

Potential allocation sites
for the Three Rivers
New Local Plan

OUTLINE LANDSCAPE APPRAISALS

August 2019

PLACE
SERVICES



ABOUT US

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

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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 clients 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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- 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 |
|------------------------------|------------|--------------------------------------------------------|--------------|------------------------|
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INTRODUCTION

Three Rivers District Council (TRDC) commissioned Place Services in June 2019 to undertake outline landscape appraisals for 13 specific sites within the District. All sites proposed are under consideration as potential development sites to be included in the Three Rivers Local Plan.

BACKGROUND

In preparing the Three Rivers Local Plan, there was a need to plan for new development within the District whilst also protecting landscape character and the integrity of valuable landscape assets. This study follows on from a previous landscape study of the District, which comprised of a Landscape Sensitivity Assessment of 121 separate sites across the district.

This study forms part of the evidence base for the Three Rivers Local Plan and addresses the requirements of the National Planning Policy Framework (NPPF) by ensuring that landscape impacts, impacts on the openness and opportunities to enhance the landscape are fully considered in the selection of development sites for inclusion within the Local Plan.

This Outline Landscape Appraisals Study was undertaken to understand in more detail, the potential impact upon the landscape and how the landscape and its features limit the location of development within these sites.

PURPOSE

The purpose of the Outline Landscape Appraisals Study is to supplement the Landscape Sensitivity Assessment with a more detailed evaluation of strategic sites that could have potential to accommodate development within the Three Rivers District.

The principle aims and objectives of the study are:

- To provide the Council with a clear and robust evidence document to inform decision making on the allocation of land for development and the associated Sustainability Appraisal and Strategic Environmental Assessment;
- To provide the Council with information on how the landscape, and its features will affect the capacity of potential strategic development sites to accommodate development;

It should be noted that the study considered each site individually and did not consider potential cumulative effects if some or all of the sites are brought forward for development nor did it consider potential landscape and visual effects of any associated infrastructure development which may be necessary as part of the development process. It is recommended that these potential cumulative effects on the District's landscape are given consideration prior to the allocation of sites for development.

METHODOLOGY

The methodology used to undertake the outline landscape appraisals is based on current best practice including principles set out in Natural England's 'An Approach to Landscape Character Assessment'¹ 2014 and ideas relating to potential landscape and visual effects set out in the publication 'Guidelines for Landscape and Visual Impact Assessment'² (3rd edition, 2013). The precise approach was developed to meet the requirements of TRDC.

The appraisal process was undertaken by Chartered Landscape Architects and comprised the following key stages, each of which are described in more detail below:

- Desk-top assessment of plans and aerial photographs and review of previous studies;
- Site visit and assessment of site characteristics;
- Assessment of landscape sensitivity on site; and
- Recommendations on development potential of the site.

SITE SELECTION AND SITE BOUNDARIES

The selection of sites to be included within the study and the definition of boundaries for these sites was undertaken by TRDC. The sites are as follows:

- CFS53 Oxhey Golf Course and Driving Range;
- PCS47 South of Little Oxhey Lane, Carpenders Park;
- CFS69 Land at Carpenders Park Farm;
- CFS67 Land north of Oxhey Hall Farm;
- CFS21 land at Rousebarn Lane, Little Green Lane, Croxley Green;
- CFS26a The Kings Langley Estate, Abbots Langley;
- CFS26b The Kings Langley Estate, Abbots Langley;
- PCS60 Land at Furtherfield;
- PCS4 East Green Street, Chorleywood;
- OSPF3 Land at Heronsgate, Chorleywood;
- CFS33 Land at Maple Cross, Maple Lodge; and
- CFS34 and CFS34a (Combined site) Land at Hornhill Road and Woodland Road.

DESK TOP ASSESSMENT

The desk top assessment stage of the study involved a review and analysis of each site using existing information relating to the site. This includes:

- Ordnance Survey (OS) maps;
- Aerial photographs;
- Hertfordshire's Landscape Character Assessment (HLCA); and
- Planning and environmental designations and public rights of way (PROW).

The above sources allowed an initial assessment to be made of each Site prior to making a site visit. This included an understanding of: landscape character context, key landscape features (e.g. topography, vegetation, transport corridors, rivers/watercourses and field patterns), land use context, public rights of way (PROW) and key planning and environmental designations.

¹ Natural England. An Approach to Landscape Character Assessment (October 2014).

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

FIELD SURVEY

Site visits were undertaken during July 2019 and comprised of a visit to the site itself together with a survey by car and on foot of the surrounding area. Access was available to most sites via publically accessible points (e.g. PRow), however where it was not possible to access the site, photos were taken from the surrounding area.

The site visit was used to verify information collected from the desk-based assessment and to record additional information. For each site the following was recorded for the site itself and the adjoining areas:

- Key views into the site and key views out of the site;
- Key vegetation and any other screening elements;
- Key topographic features and variations; and,
- Key landscape features.

The site visit was recorded using photographs and annotated plans. Photographs were taken using a Canon EOS 1300D camera with 35-55mm zoom lens.

It should be noted that it was not intended that the appraisal should comprise a detailed survey and assessment of the site. It is expected that any future development proposals for the sites (or part thereof) would be accompanied by an appropriate detailed assessment of landscape and visual context, ecological and heritage features.

ASSESSMENT OF LANDSCAPE SENSITIVITY OF THE SITES

The study assessed the variations in landscape sensitivity within the site itself, including consideration of the key criteria contributing to landscape and visual sensitivity identified in the Landscape Sensitivity Assessment³ (2019) such as topography, extent of enclosure by vegetation, complexity of the landscape, historic character, landscape character quality/condition, openness to public view, openness to private view, openness to views towards landmark buildings/natural features and existing built form.

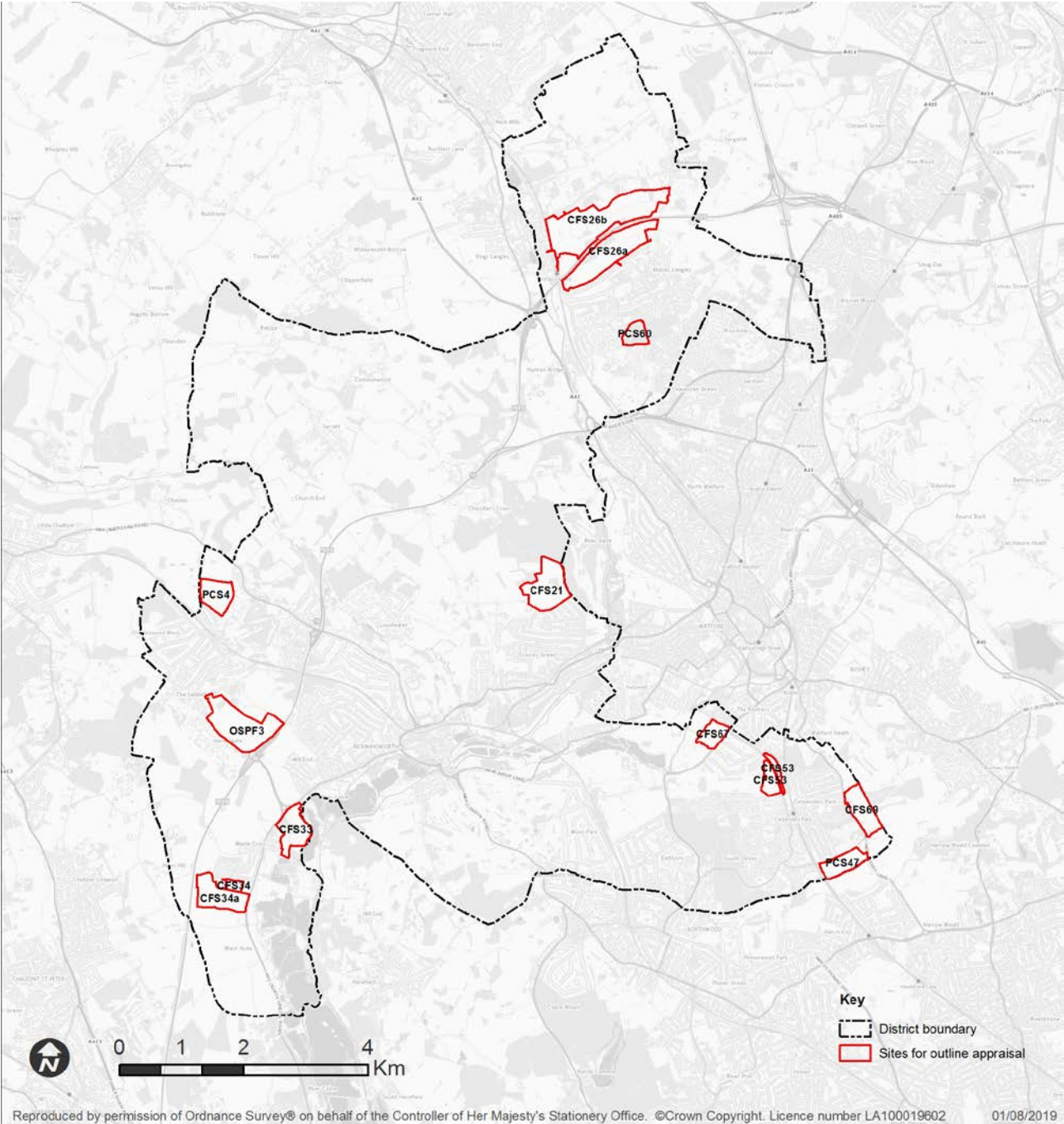
On the basis of this analysis, recommendations for key landscape areas and features that should be protected and retained and land that could potentially accommodate development was identified. These recommendations are based on judgements regarding the potential effect that development would have on visual amenity and the character, quality and features of the local landscape.

The study did not consider other issues such as accessibility, land ownership/availability, ground conditions, ecology, and local services which would need to be considered separately in other studies and may have different conclusions on the suitability of areas for development.

³ Place Services. Three Rivers District Council Landscape Sensitivity Assessment (Aug, 2019)

APPRAISALS

STUDY SITES



Selected site allocation for outline landscape appraisal

SITE REF: CFS53
SITE NAME: Oxhey Golf Course and Driving Range

SITE LOCATION AND DESCRIPTION

The site located between Oxhey and South Oxhey is divided by Prestwick Road down the centre, and was originally used as a golf course and driving range. The left hand site is largely open grassland with undulating slopes, and mature trees located within the boundaries. Green Lane forms the western boundary, heading down south to Hayling Road Play Area and Colnbrook School. Hayling Road runs along the south of the site. To the east of Prestwick Road, the second part of the site is set below the level of the road and train track that run either side. At the south of the site, the space is very narrow, with a single footpath running through the centre alongside a stream, amongst a substantial tree parcel. Towards the north, the site opens up to be a driving range.



| | |
|---------------------|-------|
| Current use | Golf |
| Proposed use | Mixed |
| Area (ha) | 15.83 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Oxhey Golflands

- Golf courses and associated minor landforms
- Driving range and associated netting at Prestwick Road
- Residential development backing and fronting area
- Small copses
- Small woodlands

VISUAL CONTEXT

The complexity of the site with a range of natural features including the stream to the east, the woodland, the undulating grassland space and natural areas increase the sensitivity of the site and its visual and landscape qualities. While the site is open to public views in several locations along Prestwick road, Green Lane and public footpaths through the site, the site’s overall sensitivity is reduced by the prominence of the built development in the local area and the lack of private views into the site. Although areas of the site had increased perceptual quality in the area surrounding the woodland stream along the sunken footpath and in areas of the west site, the driving range and other areas with more significant human influence also reduce the overall sensitivity of the site.

SURROUNDING LAND USES

To the east the site is defined by the railway line. Residential development surrounds the site on its north and south boundaries. To the west is South Oxhey playing fields and Hayling Road play area to the south-west. The site and its immediate surroundings are used by the local community for various leisure activities.



CFS53. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Undulating landform with influences from disused golf course
- Scattered mature trees
- Blocks of woodland planting
- Mature vegetation along corridor of River Crouch
- Dense/overgrown vegetation on the south-east part of the site along public footpath next to Oxhey Brook
- Driving range area on the north-east part of the site
- Mature tree planting along Prestwick Road
- Site is within Green Belt area

SITE ANALYSIS



CFS53. Site analysis diagram



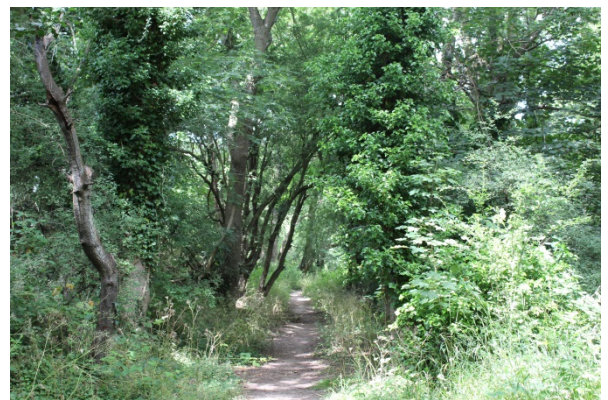
Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4

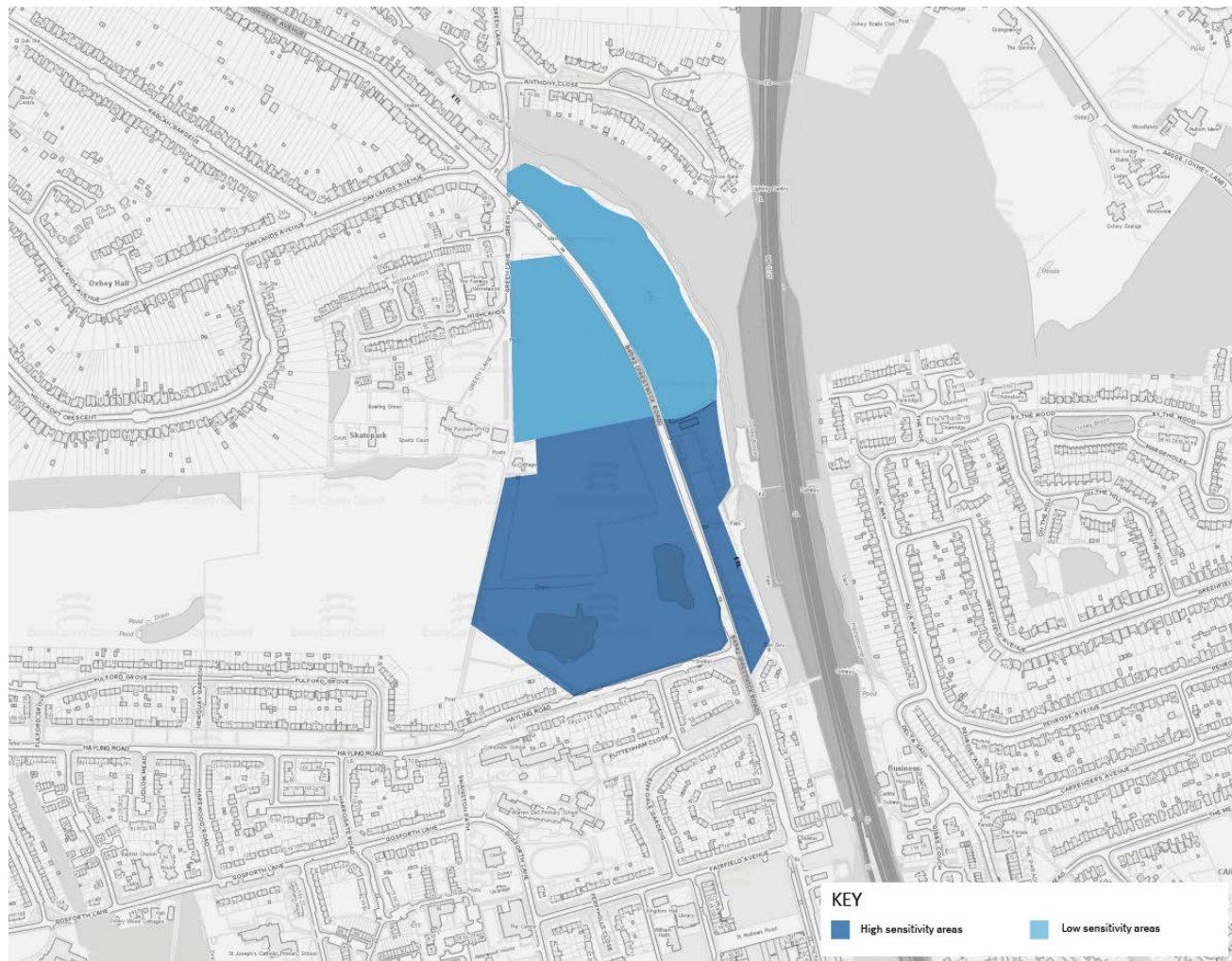


Viewpoint 5



Viewpoint 6

SITE SENSITIVITY



CFS53. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing vegetation to the east of Prestwick Road on the southern part of the site area should be retained and improved through appropriate management. Tree planting at either side of Prestwick Road provides this route with an attractive character and should be retained. The southern part of the site to the west of Prestwick Road has been identified as high sensitivity for development due to its proximity to existing playing fields and play area and its current landscape character. This area of the site presents high amenity value and landscape quality and should be protected.

POTENTIAL DEVELOPMENT AREAS

The northern parts of the site area are less sensitive to potential development. The existing golf driving range lacks of amenity value and feature vegetation. Whilst the north-western area has some amenity value because of its existing vegetation it's consider to have a lower sensitivity due to its proximity to the built form to the west and golf driving range.

