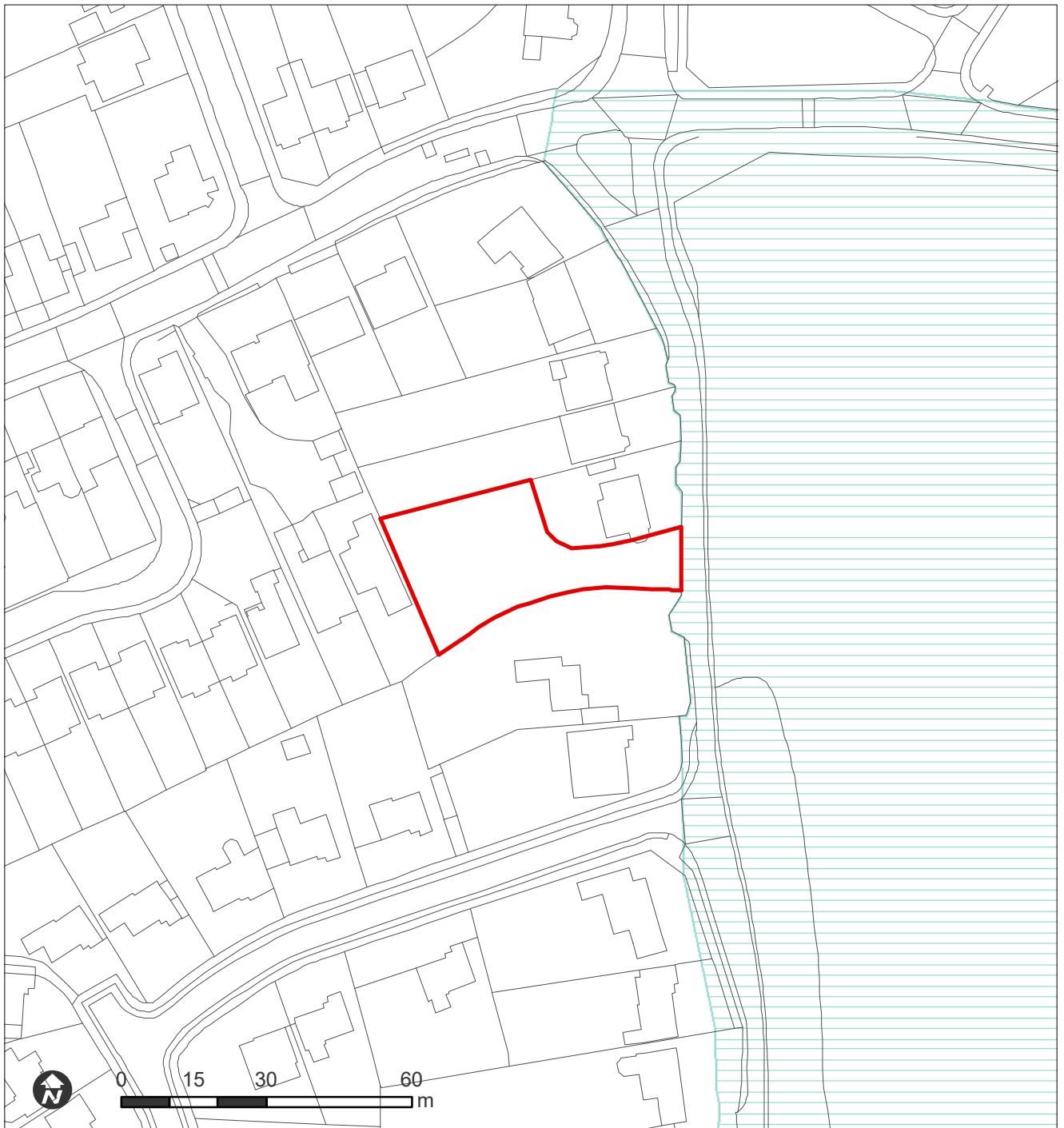
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



In its current condition the site is a simple landscape that offers little landscape value in terms of landscape features and characteristics, other than tree and shrub planting on the southern boundary. For these reasons, landform and landscape features have been assessed as having low sensitivity. The site is largely open with vegetation only present on the northern and southern boundaries. This, and the urban context, have meant that the perceptual quality sensitivity has been assessed as low. Public views of the site are only available from Gypsy Lane, which is open for access to the site. Private views are also available from neighbouring properties and have been assessed as having medium sensitivity.

For these reasons, RWA3 - 10 Gypsy Lane has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RWA3</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border: 2px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>RWA3</b></p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** RWA4

**SITE NAME** 162 Abbots Road

The site is located on the northern edge of Abbots Langley off Abbots Road. The M25 lies north of the site beyond an arable field which is adjacent to the site. Whereas, the western, eastern and southern boundaries are bound by residential development. The site itself is occupied by a single residential property with standalone trees throughout the site.



Please see Page 185 for Map

**Area (ha)** 0.21

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

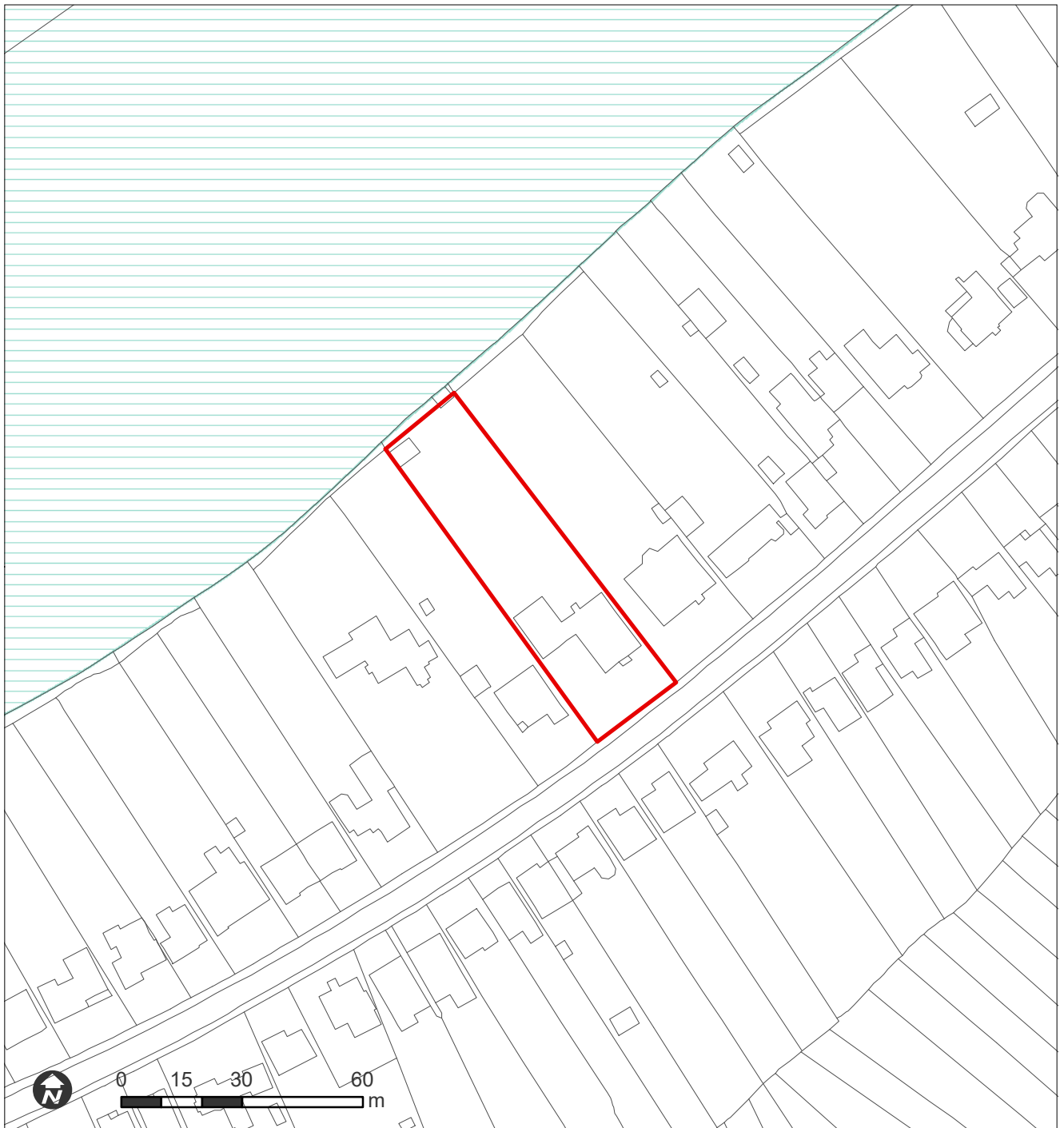
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Given the sites urban context and the existing residential use, there is no key landscape features within the site. However, some of the trees within the site may hold some value. Public views of the site are only available from Abbots Road, which is open for access to the property. However, given there is also built form on site, public view sensitivity has been assessed as medium low. Private views are also available from neighbouring properties; however these are currently variable and intermittent given the trees present within the site and neighbouring gardens. Generally, given the urban context and proximity to the M25, the perceptual quality sensitivity has been assessed as low. The scale and location will also not contribute to coalescence of settlements.

