

Potential allocation sites
for the Three Rivers
New Local Plan

LANDSCAPE SENSITIVITY ASSESSMENT ADDENDUM II

October 2022

PLACE
SERVICES



ABOUT US

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

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Version	Date	Issued by	Reviewed by	Description of changes
1.0	31/10/2022	Almudena Quiralte	Lewis Reynolds	Issued
		Name		
Title of report		Landscape Sensitivity Assessment Addendum II		
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INTRODUCTION

Three Rivers District Council commissioned Place Services in July 2022 to undertake a 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 relation to built development.

BACKGROUND AND PURPOSE

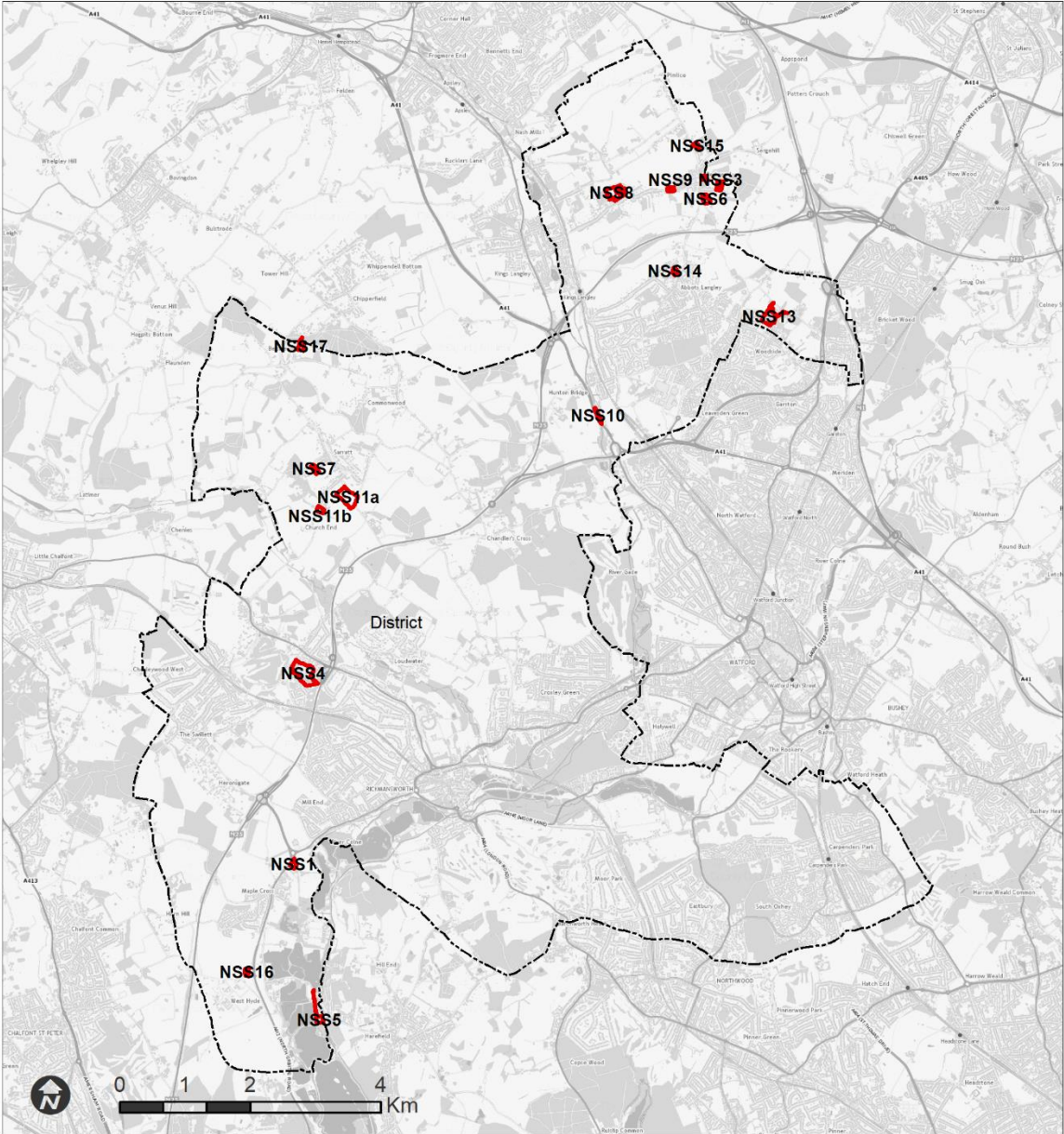
The landscape of Three Rivers is a complex mix of rural and urban areas, woodlands, wildlife habitats, farmland, water features and other landforms. To ensure that such development is directed to the most appropriate locations, Three Rivers District Council commissioned Place Services to prepare this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

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



AREAS FOR ASSESSMENT

An additional list of 18 sites for sensitivity assessment was provided by Three Rivers District Council.

SITE ASSESSMENT LOCATIONS



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<p>Key</p> <ul style="list-style-type: none"> District_Boundary Assessment sites 	<p>Assessment sites</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

METHODOLOGY

DEVELOPMENT CONSIDERED

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

ASSESSMENT APPROACH

To ensure consistency, the assessment approach is the same as the 2019 assessment and 2020 addendum reports. The study accords with best practice guidance and methodology and follows the techniques and criteria set out in ‘An approach to landscape sensitivity assessment – to inform spatial planning and land management’¹ (Natural England, 2019). The Study is also consistent with the impact assessment guidance and methodology set out within the ‘Guidelines for Landscape and Visual Impact Assessment’² (Third Edition, 2013) (GLVIA3) and ‘An Approach to Landscape Character Assessment’³. 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**.

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

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

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

TABLE 1: LANDSCAPE SENSITIVITY

HIGH	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW	LOW
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"> – Smooth, gently undulating or featureless landform; the area has fewer landscape features that are characteristic or valued. <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> – Undulating landform and some distinct landform features within it; the area has some landscape features that are characteristic or valued. <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> - Dramatic landforms or distinct landform features that contribute positively to landscape character; the area has a high density of landscape features that are characteristic or valued. 	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"> - Large, simple landscape with single/limited land uses and variety <p><i>Medium Sensitivity</i></p> <ul style="list-style-type: none"> - Medium scale landscape with variations in pattern, texture and scale 	The complexity and scale of the landscape includes consideration of the land use, field boundaries and levels of enclosure

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

TABLE 3: VISUAL SENSITIVITY ASSESSMENT CRITERIA

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

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

REPORT PRESENTATION

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

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

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

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

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

RESULTS

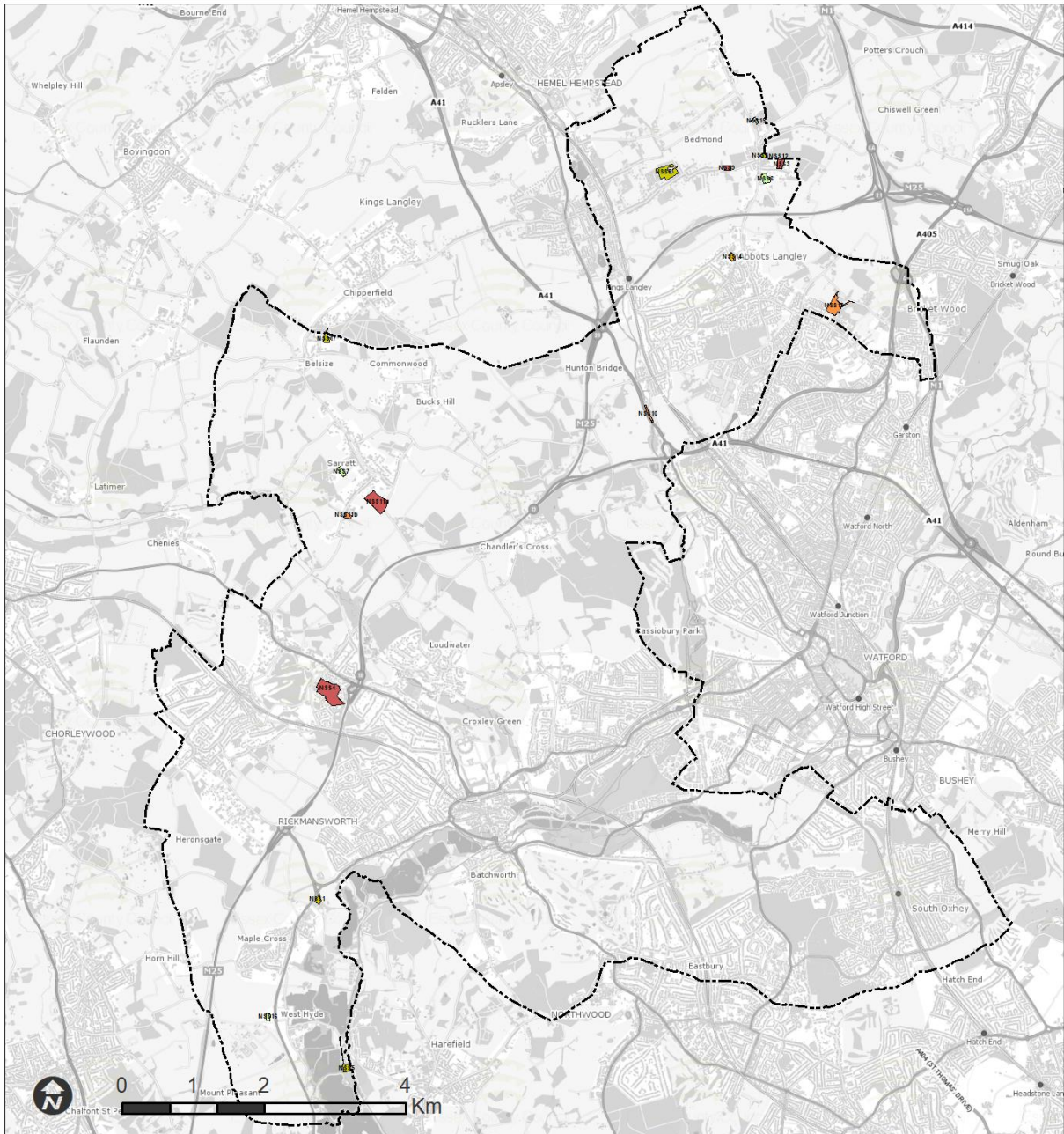
SUMMARY OF FINDINGS

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

TABLE 4: LANDSCAPE SENSITIVITY ASSESSMENT SUMMARY

SITE REF.	SITE NAME	CHARACTER AREA	SENSITIVITY
NSS1	1 Denham Way, Maple Cross	Maple Cross Slopes	Medium Low
NSS2	56 High Street, Bedmond	Bedmond Plateau	Medium Low
NSS3	North of Bell Lane, Bedmond	Bedmond Plateau	High
NSS4	Cedar Village	No LCA	High
NSS5	Clancy Group HQ, Harefield	Colne Valley Gravel Pits	Medium Low
NSS6	East Lane, Bedmond (Beach's Kennels)	Bedmond Plateau	Low
NSS7	Fir Trees, Dawes Lane, Sarratt	Sarratt Plateau	Low
NSS8	Hilltop Farm, rear of Toms Lane	Bedmond Plateau	Medium Low
NSS9	Land adj. 235 Toms Lane	Bedmond Plateau	High
NSS10	Land at Mill Place, Watford Road	Lower Gade Valley	Medium High
NSS11a	Land at Sarratt	Sarratt Plateau	High
NSS11b	Land at Sarratt	Sarratt Plateau	Medium High
NSS12	Land Between Bell Lane and Millhouse Lane	Bedmond Plateau	High
NSS13	Land to the rear of The Shires, High Elms Lane	Bedmond Plateau	Medium High
NSS14	Margaret House, Abbots Langley, HCC	No LCA	Medium
NSS15	Newlands Park, Bedmond	Bedmond Plateau	Low
NSS16	Sunnyhill Road, Maple Cross	Maple Cross Slopes	Low
NSS17	The Puffing Field, Windmill Hill, Chipperfield	Sarratt Plateau	Medium Low

SITE ASSESSMENT SUMMARY MAP



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<p>Key</p> <p> District_Boundary</p> <p>Sensitivity</p> <p> Low</p> <p> Medium Low</p> <p> Medium</p> <p> Medium High</p> <p> High</p>	<p>Landscape Sensitivity Assessment</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	

SITE REF NO. NSS1 | **SITE NAME** 1 Denham Way, Maple Cross (WD3 9XG)

Located to the north of Maple Cross, the site sits adjacent to the Maple Cross Roundabout, where Denham Way North Orbital Road (A412) meets Uxbridge Road. Situated on an east-facing slope, the site drops down towards the Colne valley to the east. The site is situated in a large arable field setting, and in the immediate vicinity of commercial and industrial built development. A roadside public footpath runs adjacent to the western boundary, separated by a wire fence. The south of the site is defined by woodland, vegetation, and the site of Bulk Transfer Limited. The site is located within the Green Belt.



