

Potential allocation sites
for the Three Rivers
New Local Plan

LANDSCAPE SENSITIVITY ASSESSMENT

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.

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

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

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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
1.0	30/07/2019	Almudena Quiralte	Ryan Mills	Internal Review
2.0	02/08/2019	Ryan Mills	Peter Dawson	Draft Report
3.0	09/08/2019	Ryan Mills	Peter Dawson	Final Report
		Name		
Title of report		Landscape Sensitivity Assessment		
Client		Three Rivers District Council		
Client representative		Claire May		
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INTRODUCTION

Three Rivers District Council commissioned Place Services in June 2019 to undertake a landscape sensitivity assessment. This landscape sensitivity assessment is intended to provide context for policies and proposals within the emerging Local Plan, in particular in relation to built development.

BACKGROUND AND PURPOSE

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

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

AREAS FOR ASSESSMENT

A list of 121 sites for assessment was provided by Three Rivers District Council. The sites are across the following settlements:

- Rickmansworth
- South Oxhey
- Carpenders Park
- Oxhey Hall
- Croxley Green
- Chorleywood
- Mill End
- Maple Cross
- Moor Park & Eastbury
- Bedmond
- Sarratt & Chipperfield
- Kings Langley
- Abbots Langley

SITE ASSESSMENT LOCATIONS

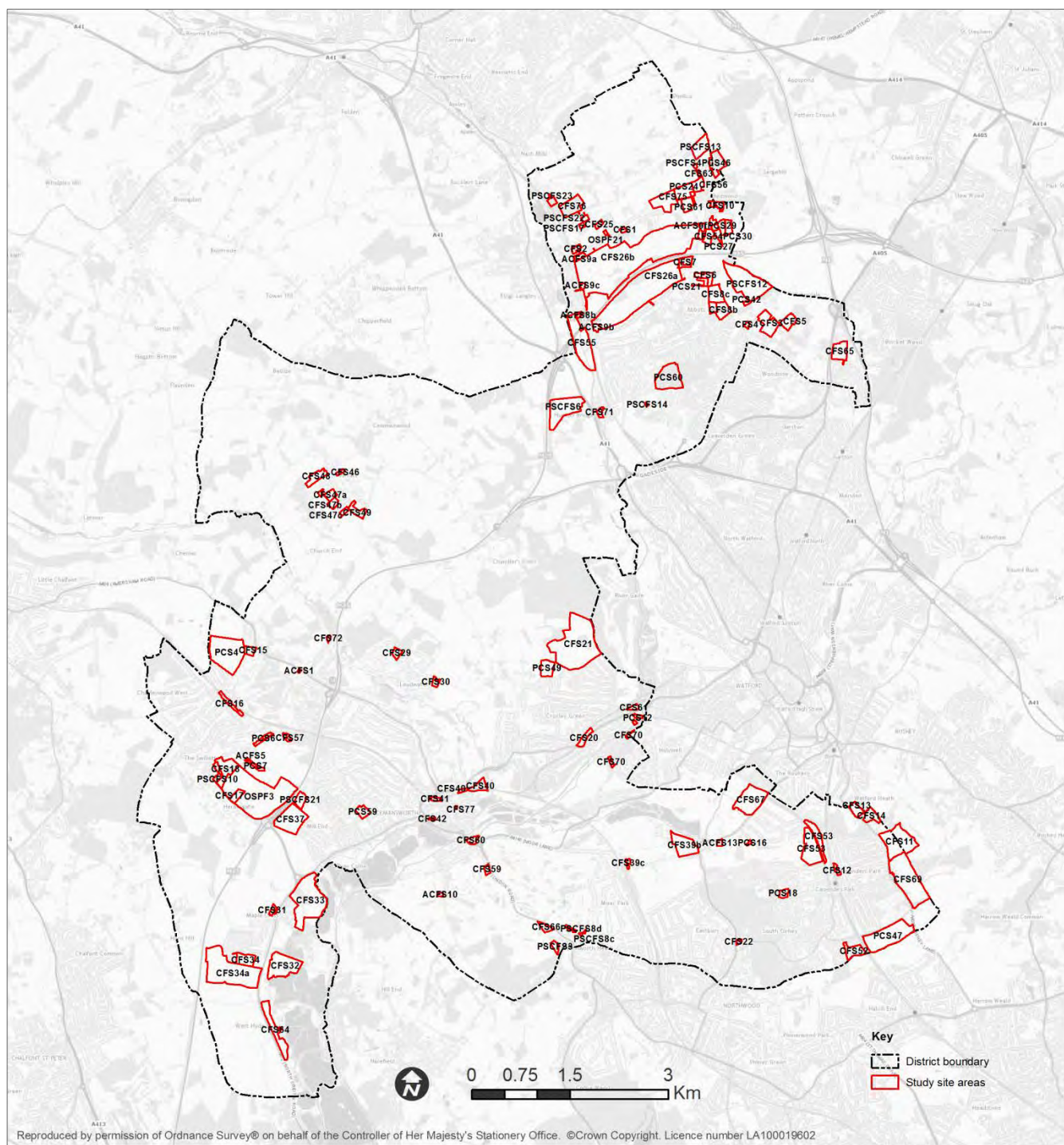


Image 1: Sites for Assessment

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

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 management¹’ (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 Assessment²’ (Third Edition, 2013) (GLVIA3) and ‘An Approach to Landscape Character Assessment³’. 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 <p><i>High Sensitivity</i></p> <ul style="list-style-type: none"> - small and organic landscape with a variety in pattern, texture and scale 	The complexity and scale of the landscape includes consideration of the land use, field boundaries and levels of enclosure

Enclosure by Vegetation	<p><i>Low 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 Pre18thc 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 	Public views will include views from Roads, Rights of Way and public open space. The category will depend on the extent of the visibility from all the site perimeters and rights of way through site, as well as the number of likely viewers.
Openness to Private View	<p><i>Low Sensitivity</i></p> <ul style="list-style-type: none"> - Area is well contained from private views <p><i>Medium Sensitivity</i></p>	This relates to private views from residential properties and non-public buildings and facilities. The category will depend on the

	<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 	extent of the visibility from the site perimeters as well as the number of likely viewers.
Views towards landmark buildings/natural features	<p><i>Low 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 	
Perceptual Quality	<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. 	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.
Prevention of merging/coalescence	<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. 	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.

REPORT PRESENTATION

The Site sensitivity results in the following 121 reports are set out in the order submitted to us by Three Rivers District Council. The individual assessments include:

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

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

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

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

RESULTS

SUMMARY OF FINDINGS

The table below gives a summary of the comparative landscape sensitivity of each assessment area for built development. It should be noted that this reports on overall sensitivity for the majority of the area but does not include variation of sensitivity within the area.