SITE REF: PCS47

SITE NAME: South of Little Oxhey Lane, Carpenders Park

SITE LOCATION AND DESCRIPTION

On the south side of Little Oxhey Lane, the site runs between the railway to the west and Grims Dyke Golf Course to the east, departed by the A4008 Oxhey Lane. The site is comprised of three agricultural fields, which back onto grassland fields to the south. The site has extensive vegetation on all boundaries with lines of vegetation running within the site to define the three field boundaries within. Extensive built development exists on the north side of Little Oxhey Lane, which neighbours other open space and play areas.



| | |
|---------------------|-----------|
| Current use | Open land |
| Proposed use | - |
| Area (ha) | 19.420 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

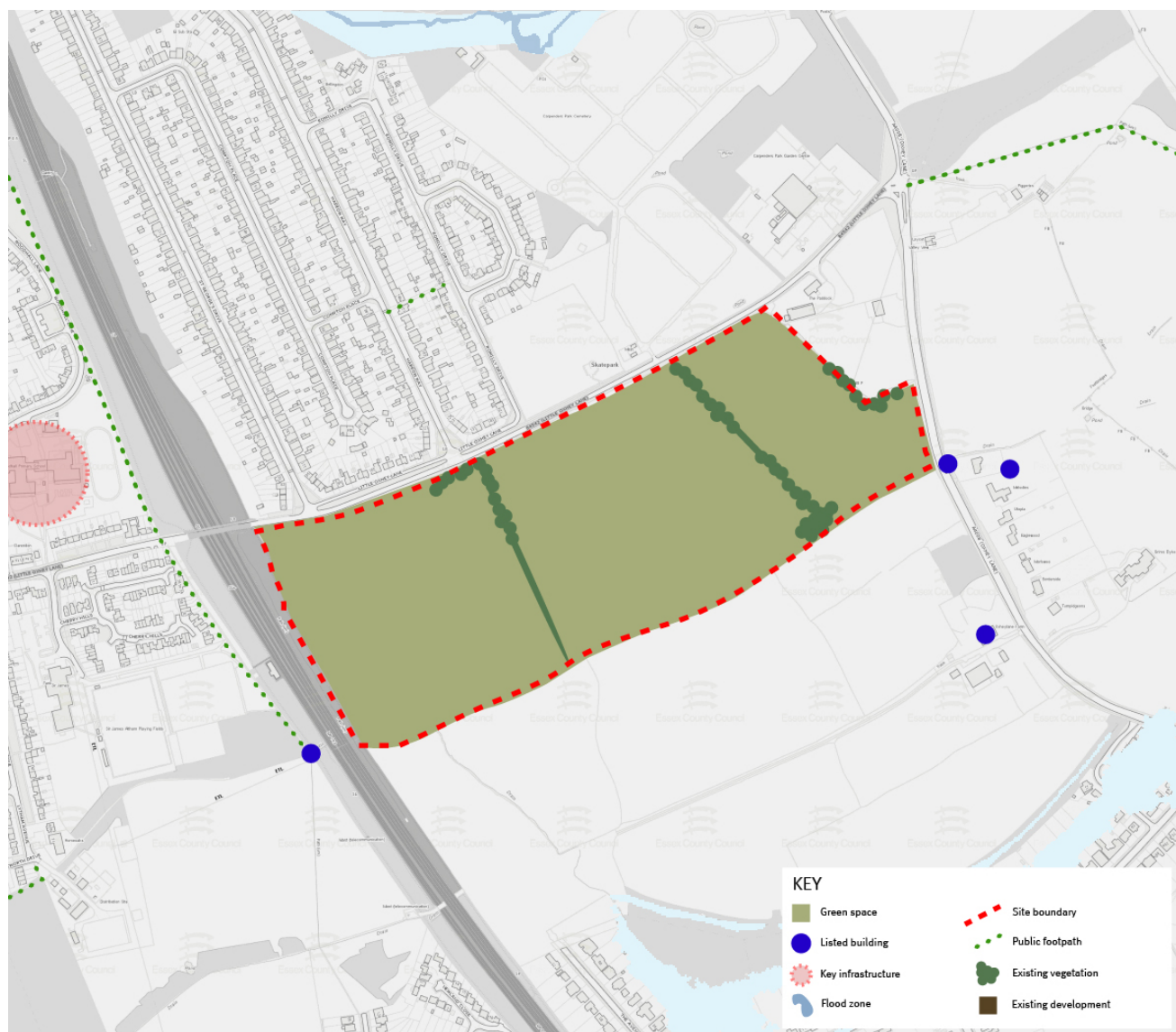
- Gradual slopes and undulations across the site down towards the railway to the west

VISUAL CONTEXT

Although the relatively undulating agricultural site has a few characteristics of the Bushey Hill Pastures Landscape Character Area which may indicate a higher sensitivity, the site has relatively few quality landscape and landform features that would increase the sensitivity of the area. The area has low historic character, few views into the site from public or private views and few views out of the site towards important landmarks or landscape features. The railway that runs to the south west of the site increases the disturbance to the rural character of the area, therefore reducing the sensitivity to development, in addition to the substantial amount of urban development in close proximity to the site. A few grade II listed buildings are presents in the surrounding area. The closest one being a coal duty boundary post but is not of significant in terms of visual impact.

SURROUNDING LAND USES

To the north of the site is the south settlement edge of South Oxhey and Carpenders Park Cemetery. To the west, the site is separated from South Oxhey by the railway line. To the south are arable fields divided into small parcels by hedgerows.



PCS47. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Undulating landform
- Field boundaries with few trees
- Previous arable field use
- Ditches and small ponds towards the south of the site
- Existing vegetation on all site boundaries
- Site is within Green Belt area

SITE ANALYSIS



PCS47. Site analysis diagram

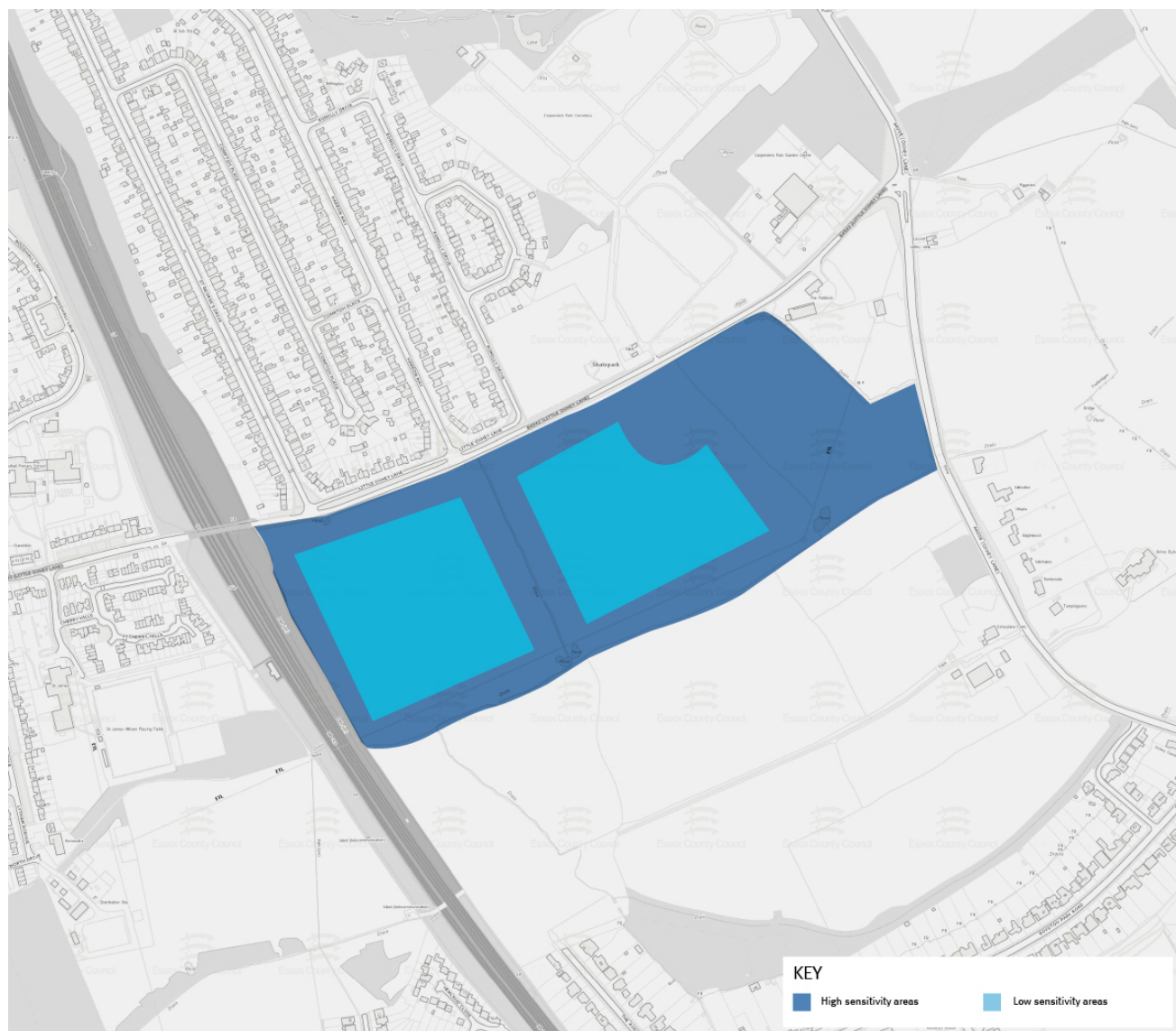


Viewpoint 1



Viewpoint 2

SITE SENSITIVITY



PCS47. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

The site includes boundary vegetation that should be retained as well as the internal field boundaries and existing specimen trees. An open land character should be retained towards the east of the site opposite the cemetery and by Oxhey Lane.

POTENTIAL DEVELOPMENT AREAS

The site is more able to accept development on its mid and west areas, while retaining the existing vegetation. The area to the east has a higher sensitivity for development due to its location and surrounding character.

SITE REF: CFS69

SITE NAME: Land at Carpenders Park Farm

SITE LOCATION AND DESCRIPTION

The large grassland site to the west of South Oxhey runs alongside Oxhey Lane from Carpenders Avenue to Little Oxhey Lane to the south. Predominantly made up of open grassland, the site is used for walking along the footpaths that run through the centre of the site, which meander from the north of the site on the highest point, downhill towards the south. There is no substantial urban development outside of the A4008 Oxhey Lane ring road, making the site a rural and open space. The site is comprised of several grassland fields, separated by mature vegetation running in a north easterly direction. To the north of the site, other open grassland grazing extends beyond, with parcels of woodland situated to the east at the highest point. Towards the south of the site Hartsbourne Golf Course and Grims Dyke Golf Course are located close to the site boundaries, separated by mature vegetation.



| | |
|---------------------|--------------|
| Current use | Agricultural |
| Proposed use | Residential |
| Area (ha) | 24.755 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

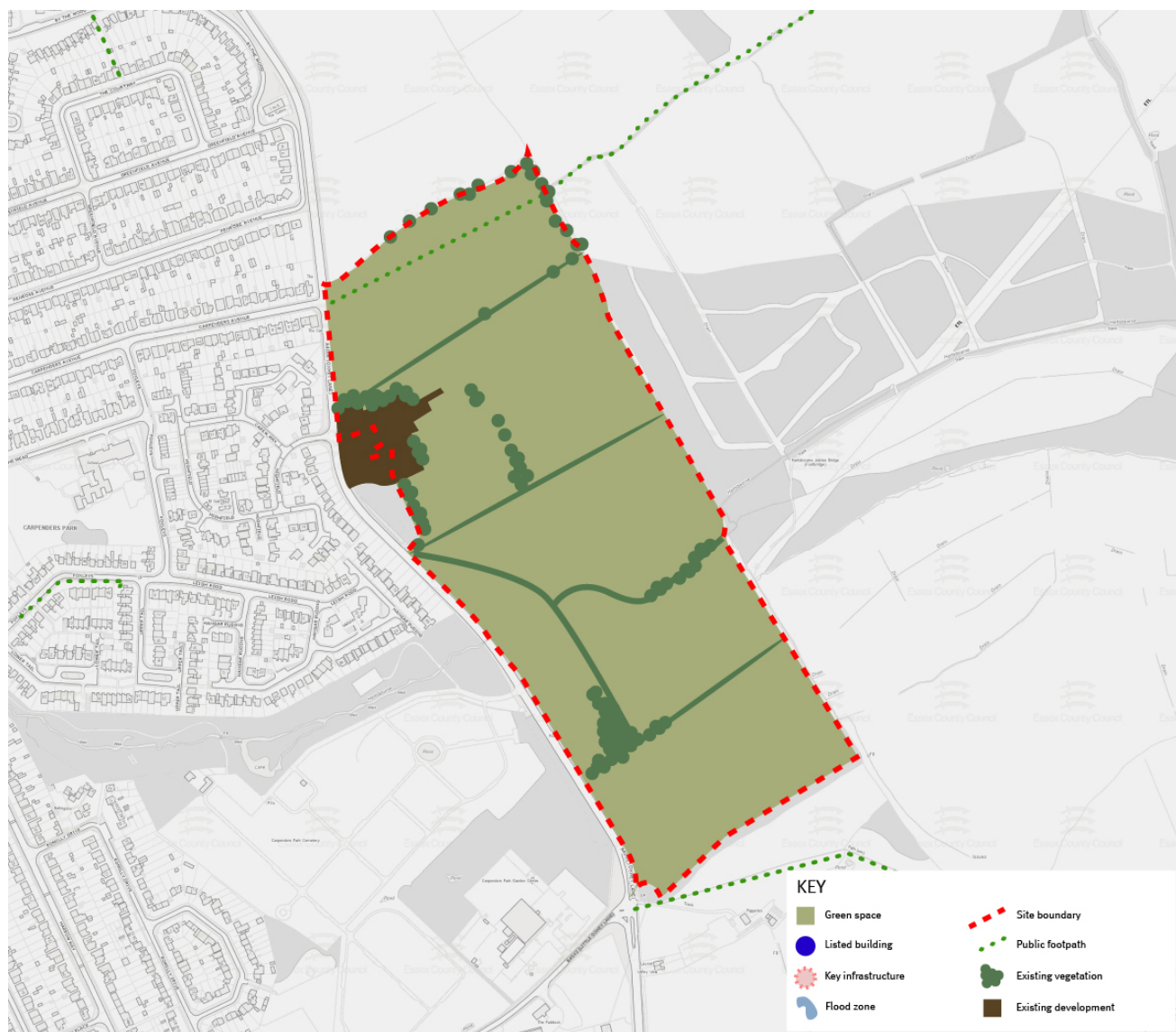
- Strong rising slopes extend up towards Merry Hill and the north
- Rural and panoramic views extend out towards the west over South Oxhey, and down towards the golf courses to the south
- Located in close proximity to Hartsbourne Golf Course and Grims Dyke Golf Course to the south

VISUAL CONTEXT

The strong rising south west facing slopes and rural panoramic views over South Oxhey and local golf courses are very characteristic of the Bushey Hill Pastures Landscape Character Area, in addition to the undulating landforms, landscape features and strong perceptual quality all contribute towards increased sensitivity to built development. The views from the public footpath running through the centre of the site towards natural features to the north east and urban landscape towards the south west, alongside views in to the site from South Oxhey and footpaths, all increase the sensitivity of the area. As the site is located in close proximity to the Watford suburb of South Oxhey, the overall sensitivity of the site is increased as the area has a feeling of rurality considering the close proximity to a large urban development within the M25. Although the site begins to spread the urban development out of the Oxhey Lane ring road to the east, therefore increasing the boundary of South Oxhey, the site is considered to have a medium-high sensitivity to development, as the site does not merge two urban areas together, and is relatively enclosed by vegetation on the immediate surroundings.

SURROUNDING LAND USES

To the east the site is defined by the railway line. Residential development surrounds the site on its north and south boundaries. To the west is South Oxhey playing fields and Hayling Road play area to the south-west. The site and its immediate surroundings are used by the local community for various leisure activities.



CFS69. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Strong rising slopes extend up towards Merry Hill and the north
- Rural and panoramic views extend out towards the west over South Oxhey, and down towards the golf courses to the south
- Located in close proximity to Hartsbourne Golf Course and Grims Dyke Golf Course to the south
- Includes small areas designated as Local Wildlife Sites
- Site is within Green Belt area
- Mature tree planting and field boundaries
- Each parcel has its own character

SITE ANALYSIS



CFS69. Site analysis diagram



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

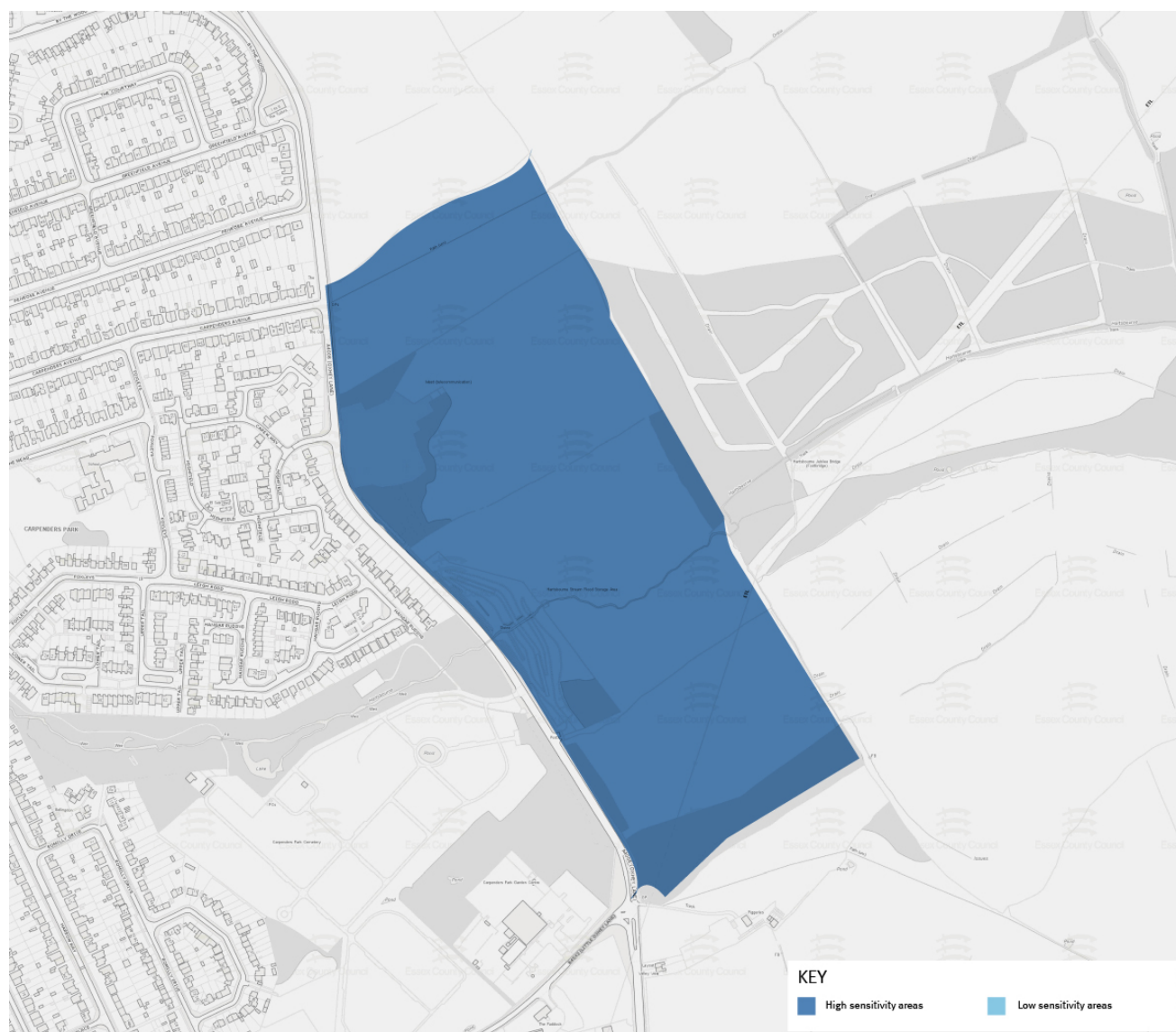


Viewpoint 7



Viewpoint 8

SITE SENSITIVITY



CFS69. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

The site slopes down towards the south-east and is divided into smaller parcels by hedgerows and hedgerow trees creating a terraced landscape effect. Panoramic views towards the south, east and west are available from the public footpath and as you walk south through the site. Mature trees and landform creates a very attractive landscape contributing to the landscape character of the area.