Overall, given the surrounding built context and enclosure of the site, RWA4 – 162 Abbots Road has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RWA4</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>RWA4</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>
 		

**SITE REF NO.** RWA5

**SITE NAME** Delgany, Solesbridge Lane

The site is located on at the junction of Solesbridge Lane and Chess Way on the edge of Chorleywood. Although enclosed by residential properties on all boundaries, the M25 is located less than 200metres to the east of the site. Currently the site is occupied by a single residential property and is bounded by vegetation on all boundaries.



Please see Page 188 for Map

**Area (ha)** 0.16

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

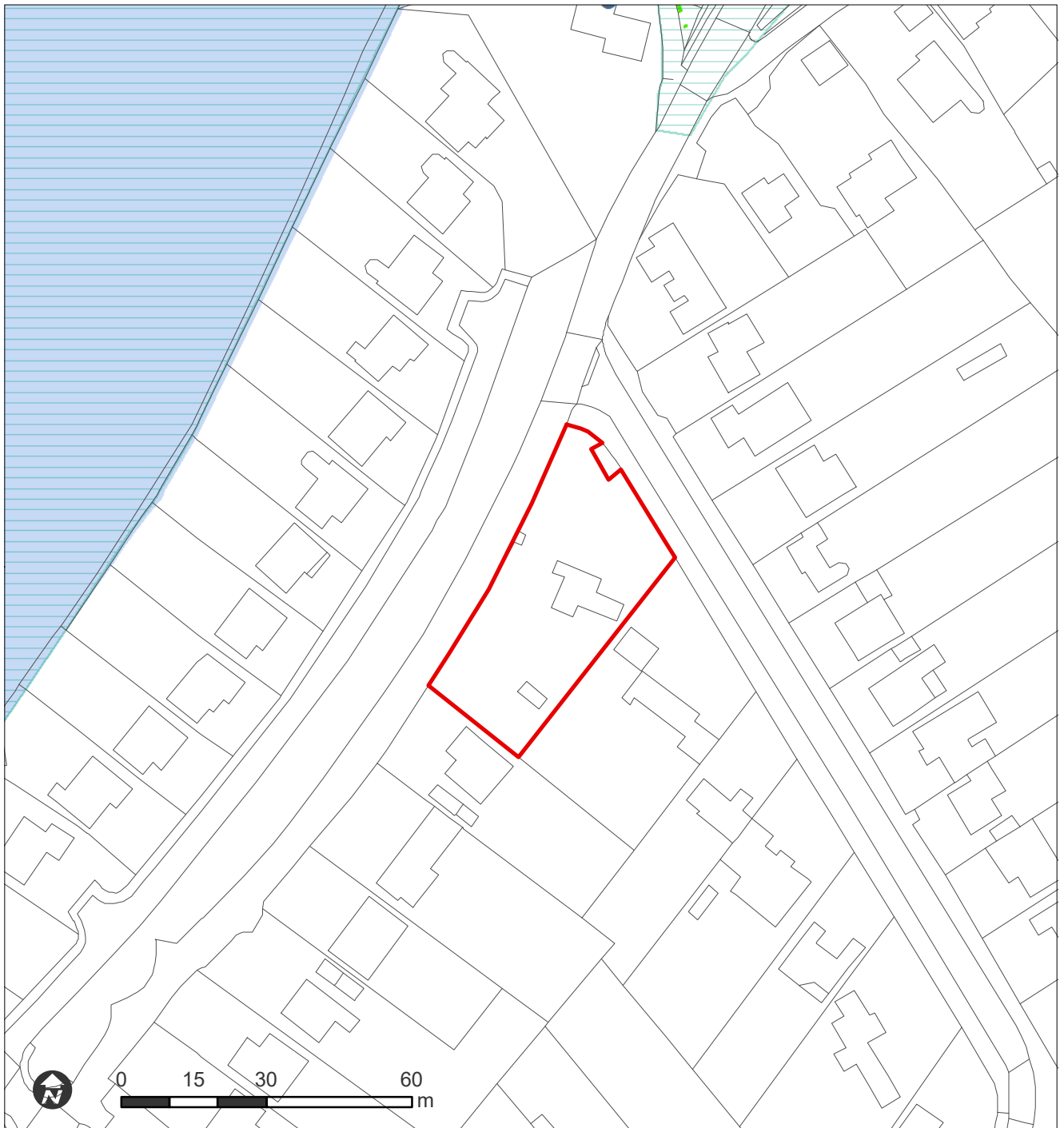
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Given the sites urban context and the existing residential use, there is no key landscape features within the site. However, the site is enclosed by mature trees and shrubs on all boundaries, which hold some value. They also provide screening for public and private views meaning only intermittent views are possible and the sensitivity is classed as medium low. In addition, the enclosed nature of the site, yet urban context, means the perceptual quality sensitivity has been assessed as medium low. Given its scale and location it will also not contribute to coalescence of settlements.

Overall, given the surrounding built context and enclosure of the site, RWA5 – Delgany, Solesbridge Lane has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RWA5</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightcyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>RWA5</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** RWA6

**SITE NAME** 165-167 Hampermill Lane

This small-scale site is located south of Hampermill Lane (A4125) and sits adjacent to the access route to South Oxhey Playing fields which is situated to the south of the site. It is currently occupied by one property that sits on raised ground above the street-level. Other than the road boundary, the site is bounded by trees and shrubs and existing residential properties to the east.