TABLE 4: LANDSCAPE SENSITIVITY ASSESSMENT SUMMARY

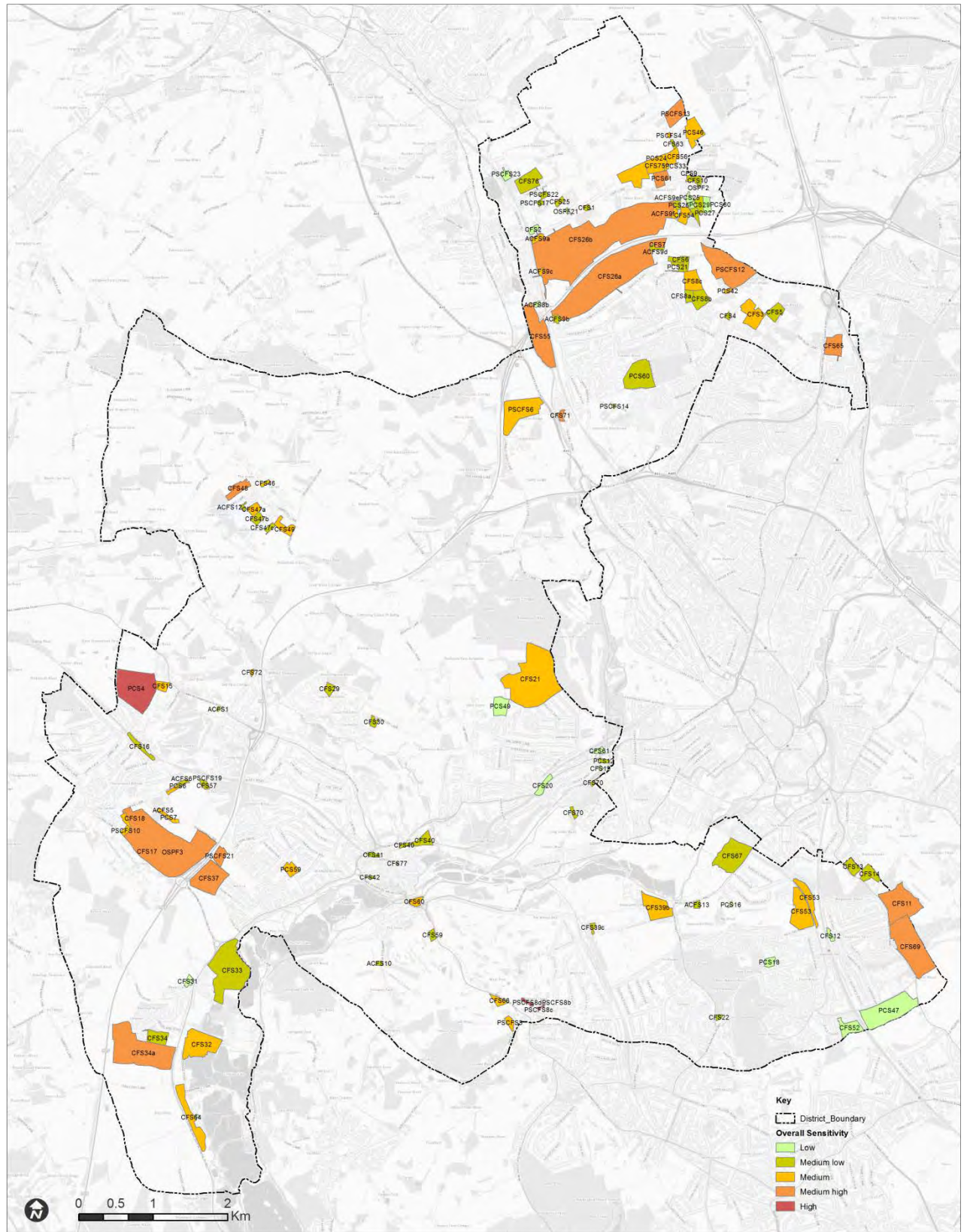
	SITE REF.	SITE NAME	SENSITIVITY
Rickmansworth	CFS40	Land at Park Road, Rickmansworth	Medium Low
	CFS41	Rickmansworth Station, Station Approach	Medium Low
	CFS77	Rickmansworth Library, High Street	Medium Low
	CFS42	Land rear of Ebury Road, Rickmansworth	Medium Low
	CFS59	Land on London Road, Rickmansworth	Medium Low
	CFS60	Affinity Water Depot, Rickmansworth	Medium
	CFS66	Land at Batchworth, Road	Medium
	ACFS10	Andrew Ley Farm, Harefield Road	Medium Low
	PSCFS3	Land at Batchworth Heath Farm, Batchworth	Medium
South Oxhey	CFS52	Land at Sir James Altham, South Oxhey	Low
	CFS53	Oxhey Golf Course and Driving Range	Medium
	PCS18	Land south of St. Josephs, South Oxhey	Low
Carpenders Park	CFS12	Kebbell House and Land to the rear, Delta Gain, Carpenders Park	Low
	CFS11	Carpenders Park Farm, Oxhey Lane, Carpenders Park	Medium High
	CFS14	Land North of Oxhey Lane, Carpenders Park	Medium Low
	CFS69	Land at Carpenders Park Farm	Medium High
	PCS47	South of Little Oxhey Lane, Carpenders Park	Low
	CFS13	Land at Oxhey Lane, Watford Heath	Medium Low
Oxhey Hall	PCS16	Vivian Gardens, Oxhey Hall	Low
	CFS67	Land north of Oxhey Hall Farm	Medium Low
Croxley Green	CFS20	Land at Croxley Station	Low
	CFS70	Extension to Croxley Green Business Park	Medium Low
	CFS19	Land adjacent 62-84 & 99-121 Sycamore Road Croxley Green	Low
	CFS21	Land at Rousebarn Lane, Little Green Lane, Croxley Green	Medium
	CFS61	Cinnamond House, Cassiobridge	Low
	PCS49	Little Green Playing Fields, Croxley Green	Low