Area (ha) 0.76

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross Slopes

- Strong east-facing slopes with snaking dry valleys pushing westwards
- Large arable fields east of the M25 with minimal hedgerows
- Visually prominent urban development on lower slopes and along the A412
- M25 major feature on the skyline to the west
- Views from the upper slopes to the east across the Colne valley

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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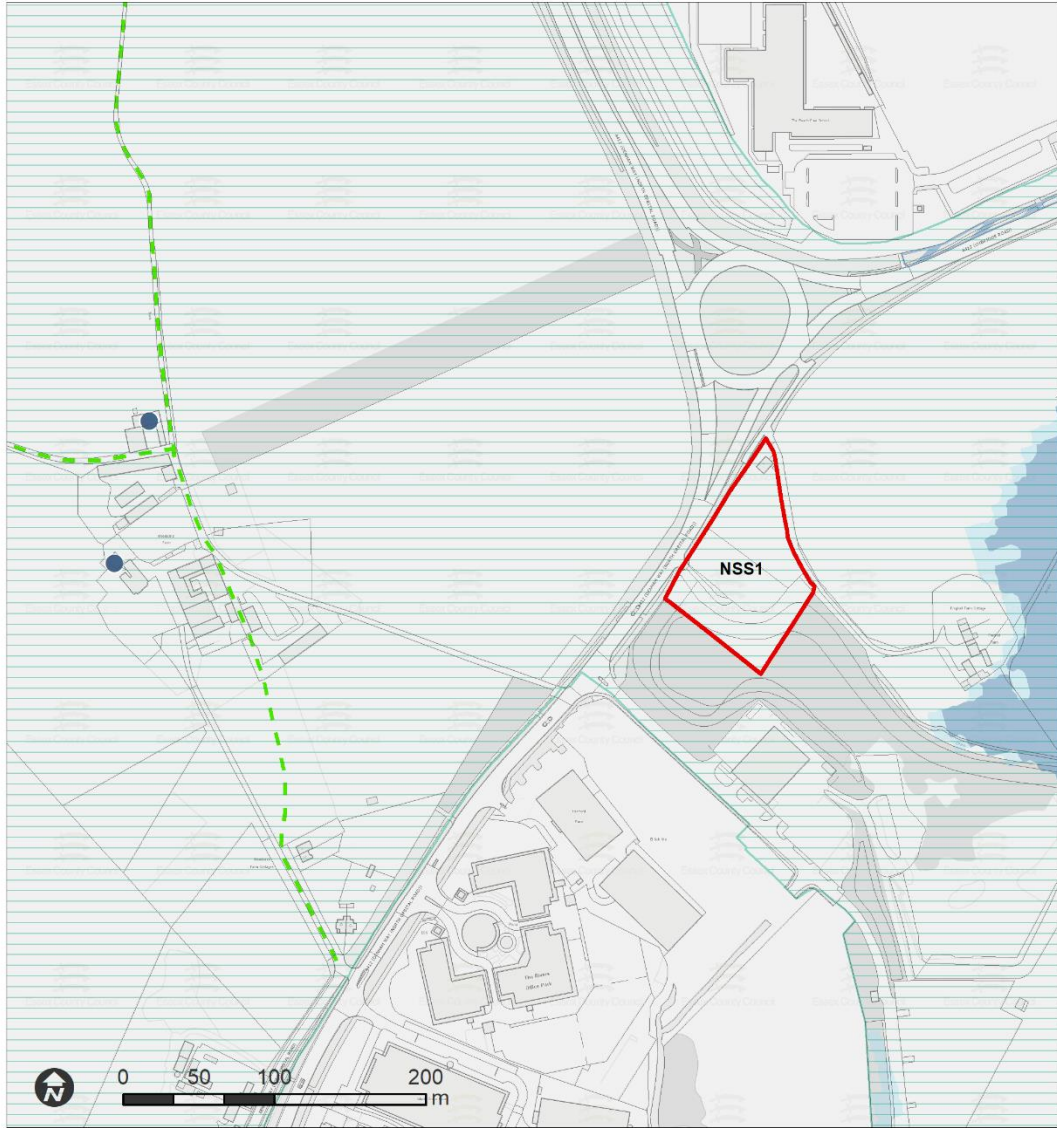
SUMMARY

The site on Denham Way is a uncomplex vegetated field, which possesses few important features that are considered sensitive to the landscape. Located on the northern industrial edge of Maple Cross, the site is adjacent to a busy road and roundabout. Additionally, the character of the site’s surroundings towards the south is of an industrial nature that reduces the perceptual qualities of the site. However, the open public views into the site and lack of vegetative enclosure increases the visual sensitivity of the site. The site also shares a number of characteristics with the Maple Cross Slopes LCA, including proximity to the M25 as a major skyline feature, and its location on the arable east facing slopes.

There are two Grade II listed buildings associated to Woodoaks Farm House to the west of the site. It is considered that the site plays a small role in the setting of these listed buildings.

For these reasons, 1 Denham Way has been classed as having **Medium Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS1 1 Denham Way, Maple Cross
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	

SITE REF NO. NSS2 | **SITE NAME** 56 High Street, Bedmond (WD5 0RH)

Located within Bedmond village, the site sits within the street scene of the High Street. The site is currently occupied by Bedmond Motor Centre and is fully developed. A Local Wildlife Site is located to the east, on the opposite side of Millhouse Lane, which runs to the rear of the site. Two listed buildings are located on the High Street, within close proximity of the site. The site is located within the Green Belt.



Area (ha) 0.39

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Narrow straight lanes to the west running parallel but not connecting
- Winding narrow roads to the east
- Discrete woodlands throughout the area including both ancient woodland and plantations

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

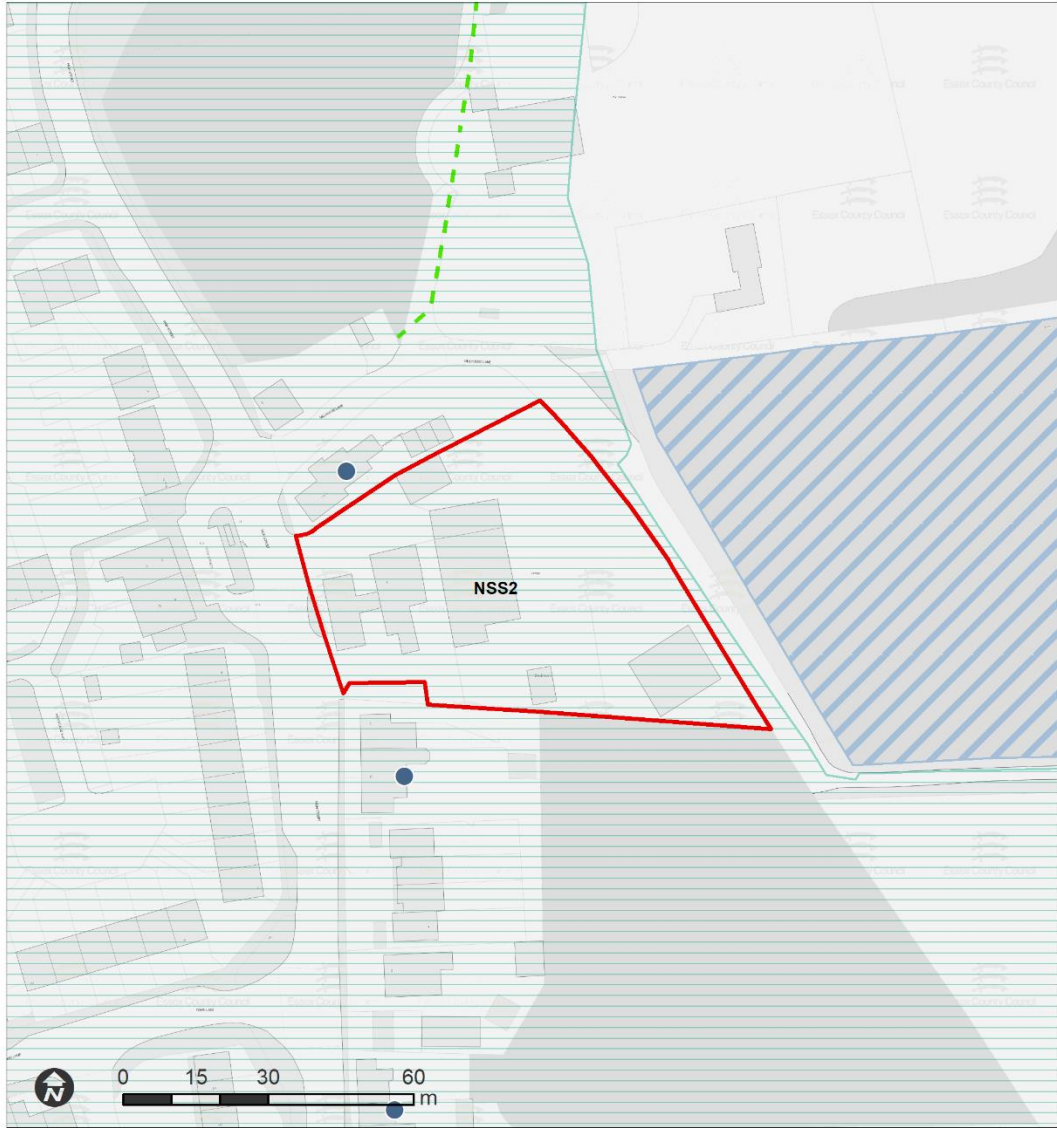
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site is currently developed and located within an urban village context, which reduces the overall sensitivity to built development in this location. Located off of Bedmond high street, there are strong public and private views into the site. However, the lack of complexity, absence of important landscape features and little perceptual quality significantly reduces the overall sensitivity to built development. Notable characteristics associated with the Bedmond Plateau LCA are all situated to the rear of the site, beyond the eastern boundary.

For these reasons, 56 High Street has been classed as having **Medium Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS2 56 High Street, Bedmond
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO. NSS3

SITE NAME North of Bell Lane, Bedmond (WD5 oQS)

Located to the east of Bedmond village, the site sits between Millhouse Lane to the north and Bell Lane to the south. The site comprises entirely of dense vegetation. A Local Wildlife Site sits to the north of the site, on the opposite side of Millhouse Lane. A Public Right of Way (PRoW) runs diagonally through the centre of the site, and to the south of the site along Bell Lane. A row of residential properties is located on the opposite side of Bell Lane, overlooking the site. The site is located within the Green Belt.



Area (ha) 0.56

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

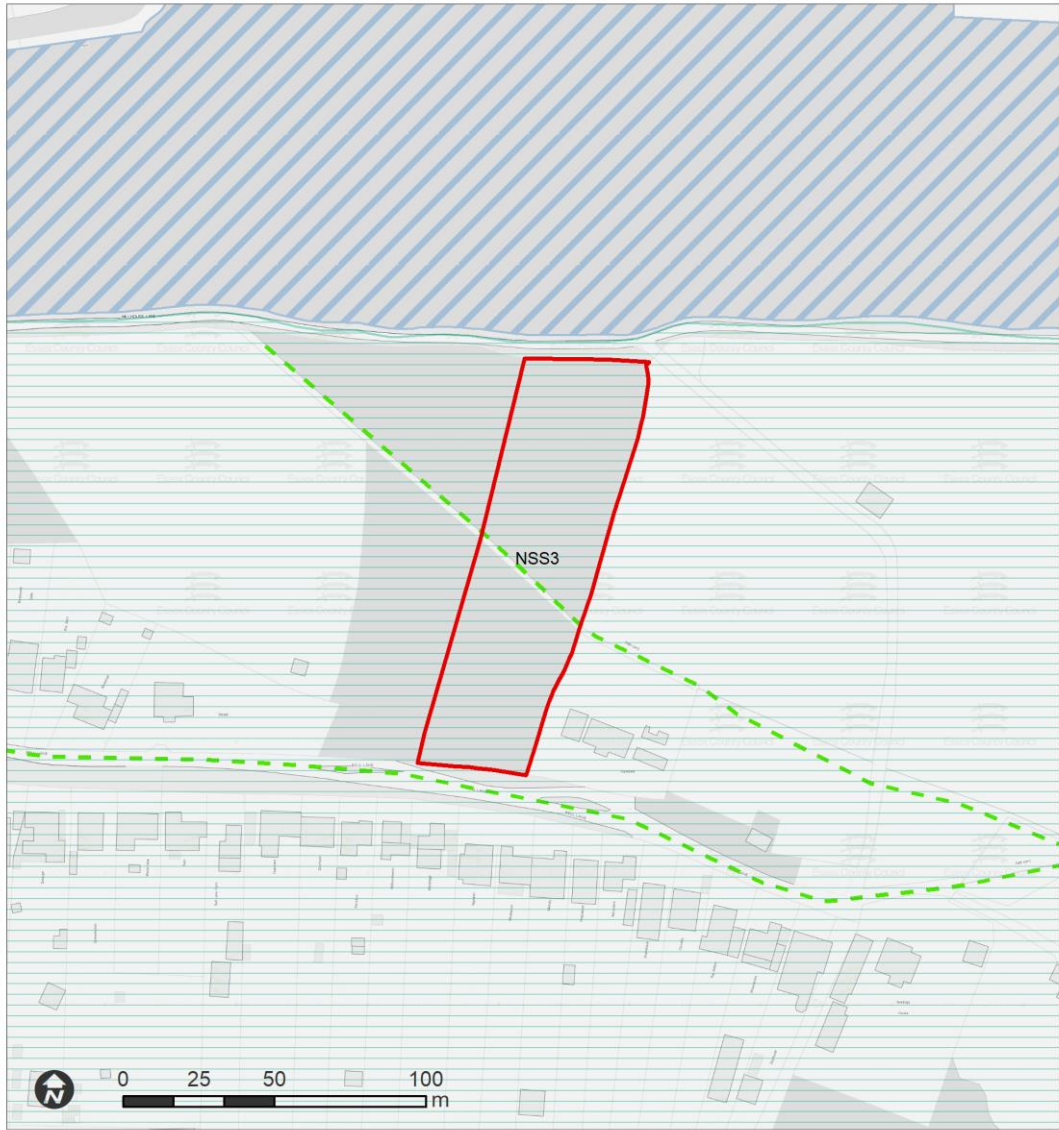
Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is made up of established woodland, which is both an important feature characteristic of the Bedmond Plateau LCA and adjacent to a woodland area designated as a Local Wildlife Site. The nature, condition and location of the site in relation to existing landscape designations increasing the overall sensitivity of the site. The site also possesses a number of other characteristics associated with the LCA, which includes the surrounding equestrian landscape, the adjacent narrow lanes, and the woodland plantations. The perceptual quality of the site includes views towards the Local Wildlife Site and other natural vegetation which also increases the sensitivity of the site.