Please see Page 191 for Map

**Area (ha)** 0.14

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

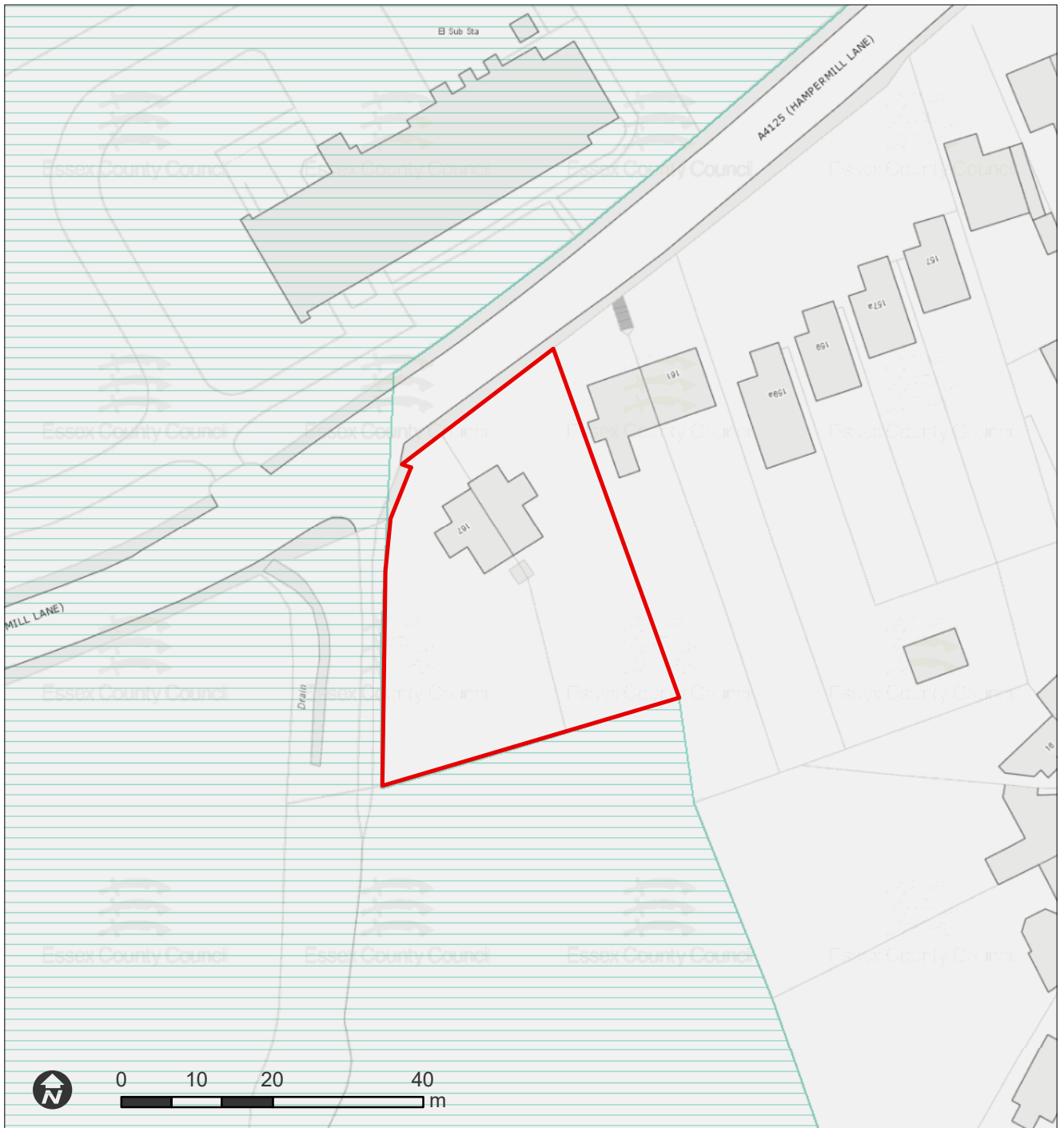
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site itself is currently a single use residential development with garden landscape features such as trees and shrubs and amenity lawn. Dense tree and shrub planting border the western and southern boundaries to South Oxhey Playing fields, however intermittent views can be experienced by users as they pass the site on the western edge. Open views can also be experienced by Hampermill Lane users, but as there is existing built form on site the sensitivity has been classed as medium low. In contrast, presence of significant built development in the surrounding area means that perceptual quality sensitivity has been assessed as medium low, and there is no risk of compromising any separation from nearby settlements.

For these reasons, RWA6 - 165-167 Hampermill Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RWA6</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #e0f2f1; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e91e63; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e0f2f1; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #cfcfcf; border: 1px solid grey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>RWA6</b></p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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**SITE REF NO.** RWA8

**SITE NAME** Land r/o Cock Inn, Church Lane

The Cock Inn Public House land on Church Lane is situated south of Sarratt within a small cluster of listed buildings including the Grade II\* listed Church of the Holy Cross, which is situated immediately west of the site. The Cock Inn Public House itself is also Grade II listed and is surround by green amenity space which is utilised by customers. The site is located on the eastern edge of the Chiltern Hills AONB with a tree belt surrounding the site, along with a PRoW on the northern edge.



Please see Page 194 for Map

**Area (ha)** 1.32

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Sarratt Plateau

- Gently undulating plateau
- Woodland parcels and Parkland shelterbelts
- Situated in historic village setting

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

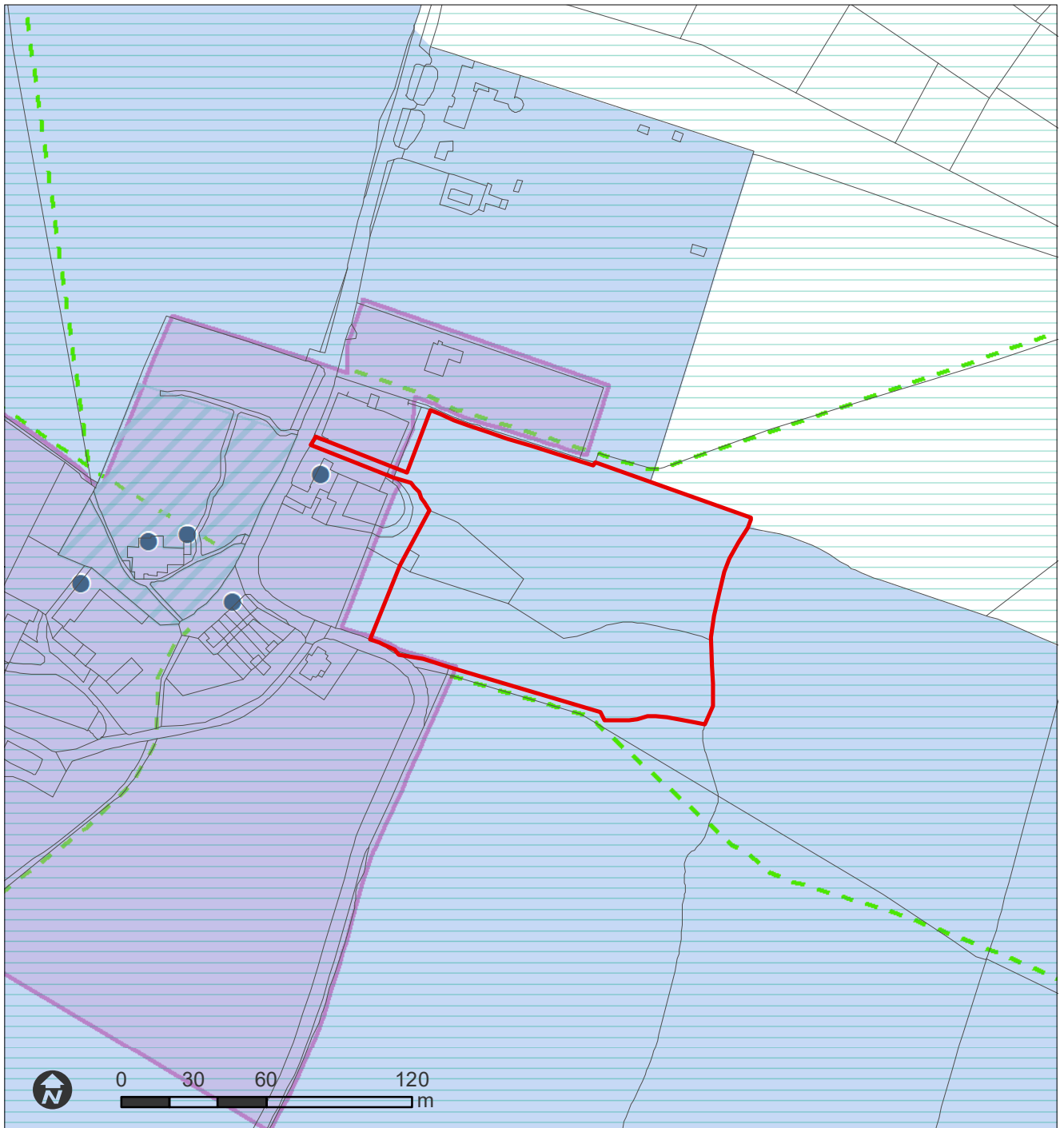
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



This single use site gently slopes south east towards the M25 that is situated less than 1km away from the site, however little noise disturbance is experienced. The site is located in a cluster of historic built form on the edge of Sarratt, which is an important feature of this LCA and built heritage. In total 6 listed buildings are located within the immediate surroundings, including the Grade II listed public house on site, which in turn has been assessed as having high sensitivity. Furthermore, the site is located within the Chiltern Hills AONB and is therefore a highly valued landscape. It has a PRoW border the northern edge of the site with open views of the site. In terms of private views, the site is screened by tree belts and shrubs on three sides. However, given the sites commercial use, the north western edge is open for visitor to the public house, providing open views towards the Grade II\* listed Church of the Holy Cross and its grounds, which is an important landmark within the local area.