POTENTIAL DEVELOPMENT AREAS

This site is considered to have high sensitivity towards development. A small area abutting the western boundary is currently undergoing development. The area around the new development could be seen as less sensitive to development however, because of the high landscape value of this site any additional development will have major significant effects in the landscape and landscape character due to cumulative effects.

SITE REF: CFS67
SITE NAME: Land north of Oxhey Hall Farm

SITE LOCATION AND DESCRIPTION

Large flat open grass site located to the south west of Oxhey along Hampermill Lane. The site is situated to the north of the main road, and is surrounded by extensive urban development on south east and north east. Towards the west of the site other open grassland fields exist, with the River Colne located close by. A public footpath runs along the south and west edges, passing by a yard which has a listed building. The boundary to Hampermill Lane has a low hedge, with more substantial vegetation existing along the other boundaries.



| | |
|---------------------|--------------|
| Current use | Agricultural |
| Proposed use | Residential |
| Area (ha) | 13.869 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Croxley Moor

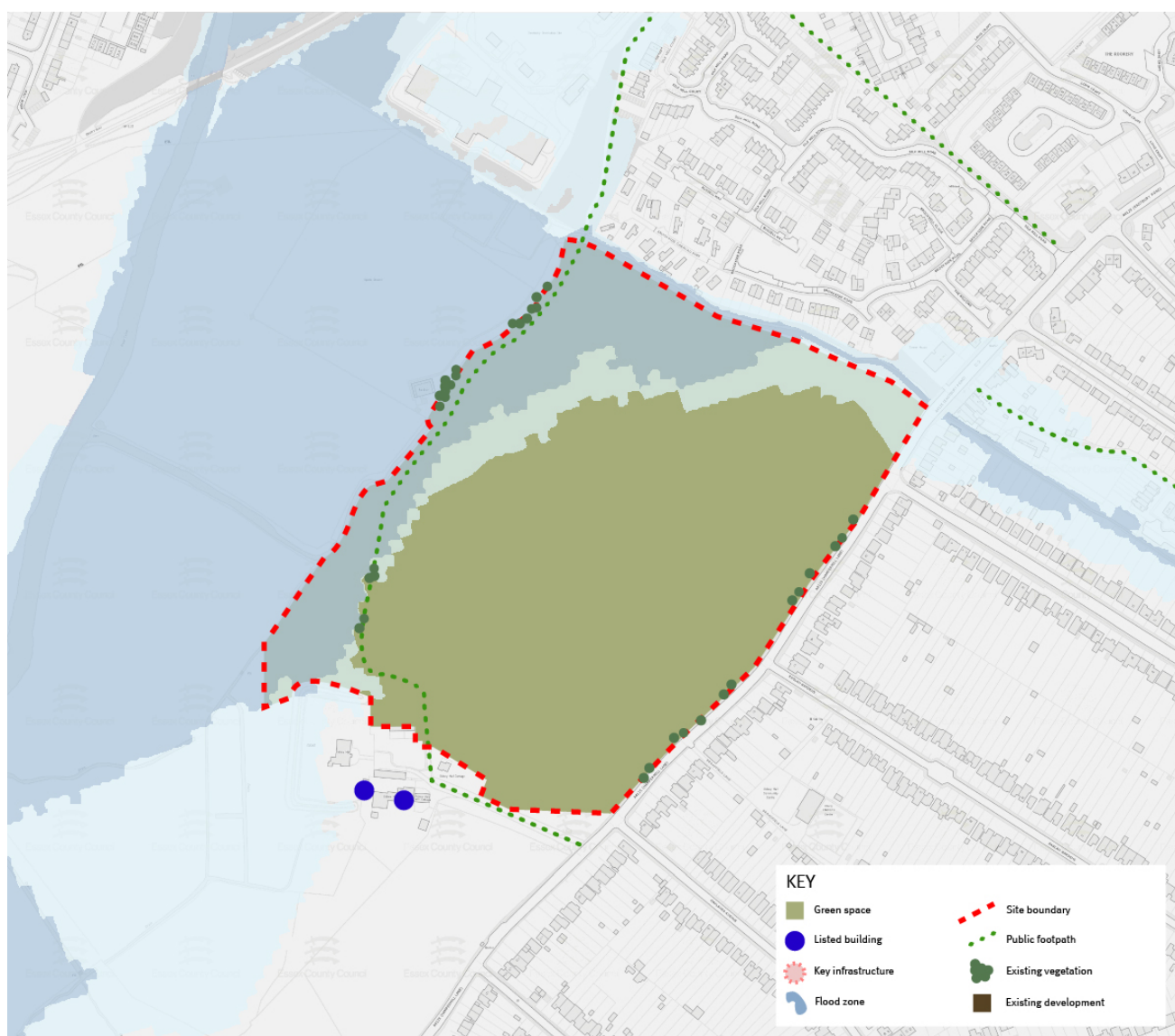
- Flat grassland runs close to the River Colne

VISUAL CONTEXT

Although the site has strong open private views from surrounding residential houses, and is located in close proximity to a listed building which can be viewed from across the site may indicate a higher sensitivity to development, the flat and featureless site has good enclosure by vegetation on all boundaries, substantial built development in the local area, and little perceptual quality, which reduces the overall sensitivity to development in the area. With open views from public footpaths along the north east boundary, the site is judged to have an overall sensitivity of medium-low, due to its passable perceptual quality and few compelling landscape features.

SURROUNDING LAND USES

Listed buildings Oxhey Hall farm house and barn to the south east of Oxhey Hall sit to the south-west of the site area boundary and very visible from existing public footpath. To the north and east boundary are defined by settlement edge of west Oxhey. To the west, small land parcels with small farm buildings, pumping station, River Colne and Hampermill Lake. Sports grounds (cricket field) adjacent to its north-western boundary. A private track to access the sports ground runs along the north boundary.

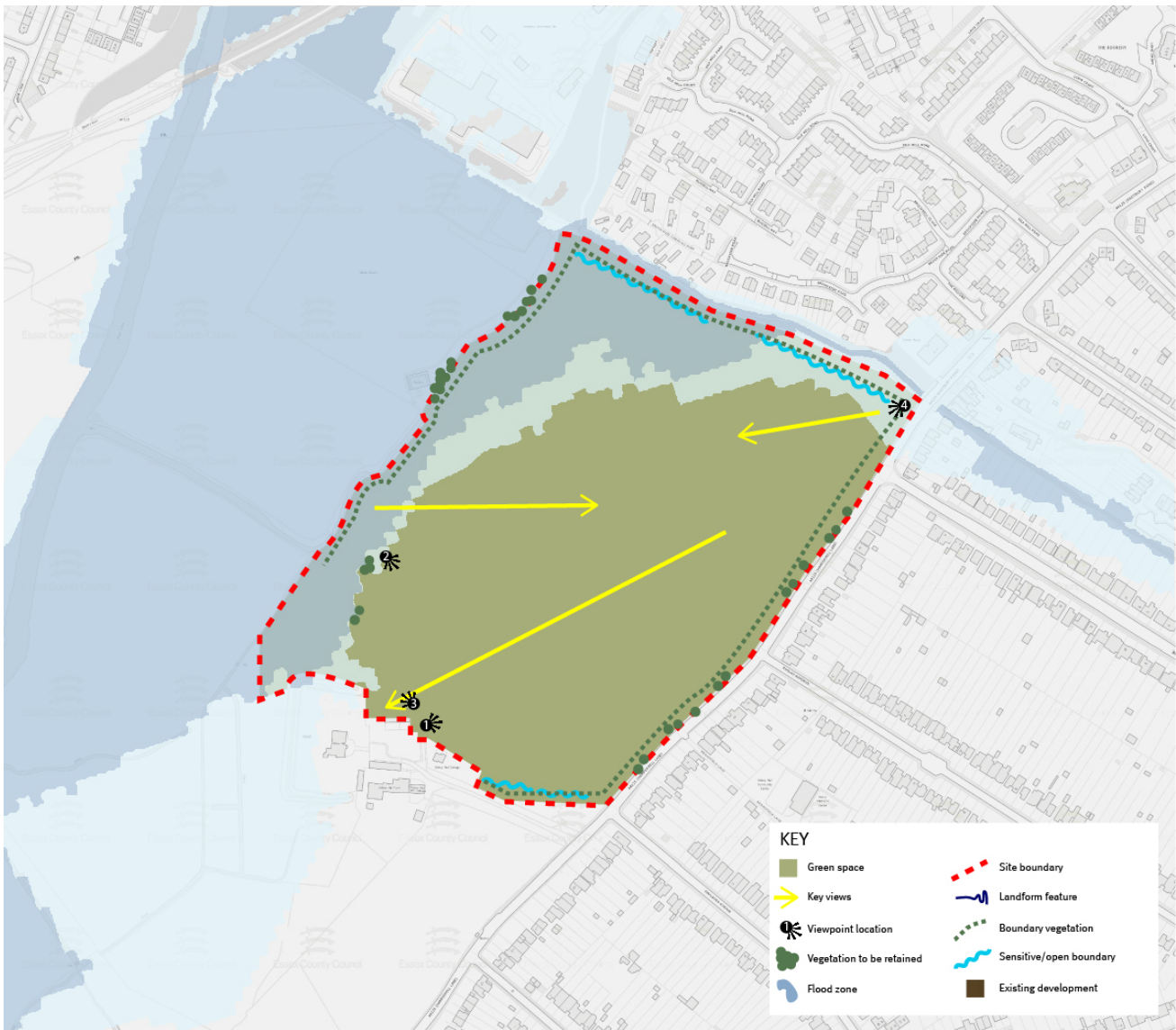


CFS67. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Flat grassland area with few trees within
- Open character but influenced by existing development, particularly to the east
- PROW through the on the west
- Existing boundary vegetation to include hedgerow and tree planting
- Views to grade II* and grade II listed buildings
- Views to Scheduled Monument
- Site is within Green Belt area
- Flood zones 2 and 3b cover its west and north boundaries

SITE ANALYSIS



CFS67. Site analysis diagram



Viewpoint 1

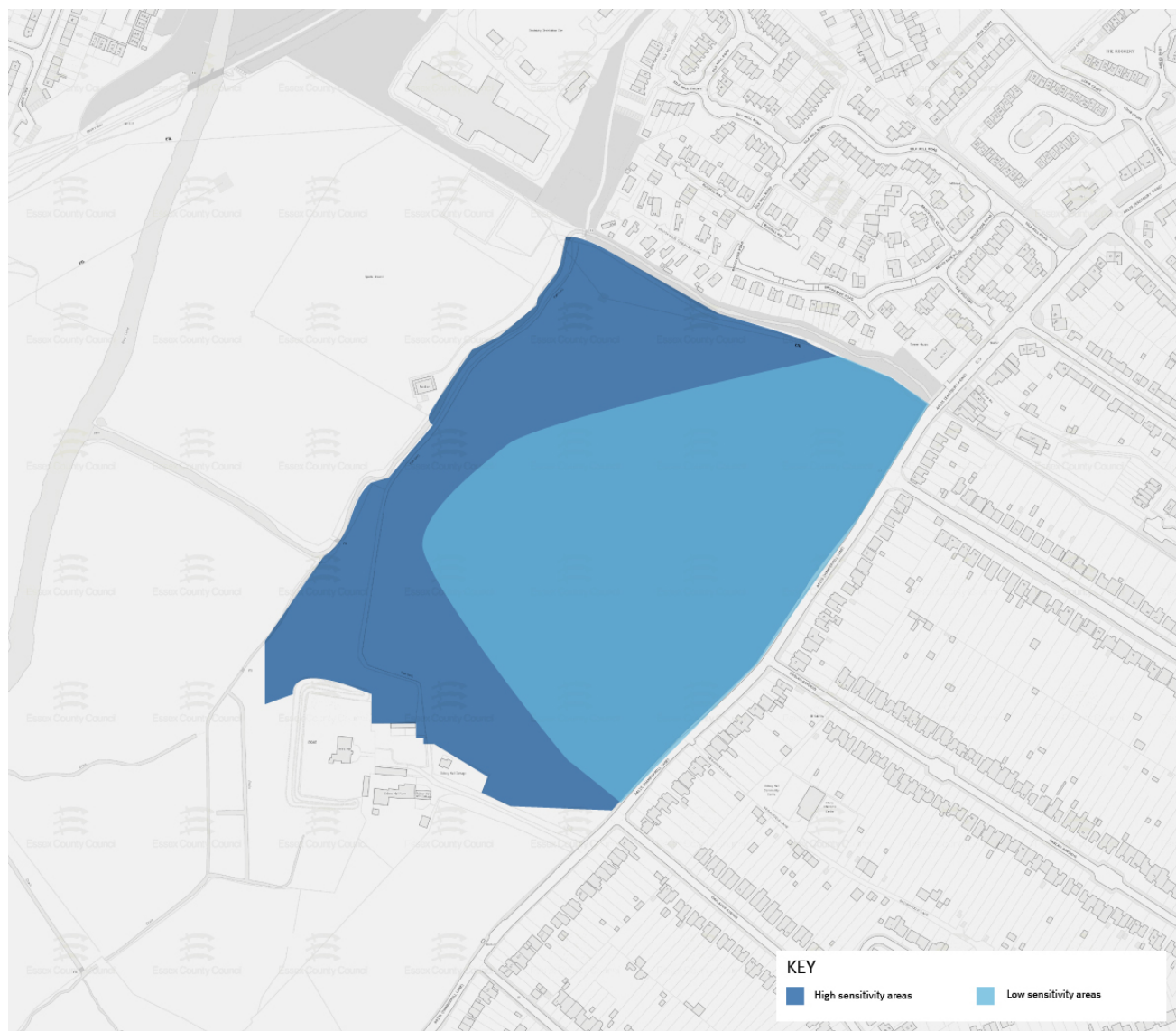


Viewpoint 2



Viewpoint 3

SITE SENSITIVITY



CFS67. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

All boundary vegetation should be retained as it filters views and breaks the built form character to the north and east of the site. Vegetation along the south boundary contributes to the setting of the listed buildings.

POTENTIAL DEVELOPMENT AREAS

The presence of listed buildings and scheduled monument towards the south of the site increases the sensitivity of the site. Flood zones 2 and 3b also have an impact on the potential area available for development. The eastern part of the site has the lower sensitivity to accommodate a development.

SITE REF: CFS21
SITE NAME: Land at Rousebarn Lane, Little Green Lane,
Croxley Green

SITE LOCATION AND DESCRIPTION

Located to the north of Croxley Green, the site is an arable field, predominantly surrounded by woodland to the north and east. Other arable land extends out the west, separated by parcels of woodland and mature hedgerows. To the south of the site, Little Green Road separates the site from the urban development, before meeting Rousebarn Lane to the south east, which runs up the eastern boundary. The site is located close to Little Green Junior School to the south west and West Herts Golf Course to the east. The area to the north of the site is a Conservation area, and the surrounding woodland area is a Wildlife Site (including the parcel to the centre of the site).



| | |
|---------------------|--------------|
| Current use | Agricultural |
| Proposed use | Residential |
| Area (ha) | 40.619 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau and Lower Gade Valley

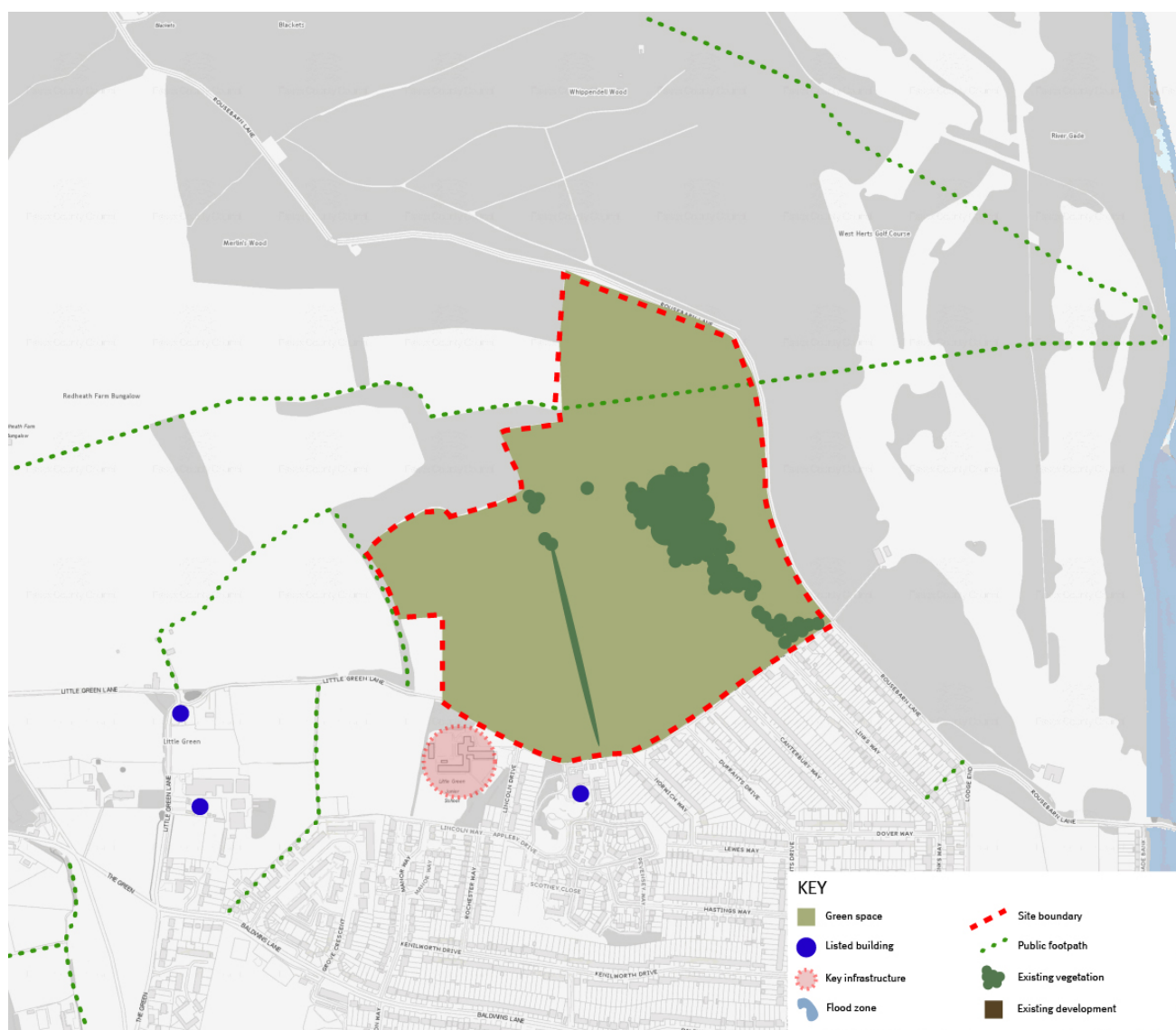
- Mix of woodlands located close by with parcels of woodland within the site
- Important mosaic of wildlife habitats exist within and around the site
- Historic houses located close to the edge of the site
- Historic parkland landscapes
- Major woodland complex at Whippendell Wood
- Individual woods within parklands

VISUAL CONTEXT

The site has several high sensitivity features (Conservation site, Wildlife Sites and woodlands) in the surrounding area, including the Local Wildlife Site that exists within the internal woodland parcel, in addition to strong views from private properties along the south boundary and from public views along the footpath. The lack of built development towards the north of the site increases the sensitivity of this area more than the south of the site, due to the location and proximity to the Conservation and Wildlife areas, in addition to being important features of the Landscape Character Areas (Sarratt Plateau/Lower Gade Valley). Although there is a substantial amount of historic character and good perceptual quality within areas of the site, the sizable hedgerows and vegetation along all boundaries and lack of complexity reduce the overall sensitivity to medium.