For these reasons, North of Bell Lane has been classed as having **High** sensitivity to built development.


Criteria Group	Criteria	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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Key		NSS3 North of Bell Lane, Bedmond
● EH Listed Buildings	Conservation Areas	
Green Belt (SALDD)	Public Rights of Way (PROW)	
HCC Local_Wildlife_Sites_2018	Registered Park & Gardens	
Local Nature Reserves	Areas of Outstanding Natural Beauty (AONB)	
Important hedges	Flood zone 2	
Site of Special Scientific Interest (SSSI)	Flood zone 3b	





SITE REF NO. NSS4 | **SITE NAME** Cedars Village (WD3 5EN)

Located to the east of Chorleywood, the site sits between Dog Kennel Lane to the west and the M25 to the east. Chorleywood Common Local Wildlife Site and Golf Course are located to the west of the site. The site is currently developed, comprising of a retirement village, a Grade II Listed Building, Chorleywood College, and a woodland area to the south. The site is in the Chorleywood Common Conservation Area and includes areas designated as a Local Wildlife Site.



Area (ha) 8.06

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

As per the Hertfordshires Landscape Character Assessment, the site does not fall within an identified Landscape Character Area (No LCA).

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

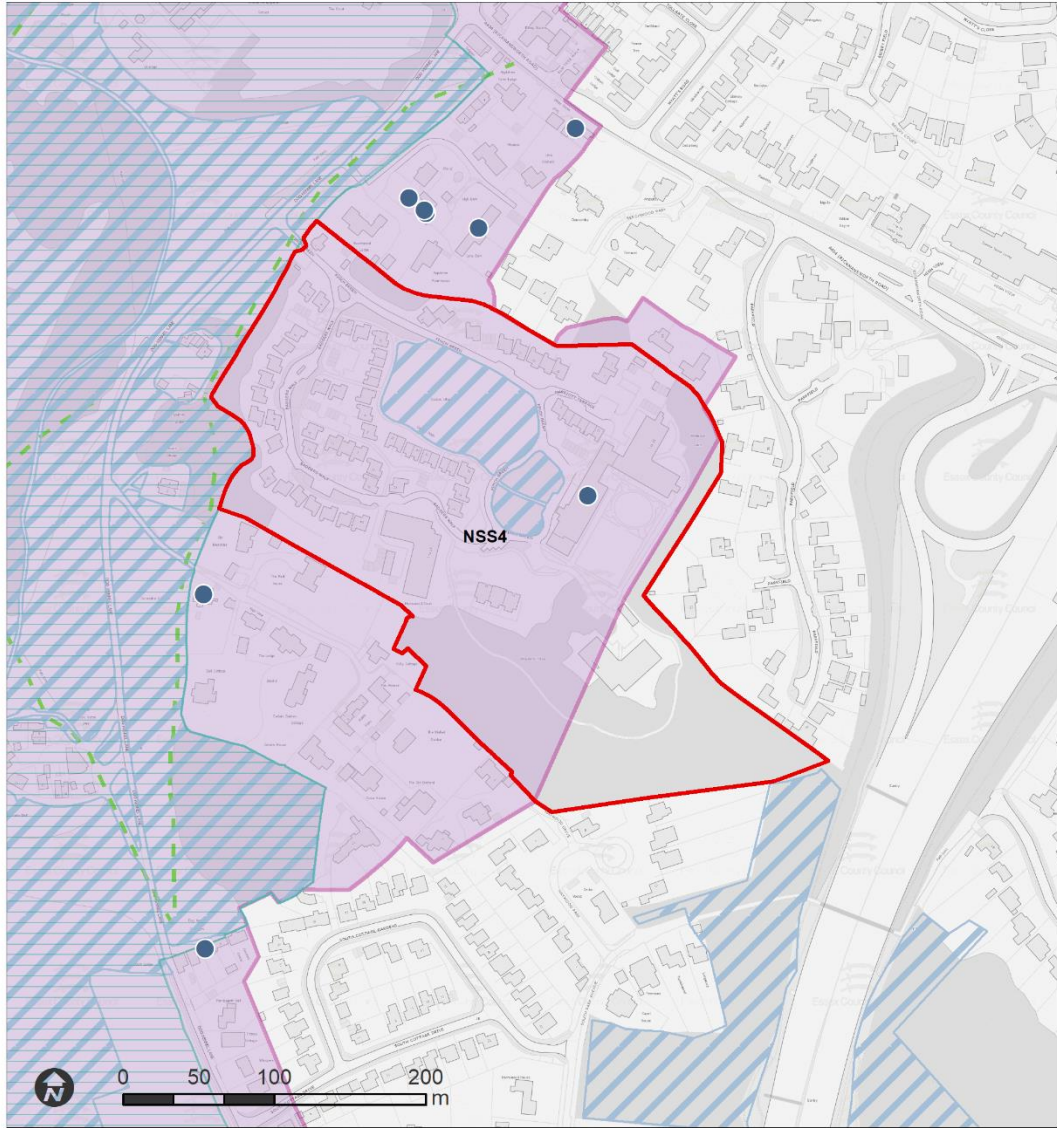
Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site at Cedar Village possesses a number of important historic and landscape features that contribute to the sensitivity of the area, including listed buildings, important cedar trees specimens and neutral grassland areas with ecological value designated as Local Wildlife Sites. The combination of these elements together with the woodland area to the south and residential properties increases the complexity of the site and therefore the overall sensitivity. Although, the site is not located within an LCA and is not very exposed to public views, the perceptual qualities and character given by the feature building, landscape features and woodland area on site contribute to increasing the overall sensitivity.

For these reasons, Cedar Village has been classed as having **High** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS4 Cedar Village
Assessment site area	Conservation Areas	
EH Listed Buildings	Public Rights of Way (PROW)	
Green Belt (SALDD)	Registered Park & Gardens	
HCC Local_Wildlife_Sites_2018	Areas of Outstanding Natural Beauty (AONB)	
Local Nature Reserves	Flood zone 2	
Important hedges	Flood zone 3b	
Site of Special Scientific Interest (SSSI)		

SITE REF NO. NSS5

SITE NAME Clancy Group HQ Harefield (UB9 6HZ)

Located to the west of Harefield, the site sits amongst extensive and numerous waterbodies following the restoration of sand and gravel workings to the west. The site is developed, and currently occupied by Clancy Group commercial buildings. The site is accessed from the north. The site is bound by waterways, including the River Colne to the west and waterbody/canal to the east, which is followed by London LP Public Right of Way (PRoW). Helicon Lake sits adjacent to the western boundary, which is part of a Local Wildlife Site. There is strong vegetated character surrounding the site. The site is located within the Green Belt.



Area (ha) 1.29

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Colne Valley Gravel Pits

- Level river valley between 0.6 and 1 km wide
- Extensive and numerous waterbodies following restoration of sand and gravel workings
- Widespread recreational opportunities associated with waterways and wetlands
- Controlled access to areas creating a tranquil character
- Strong vegetated character hiding both settlement and waterbodies

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

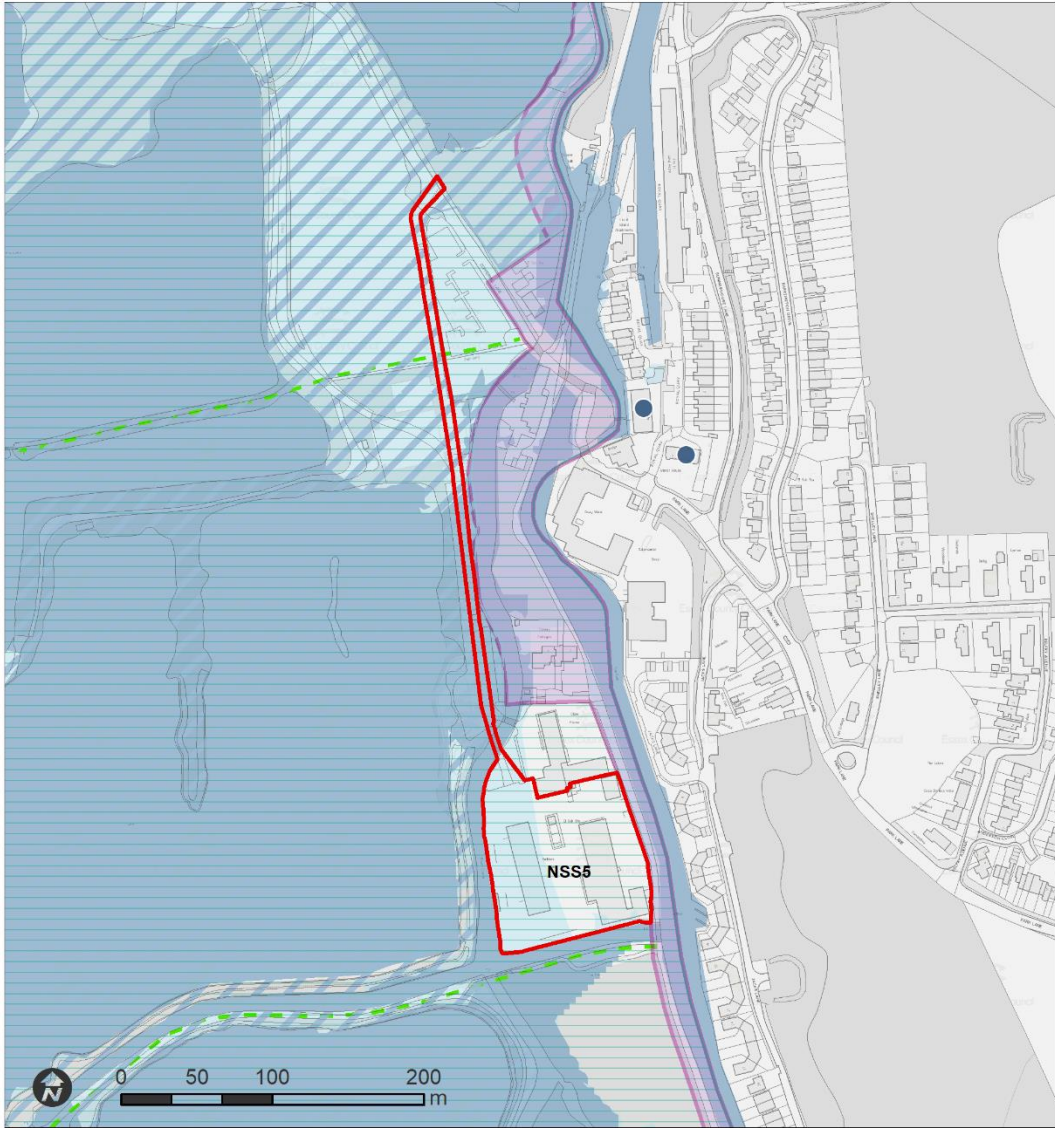
Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site is already commercially developed and has few important landscape features within the boundaries of the site, reducing the overall sensitivity. However, the site is located within an important area of the Colne Valley Gravel Pits LCA, surrounded by extensive and numerous waterbodies and established vegetation which provide a number of recreational opportunities around the site. This increases the site's sensitivity to public views and perceptual qualities, in addition to having little presence of surrounding built development.

For these reasons, Clancy Group HQ Harefield has been classed as having **Medium Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS5 Clancy Group HQ, Harefield
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	

SITE REF NO. NSS6 | **SITE NAME** East Lane, Bedmond (Beach's Kennels) (WD5 oQG)

Located to the south-east of Bedmond, the site sits adjacent to East Lane off of the High Street. The site is currently comprised of gently undulating grassland and equestrian ménage, associated with the residential property on East Lane. Willow Haven Pet Crematorium sits to the south of the site, and the rear gardens on Bell Lane sit to the north. The site is located within the Green Belt and the Chilterns Landscape Area.