Overall, given the density of historical features in the area, RWA8 - Land r/o Cock Inn, Church Lane has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RWA8</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, lightgreen 2px, lightgreen 4px); border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>RWA8</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** RWA11

**SITE NAME** Glenwood, Harthall Lane

Located to the rear of residential houses off Harthall Lane in Kings Langley, this residential parcel is sited adjacent to a large woodland area and large residential plots on the western boundary. The site gently slopes, rising from the north. The site is accessed off a track that adjoins to Harthall Lane to the north. An existing residential property is situated on site, along with green space, existing trees and shrubs and areas of scrub.



Please see Page 197 for Map

**Area (ha)** 0.35

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- Woodland on valley slopes

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

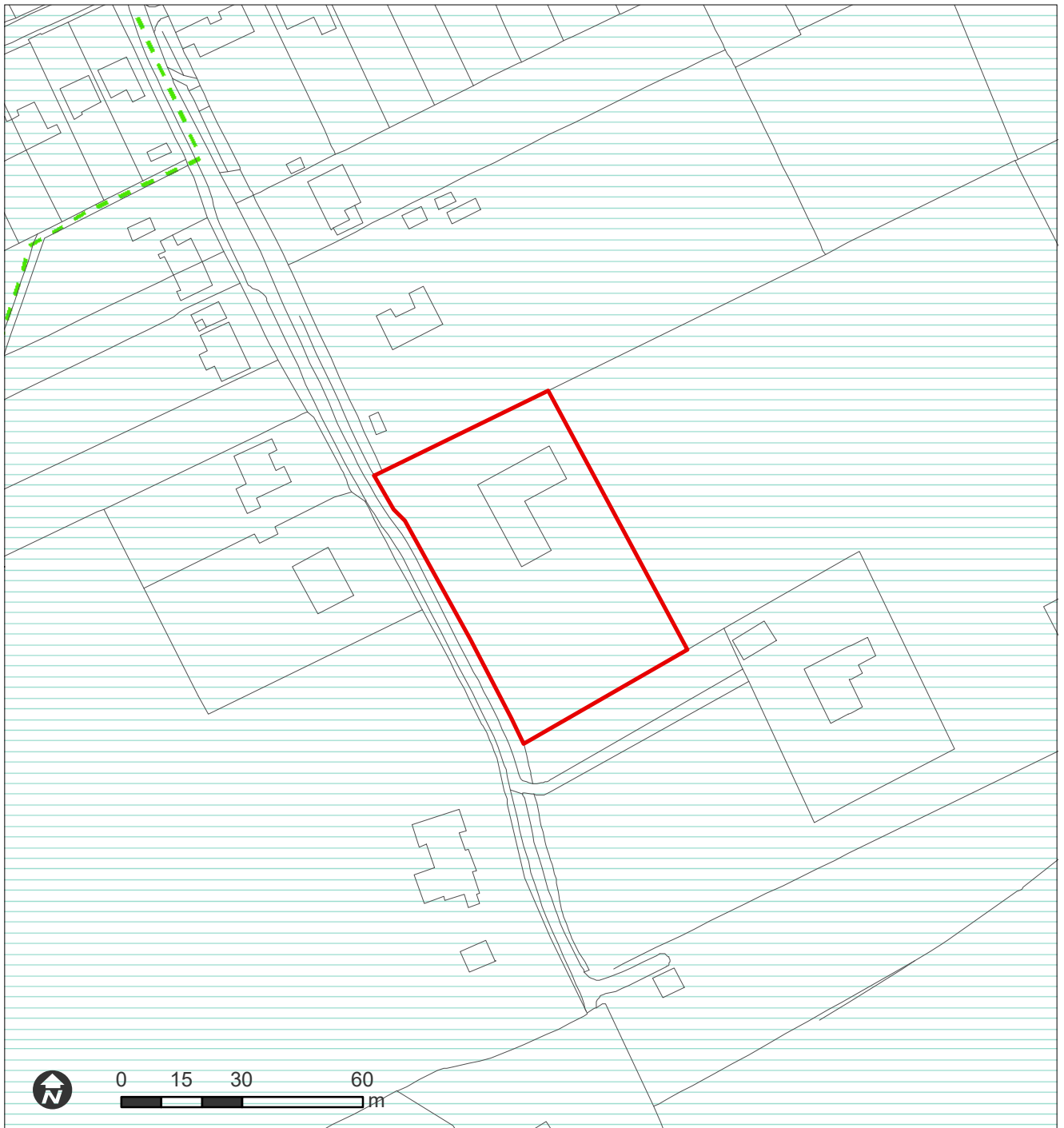
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is enclosure by vegetation on all boundaries, with only intermittent views available from passers-by and adjacent residential properties. The woodland edge, along with on-site landscape features have been classed as having medium sensitivity given their association with the Upper Gade Valley LCA. There is some built development in the immediate surroundings, which has an impact on character, although given its enclosed nature and distance from major roads, the perceptual quality has been assessed as having medium sensitivity.

For these reasons, overall the rear of Glenwood has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RWA11</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>RWA11</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** R15

**SITE NAME** Goral Mead (Smaller Site)

Goral Mead is situated on the urban edge of Rickmansworth, in close proximity to the River Colne and Riverside Drive (A404). The site is currently occupied by garages and enclosed by residential properties to the east, west and south. The town ditch runs along the northern boundary of the site along with dense vegetation that runs along the length of the ditch. In turn, the site falls within Flood Zone 2.



Please see Page 200 for Map

**Area (ha)** 0.05

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

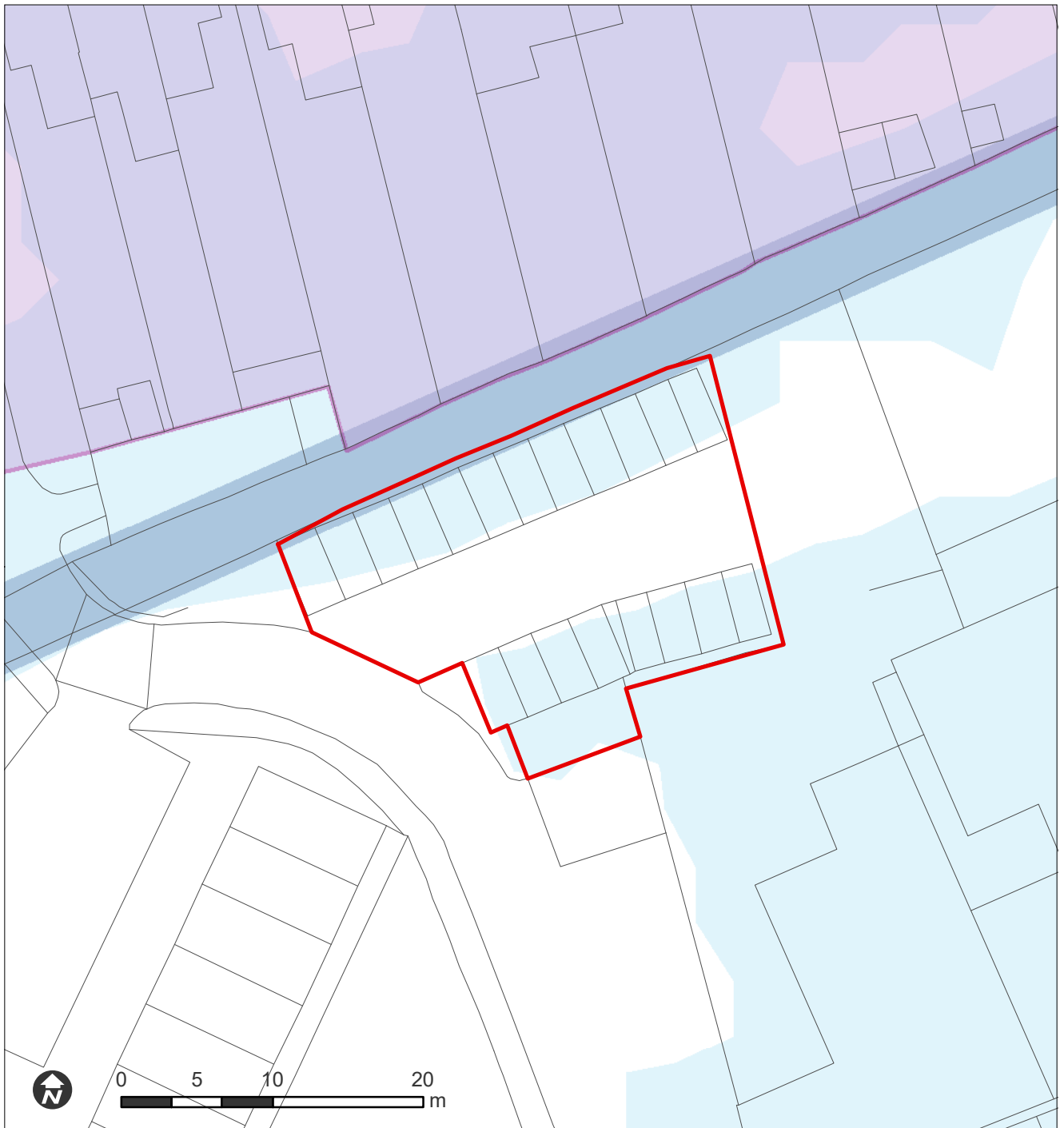
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Beyond the site boundary there are some valued landscape features such as vegetation, however, the site itself is a single use garage development with no landscape features. The site is relatively flat with only intermittent public views from Goral Mead. Dense tree and shrub planting on the northern boundary also means that some private views from neighbouring residential properties are screened. Although, views from properties to the south and west are open meaning private views have been assessed as having medium sensitivity. In contrast, presence of significant built development in the surrounding area means that perceptual quality sensitivity has been assessed as low, and there is no risk of compromising any separation from nearby settlements.