	PCS12	Former Croxley Green Railway Station, Croxley Green	Medium Low
Chorleywood	CFS16	Land at Chorleywood Station (station car park/ adjoining land)	Medium Low
	CFS18	Hill Farm, Stag Lane, Chorleywood	Medium
	OSPF3	Land at Heronsgate, Chorleywood	Medium High
	CFS15	Alabama & Waverley, Chenies Road, Chorleywood	Medium
	CFS17	Birdwood, Land at Hill Farm, Stag Lane, Chorleywood	Medium Low
	CFS29	Land at 2 Sarratt Lane	Medium Low
	CFS30	Land rear of Branksome Lodge	Medium Low
	CFS57	Pheasants Ridge Gap, Berry Lane, Chorleywood	Medium Low
	CFS72	Solesbridge Lane, Chorleywood	Medium
	ACFS1	Heath House, Rickmansworth Road, Chorleywood	Medium Low
	ACFS5	Pond Field, Hall Farm, West Clayton	Medium
	ACFS6	Home Field, Berry Lane, West Clayton	Medium Low
	PCS6	Hall Farm, Berry Lane, Chorleywood	Medium
	PCS7	Hall Farm, Shepherds Lane, Chorleywood	Medium
	PSCFS10	Land north-east of Long Lane, Heronsgate	Medium
	PSCFS19	Land south west of Berry Lane, Chorleywood	Medium Low
PCS4	East Green Street, Chorleywood	High	
Mill End	PCS59	Land at Berry Lane, Mill End	Medium
	CFS37	Land at Long Lane, Mill End	Medium High
	PSCFS21	Land to the south-west of Shepherds Lane, Mill End	Medium High
Maple Cross	CFS32	Land at Lynsters Farm East of Old Uxbridge Road, Maple Cross	Medium
	CFS34	Land South of Hornhill Road and Woodland Road	Medium Low
	CFS34a	Land South of Hornhill Road and Woodland Road, Maple Cross (Larger Site)	Medium High
	CFS64	Land South of Chalfont Lane, West Hyde	Medium
	CFS31	24 Denham Way and Land rear to Maple Cross	Low
	PSCFS5	West Hyde Nursery, Old Uxbridge Road	Low
	CFS33	Land at Maple Cross, Maple Lodge	Medium Low
Maple Park	CFS39b	Land to East of Merchant Taylors School	Medium
	CFS22	Knoll Oak, Sandy Lane, Northwood	Medium Low
	CFS39c	Sandy Lodge Lane and Land at Askew Road	Medium Low
	PSCFS8b	Moor Park Golf Course, Adjacent to 1 Anson Walk	High
	PSCFS8c	Moor Park Golf Course, Adjacent to 2 Anson Walk	High
	PSCFS8d	Moor Park Golf Course, North of Park Close	High
	ACFS13	Land at Hampermill Lane	Medium Low
Bedmond	CFS75	Bedmond Fields, Bedmond	Medium
	PCS24	Bluebell Drive (Larger Site), Bedmond	Medium
	PCS46	Twychells Farm, Bedmond	Medium
	CFS9	Land at Millhouse Lane, Bedmond	Medium Low
	CFS10	Land between Millhouse Lane and Bell Lane, Bedmond	Medium Low
	CFS56	Church Hill Road, Bedmond	Medium