Area (ha) 1.18

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

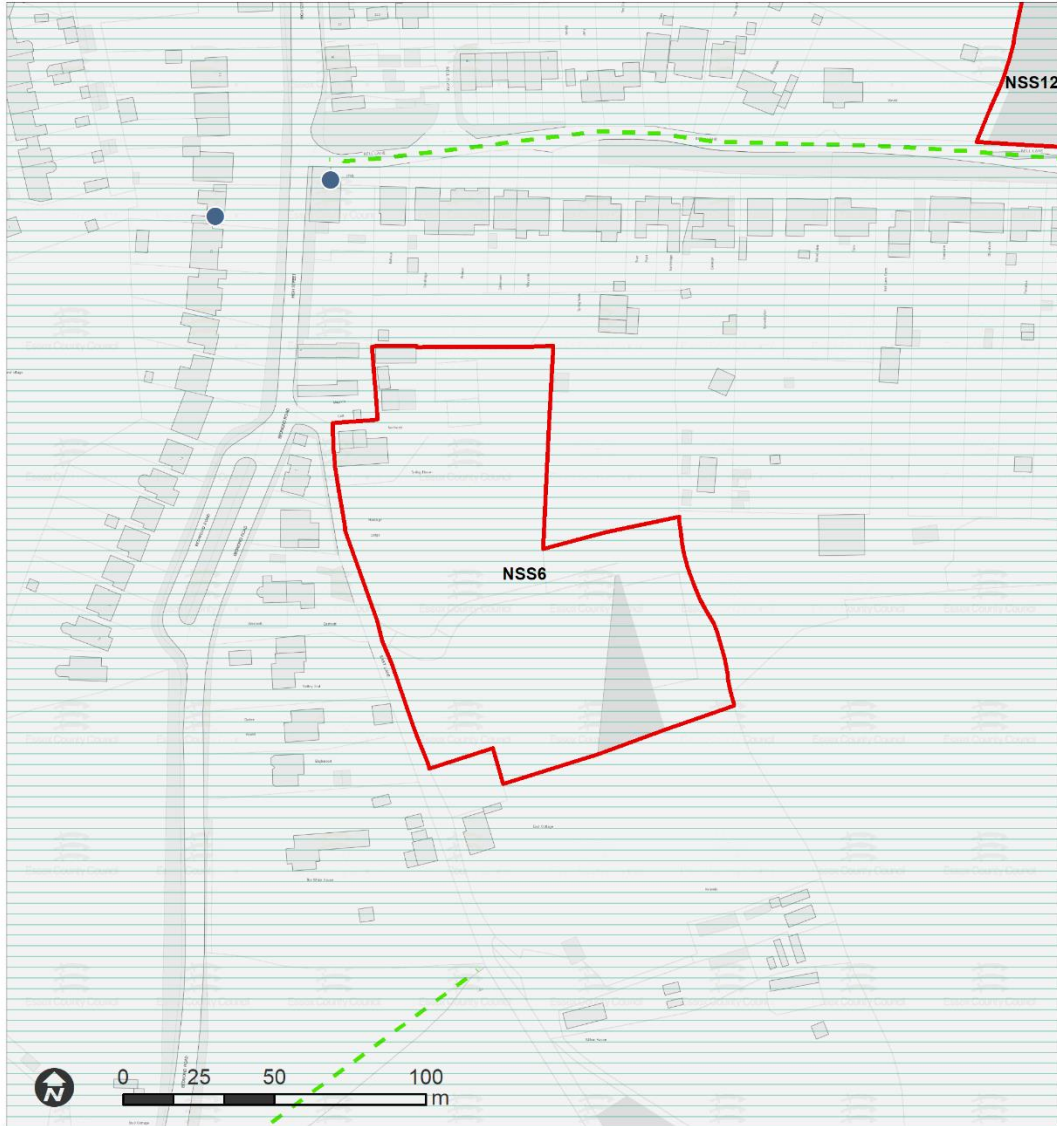
Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site’s simple landforms and substantial enclosure by vegetation reduces the sensitivity of the site, in addition to the few private views into the site and no views out towards landmark buildings or landscape features. The built development located in close proximity and little perceptual quality also reduces the overall sensitivity.

For these reasons, East Lane has been classed as having **Low** sensitivity to built development.

Criteria Group	Criteria	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	•				



<p>Key</p> <ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 		<p>NSS6 East Lane, Bedmond (Beach's Kennels)</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

SITE REF NO. NSS7

SITE NAME Fir Trees Dawes Lane Sarratt (WD3 6AS)

Located to the west of the Sarratt, the site sits adjacent to Dawes Lane. The site is comprised of a residential property and associated rear garden. Views of the site are available from the Public Right of Way SA30, that runs beyond the southern boundary. Sarratt Conservation Area sits to the east of the site, and Chilterns AONB approximately 123m to the west. The site is located within the Green Belt.



Area (ha) 0.80

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Coherent settled pattern of farms and historic villages set around greens and commons

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium
Low

Medium

Medium
High

High

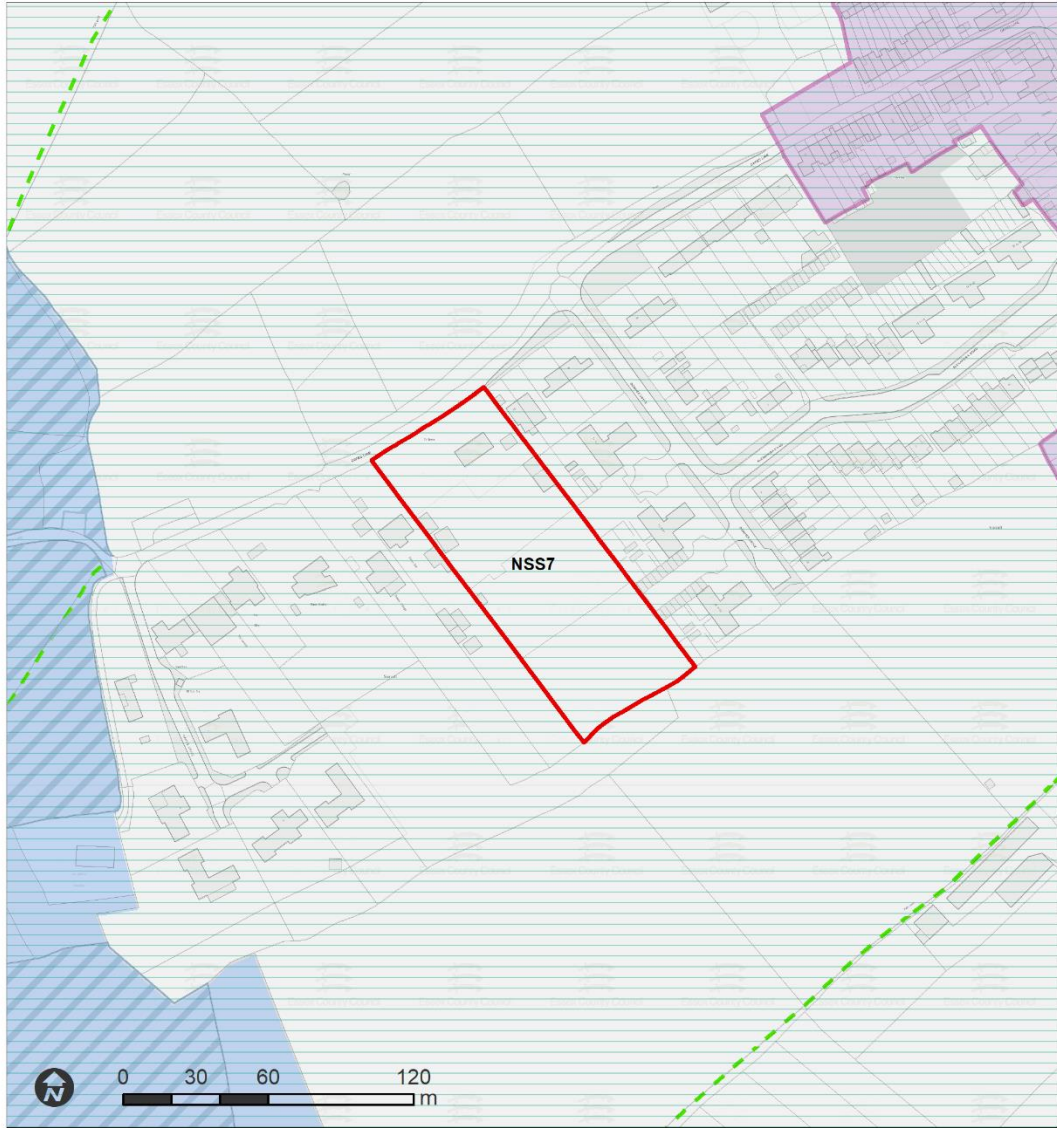
SUMMARY

The site is partially developed, containing a mix of motorhomes and static caravans and sits within a built village character. It is fairly contained by existing vegetation to all boundaries. Partial views onto the site's southern boundary are available from the PROW to the south. Views out of the site are very limited.



The site abuts an area of vegetation which appears in historic mapping (1885-1900) on the consisting of hedgerows and plantation associated to Sandfield Wood.

For these reasons, Fir Trees has been classed as having **Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS7 Fir Trees, Dawes Lane, Sarratt
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO.	NSS8	SITE NAME	Hilltop Farm, rear of Toms Lane (WD4 8NS)
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Located to the west of Bedmond, the site sits adjacent to Toms Lane. The site is comprised of an open field, bound by residential development on three sides. The northern edge is bound by a tree belt, separating the site from considerable pastoral and equestrian land. High View Mobile Homes Park sits to the western edge of the site. A group of three new dwellings are located towards the east of the site from Hilltop Road, although is situated outside of the red line boundary. The site is located within the Green Belt.



Area (ha) 3.73

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating plateau with considerable pastoral and equestrian land
- Coherent settled pattern of farms

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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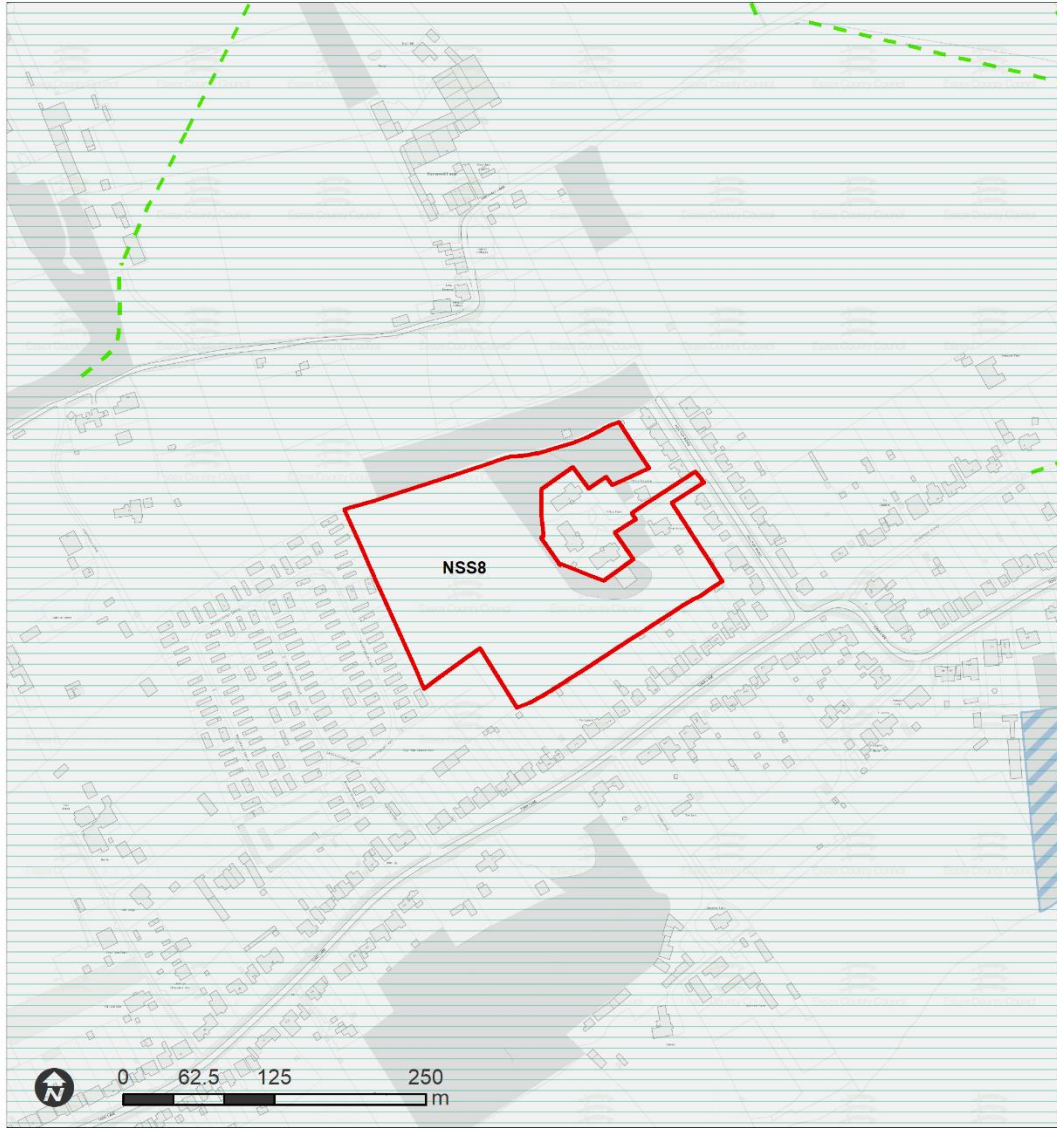
SUMMARY

The site is a simple level arable field surrounded by tree belts. Views into the site are limited to filtered views from car parking area to the south-west corner, caravan park to the west and from private properties of Hilltop Farm. Limited landscape features present on site apart from the mature vegetation to north, west and south site’s boundaries, which appear in the 1888-1913 OS historic mapping.



The site has a built up character owing to its location between Hilltop Road and the caravan park which has an effect on the perceptual quality of the site. The enclosed nature of the site reduces views across the landscape and equestrian character to the north.

For these reasons, Hilltop Farm has been classed as having **Medium Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS8 Hilltop Farm, rear of Toms Lane
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO. NSS9

SITE NAME

Land adj. 235 Toms Lane (WD4 8NS)

Located between Kings Langley and Bedmond, the site is adjacent to Toms Lane. The site is located on a south-facing slope and makes up part of a larger arable field. A Local Wildlife Site is located beyond the eastern boundary of the site to the south across Toms Lane. The site is located within the Green Belt.