SURROUNDING LAND USES

There are several woodland parcels surrounding the site towards the west. Registered park and gardens site borders its north and eastern boundaries. The south boundary looks onto Croxley Green north settlement edge and Little Green Junior School.

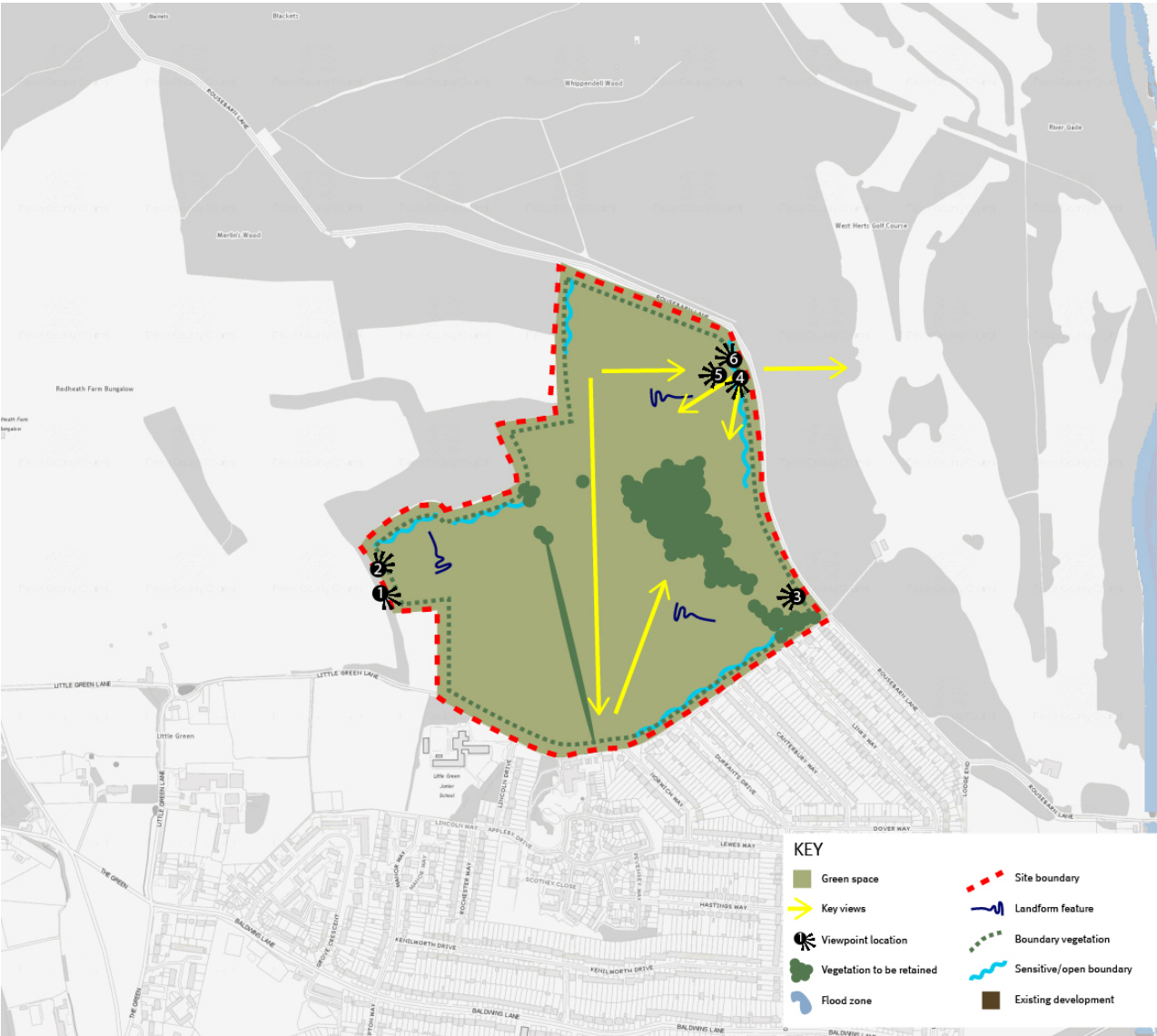


CFS21. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Gentle undulating arable field
- Open views towards woodland areas surrounding the site and Whippendell Wood
- PROW through the site to the north
- Local Wildlife Site within the site area
- Partial views towards grade II listed building to the south of the site
- Registered Park and Gardens to the north and east
- Site within Green Belt area

SITE ANALYSIS



CFS21. Site analysis diagram



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4

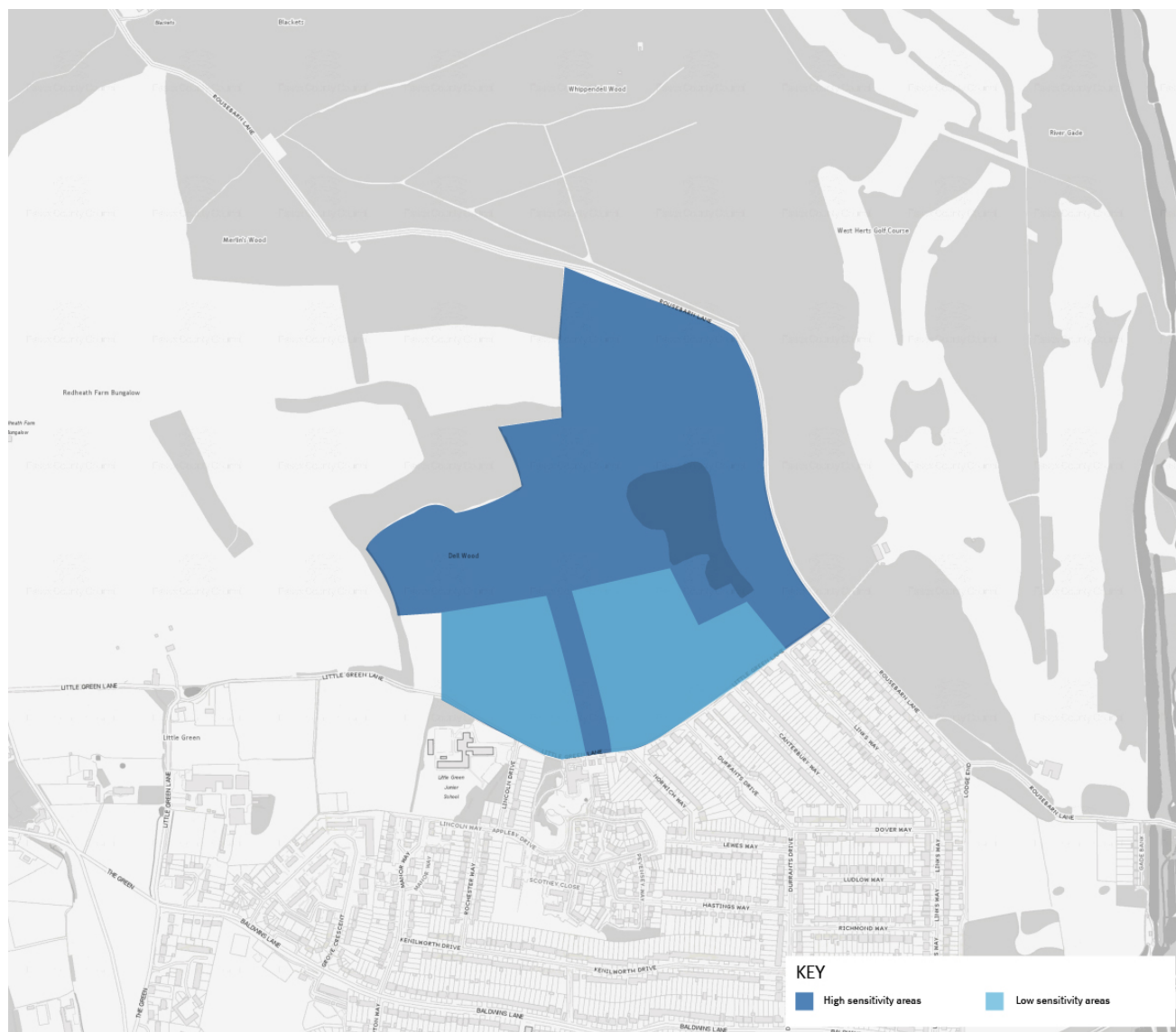


Viewpoint 5



Viewpoint 6

SITE SENSITIVITY



CFS21. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing vegetation within the site (field boundary planting, scattered tree planting and Local Wildlife Site) are to be retained. South boundary planting should also be retained and improved. It will be important to keep views open towards surrounding woodland parcels.

POTENTIAL DEVELOPMENT AREAS

Because of its proximity to designated landscape features to the north and north-east, this part of the site has been identified as having high sensitivity to development. The south part of the site has a lower sensitivity. However, appropriate landscape setting around grade II listed building will be required.

SITE REF: CFS26a

SITE NAME: The Kings Langley Estate, Abbots Langley

SITE LOCATION AND DESCRIPTION

Situated to the south of the M25 but to the north of Abbots Langley, the site runs between Bedmond Road to the east and the railway at Kings Langley station to the west. The site comprises of several large agricultural and grassland fields that are separated by low hedgerows or a change in field use or crop. A public right of way runs through the centre of the site, entering over the M25 bridge, before travelling to the south edge and back across the site to the west bridge over the M25. To the south of the site, Abbots Langley road and all residential properties run along the entire length of the site. To the north of the site, a few woodland areas are also Wildlife Sites, and are situated alongside the edge of the M25.



| | |
|---------------------|-----------------------------|
| Current use | Agricultural and Brownfield |
| Proposed use | Residential |
| Area (ha) | 58.527 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley/Bedmond Plateau

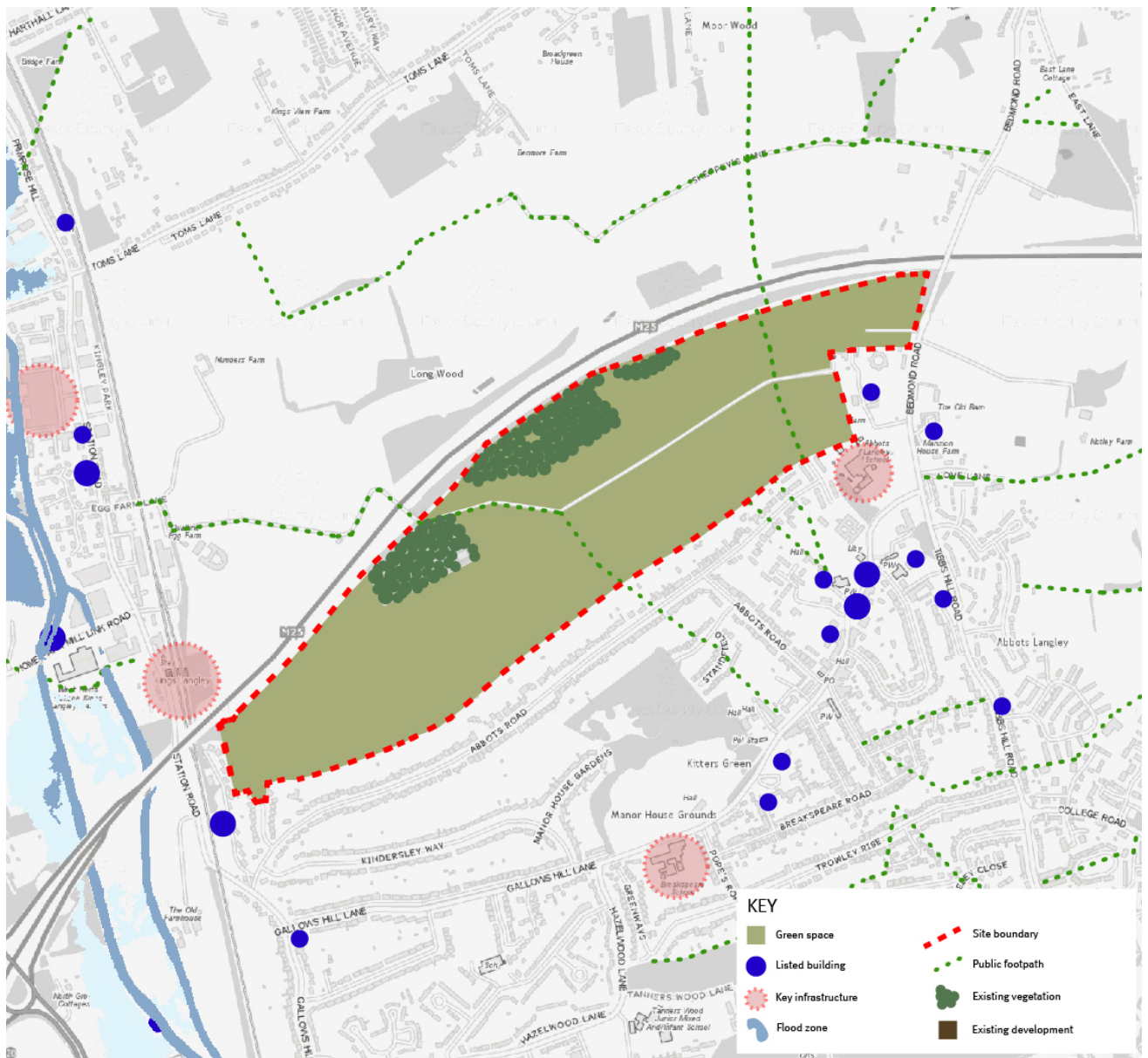
- Gently undulating landforms make up the site
- Discrete woodlands lie to the north of the site as Wildlife Sites, located directly south of the M25
- Steeply sloping valley slopes

VISUAL CONTEXT

Considering the scale of the site, both public and private views are high, with multiple opportunities for views onto the site from public footpaths, roads and residential houses around the perimeter of the site. Although the vegetation on the boundaries is mature and substantial, the dramatic undulations and changes in landform create open views of the inside of the site from a range of points around the site. The undulating landforms with discrete Wildlife Site woodlands and steep sloping valleys are strong characteristics of the Upper Gade Valley and Bedmond Plateau Landscape Character Area, and are present across the whole site, therefore increasing the overall sensitivity. Although the M25 is located close to the site, the perceptual quality remains high, as the scale of the site allows areas with no views towards it.

SURROUNDING LAND USES

The M25 defines its northern boundary with arable fields beyond M25 to the north. Also, arable fields to the east. Kings Langley village is to the west sitting on an elevated position. Abbots Langley sits to the south with its settlement edge defining the southern site area boundary.



CFS26a. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Attractive gentle undulating arable fields
- Panoramic views towards valley sides and Kings Langley
- Open views towards woodland areas within the site
- Well used PROW network through the site
- M25 has a strong influence but not visible from the site
- Local Wildlife Site parcels within the site area
- Site within Green Belt area
- Attractive landscape due to its open character and panoramic views
- Some sense of rurality and tranquillity
- Filtered views of existing settlement edge to the south

SITE ANALYSIS



CFS26a. Site analysis diagram



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

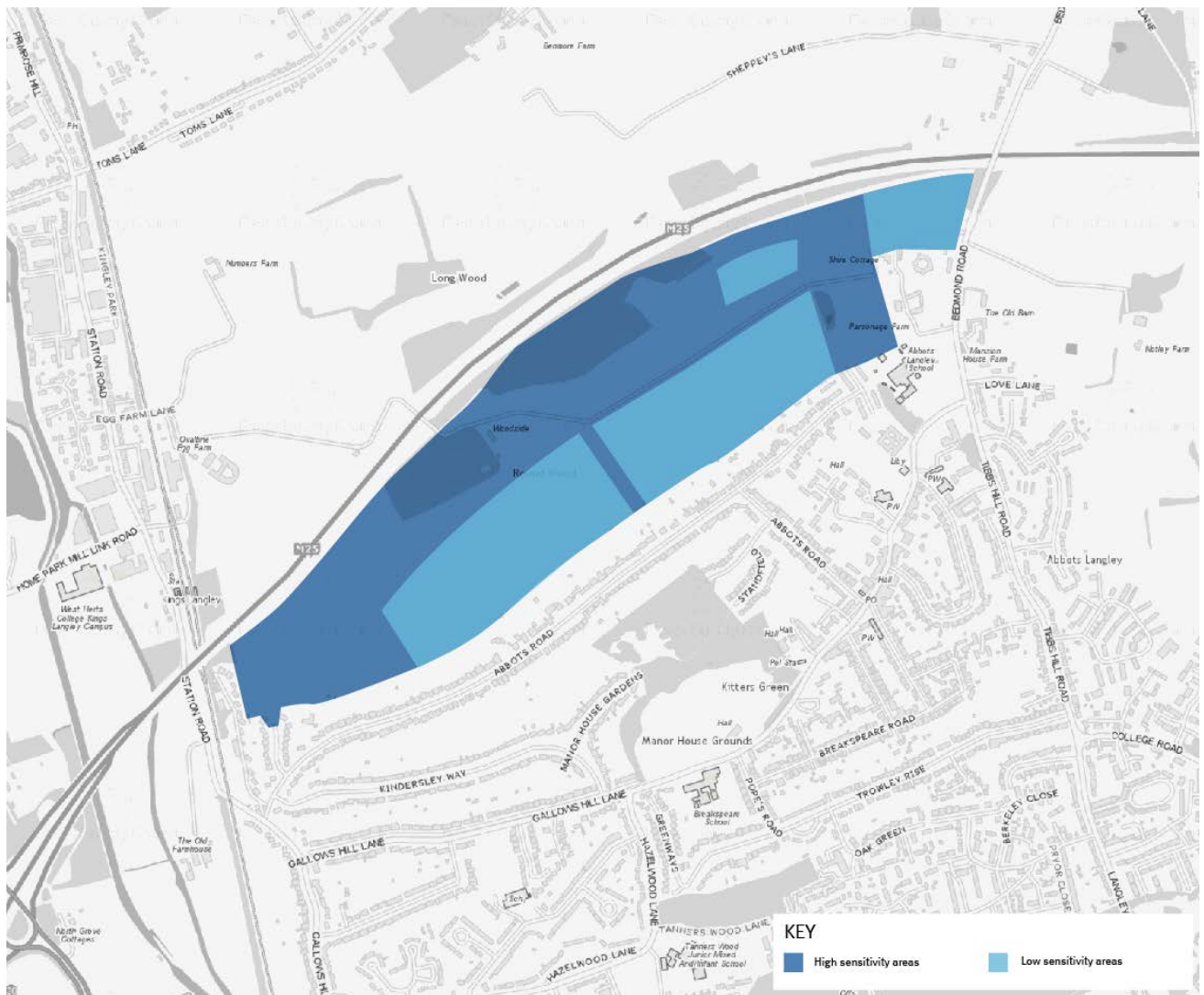


Viewpoint 7



Viewpoint 8

SITE SENSITIVITY



CFS26a. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Protection to existing vegetation boundary and Local Wildlife Site areas is required. The site has strong landscape features characteristics of the landscape character areas and this character should be retained and protected.