Bedmond	CFS63	The Orchard, land Adj. Bedmond Road	Medium Low
	PCS25	East Lane (Parcel 1), Bedmond	Low
	PCS26	East Lane (Parcel 2), Bedmond	Low
	PCS27	East Lane (Parcel 3), Bedmond	Medium Low
	PCS29	East Lane (Parcel 5), Bedmond	Medium Low
	PCS30	East Lane (Parcel 6), Bedmond	Low
	PCS33	Bluebell Drive (smaller site), Bedmond	Medium
	PCS61	Land at Bluebell Drive/Toms Lane	Medium High
	OSPF2	Land at Bell Lane, Bedmond	Medium Low
	PSCFS4	The Woodlands, Bedmond Road, Abbots Langley	Medium
	PSCFS13	Land between East Lane and Bedmond Road	Medium High
Sarratt and Chipperfield	CFS48	Land at Holly Tree Farm, Sarratt	Medium High
	CFS46	Land at The Boot, Sarratt	Medium
	CFS47a	Land South of Downer Drive, Sarratt	Medium
	CFS49	Land to west of Sarratt Road	Medium
	CFS47c	Adams Nurseries, Church Lane, Sarratt	Medium Low
	CFS47b	Land South of Downer Drive, Church Lane, Sarratt	Medium Low
	ACFS12	Land rear of Fir Trees, Dawes Lane, Sarratt	Medium Low
Kings Langley	CFS55	Land at Station Road, Kings Langley	Medium High
	CFS71	Land rear of The Kings Head, Hunton Bridge	Medium High
	ACFS8b	Flower house, 2-3 Station Road, Kings Langley	Low
	PCS36	Land opposite Alpine Press, Kings Langley	Low
	PSCFS6	Land south of Junction 20, M25, Kings Langley	Medium
	PSCFS14	East Lodge, East Lane, Kings Langley	Medium Low
Abbots Langley	CFS3	Land adjacent to Fortunes Farm, High Elms Lane, Abbots Langley	Medium
	CFS5	Land adj. to Parmiters School, High Elms Lane	Medium Low
	CFS8b	Notley Farm, Bedmond Road, Abbots Langley	Medium Low
	CFS8c	Notley Farm, Bedmond Road, Abbots Langley	Medium
	CFS8a	Notley Farm, Bedmond Road, Abbots Langley	Medium Low
	CFS26a	The Kings Langley Estate, Abbots Langley	Medium High
	CFS26b	The Kings Langley Estate, Abbots Langley	Medium High
	CFS65	South of Waterdale Household Waste Recycling Centre and Mullany's Coaches	Medium High
	CFS76	Rear of 45 Harthall Lane	Medium Low
	PCS60	Land at Furtherfield	Medium Low
	CFS1	114-118 Toms Lane	Medium Low
	CFS2	Land at Three Acres Toms Lane	Low
	CFS4	Land at Warren Court, Woodside Road	Medium Low
	CFS6	Mansion House Equestrian Centre	Medium Low
	CFS7	South of Toms Lane, North of Abbots Langley	Medium Low
	PCS21	Land at Love Lane	Medium Low
	CFS25	Four Winds off Toms Lane, Kings Langley	Medium Low

Abbots Langley	CFS54	Land south of Bedmond	Medium
	ACFS9a	Land off Tom's Lane	Medium
	ACFS9b	Land off Little How Croft, Abbots Langley	Medium Low
	ACFS9c	Egg Farm Lane	Medium
	ACFS9d	Bedmond Road, Abbots Langley	Medium Low
	ACFS9e	Land west of Bedmond Road	Medium Low
	ACFS9f	Land West of Bedmond Road & North of Sheppey's Lane	Medium
	PCS42	Leavesden Pumping Station, East Lane, Abbots Langley	Medium
	OSPF21	The Timber Yard, 65 Toms Lane	Low
	PSCFS12	Land between East Lane and M25	Medium High
	PSCFS17	Rear of Glenwood, Harthall Lane	Medium Low
	PSCFS22	Land to the rear of 50 Harthall Lane	Medium Low
	PSCFS23	Former Chicken Processing Plant, Woodlands Road	Low

SITE ASSESSMENT SUMMARY MAP



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02/08/2019

Image 2: Landscape Sensitivity Assessment results map

SITE REF NO. CFS40

SITE NAME Land at Park Road, Rickmansworth

The site area is a mixed use site, which comprises of a disused TFL depot, railway line, car park, woodlands and mixed used buildings. The site extends along the railway and opens up to much larger areas as it reaches Fortune Common to the east. There are a number of residential developments extending to the north and south of the site, with other parkland areas and the River Chess making up the surrounding landscape. The A412 runs along the north of the site, with smaller residential roads and houses making up the south of the site.



Current use TFL Depot and Car Park
Proposed use Residential
Area (ha) 3.687

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Lower Cross Valley/Croxley Moor

- The site contains strong vegetation to the east at Fortune Common, which conceals some views to urban development from the east.