Area (ha) 0.62

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating plateau with considerable pastoral and equestrian land
- Discrete woodlands throughout the area including both ancient woodland and plantations

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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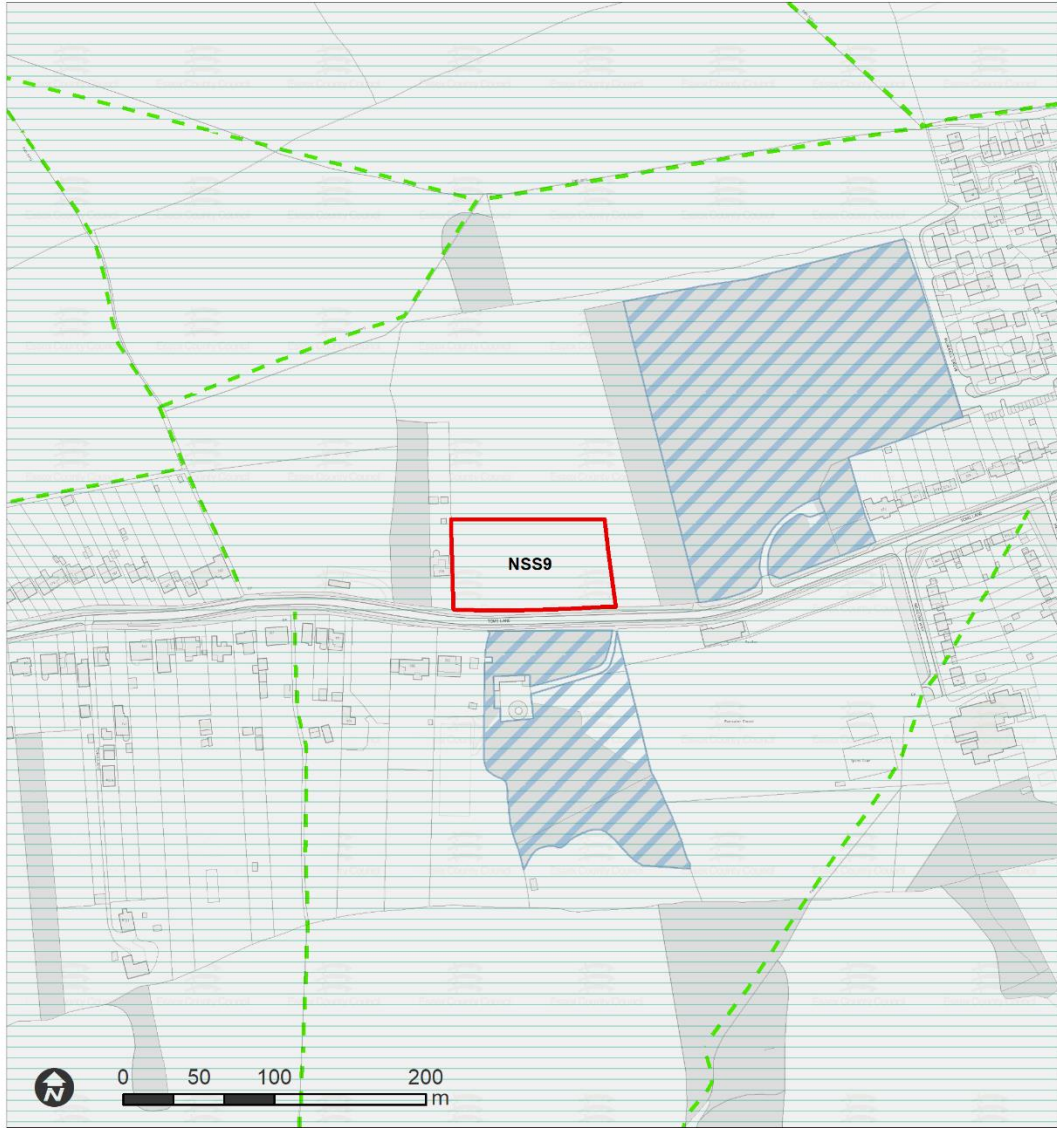
SUMMARY

The site forms part of a larger arable field and exhibits characteristics of the Bedmond Plateau LCA with a slight undulating profile. The southern boundary to Toms Lane is made of a hedgerow and some dispersed semi-mature trees with views into the site available via the maintenance access gate. The remainder of the site boundaries are open to the wider arable field, with field boundaries made up of dense mature trees and hedgerows and built form to the west. The openness of the site increases its sensitivity with views towards important landscape features to the north and east.



Toms Lane runs between Bedmond and Kings Langley with ribbon development along most of its length. The site sits within the gap of undeveloped land which includes a Local Wildlife Site which raises the sensitivity for prevention of merging / coalescence and the overall sensitivity of the site.

For these reasons, Land Adj. 235 Toms Lane has been classed as having **High** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS9 Land adj. 235 Toms Lane
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO.	NSS10	SITE NAME	Land at Mill Place, Watford Road (WD4 8QG)
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Located to the south of Hunton Bridge (Abbots Langley) and Watford, the site runs parallel to the A41 Watford Road and the River Gade. The linear site makes up part of the flat valley floor of the Gade Valley and sits alongside a canal lock. Footpaths run along both sides of the site, including the River Gade LoWS canal path. Flood zone 3A is adjacent to the site to the east. The site is currently comprising of hard standing with temporary buildings and holds seasonal events. The site is located within the Green Belt.



Area (ha) 0.59

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Lower Gade Valley

- Narrow valley floor with wide canal and wetland habitats
- Arterial routes and M25 to north of area
- Gently sloping valley sides with minor secondary valleys
- Extensive public access to the south
- Important mosaic of wildlife habitats adjacent to urban population
- Canal locks and bridges

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

The site has an industrial character and lacks vegetation which provides screening into the site. The site is partly enclosed by a mix of palisade fencing and a combination of timber and solid metal fencing.

The canal path along the River Gade is a pleasant scenic route with a sense of tranquillity. The majority of the site is not visible from the canal path, apart from views of the solid fencing to the site’s perimeter. Some trees are present along parts of the site’s boundaries towards the north. Views into the site are more prominent towards the south from footpaths by Watford Road, the canal path and the PROW to the south.

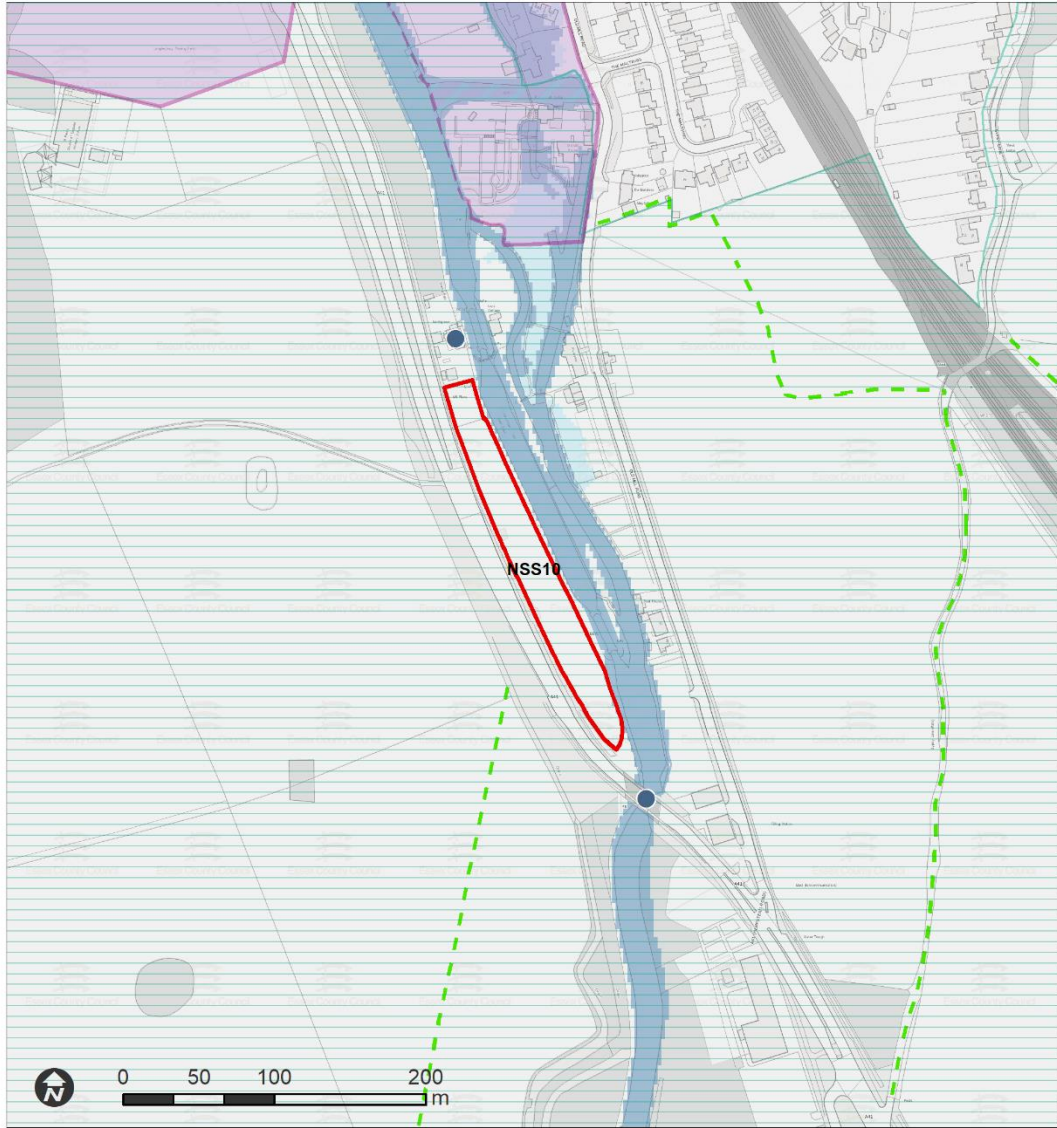
The bridge to the south carrying Watford Road over the Grand Canal is a Grade II listed building. To the north of the site is North Grove Lock House, another Grade II listed building. The surrounding landscape has remained unchanged over the years with the canal and locks having historical value.

Although the perceptual quality of the site is reduced due to its current use, materiality and condition, the surrounding area exhibits a number of key characteristics of the Lower Gade Valley LCA and the site is considered to



be within an area of high visual quality with small presence of built development. These alongside a degree of importance with regards to its historic character which increases the overall sensitivity of the site.

For these reasons, Land at Mill Place has been classed as having **Medium High** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS10 Land at Mill Place, Watford Road
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO. NSS11a

SITE NAME Land at Sarratt (WD3 6HN)

Located to the south of Sarratt, the site sits between Church Lane to the north and Sarratt Road to the south-east. The site is comprised of gently undulating arable farmland, with a Public Right of Way (PROW) crossing the site north to south. Sarratt Conservation Area sits to the north and Chilterns AONB approximately 400m to the west. The site is located within the Green Belt.



Area (ha) 5.41

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Narrow twisting steep-sided valleys dissecting the plateau
- Mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- Arable planned estate area to the east
- Few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

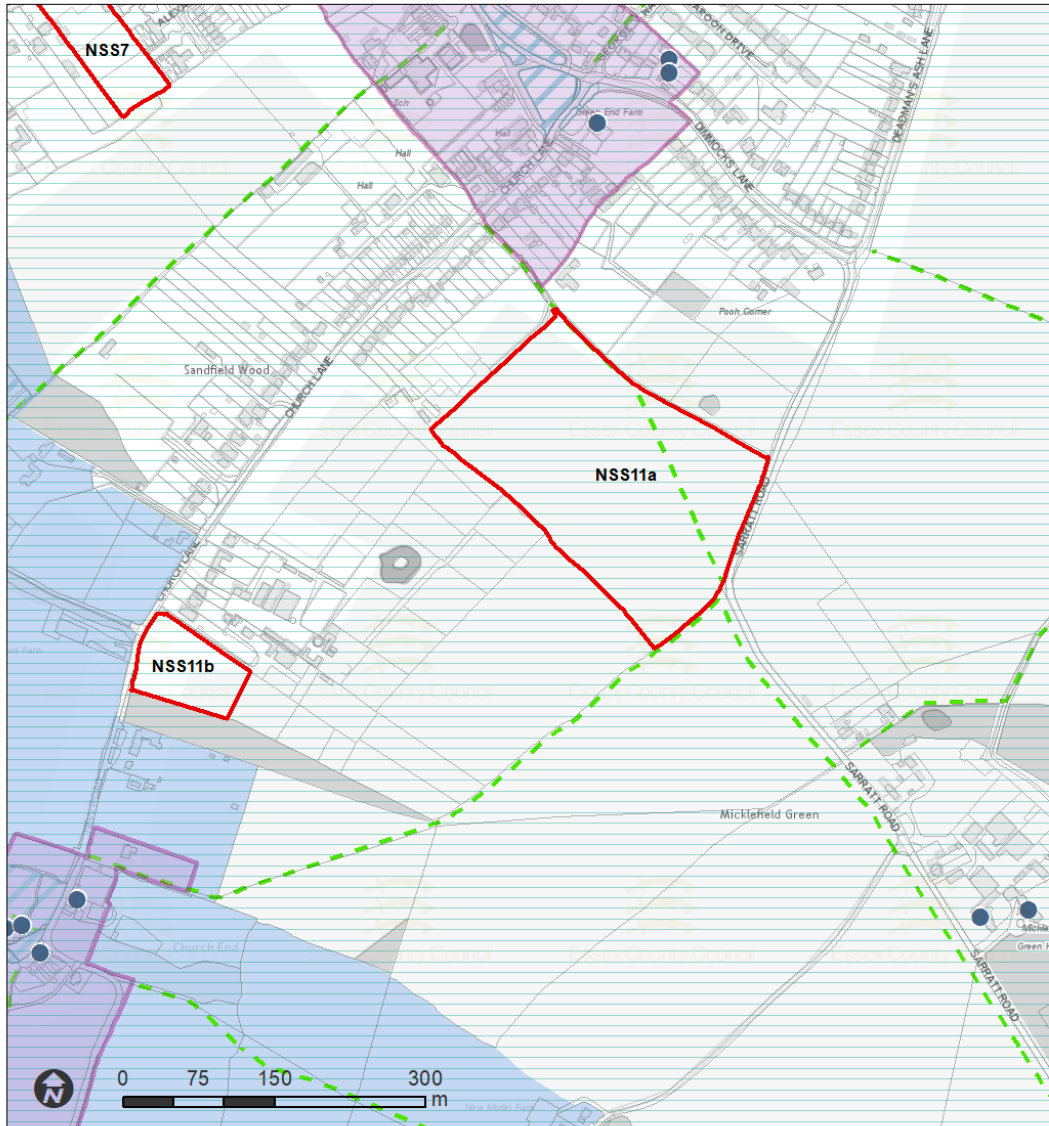
The site is made up of a large area of arable land with gentle undulations and hedgerows with significant mature hedgerow trees to site’s boundaries. The topography of the site allows for long distant views into the countryside towards the south and west. Views of the site from the PROW are available through the gaps in the vegetated boundary. The PROW cutting through the site makes the site very exposed to public views.