For these reasons, R15 – Goral Mead (Smaller site) has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R15</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background-color: green; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 1px dotted blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: purple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="background-color: lightgreen; border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: lightblue; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>R15</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>		

**SITE REF NO.** R16

**SITE NAME** Goral Mead (Larger Site)

Goral Mead is situated on the urban edge of Rickmansworth, in close proximity to the River Colne and Riverside Drive (A404). The site is currently occupied by garages and enclosed by residential properties to the north and south, infrastructure to the east, and green open space to the west. The town ditch runs along the southern boundary of the site. In turn, the site falls within Flood Zone 2 along with the adjacent green open space.



Please see Page 203 for Map

**Area (ha)** 0.1

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

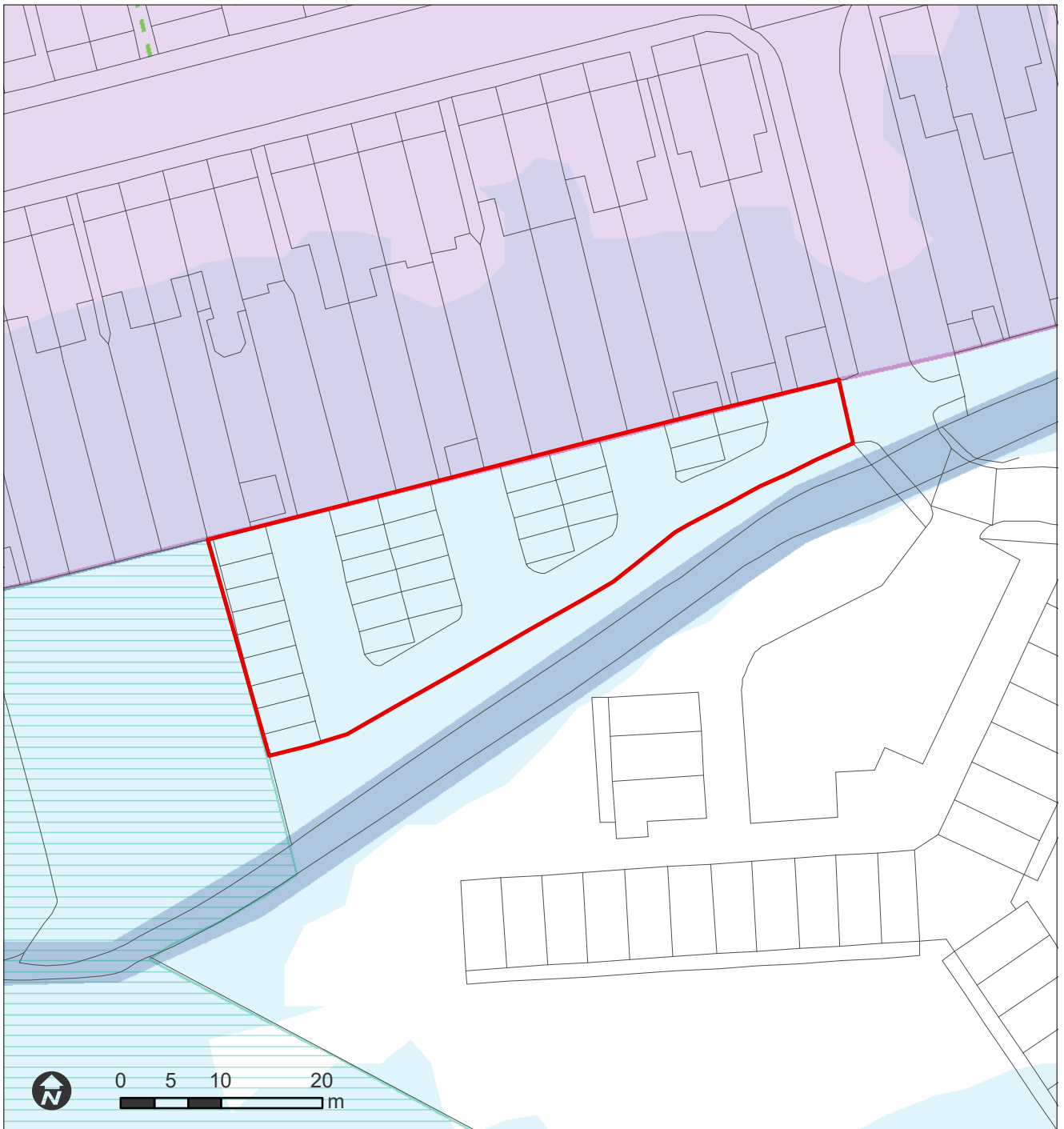
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Although there are some valued landscape features such as vegetation, allotments and the Town Ditch in the surrounding area, the site itself is a single use garage development with no landscape features. The site is relatively flat with only intermittent public views from Goral Mead. Dense tree and shrub belts on the northern and southern boundaries also means that private views from neighbouring residential properties are intermittent and assessed as having medium low sensitivity. Furthermore, the urban context (presence of significant built development in the surrounding area and the busy road network to the south) means that perceptual quality sensitivity has been assessed as low, and as the site is small scale and on the edge of the settlement there is no risk of compromising any separation from nearby settlements.

For these reasons, R16 Goral Mead (Larger Site) has been classed as having **Low** sensitivity to built development.

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



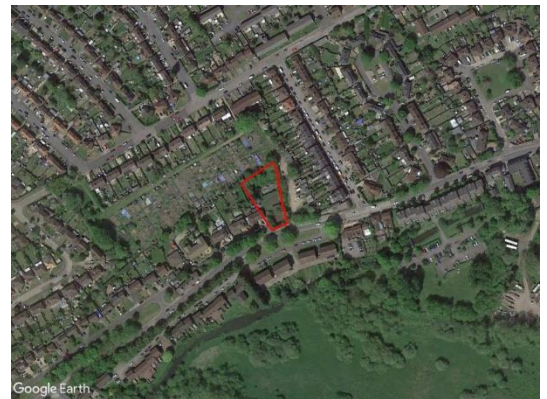
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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R16</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: mediumblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>R16</b></p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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**SITE REF NO.** RW31

**SITE NAME** Garden Land off Uxbridge Road

The site sits within the urban centre of Mill End in Rickmansworth, enclosed by residential properties to the east and west, the site is current garden land for the adjacent property. Allotments are situated to the north and a PRow and further residential properties to the west.