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

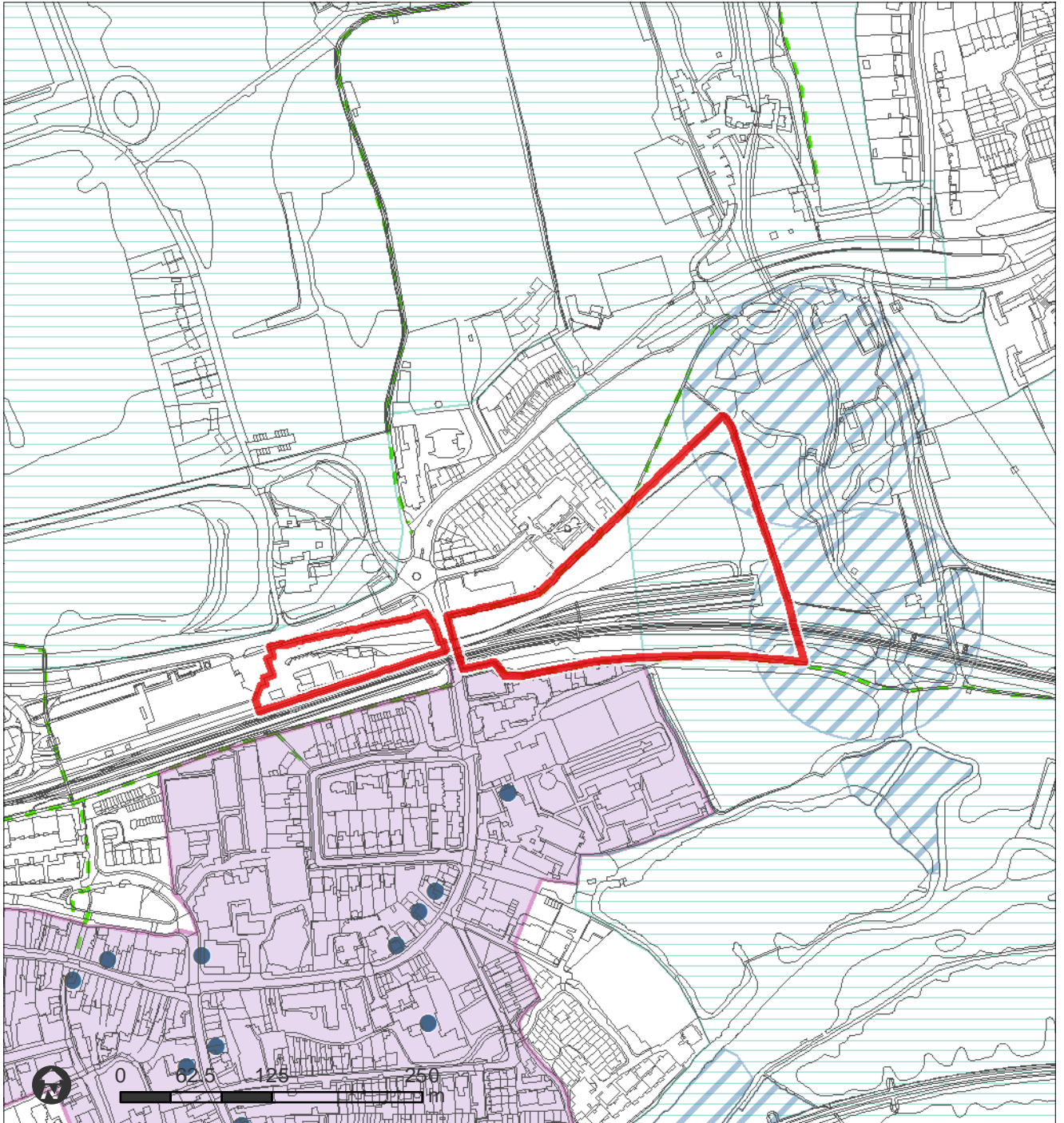
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the vegetated area to the east of the site in Fortune Common is classed as a characteristic of both the Lower Cross Valley and Croxley Moor landscape character areas, the existing urban development, perceptual quality and location of the site reduce the sensitivity to built development. Furthermore, since this is a highly urban landscape with substantial urban development in the surrounding area, development would not be deemed as unexpected in this location.

For this reason, the TFL train depot and car park have been classed as **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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRowLines RegisteredParkGardensDistrict 	<p>CFS40 Rickmansworth</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS41

SITE NAME Rickmansworth Station, Station Approach

Rickmansworth station comprises of the station, the car park to the front, and vegetation to the south, separated by the railway which runs through the centre of the site. The site is located to the centre of Rickmansworth, along the A412 which runs to the north of the site and then underneath the railway tracks, which also defines the west boundary. The site is predominantly defined by surrounding roads, including Parsonage Road and Swan Close marking the vegetative southern edge. Homestead road marks the north east edge of the site, which is also the access to the station car park.