The site is perceived as having a rural character with a perceptual sense of tranquillity despite the presence of built development.


The overall sensitivity of the site is increased because of its contribution to the landscape character and views into the countryside consisting of woodland blocks and vegetated field boundaries which remain practically unchanged when looking at historic field pattern. There is also a degree of merging / coalescence with nearby settlement clusters and other built infrastructure.

For these reasons, Land at Sarratt (a) has been classed as having **High** sensitivity to built development.

Criteria Group	Criteria	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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Key <ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 		<p>NSS11a Land at Sarratt</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p>
		

SITE REF NO. NSS11b

SITE NAME Land at Sarratt (WD3 6HH)

Located to the south of Sarratt, the site sits adjacent to the meeting point of New Road and Church Lane. The site is part of a larger field, comprise of an area of grassland on an east facing slope. The northern boundary is open to the adjacent residential property and associated land. A PRoW running beyond the south-eastern boundary provides distant open views of the site. The AONB abuts the site on north-west and south-west boundaries. The site is located within the Green Belt. Other nearby designations include Sarratt Church End Conservation Area, a Site of Archaeological Interest and Local Wildlife Sites.



Area (ha) 0.73

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Narrow twisting steep-sided valleys dissecting the plateau
- Mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- Arable planned estate area to the east
- Few detracting features

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

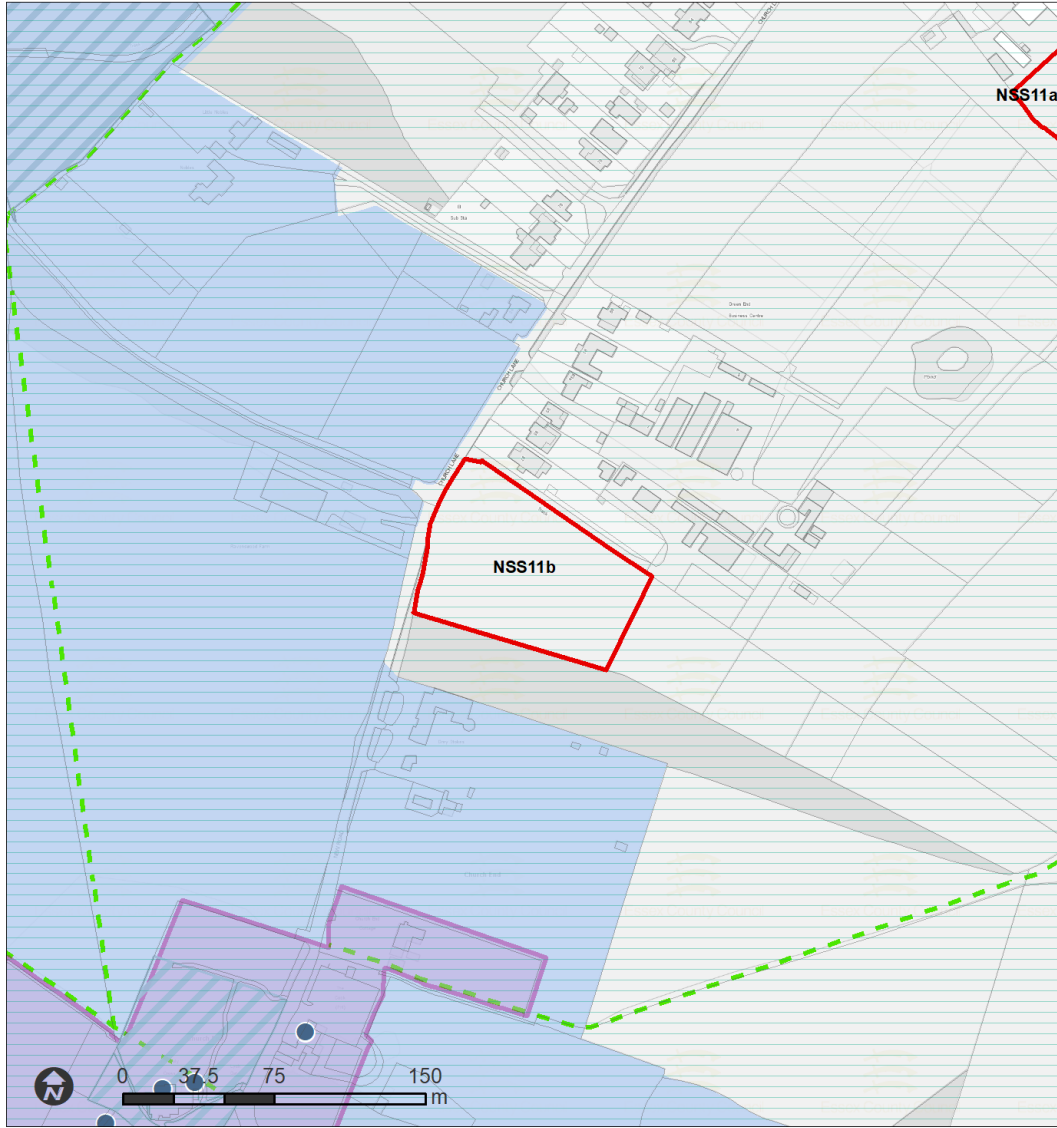
The site sits outside the village settlement boundary. Currently undeveloped and partially curtailed by existing hedgerow with some mature hedgerow trees along the western boundary to New Road. The eastern boundary is open allowing views in and out into the countryside.

The gentle sloping topography allows the site to be quite prominent in the landscape when looking north-west from the existing PROW. The site is in close proximity to the AONB to the west and is contributory to the setting of the AONB. The site also contributes positively to the landscape character area Sarratt Plateau.

Although the site is in close proximity to existing settlement, the rural character of the site alongside the open views into the countryside raise the overall sensitivity of this site.

For these reasons, Land at Sarratt (b) has been classed as having **Medium High** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS11b Land at Sarratt
Assessment site area	Conservation Areas	
EH Listed Buildings	Public Rights of Way (PROW)	
Green Belt (SALDD)	Registered Park & Gardens	
HCC Local_Wildlife_Sites_2018	Areas of Outstanding Natural Beauty (AONB)	
Local Nature Reserves	Flood zone 2	
Important hedges	Flood zone 3b	
Site of Special Scientific Interest (SSSI)		

SITE REF NO. NSS12 | **SITE NAME** Land between Bell Lane and Millhouse Lane (WD5 oQS)

Located to the east of Bedmond village, the site sits between Millhouse Lane to the north and Bell Lane to the south. The site comprises entirely of dense vegetation. A Local Wildlife Site sits to the north of the site, on the opposite side of Millhouse Lane. A Public Right of Way (PRoW) runs diagonally through the centre of the site, and to the south of the site along Bell Lane. Residential properties are located on the opposite side along Bell Lane, overlooking the site. The site is located within the Green Belt.



Area (ha) 0.54

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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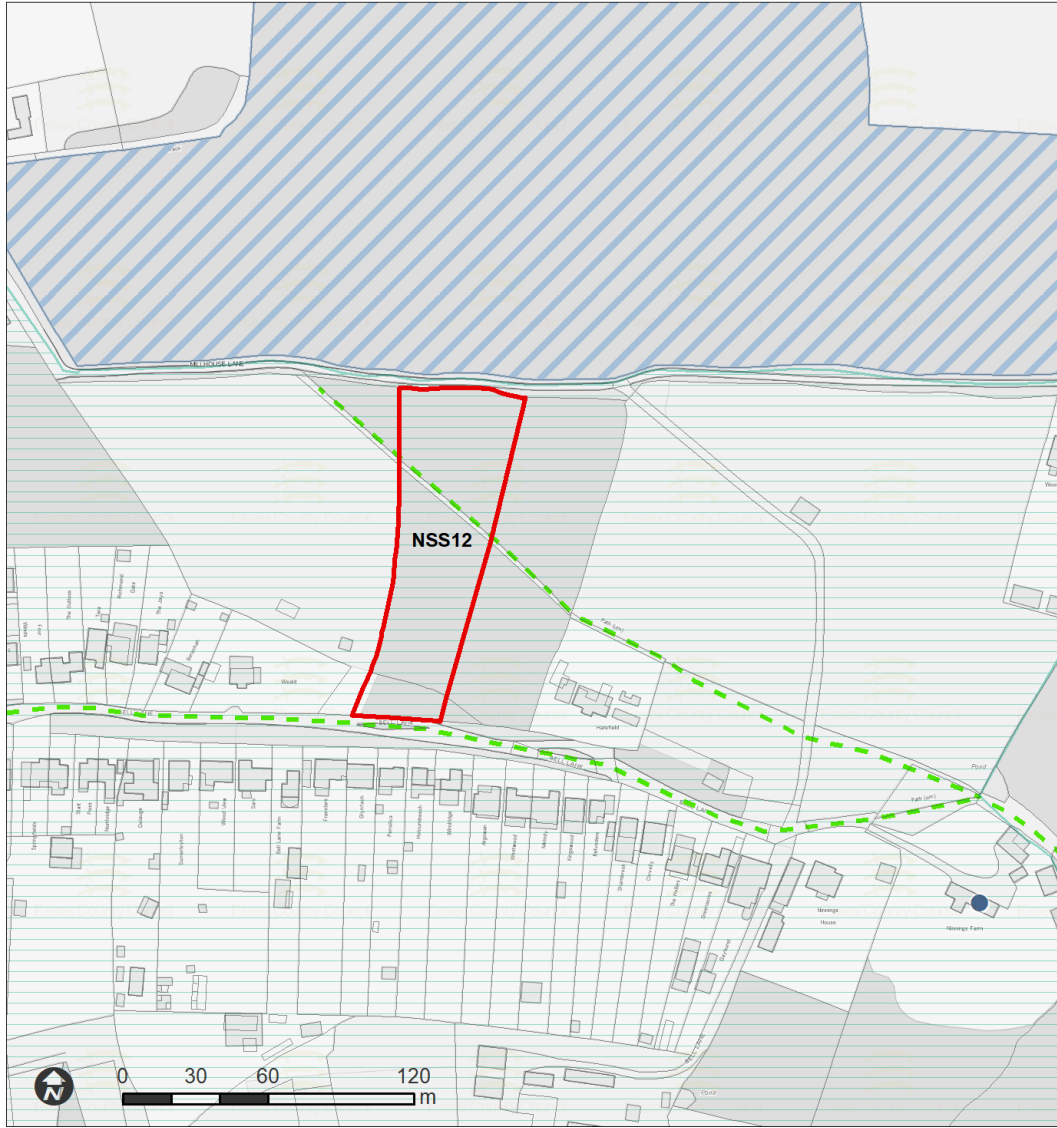
SUMMARY

The site is made of established woodland, which is an important feature characteristic of the Bedmond Plateau LCA. The site lies adjacent to a woodland area designated as a Local Wildlife Site. The nature, condition and location of this site in relation to existing landscape designations increases the overall sensitivity of the site.



The site also possesses a number of other characteristics associated with the LCA, which include the surrounding equestrian landscape, the adjacent narrow lanes and the woodland plantations. The perceptual quality (i.e., views towards the Local Wildlife Site and natural features) also increase the overall sensitivity of the site.

For these reasons, Land between Bell Lane and Millhouse Lane has been classed as having **High** sensitivity to built development.