POTENTIAL DEVELOPMENT AREAS

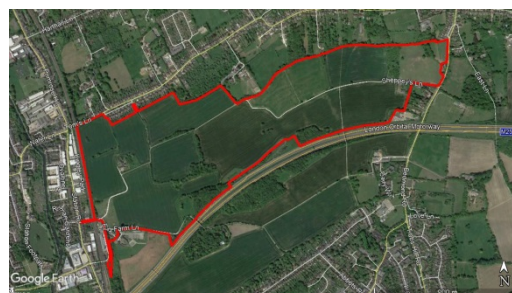
Lower sensitivity areas for development have been identified towards the south of the site, adjacent existing settlement edge. Smaller areas to the north-east also show lower sensitivity. The remainder of the site has a higher sensitivity due to its landscape character and amenity value.

SITE REF: CFS26b

SITE NAME: The Kings Langley Estate, Abbots Langley

SITE LOCATION AND DESCRIPTION

Situated along the north side of the M25, the site extends from Bedmond Road in the east to the railway in the west. The site comprises of a collection of adjoining arable and grassland fields on undulating landforms. A public right of way runs through the centre of the site, entering off of Toms Lane to the west, through the centre and Bedmond Road with adjoining public footpaths that join and cross over the M25. Abbots Langley is situated to the south of the site across the M25, and Kings Langley to the west.



| | |
|---------------------|---------------------------|
| Current use | Agricultural & Brownfield |
| Proposed use | Residential |
| Area (ha) | 95.59 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley/Bedmond Plateau

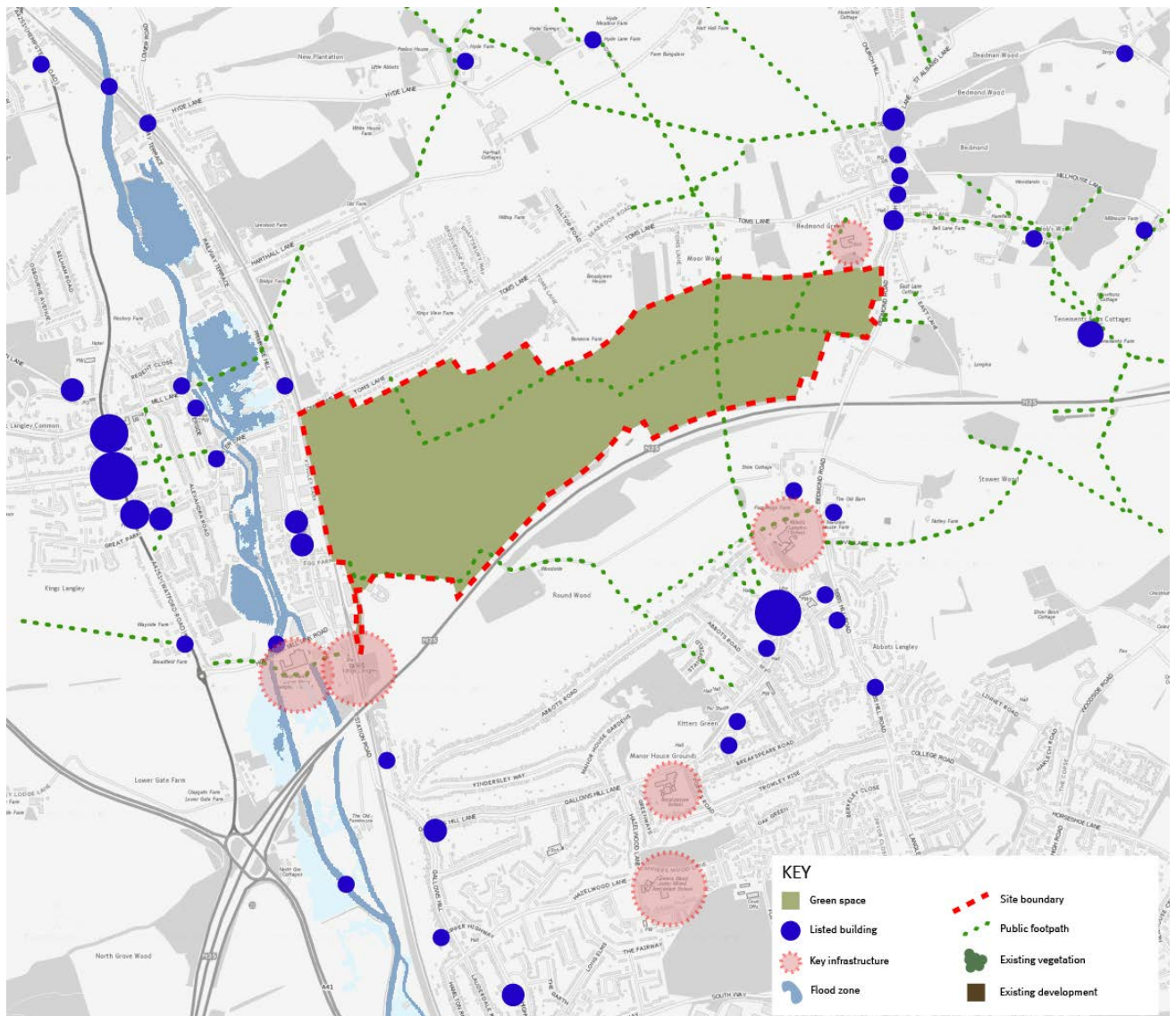
- Gently undulating landforms make up the site
- Discrete woodlands lie to the south of the site as Wildlife Sites, located directly north of the M25
- Steeply sloping valley slopes

VISUAL CONTEXT

Although the site is located between the M25 and the Toms Lane developments, which may indicate a lower sensitivity due to the overall impact on perceptual quality, the overall sensitivity is increased by the varying features that reflect those of the LCA. The steeply sloping valley sides increase the overall sensitivity, as Bedmond Plateau LCA qualities. Furthermore, the openness to public views is increased by the public footpath that runs through the centre of the site and strong views out across the railway to the west and east towards Kings Langley and the church.

SURROUNDING LAND USES

Kings Langley settlement edge defines north and west site boundaries. M25 runs along its southern boundary. The east boundary meets Bedmond village. To the south, across the M25, there are arable fields with few woodland blocks (LoWS) and Abbots Langley village beyond.

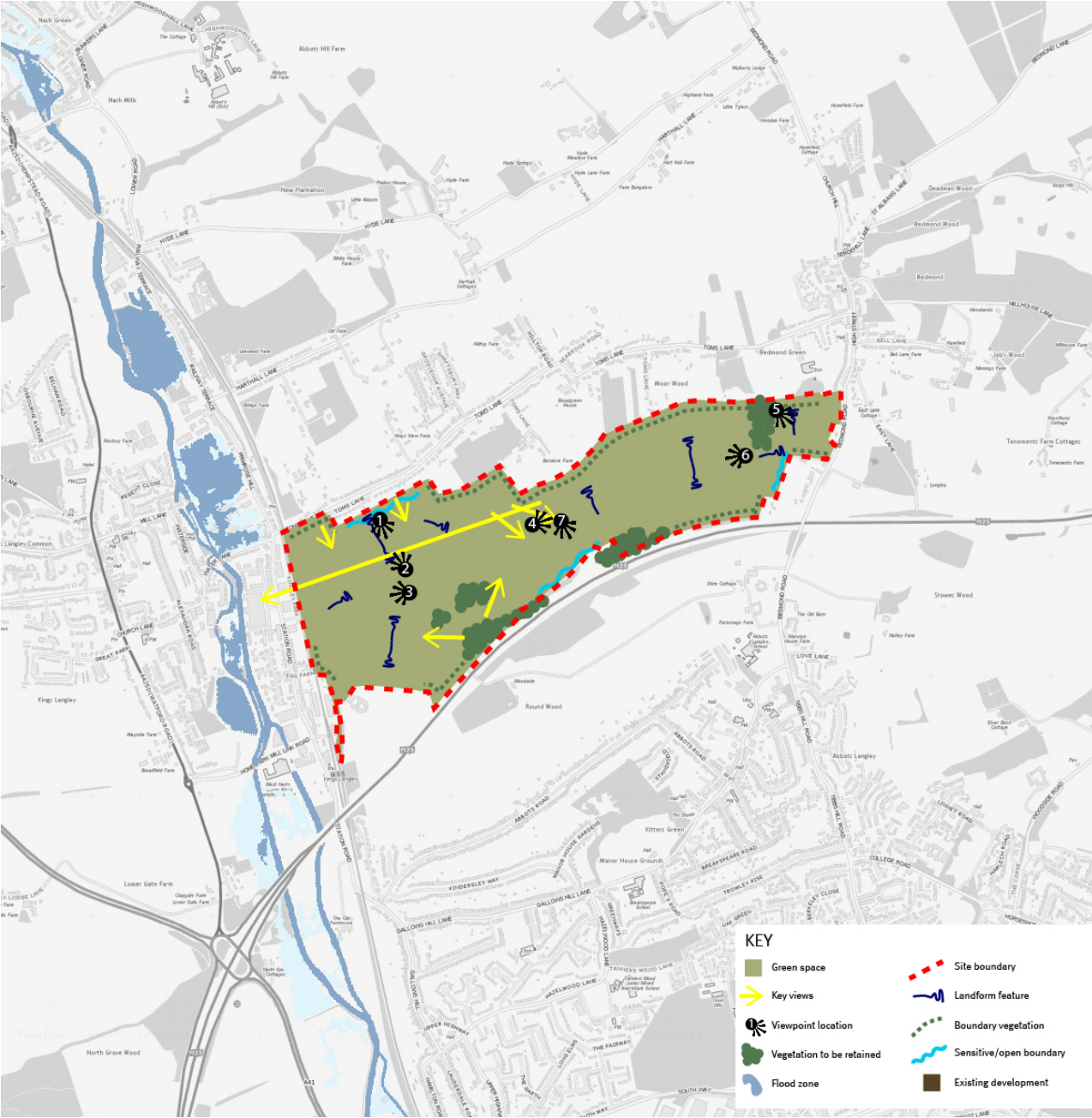


CFS26b. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Dramatic landform particularly on the west part of the site
- Panoramic views towards Kings Langley
- Open views towards woodland blocks within the site and to some feature buildings
- Well used PROW network through the site
- M25 has a strong influence but partially visible
- Local Wildlife Site parcels within the site area
- Site within Green Belt area
- Attractive landscape due to its open character and panoramic views
- Some sense of rurality and tranquillity
- Land parcel with horses on the north-east part of the site
- Some mature feature trees within the site area
- Views to feature building to the east

SITE ANALYSIS



CFS26b. Site analysis diagram



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5

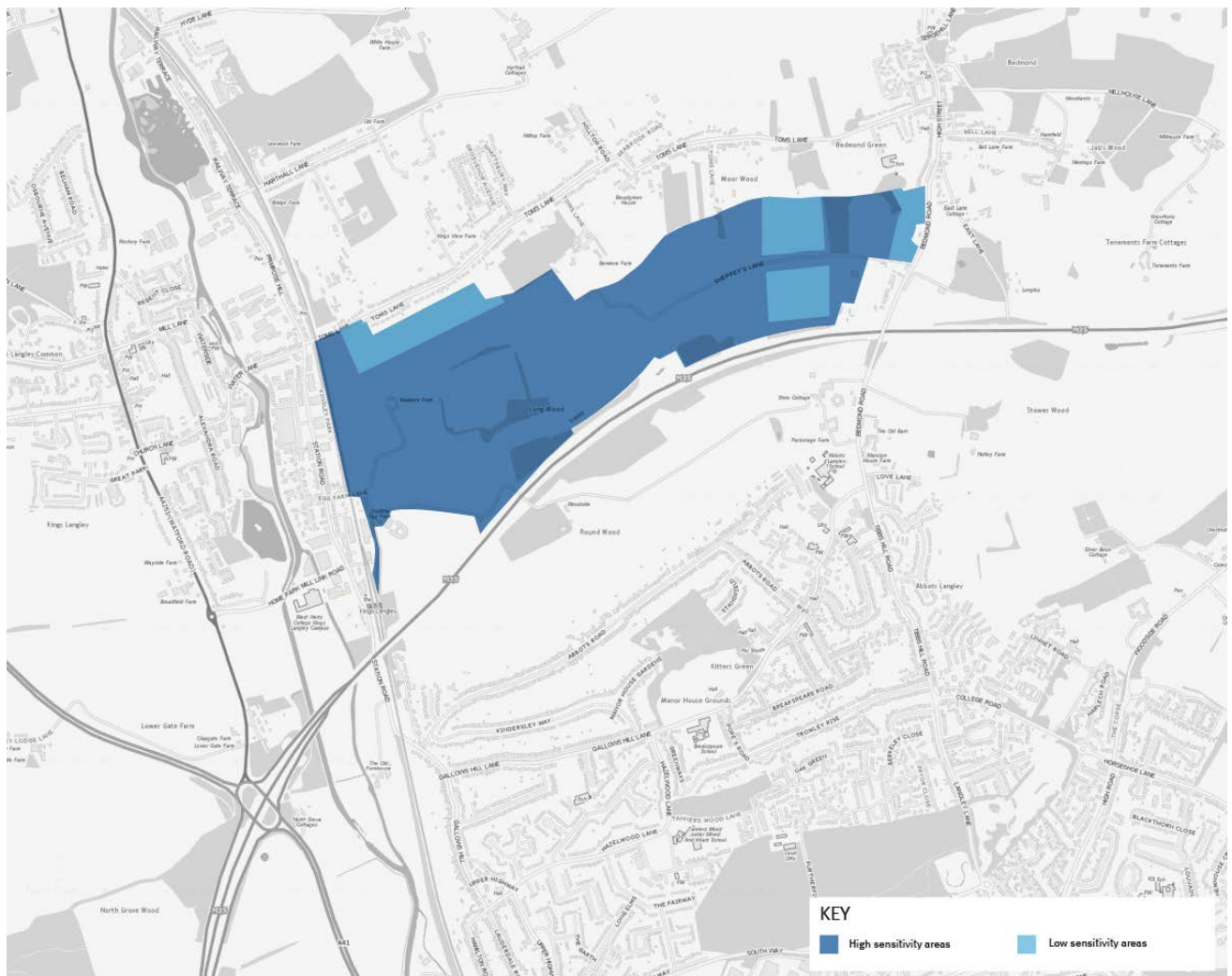


Viewpoint 6



Viewpoint 7

SITE SENSITIVITY



CFS26b. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing boundary vegetation together with woodland blocks within the site should be retained. The internal field boundary pattern and vegetation provides interest and contributes to creating an attractive landscape character therefore is to be protected. Feature trees must be retained as. The landform and open views on this site are features that should be retained, particularly around the west part of the site.

POTENTIAL DEVELOPMENT AREAS

The site has very attractive landscape features characteristics of the landscape character areas and together with the amenity value and open views gives it a high sensitivity towards development. Low sensitivity areas have been identified adjacent to existing settlement areas, but overall the site is of high sensitivity.

SITE REF: PCS6o
SITE NAME: Land at Furtherfield

SITE LOCATION AND DESCRIPTION

Situated to the north of the Warner Bros Studios, the site borders South Way to the south, Furtherfield to the east and residential housing to the north west. The site is enclosed by mature vegetation on all boundaries, and is densely vegetated within the boundaries. The site is disused, and has a high level of biodiversity. Abbots Langley Baptist Church sits to the west of the site, with residential development on all other boundaries with the exception of the east where an open field exists.



| | |
|---------------------|-----------------|
| Current use | Former Landfill |
| Proposed use | - |
| Area (ha) | 12.389 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No landscape character area

VISUAL CONTEXT

The former landfill site's substantial belt of mature vegetation on all boundaries eliminates all public and private views into the site, as well as out of the site towards important landscape features, which would indicate a low sensitivity, although the perceptual quality of the significantly biodiverse site of regenerating vegetation, with interesting landscape features within the site that increase the overall sensitivity. While the interesting and complex site increases the sensitivity, the overall sensitivity is reduced due to the location of the site within an area of built development.

SURROUNDING LAND USES

The site is surrounded by development on its north, west and south boundaries. The eastern boundary runs along Furtherfield with The Horsefield and Abbotswood park play area. The character surrounding the site is very urban.