Current use Station, car park and vacant
Proposed use Residential and station to remain
Area (ha) 0.88

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

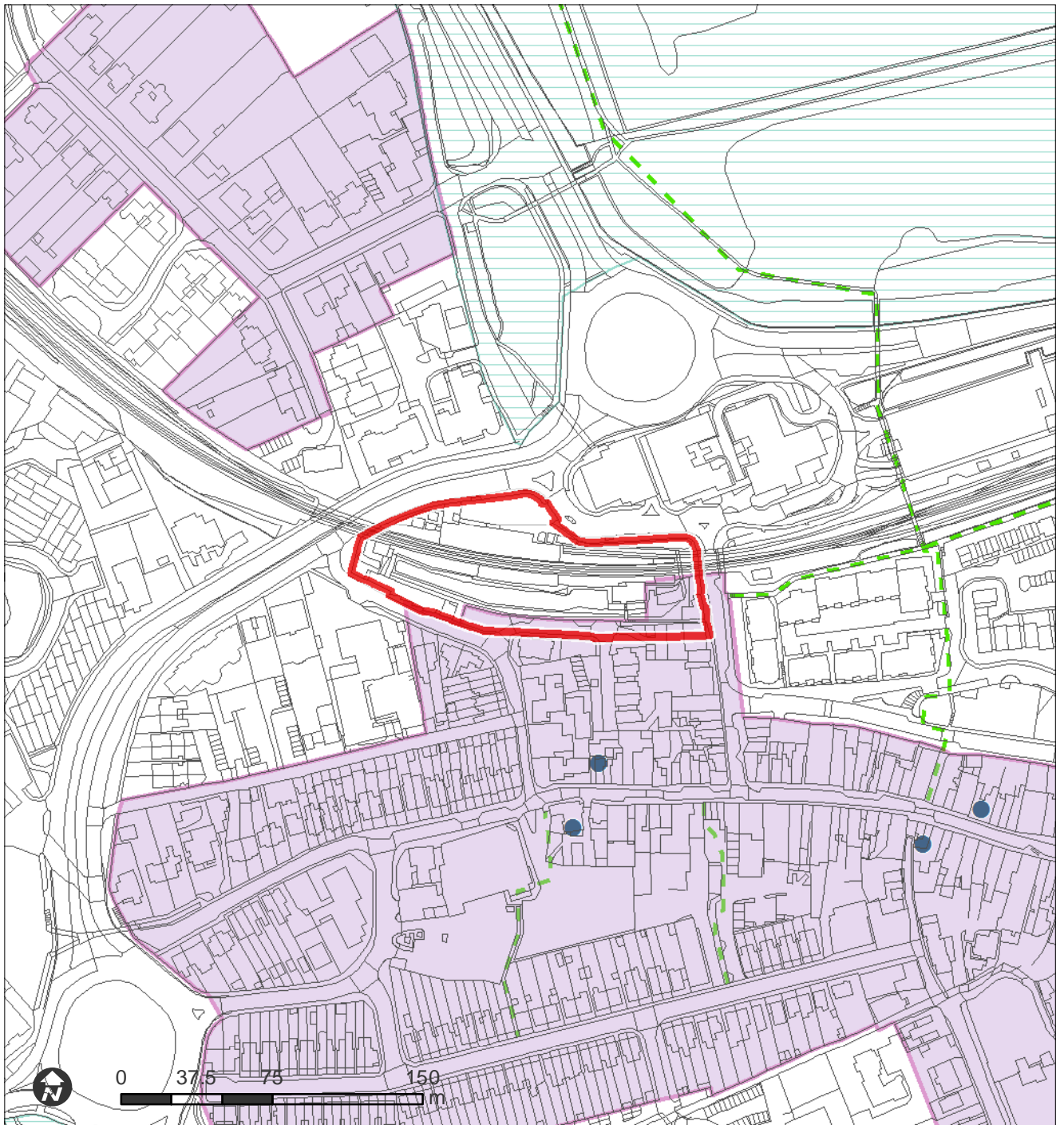
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The proximity to the railway line and presence of substantial urban development in the surrounding area along the A412 and other secondary residential roads close by reduce sensitivity to built development in this location, as well as the existing built features within the site itself. However, the public and private views onto the site from road users, residential properties and the lack of vegetative enclosure increase the sensitivity.

For this reason, Rickmansworth Station 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW Lines Registered Park Gardens District 	<p>CFS41 Rickmansworth</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS77

SITE NAME Rickmansworth Library, High Street

Rickmansworth library is located in central Rickmansworth, with the north and east boundaries defined by the Library Access Road around the rear of the site, also providing access to other buildings. The High Street runs to the south of the site, crossing with the Northway at the cross roads at the south west of the site.