Criteria Group	Criteria	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>Key</p> <ul style="list-style-type: none"> ● EH Listed Buildings ▭ Green Belt (SALDD) ▭ HCC Local_Wildlife_Sites_2018 ▭ Local Nature Reserves ▭ Important hedges ▭ Site of Special Scientific Interest (SSSI) ▭ Conservation Areas ▭ Public Rights of Way (PROW) ▭ Registered Park & Gardens ▭ Areas of Outstanding Natural Beauty (AONB) ▭ Flood zone 2 ▭ Flood zone 3b 		<p>NSS12 Land Between Bell Lane and Millhouse Lane</p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

SITE REF NO. NSS13

SITE NAME Land to the rear of The Shires High Elms Lane (WD25 oUU)

Located to the north of Watford and to the east of Abbots Langley, the site sits to the rear of Cooper Mews and Hope Garden Way private residential area, accessed from High Elms Lane. The site is comprised of a woodland to the south and an area of grassland to the north. The northern area of the site includes mown paths, which are used by residents as a public open space. Allotments and residential areas accessed from Horsehoe Lane are located to the south of the site, and open equestrian land to the west. The site is located in the Green Belt. Other nearby designations include two listed buildings, a Local Wildlife Site and a Key Centre Settlement Hierarchy.



Area (ha) 0.39

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating plateau with considerable pastoral and equestrian land
- Discrete woodlands throughout the area including both ancient woodland and plantations

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium
Low

Medium

Medium
High

High

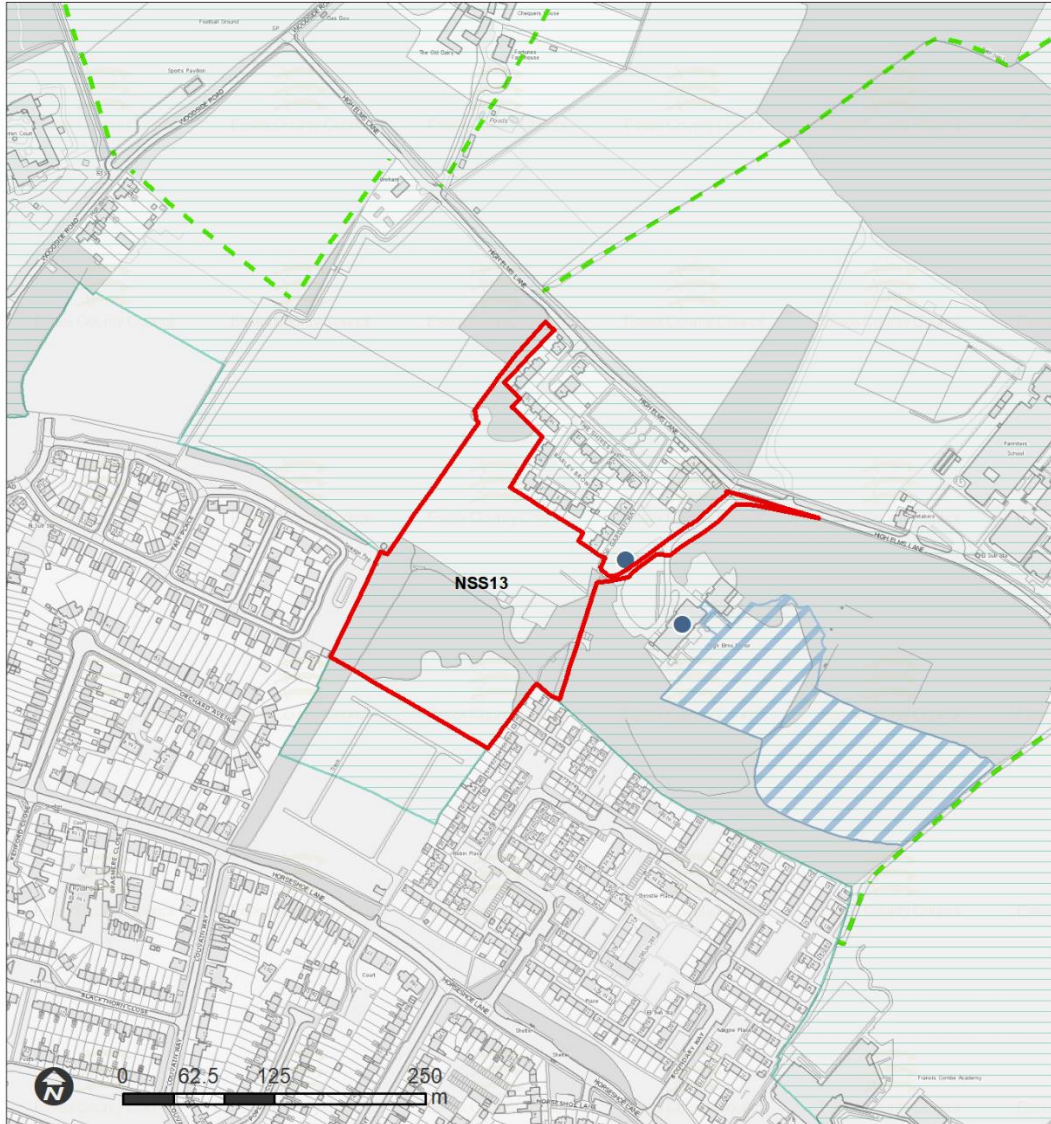
SUMMARY

The site is made of an area of open grassland to the north and woodland planting which is located towards the south of the site. The woodland area appears on historic mapping (1888-1913). The site exhibits a number of characteristics of the Bedmond Plateau LCA and presents a number of important landscape features. The open character of the western boundary allows views towards equestrian fields and mature field boundary vegetation.

Although the site sits behind residential development, because of the dense woodland to the south it feels very isolated from the built up areas and the long distant views available have a very rural character and are very attractive. These characteristics increase the overall sensitivity of the site.

For these reasons, Land to the rear of The Shires High Elms Lane has been classed as having **Medium High** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS13 Land to the rear of The Shires, High Elms Lane
Assessment site area	Conservation Areas	
EH Listed Buildings	Public Rights of Way (PROW)	
Green Belt (SALDD)	Registered Park & Gardens	
HCC Local Wildlife Sites_2018	Areas of Outstanding Natural Beauty (AONB)	
Local Nature Reserves	Flood zone 2	
Important hedges	Flood zone 3b	
Site of Special Scientific Interest (SSSI)		

SITE REF NO. NSS14

SITE NAME Margaret House, Abbots Langley, HCC (WD5 0BQ)

Located to the north of Abbots Langley, the site sits within an area of existing private residential development, accessed off of Parsonage Close. The site is comprised of a mix of car parking area, green spaces and an existing care home building. The site is located within a Conservation Area and is adjacent to St Lawrence’s Church and churchyard cemetery, Grade I and II Listed Buildings and Locally Important Buildings. It is also located within a Site of Archaeological Interest, and adjacent to a Local Wildlife Site. Other designations include the location in the Key Centre Settlement Hierarchy, and Green Belt.



Area (ha) 0.66

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

As per the Hertfordshires Landscape Character Assessment, the site does not fall within an identified Landscape Character Area (No LCA).

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

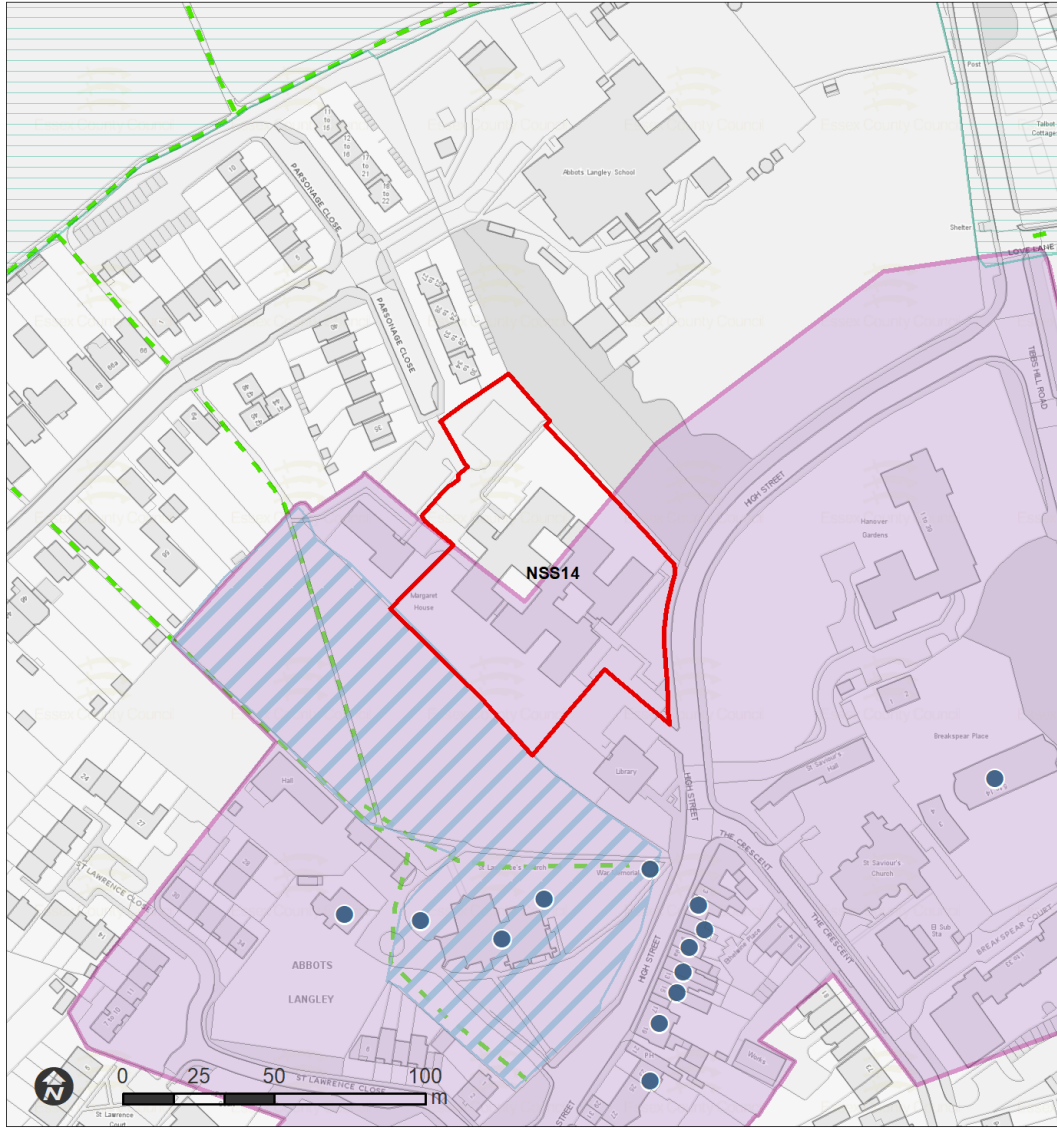
The site is bounded by a number of well-established trees located along almost all of the site boundaries, with the exception of the access road from Parsonage Close and glimpsed views from the High Street.

Although the site is currently developed and is within built up area, the vegetated boundaries wrapping around the site create an isolated area.

The site’s proximity to the Local Wildlife Site, churchyard cemetery and St Lawrence’s Church and listed buildings changes the overall sensitivity of the site despite its village setting.

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

Criteria Group	Criteria	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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Key		NSS14 Margaret House, Abbots Langley, HCC
Assessment site area	Conservation Areas	
EH Listed Buildings	Public Rights of Way (PROW)	
Green Belt (SALDD)	Registered Park & Gardens	
HCC Local_Wildlife_Sites_2018	Areas of Outstanding Natural Beauty (AONB)	
Local Nature Reserves	Flood zone 2	
Important hedges	Flood zone 3b	
Site of Special Scientific Interest (SSSI)		

SITE REF NO. NSS15

SITE NAME

Newlands Park, Bedmond (WD5 oRR)

Located to the north of Bedmond, the site sits within the grounds of Newlands Park caravan site on Bedmond Road. Within Newlands Park, the site comprises of grassland to the west of the caravan area, and to the south of the car park. An area of woodland sits to the south and west of the site. The site is located within the Green Belt.