Please see Page 206 for Map

**Area (ha)** 0.17

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

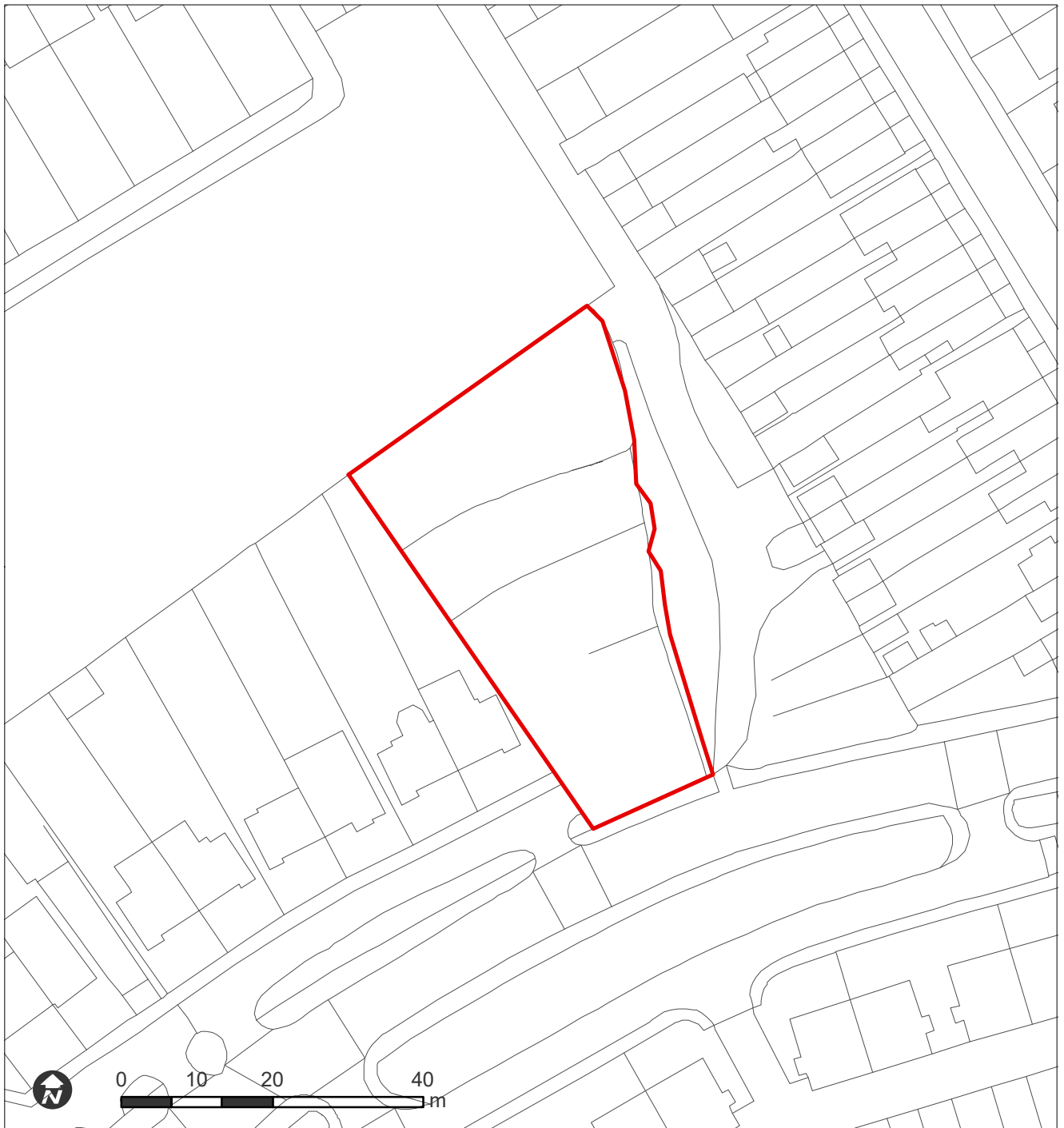
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is currently used garden land for the adjacent property and is made up of amenity grass, trees and shrubs. It is surrounded by built development on three boundaries, and allotments and vegetation to the north. The site is enclosed and screened on all boundaries by trees and shrubs, which means there is currently no public views into the site, and only intermittent private views from neighbouring properties. In addition, the enclosed nature of the site, yet urban context, means the perceptual quality sensitivity has been assessed as medium low. Given its scale and location it will also not contribute to coalescence of settlements.

For these reasons, RW31 – Garden land off Uxbridge Road has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RW31</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>RW31</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** AB36

**SITE NAME** Former garage court, Ashridge Drive

The site sits within the urban centre of Abbots Langley, enclosed by residential properties to the east and south, a public car park to the north and a PRow and further residential properties to the west. The site is currently used as residential garden land and is enclosed by fencing on all boundaries. Tree and shrub borders also line three boundaries, providing visual amenity value for residents.



Please see Page 209 for Map

**Area (ha)** 0.11

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

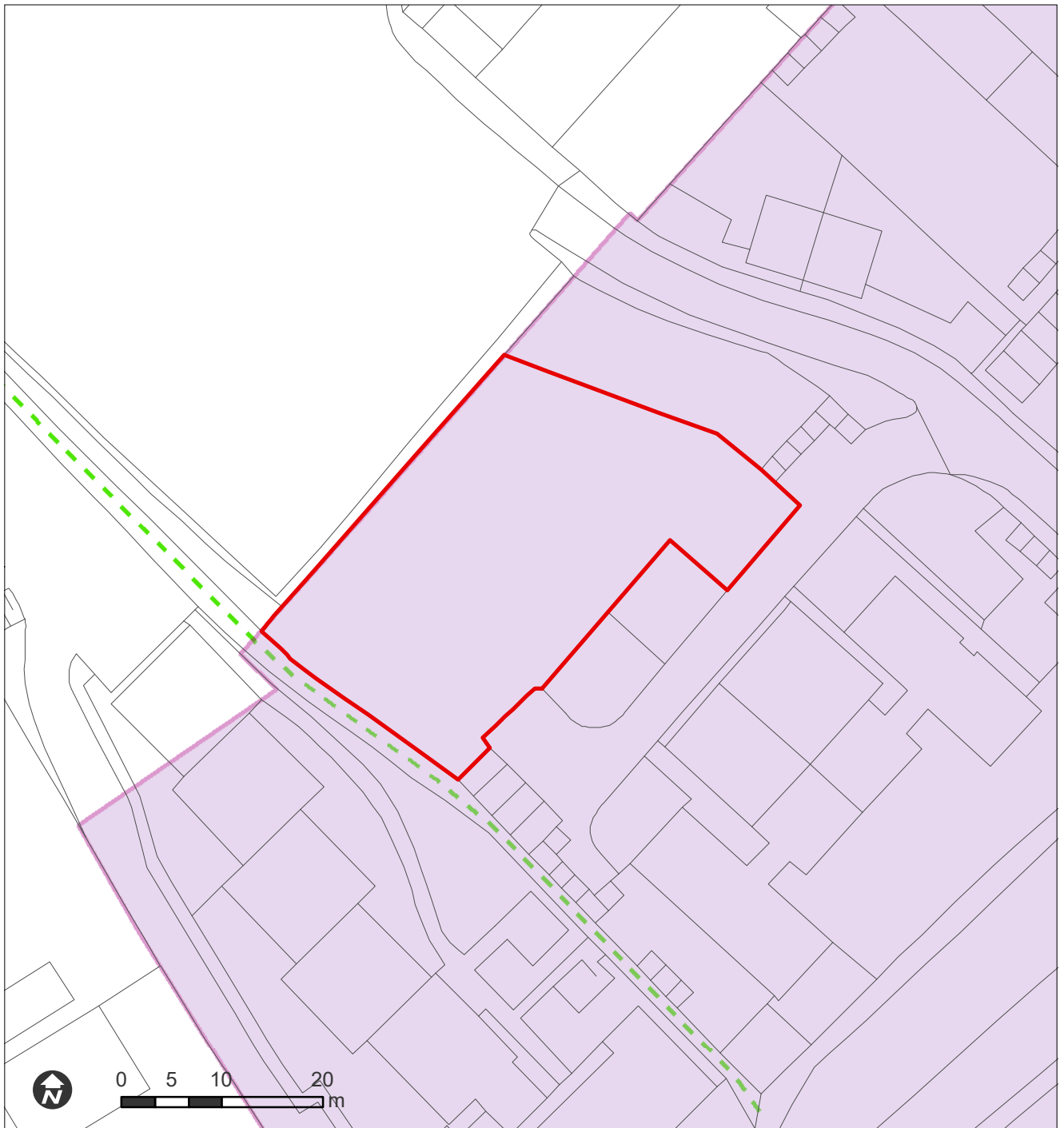
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is currently used as residential green space with amenity grass, trees and shrubs on site that are valued on a community level given its urban context. It is a single use space that is relatively flat, with no undulations. It is surrounded by built development on all boundaries and has little to no historical importance, significantly reducing the sites landscape sensitivity. Although bounded by a PRow on the south western boundary, the site is enclosed by a strong tree and shrub belt on this boundary therefore there are limited public views available. In contrast, as a residential space, the site is open to views from many neighbouring residential properties and has been classed as having medium sensitivity. In contrast, the urban context means the perceptual quality sensitivity has been assessed as low, and the sites small scale means it will not compromise any separation from nearby settlements.