PCS60. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Emerging woodland/scrub area
- Site within Green Belt area
- Interesting site in terms of biodiversity
- High landscape and amenity value

SITE ANALYSIS



PCS60. Site analysis diagram



Viewpoint 1

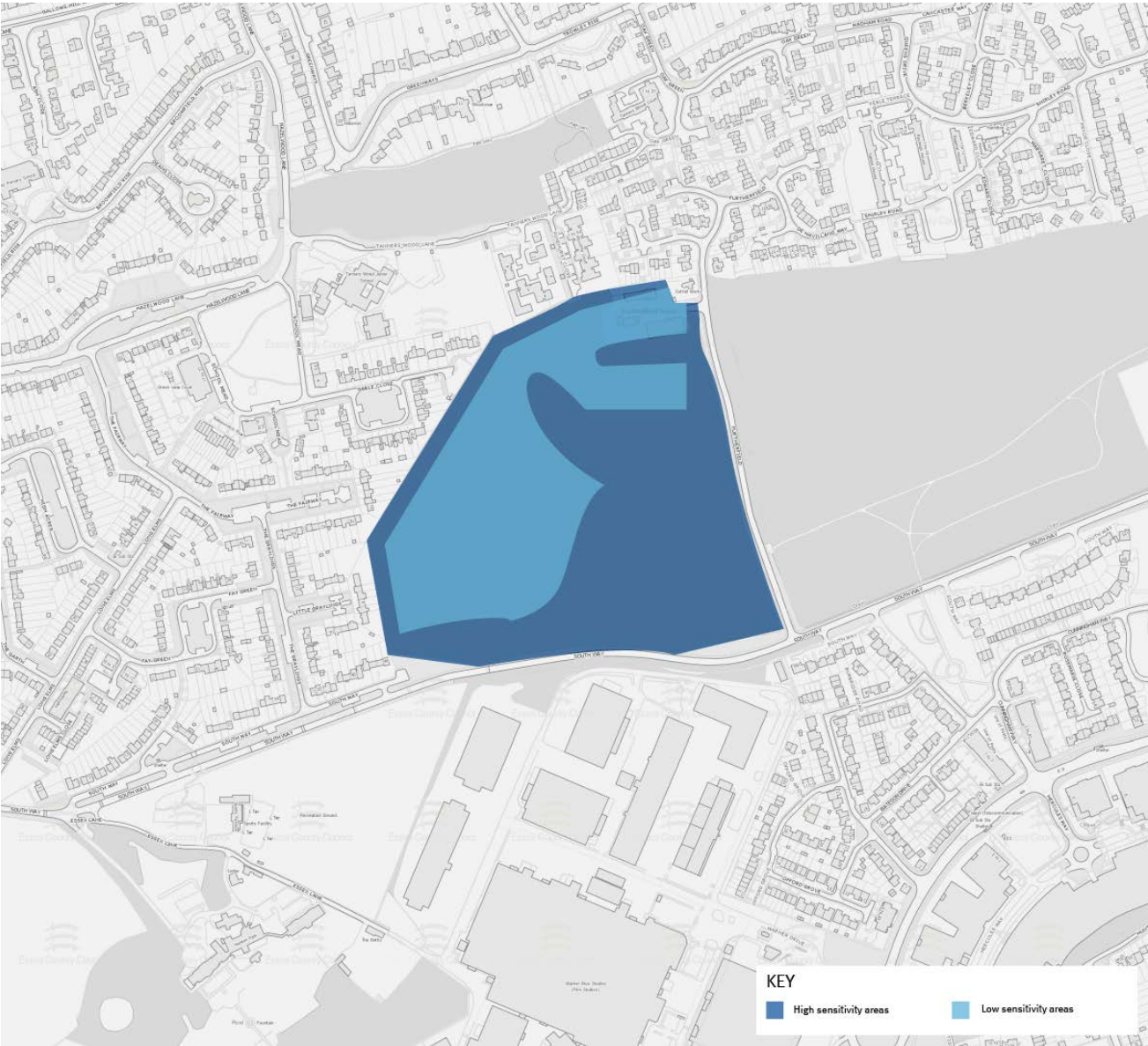


Viewpoint 2



Viewpoint 3

SITE SENSITIVITY



PCS60. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

The majority of the existing vegetation is worth retaining as it could potentially grow into woodland area with the appropriate management. It has great amenity value and contributes positively to the existing green infrastructure in the area.

POTENTIAL DEVELOPMENT AREAS

Whilst the site is valued by its existing vegetation and potential ability for woodland creation it also has the potential to accommodate development due to its urban context. To retain some of its landscape features and amenity value part of the site has been given a high sensitivity score.

SITE REF: PCS4
SITE NAME: East Green Street, Chorleywood

SITE LOCATION AND DESCRIPTION

Open grassland site located to the north of Chorleywood, on the east side of Green Street. The undulating site borders two residential developments; Orchard Drive to the south and Woodland Lane to the east. To the north of the site lays an open grassland field, private footpath and St Clement Danes School. The site is divided up by several fences, with a farm building positioned to the north west corner.



| | |
|---------------------|-----------|
| Current use | Open land |
| Proposed use | - |
| Area (ha) | 22.77 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Pasture and equestrian land

Chilterns Hills AONB

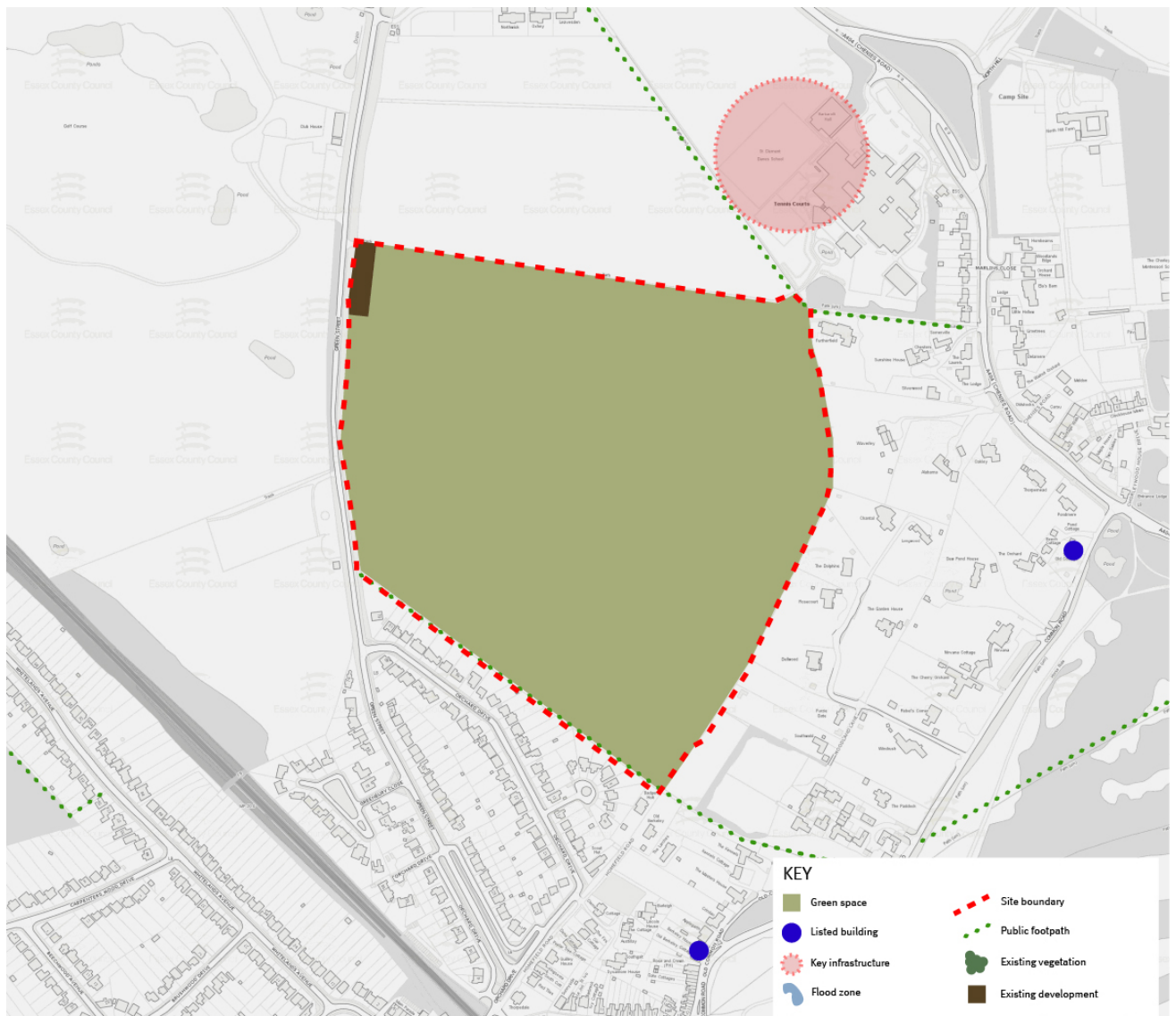
- Rolling grassland hills travel down towards the south

VISUAL CONTEXT

Although the site has little complexity and historic character, the location of the site within Chilterns AONB increases its sensitivity. The rolling grassland hills and pasture land are characteristic of both the Heronsgate Heights LCA and Chilterns Hills AONB and this is in addition to open private views from the residential houses and school.

SURROUNDING LAND USES

The site is within Chilterns AONB area and Green Belt. There is a golf course to the west, Chorleywood north-west settlement boundary to the east and south. Mosaic of woodlands and agricultural land surrounds the site on its west, north and east. Its northern boundary borders a private path towards St Clement Danes School.



PCS4. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Attractive gently undulated grassland
- Open pasture land with livestock present
- Existing vegetation along its west, south and eastern boundaries
- Open views to the north

SITE ANALYSIS



PCS4. Site analysis diagram



Viewpoint 1



Viewpoint 2

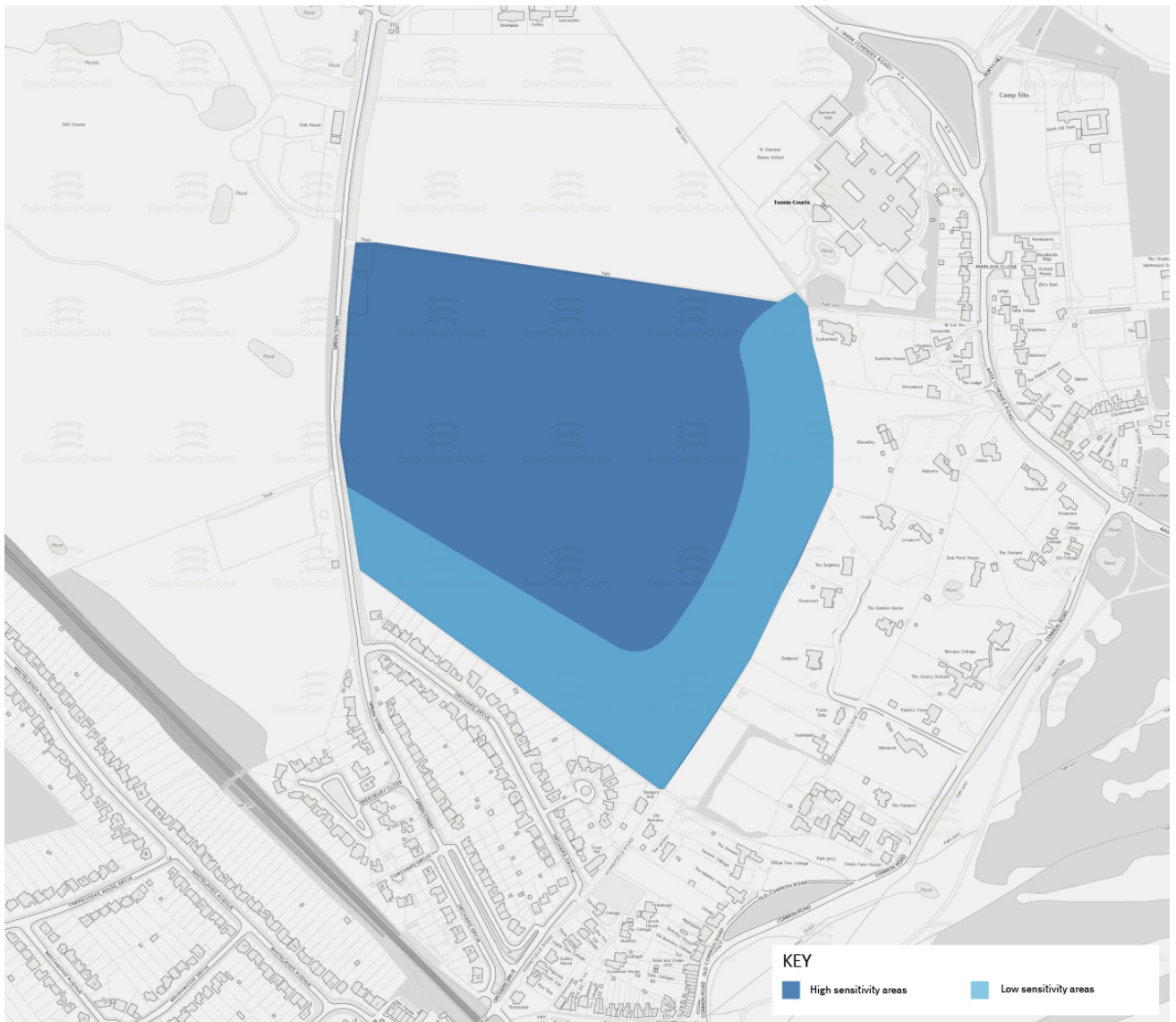


Viewpoint 3



Viewpoint 4

SITE SENSITIVITY



PCS4. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing boundary vegetation should be retained. The existing open pasture character with cattle is characteristic of the Chilterns and because of this the landscape character of the site should be retained.

POTENTIAL DEVELOPMENT AREAS

The site has very open views from the north due to absence of boundary vegetation. The need to protect the landscape character of this site decreases the areas where development could take place. Existing development backs onto its south and eastern boundaries making this part of the site less sensitive for additional development.

SITE REF: OSPF₃
SITE NAME: OSPF₃ Land at Heronsgate, Chorleywood

SITE LOCATION AND DESCRIPTION

The large agricultural site is situated to the south of Chorleywood, running alongside Heronsgate to the east. Comprising of grassland and agricultural land, the site is divided up into smaller fields through subtle field boundaries and change in use. Towards the north, the site is predominantly grassland compared to the south, which is divided up by more mature vegetation and hedgerows. The M25 runs along the south east of the site, with Long Lane defining the south west of edge. Public footpaths run through most areas of the site.



| | |
|---------------------|-------|
| Current use | - |
| Proposed use | - |
| Area (ha) | 57.65 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

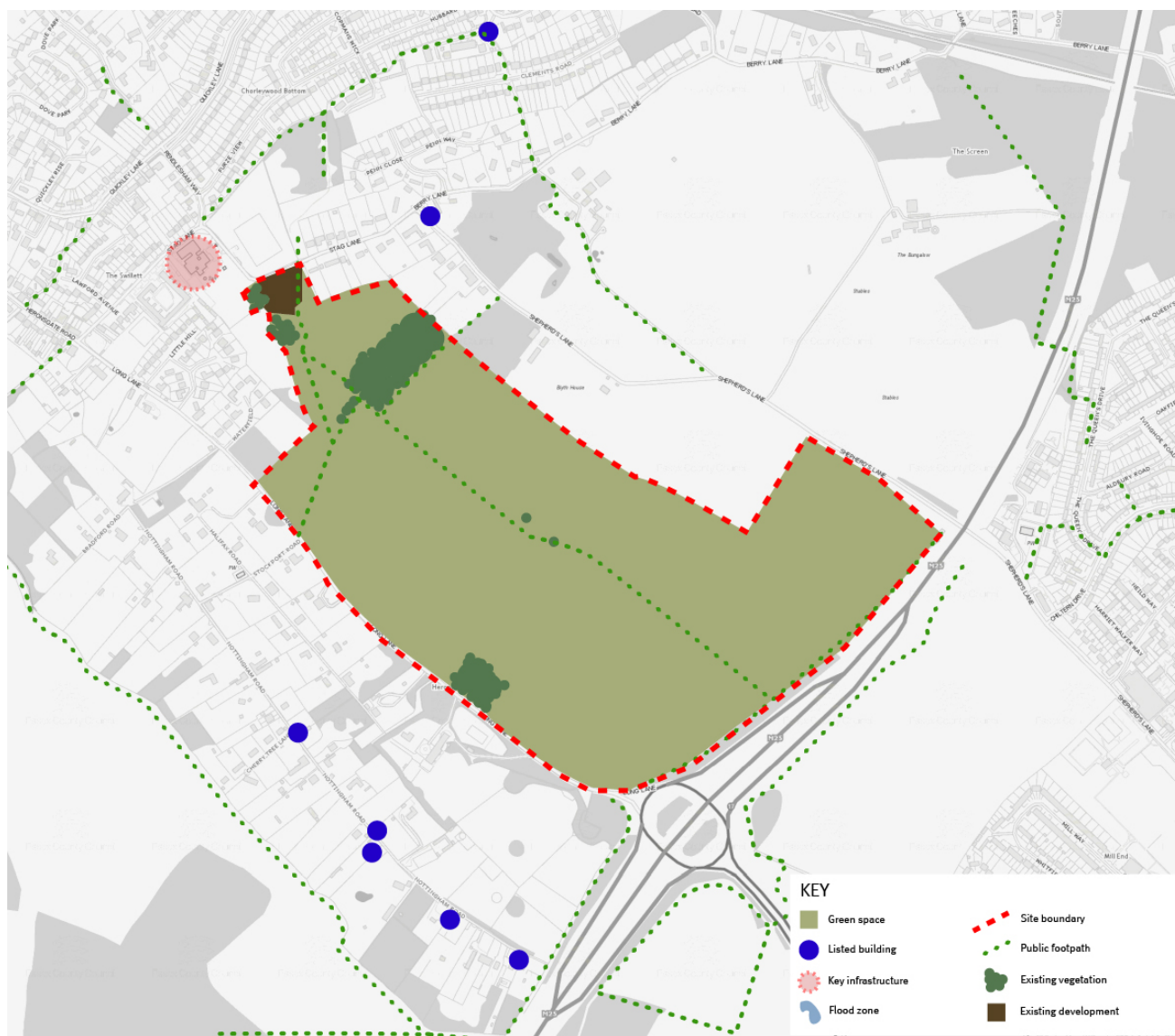
- Woodland area to the north of the site
- The gradient of the site towards the south east allows views towards the M25
- Considerable pasture land to the north of the site

VISUAL CONTEXT

The site is characteristic of the Heronsgate Heights LCA with a woodland area towards the north of the site, with a rolling gradient down towards the south east, allowing open views towards the M25. In addition, the site has strong public views from the central public footpath, increasing the sensitivity of the site. Although the site has strong undulating landforms, panoramic views and historic character, the sensitivity of the site is reduced by the screened private views onto the site by mature vegetation on some boundaries. The dominance of the M25 of the south east skyline reduced the sensitivity of the area in regards to the perceptual quality and sense of rurality in the area, therefore reducing the sensitivity to medium-high.

SURROUNDING LAND USES

To the north-west of the site lies Chorleywood Bottom. Heronsgate settlement (conservation area with a number of listed buildings) sits outside eastern boundary. M25 defines eastern site boundary while the site looks into agricultural land with scattered farm buildings to the north-east.



OSPF3. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Well used PROW network
- Open views to valleys and parts of the M25 to the east
- Gently undulated land with vegetated field boundaries and mature hedgerow trees
- Green Belt area
- Local Wildlife Site area within the site
- Attractive landscape character with some sense of rurality and tranquillity due to its open character and panoramic views

SITE ANALYSIS



OSPF3. Site analysis diagram



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8

SITE SENSITIVITY



OSPF3. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing mature trees and field boundaries vegetation are to be retained. Views to the east towards valleys and landscape character areas beyond M25 are distinctive of this site and should be protected. Views to Herongate conservation area are limited due to existing dense and mature vegetation. Local Wildlife Site to the north-west is to be retained and protected.