Area (ha) 0.29

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Discrete woodlands throughout the area including both ancient woodland and plantations

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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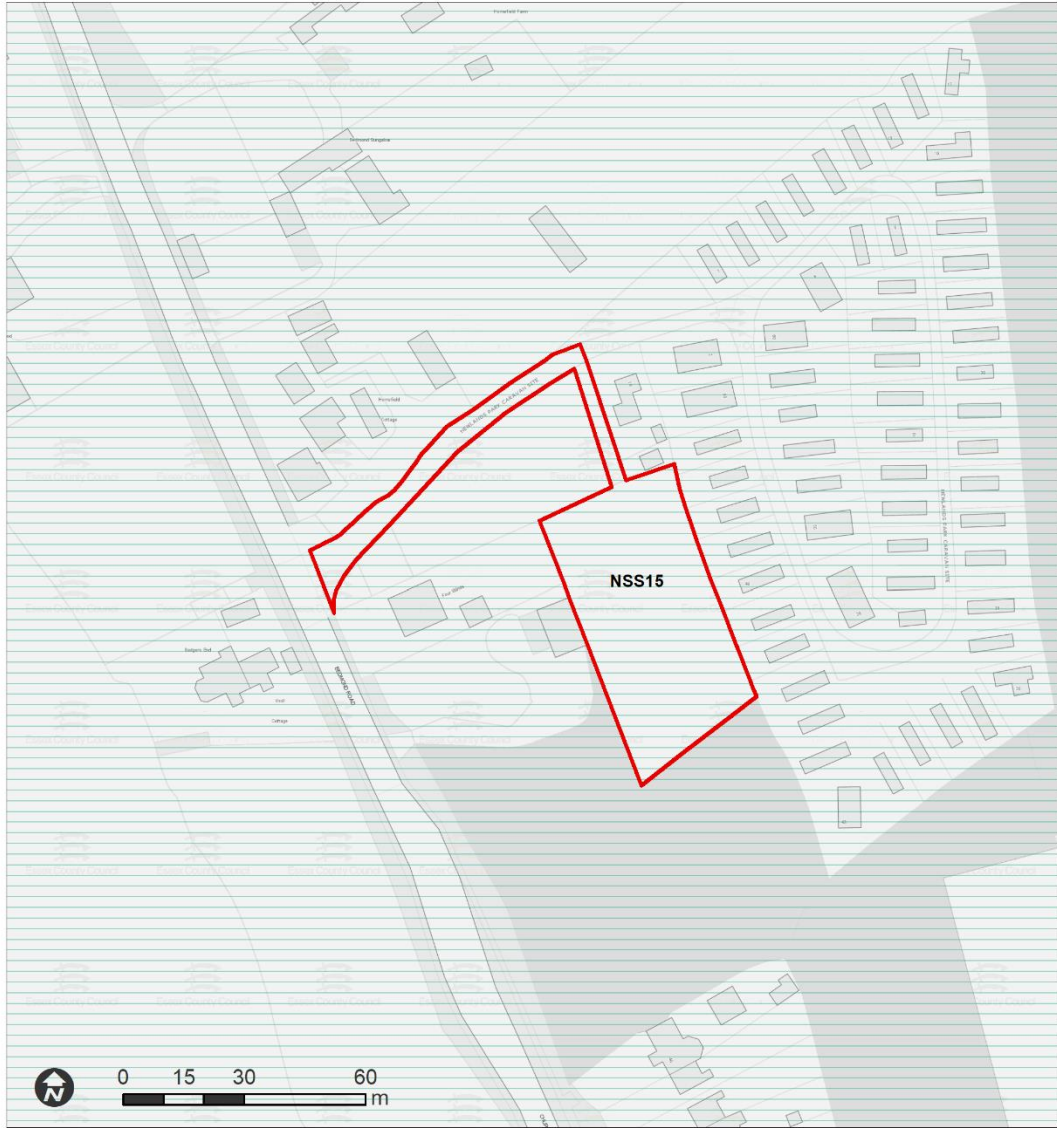
SUMMARY

The small grassland area sits behind a car park and caravan park which backs onto a woodland. The site is clearly visible from the car park and sits within an urban area and urbanised context, that is in despite of its connection and views towards the woodland block to the south.



Some of the woodland area to the south of the site has some historic significance and is characteristic of the LCA. However, the site itself is simple and strongly influenced by development.

For these reasons, Newlands Park has been classed as having **Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS15 Newlands Park, Bedmond
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO. NSS16

SITE NAME

Sunnyhill Road, Maple Cross (WD3 9XN)

Located to the south of Maple Cross and to the west of West Hyde, adjacent to Chalfont Lane. The site is comprised of a small number of residential dwellings and associated gardens, bound by established trees. On the opposite side of Denham Way to the east, there are three Listed Buildings, a Local Wildlife Site, and Flood zones associated with the artificial lakes created as a result of the gravel workings. The site is located on an east facing slope and is adjacent to the HS2 Safeguarding Zone which sits to the south. The site is located in the Green Belt.



Area (ha) 0.73

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross Slopes

- Large arable fields east of the M25 with minimal hedgerows

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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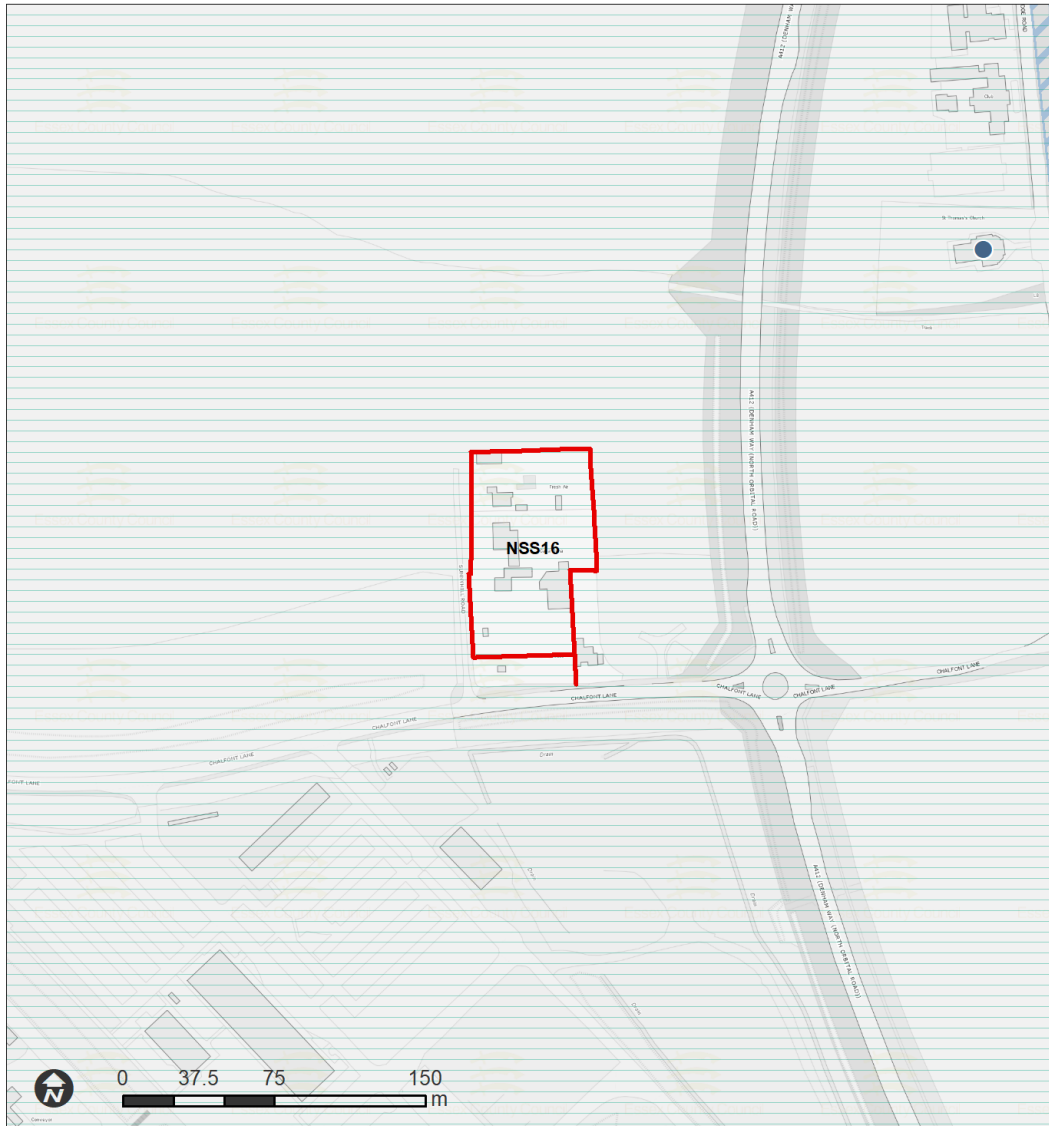
SUMMARY

The site is made up of a cluster of buildings enclosed by vegetation on all boundaries. Its location is isolated from surrounding residential development. A large area to the south is under development for HS2.



The site itself lacks any discernible features that contribute to the landscape character. Its isolated character could be related to former farm development but there is no historic evidence of farm buildings at this location. Although development here feels out of character, there is already presence of built form and the vegetated boundaries screening the site also reduces the overall landscape sensitivity.

For these reasons, Sunnyhill Road has been classed as having **Low** sensitivity to built development.

Criteria Group	Criteria	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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Key		NSS16 Sunnyhill Road, Maple Cross
<ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local Wildlife Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) 	<ul style="list-style-type: none"> Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 	
		 

SITE REF NO. NSS17

SITE NAME The Puffing Field, Windmill Hill, Chipperfield (WD4 9BU)

Located between Belsize and Chipperfield, the site sits adjacent to Windmill Hill. The site is comprised of a mix of established vegetation and grassland associated with a residential dwelling outside of the red line boundary. A PRoW runs along the western boundary of the site. The site is located in the Green Belt.



Area (ha) 0.84

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Extensive level plateau with considerable pastoral and equestrian land use
- Mix of woodlands throughout the area including ancient, plantation and parkland shelterbelts
- Coherent settled pattern of farms and historic villages set around greens and commons

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium
Low

Medium

Medium
High

High

SUMMARY

The site is very well contained by existing vegetation and views in and out the site are very limited, with some glimpses available through gaps in the boundary vegetation along the PRoW to the west. The site contains some feature trees and some elements characteristic of garden curtilage.

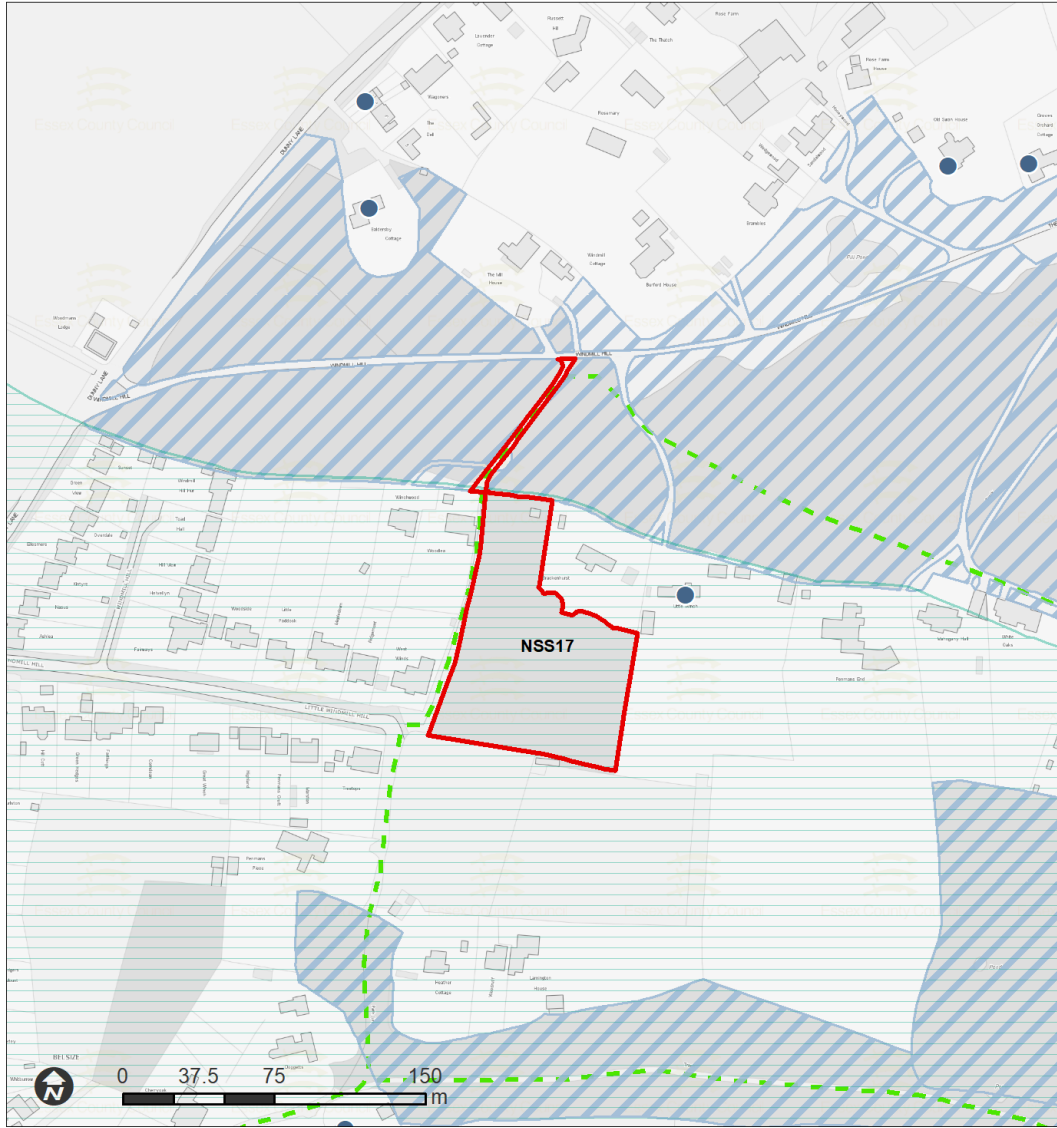
The Grade II* listed building, Little Winch, lies to the north-east of the site although there are no views towards this feature from within the site itself. A Local Wildlife Site is to the north, along both sides of an existing access track which forms part of the site area boundary. The western and southern boundaries resemble the historic field pattern and so do the surrounding field pattern towards the east.

The site is in close proximity to residential development, but the overall character of this area has a semi-rural character due to the more undeveloped land towards the east.

Overall, the enclosed character and proximity to residential development reduces the landscape sensitivity.

For these reasons, The Puffing Field has been classed as having **Medium Low** sensitivity to built development.

Criteria Group	Criteria	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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Key <ul style="list-style-type: none"> Assessment site area ● EH Listed Buildings Green Belt (SALDD) HCC Local_Wildlife_Sites_2018 Local Nature Reserves Important hedges Site of Special Scientific Interest (SSSI) Conservation Areas Public Rights of Way (PROW) Registered Park & Gardens Areas of Outstanding Natural Beauty (AONB) Flood zone 2 Flood zone 3b 		<p>NSS17 The Puffing Field, Windmill Hill Chipperfield</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p>