For these reasons, AB36 – Land to the rear of Causeway House has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> AB36</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>AB36</b></p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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**SITE REF NO.** CW9

**SITE NAME** Garages at Copmans Wick

The site sits within the urban centre of Chorleywood Bottom on Copmans Wick. The site is bounded to the north by a PRoW and residential properties beyond this. To the south is a sloping green space currently being utilised as an allotment site. The site itself is occupied by garages with no landscape features present.



Please see Page 212 for Map

**Area (ha)** 0.1

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

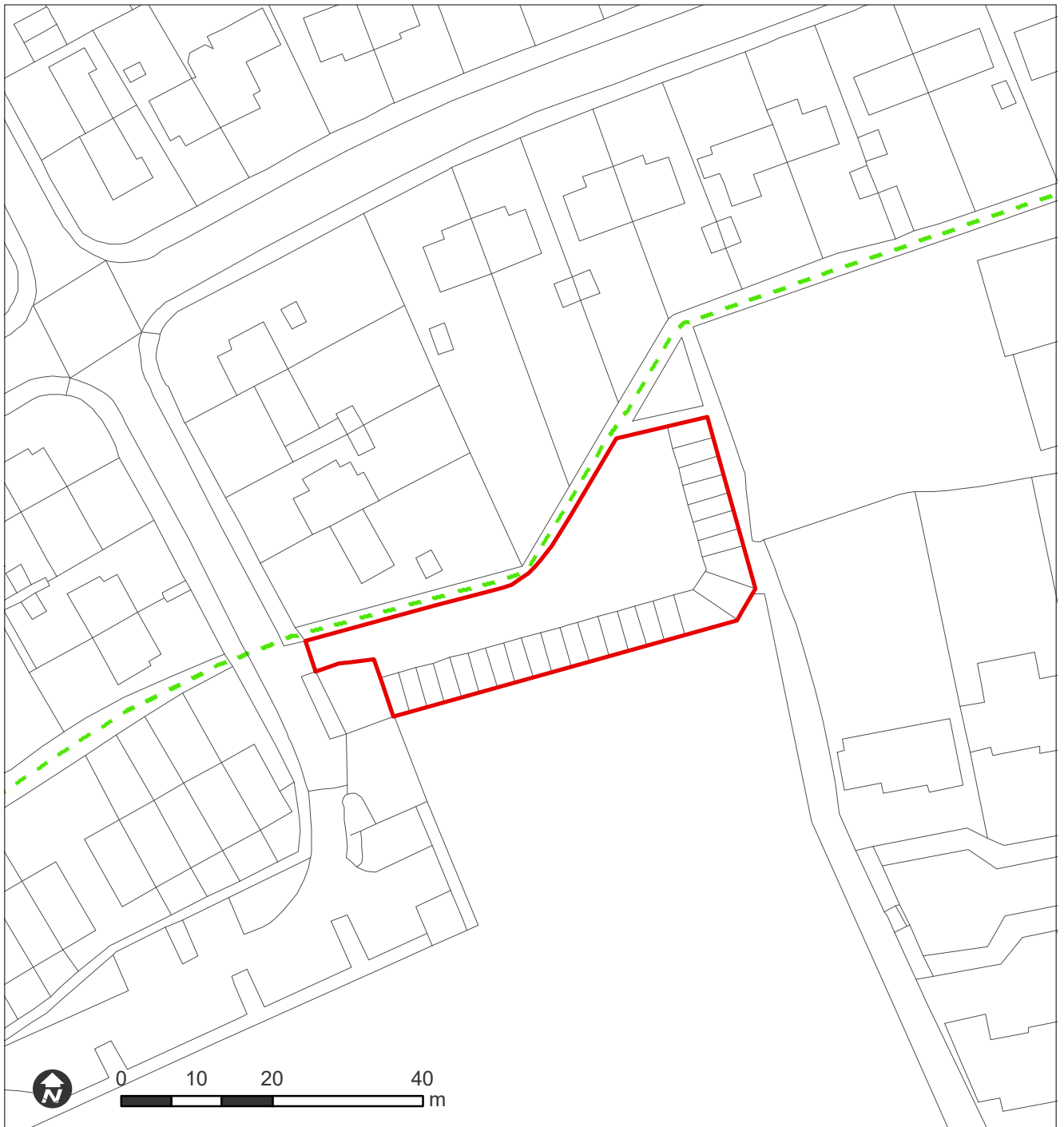
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site is small scale, currently occupied by garages with no valued landscape features that are characteristic of the area. In contrast, the site sits at the base of a slope, rising to the south across allotments and open space, which is valued in the local context and has medium low sensitivity. Due to its use, there is no vegetation present, leaving the site open to public and private views. Open views of the site from the PRoW that runs along the northern perimeter of the site and Copmans Wick increases the visual sensitivity. Furthermore, the urban context and scale of the site will not compromise any separation from nearby settlements.

For these reasons, CW9–Garages at Copmans Wick has been classed as having **Medium Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> CW9</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>CW9</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** P27

**SITE NAME** Corner of Chiltern Drive

Site P27 is situated on the corner of Chiltern Drive and Shepherds Lane in Rickmansworth. The site is surrounded on three sides by residential properties, with arable fields sited to the south west. The site looks to be an existing car park that has been left in disrepair with overgrown scrub in many areas.