POTENTIAL DEVELOPMENT AREAS

The site has a high landscape and amenity value in terms of its landscape character, features and panoramic views. In order to retain some of the above features, the north-east site area has been identified as high sensitivity zone. The area shown as low sensitivity still has some level of sensitivity attached due to its proximity and relationship with Herongate conservation area.

SITE REF: CFS33
SITE NAME: Land at Maple Cross, Maple Lodge

SITE LOCATION AND DESCRIPTION

The site situated to the north east of Maple Cross comprises of largely open grassland as well as industrial yards, buildings and Maple Lodge sewage treatment works. The site backs onto Springwell Lake to the east, separated by mature vegetation along the site boundary. The industrial built area is located towards the centre of the site, with open green space located towards the north, east and south areas. Denham Way runs to the west of the site boundary, with Maple Lodge Close running along part of the southern boundary.



| | |
|---------------------|--------|
| Current use | Mixed |
| Proposed use | Mixed |
| Area (ha) | 27.095 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Colne Valley and Maple Cross

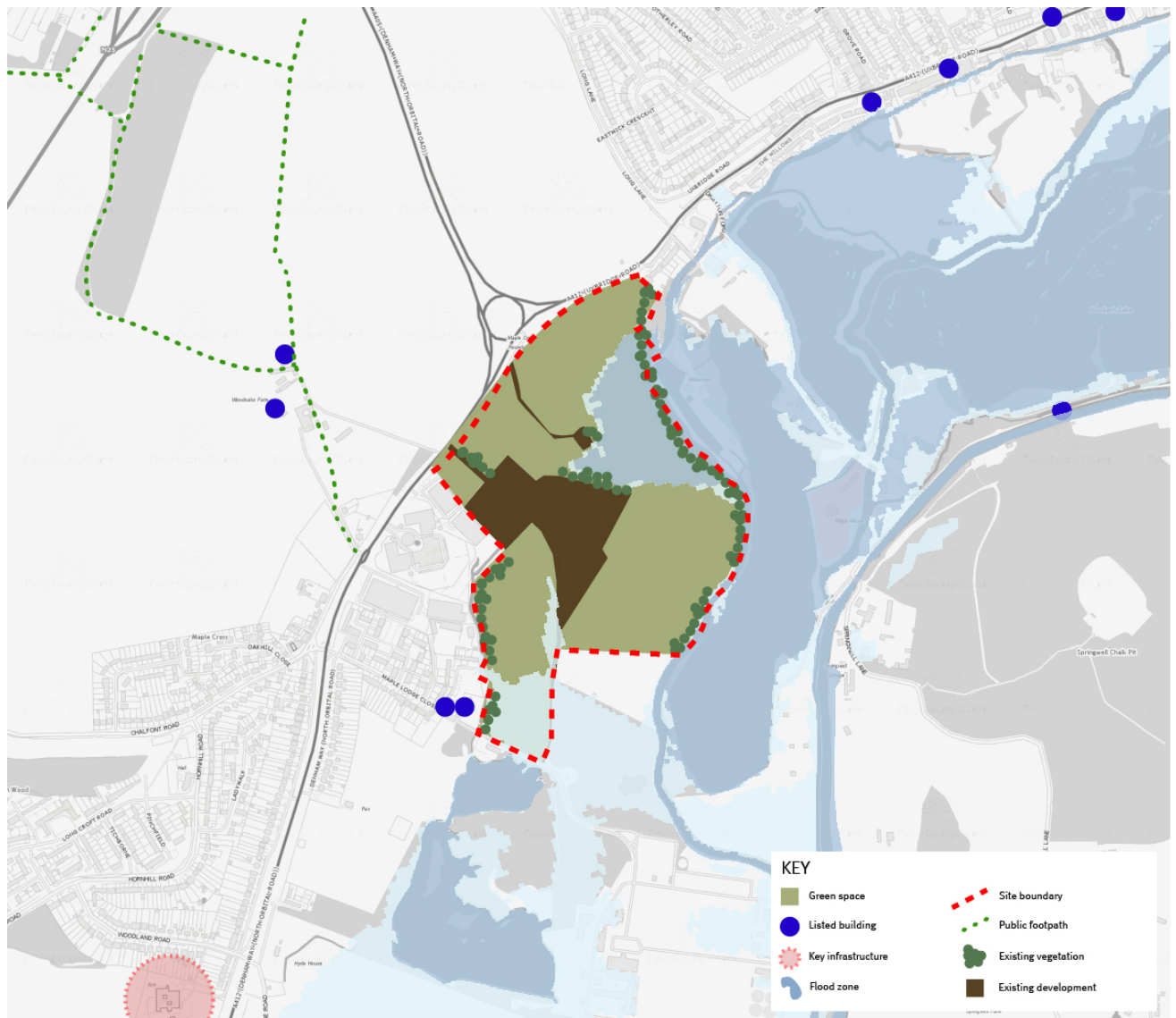
- Level river valley
- Extensive waterbody (Springwell Lake) exists next to the east boundary
- Strong vegetated area along the eastern boundary, and a parcel of woodland beyond the south boundary

VISUAL CONTEXT

The location of the site to the south of Mill End and the north of Maple Cross would cause coalescence between the two separate urban developments, which increases the sensitivity of the site. However, the flat grassland landforms and substantial vegetation on all boundaries lowers the sensitivity, in addition to the existing built development that runs through the centre of the site, and the few public and private views offered from roads and nearby houses. Although the lakes are located directly to the east of the site, the strong vegetated area along the boundary offers screening, and is characteristic of the Colne Valley and Maple Cross Landscape Character Areas.

SURROUNDING LAND USES

To the north we find The Reach Free school, arable fields and west part of Mill End. To the east and north-east of the site are Springwell Lake and Stocker's Lake Nature Reserve. Also, Hill end meadows country reserve. To the south across River Colne there is a sewage treatment plant with Lynsters Lake and Pynesfield Lake further south. To the west we see arable fields and associated farm building and to the south-west Maple Cross village boundary with industrial/business development.

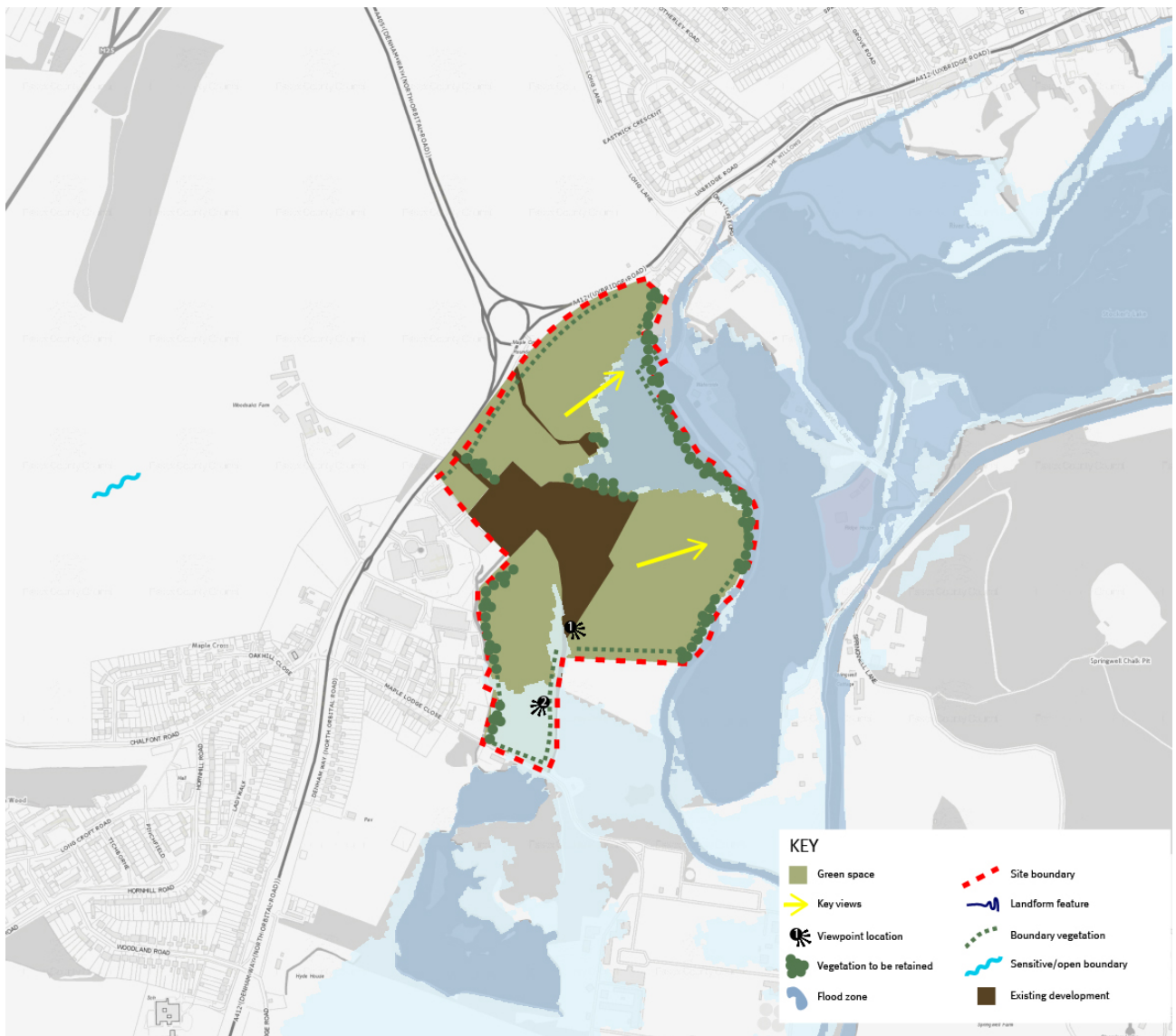


CFS33. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Open grassland
- Strong vegetated areas around Springwell Lake
- Mature field boundaries within the site
- Some areas of industrial character
- Most of the site is on Green Belt

SITE ANALYSIS



CFS33. Site analysis diagram

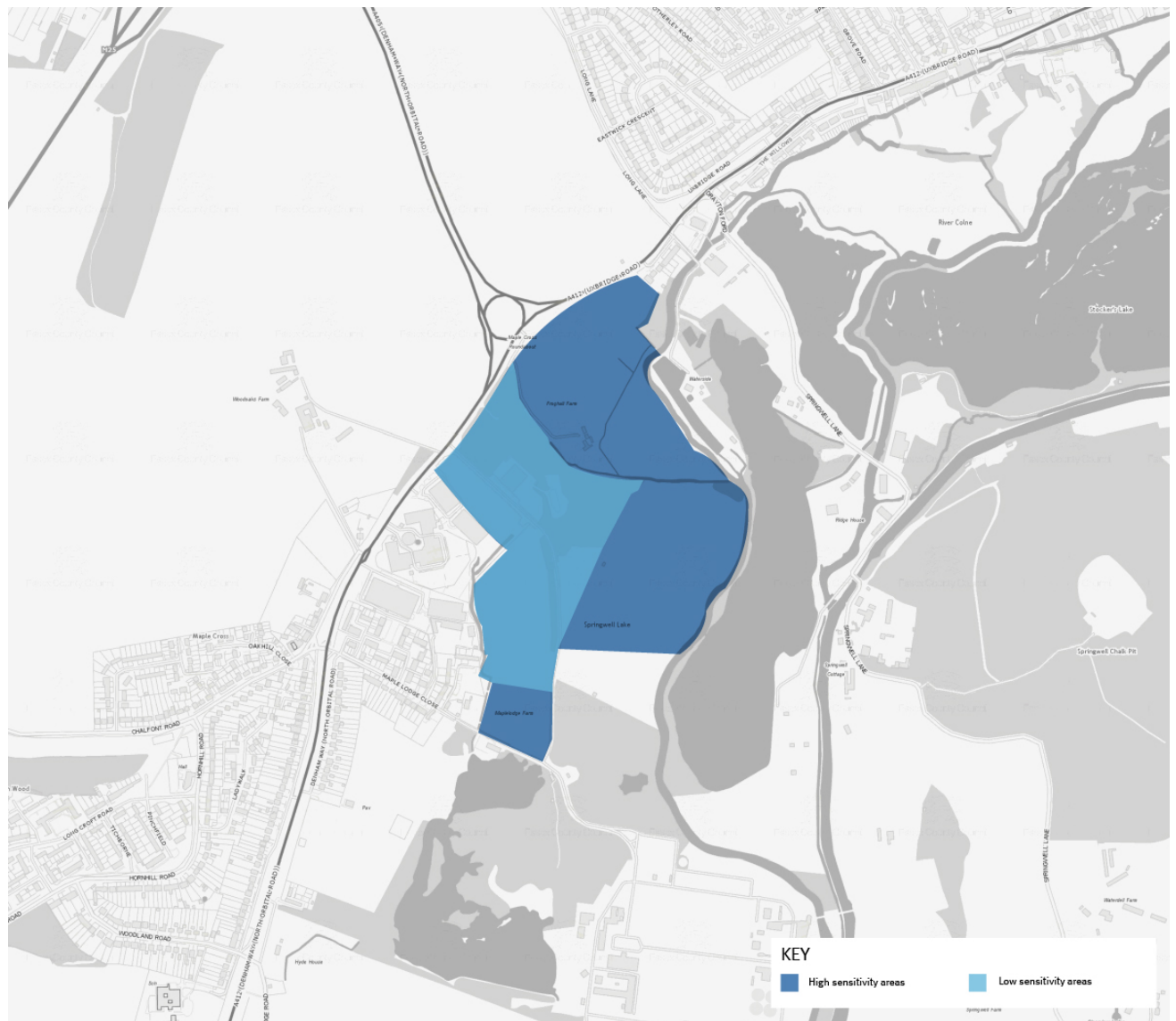


Viewpoint 1



Viewpoint 2

SITE SENSITIVITY



CFS33. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing vegetation along eastern boundary should be retained. Vegetated field boundaries and feature trees are important to the landscape character and should be protected along with the existing vegetation on the western boundary.

POTENTIAL DEVELOPMENT AREAS

The eastern part of the site has been identified as having a higher sensitivity for development due to its proximity to the lakes and flood risk areas 2 and 3b. Development on this part of the site could also have negative impact on settlement coalescence. The southernmost part of the site is within flood zone 2 raising sensitivity for development.

SITE REF: CFS34

SITE NAME: Land at Hornhill Road and Woodland Road

SITE LOCATION AND DESCRIPTION

Located to the south of Maple Cross, the site adjoins Ash Vale and Birch Drive residential roads to the west, and runs close to Woodland Road to the north. The site comprises of arable land, with a small section of a larger parcel of woodland to the north. The site is largely enclosed by mature hedgerows on all boundaries. Maple Cross JMI & Nursery School is located directly to the east of the site, and an open undulating arable field sits to the south.



| | |
|---------------------|--------------|
| Current use | Agricultural |
| Proposed use | Residential |
| Area (ha) | 4.499 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross

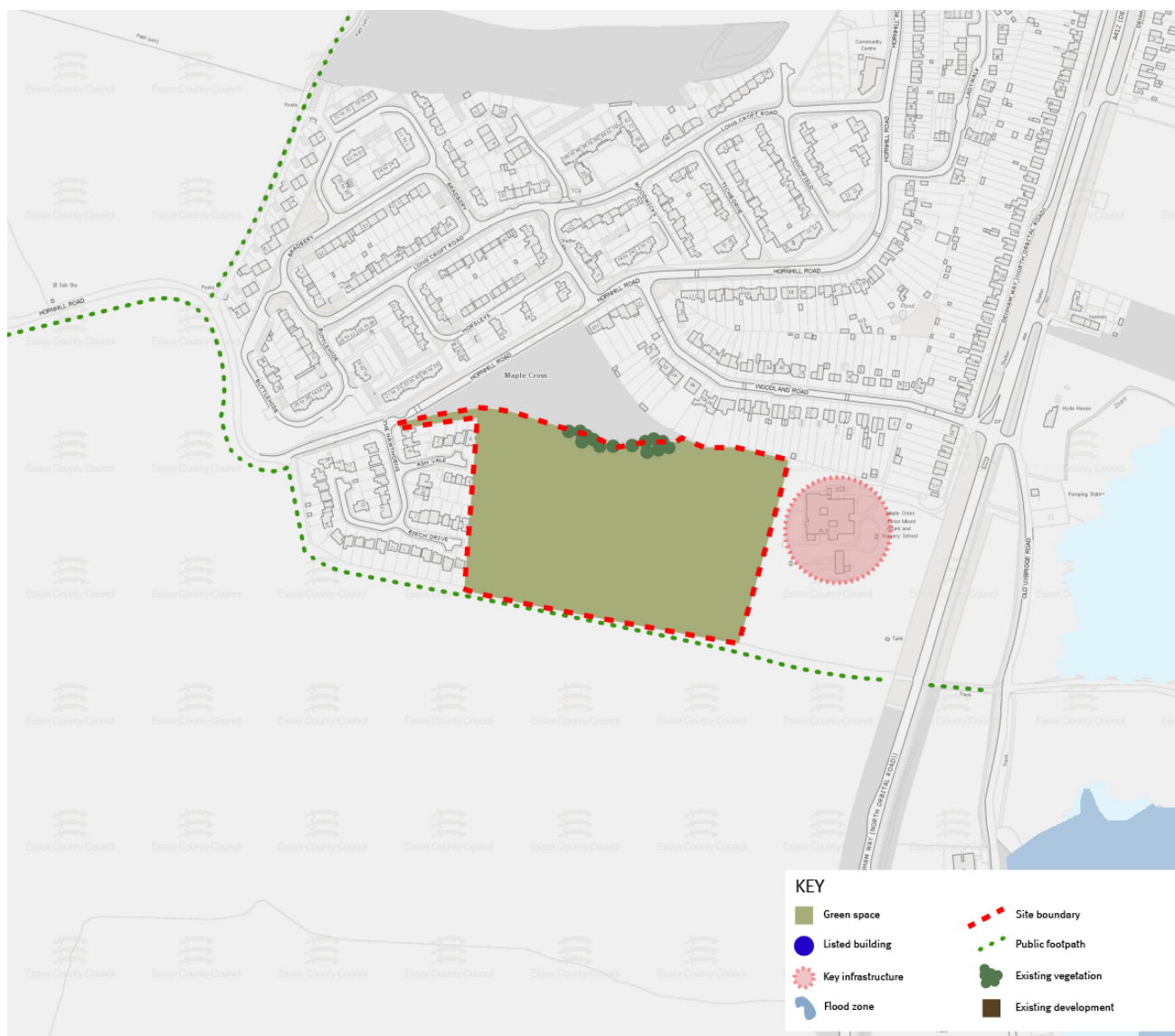
- Woodland area on to the north of the site
- M25 feature of the skyline to the west

VISUAL CONTEXT

Although the site has open views across towards Colne Valley, the flat landform, simple site, low historic character and little perceptual quality lowers the sensitivity of the area. The built development located close to the north of the site lowers the sensitivity, with substantial vegetation on all boundaries and few views from the public footpath to the south.