Please see Page 215 for Map

**Area (ha)** 0.09

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

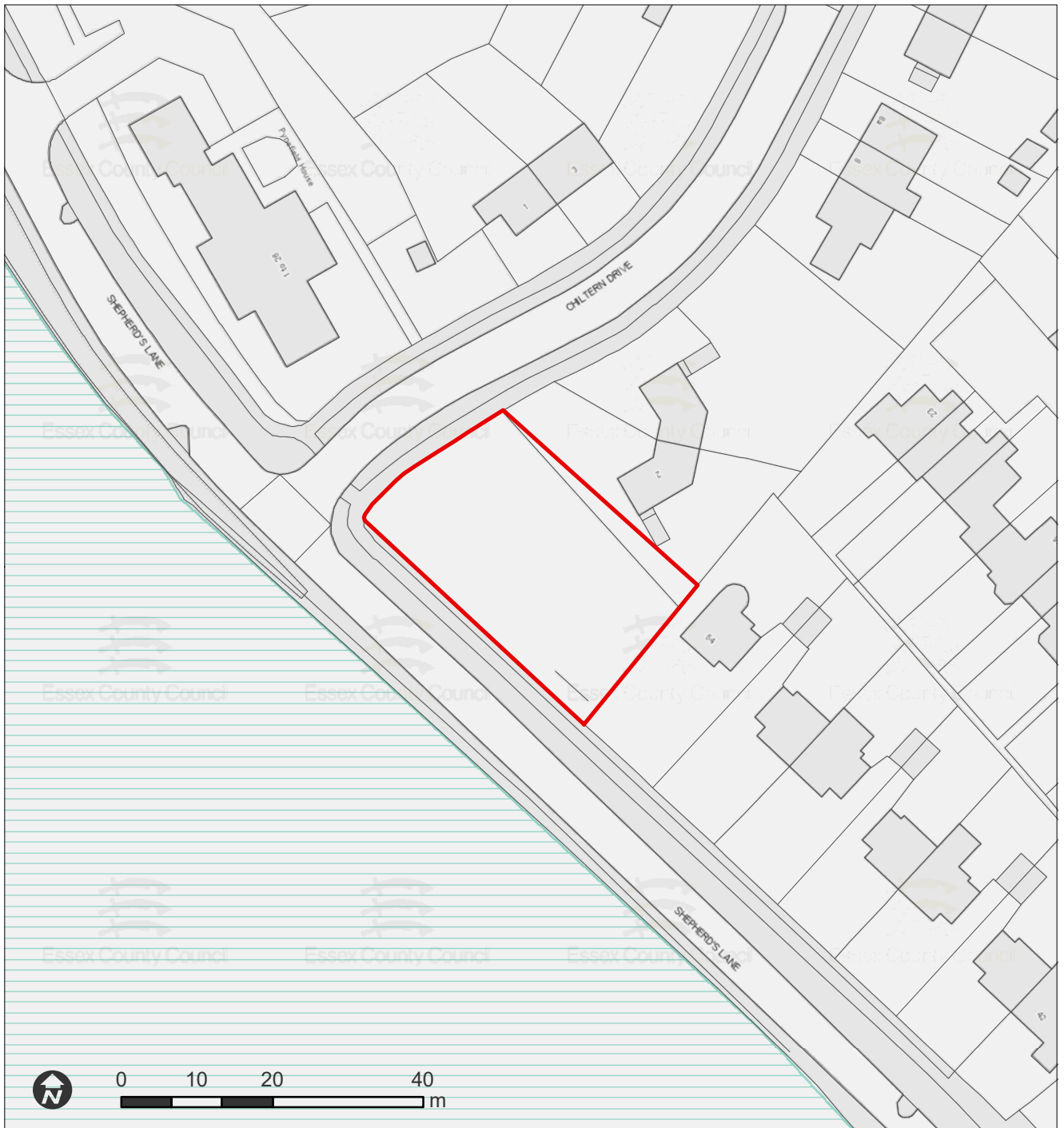
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



As an existing car park there are no valued landscape features that are characteristic of the area. The site is currently not in use but would have had a single use when occupied. As the site is already bounded by residential properties, the predominate character is urban, which has low sensitivity. In terms of visual sensitivity, the site is overlooked by neighbouring properties and is also open to public views from Shepherds Lane and Chiltern Drive. Although this raises the sensitivity of the site, the open views of the site have a backdrop of built development. Furthermore, given the size and location the site will not compromise any separation from nearby settlements.

For these reasons, P27–Corner of Chiltern Drive has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> P27</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #e0ffe0; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #ffe0ff; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #ffe0ff; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #e0ffe0; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #e0e0ff; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e0e0ff; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #e0e0ff; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>P27</b></p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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**SITE REF NO.** R35

**SITE NAME** Tesco, Harefield Road

The site sits within the urban centre of Rickmansworth, located between Harefield Road to the south, and Grand Union Canal bordering the site to the north. The site is currently occupied by a Tesco Supermarket and associated infrastructure and parking areas. Residential properties lie south of Harefield road and to the west of the site, with industrial use occupying the site to the east



Please see Page 218 for Map

**Area (ha)** 1.24

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

- No LCA (Urban)

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

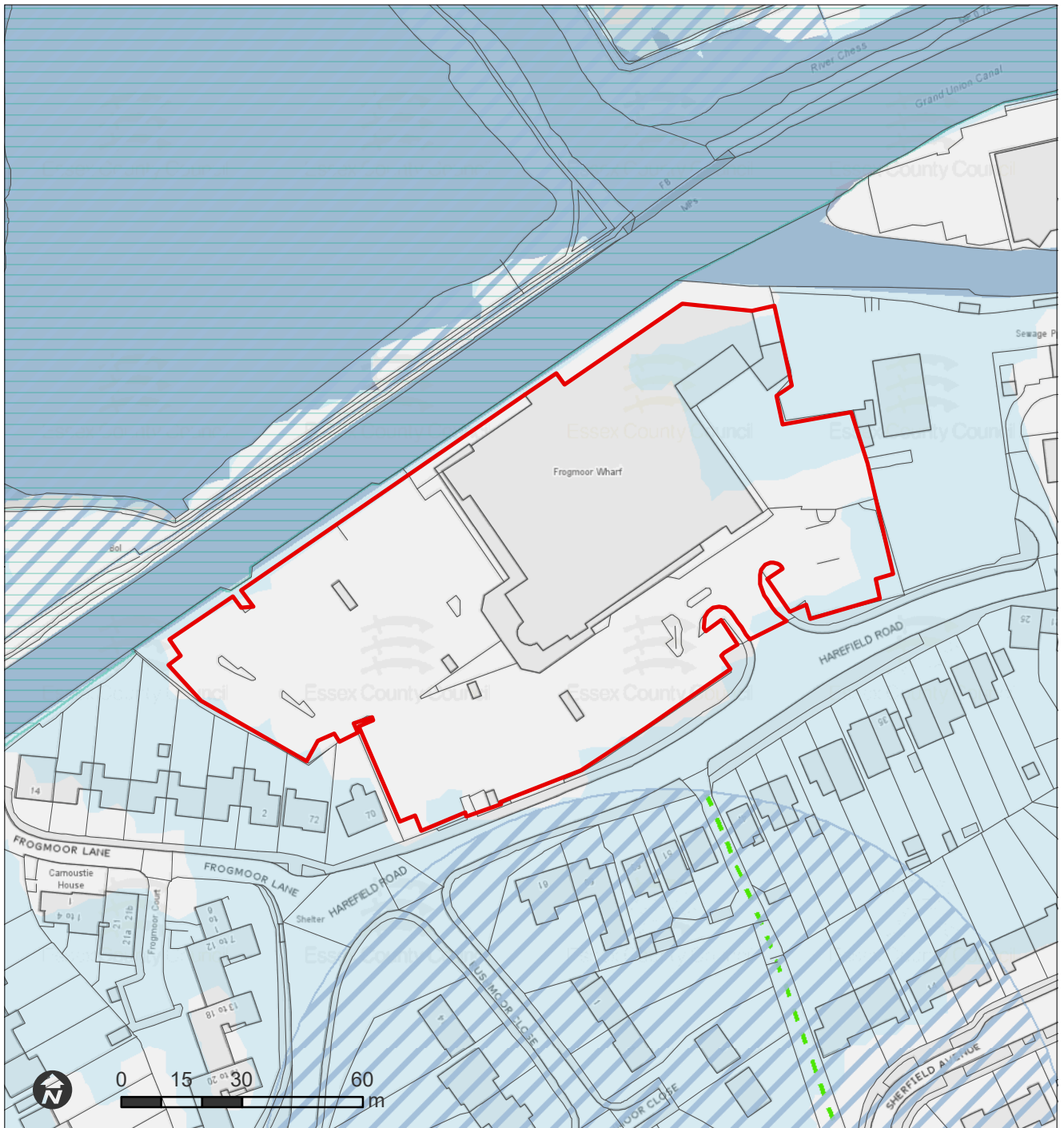
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Due the urban context surrounding the site, as well as the current site occupants there is little in terms of landscape features and elements on site that would be classed as sensitive. The site is also surrounded by built development which has a significant effect on the character of the area and would be classed as having low sensitivity. However, when visual sensitivity is assessed, the site is very open to private views from adjacent residential properties, as well as public views from Harefield Road and the Grand Union Canal. The Grand Union Canal is an important landscape landmark, and open views from the site towards the canal are classed as having medium high sensitivity. In turn, raising the overall landscape sensitivity of the site.

For these reasons, R35 – Tesco, Harefield Road has been classed as having **Medium Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R35</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important hedges</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>R35</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

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