SURROUNDING LAND USES

Maple Cross south settlement boundary backs onto this site with Franklin's Spring woodland area adjacent to site's north boundary. School site next to eastern boundary and A412 road and lake areas further east. To the south is a large arable field with open views to valley sides, surrounding landscape and the M25.



CFS34. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Open views to attractive landscape character to the south
- Site is within Green Belt area

SITE ANALYSIS



CFS34. Site analysis diagram

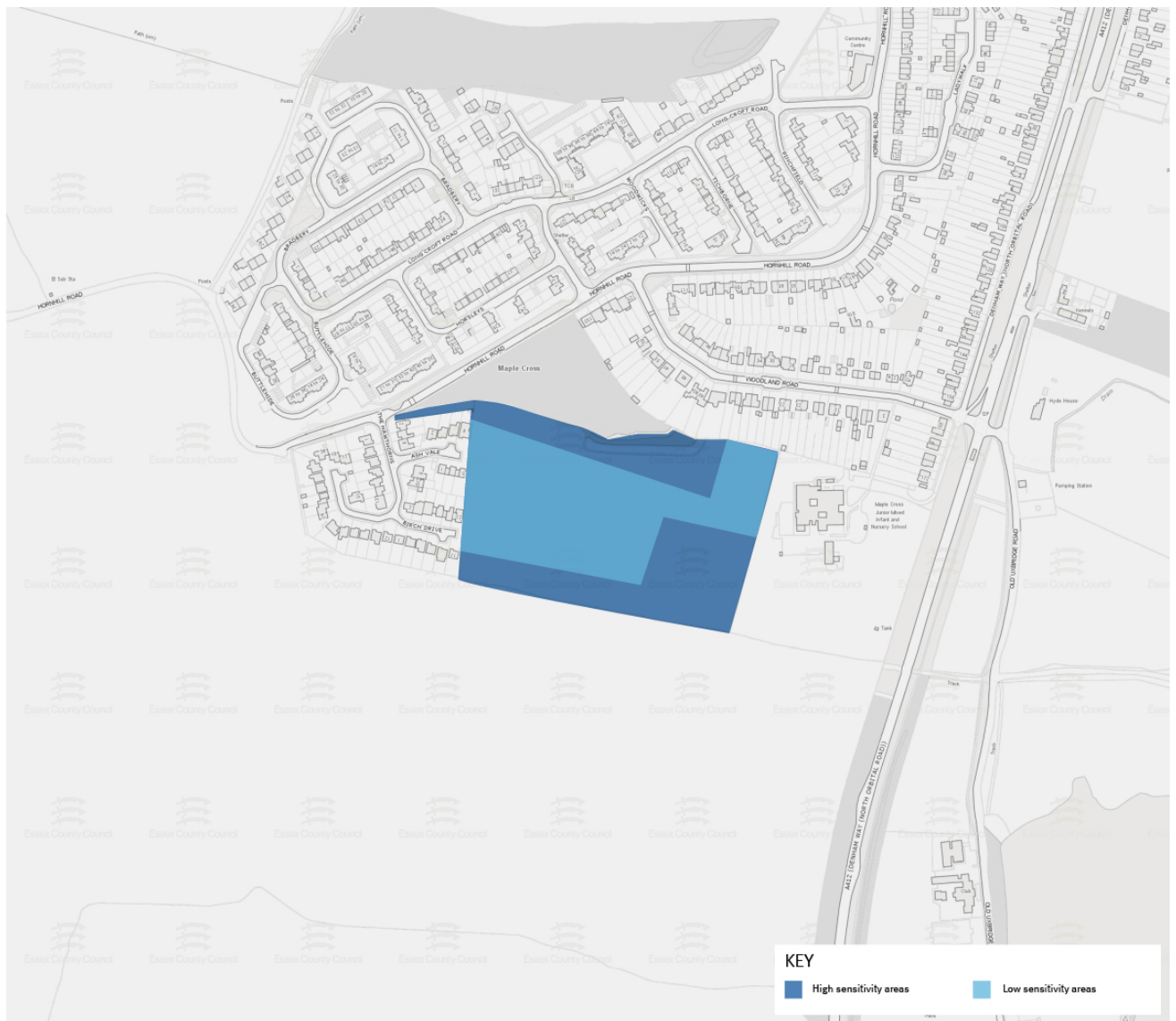


Viewpoint 1



Viewpoint 2

SITE SENSITIVITY



CFS34. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

The site lacks featured vegetation within the site, mostly defined by existing woodland area to the north and eastern boundary. Existing hedgerow along the south boundary, although discontinuous should be protected. Open views to the south are very attractive and should be protected.

POTENTIAL DEVELOPMENT AREAS

Lower sensitivity areas on this site are to the west where it meets settlement edge and to the north-east.

SITE REF: CFS34a

SITE NAME: Land at Hornhill Road and Woodland Road

SITE LOCATION AND DESCRIPTION

Large undulating arable site situated to the south of Maple Cross, locates with the M25 running to the west boundary. The site comprises of an undulating arable area to the south that heads downhill towards the east, and a disused grassland area to the north west of the site. A public right of way runs the length of the north of the arable area of the site. To the east boundary, Denham Way runs the width of the site, and a small hedgerow runs along the field boundary to the south.



| | |
|---------------------|--------------|
| Current use | Agricultural |
| Proposed use | Residential |
| Area (ha) | 31.794 |

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross

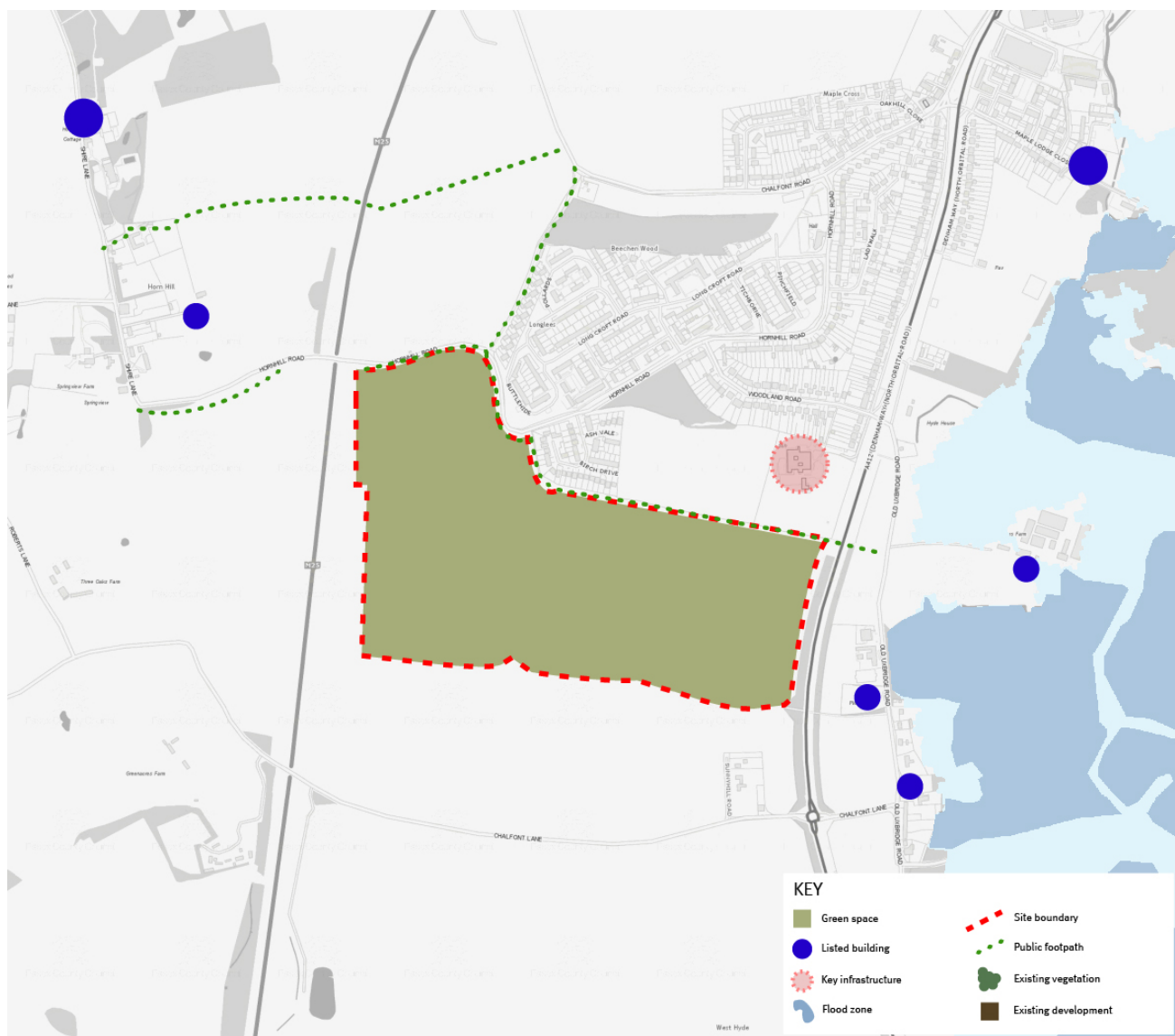
- Strong east facing slope with snaking valleys through the site
- Large arable field located east of the M25 with minimal hedgerows
- M25 major feature on the skyline to the west
- Views from the west of the site across Colne Valley towards the east

VISUAL CONTEXT

The site comprises of several landscape features that are characteristic of the Maple Cross LCA, including the strong undulating slopes that snake through the valley towards the east, 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 footpaths and the perceptual quality of the site. On the other hand, the landscape has some built form close to the southern boundary of the site and little historic character that lowers the overall sensitivity.

SURROUNDING LAND USES

Land use around the site varies between agricultural use to the south and across the M25 to the west. Maple Cross village to the north and Lynsters and Pynesfield lakes area to the east.

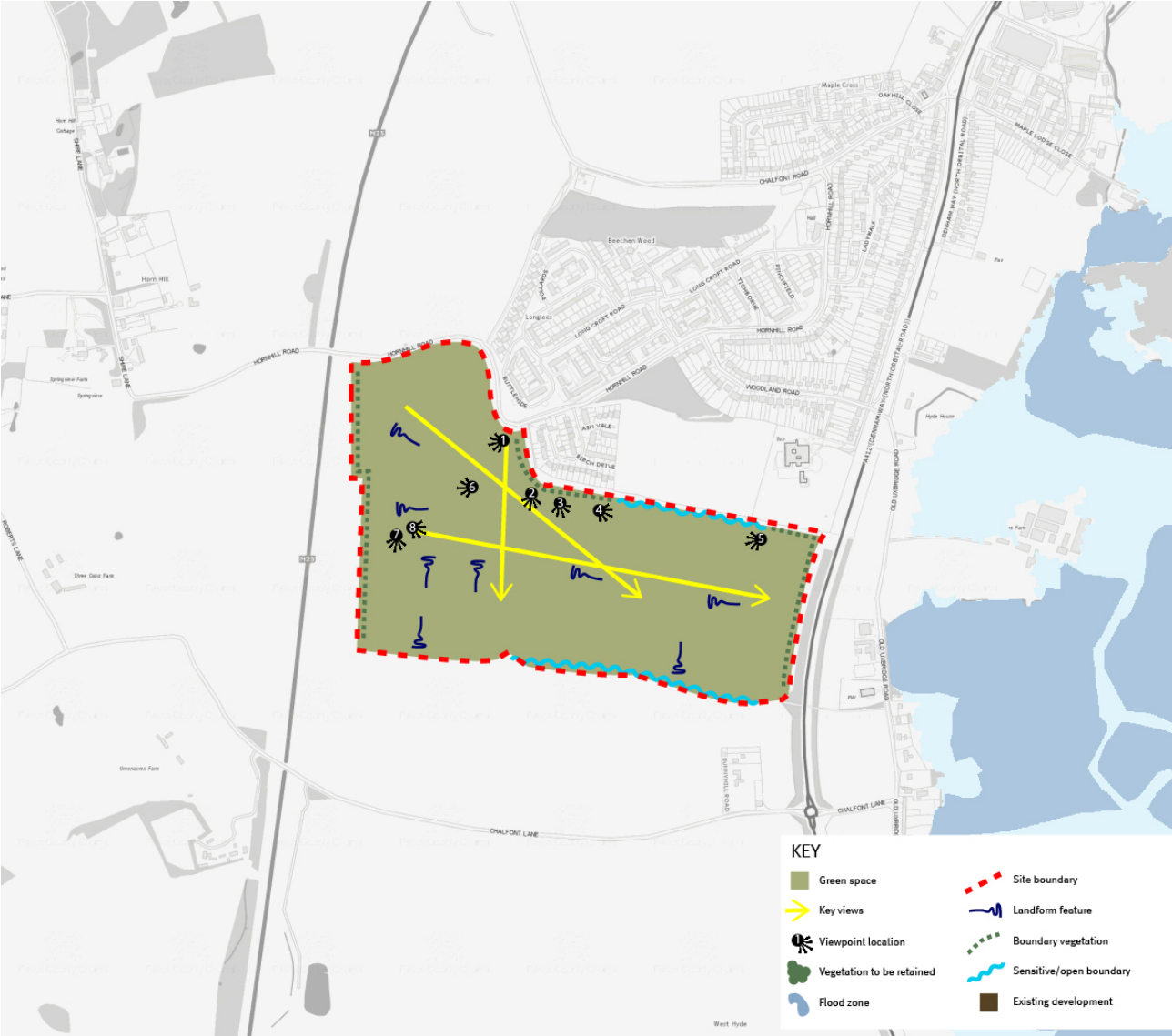


CFS34a. Site context

KEY SITE FEATURES AND CHARACTERISTICS

- Strong sloping ground to the south and east
- Open views to attractive landscape character to the south
- Area of arable reversion/semi-improved grassland to the north-west corner of the site
- Site is within Green Belt area
- Sense of openness

SITE ANALYSIS



CFS34a. Site analysis diagram



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6

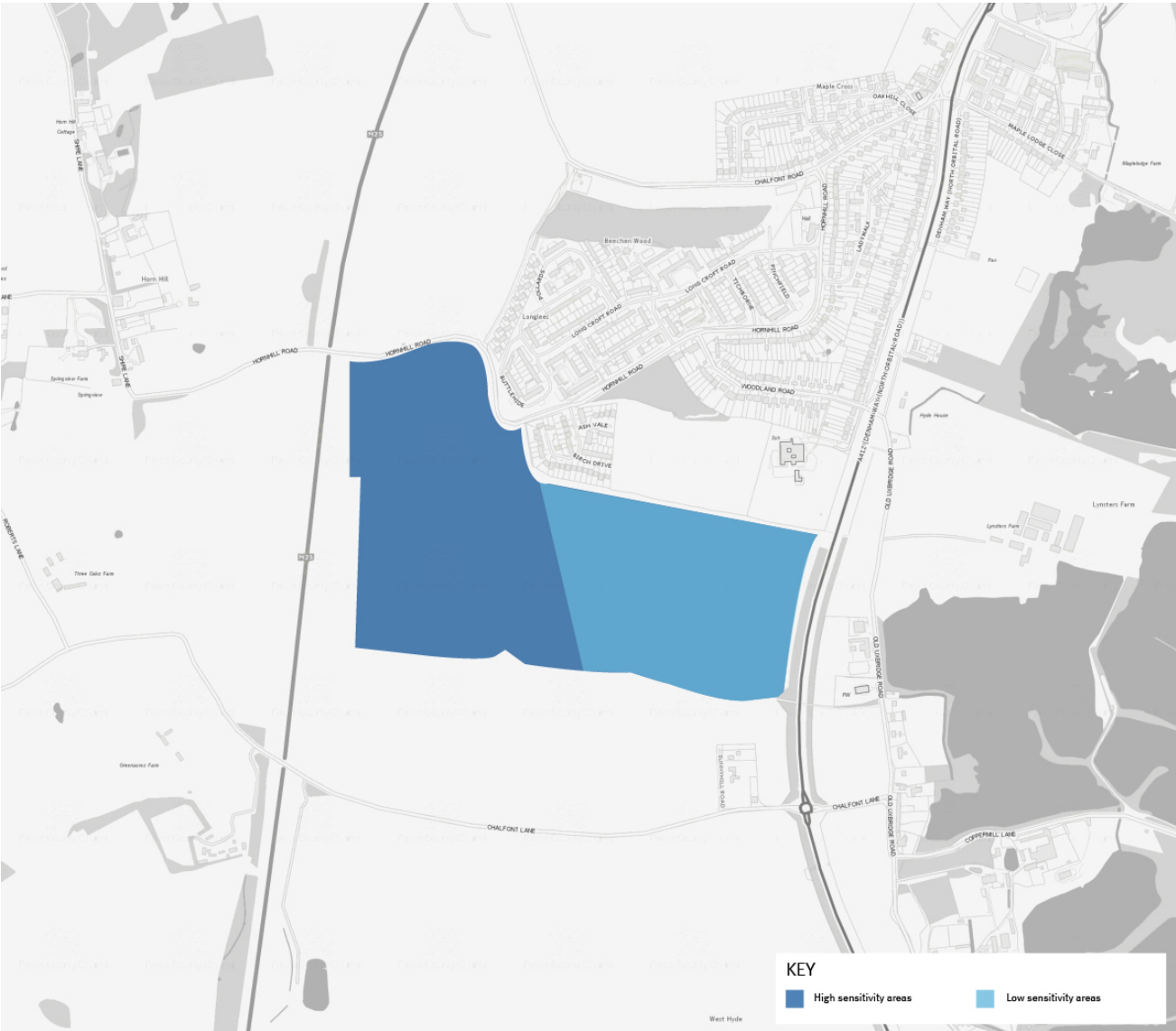


Viewpoint 7



Viewpoint 8

SITE SENSITIVITY



CFS34a. Site sensitivity diagram

KEY LANDSCAPE AREAS AND FEATURES TO BE RETAINED/PROTECTED

Existing semi-improved grassland area on the north-west part of the site is very attractive and of some landscape and biodiversity value. Panoramic views towards attractive landscape character to the west and south should be retained. Some existing hedgerow and tree planting within the site should be retained.

POTENTIAL DEVELOPMENT AREAS

Views and sense of openness are key features of this site. Lower sensitivity areas have been identified towards the east part of the site.

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