Current use Library
Proposed use Residential
Area (ha) 0.095

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

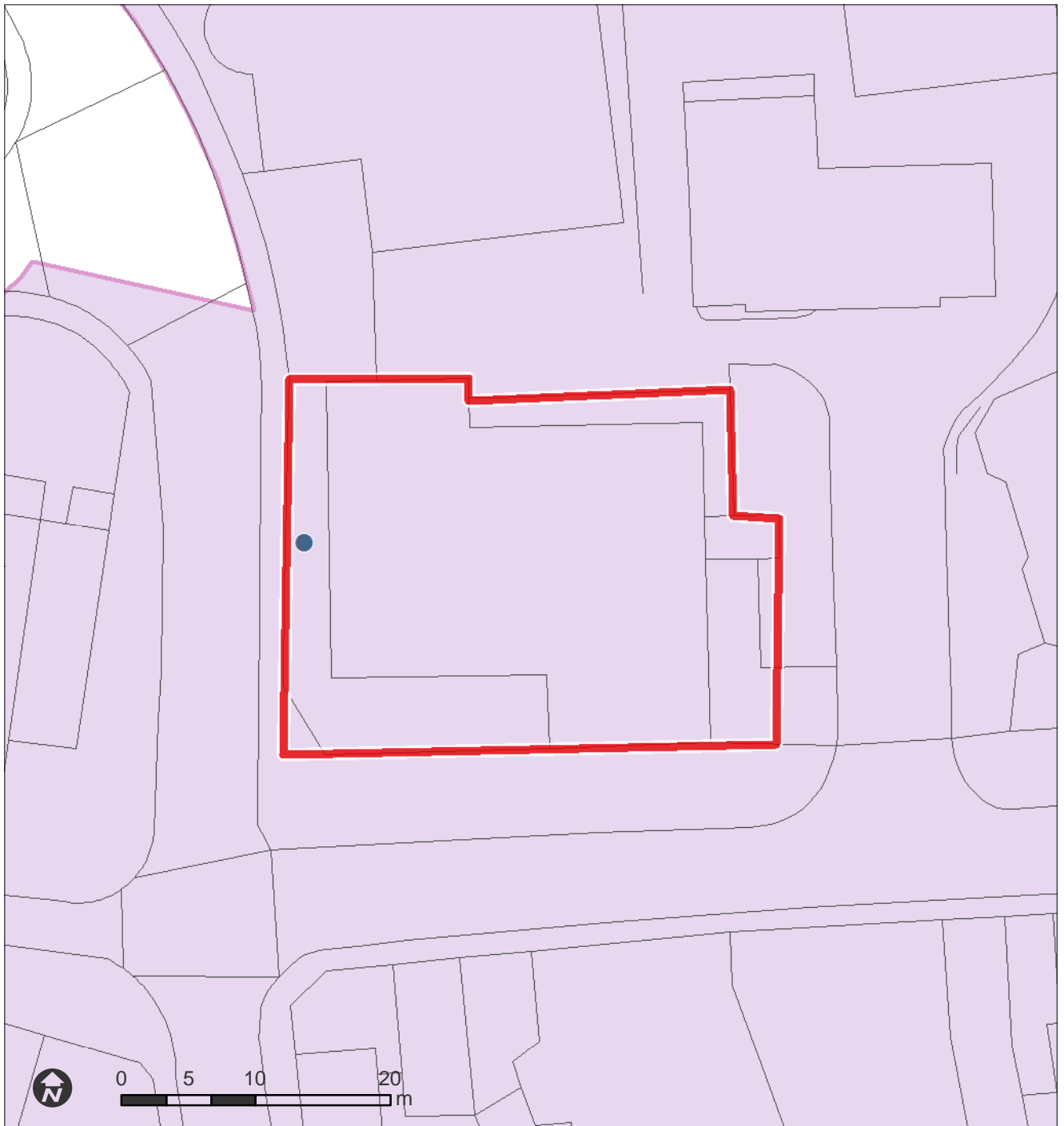
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although Rickmansworth library is located close to several historically significant buildings and has extensive open views onto the site with no enclosure by vegetation, the sensitivity of the site is reduced by the existing presence of built development on the site and in the surrounding area.

For this reason, Rickmansworth Library 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW Lines Registered Park Gardens District 	<p>CFS77 Rickmansworth</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS42

SITE NAME Land rear of Ebury Road, Rickmansworth

The area of green space to the south of Ebury Road is located to the centre of Rickmansworth, backing onto residential gardens along Ebury Road. The site overlooks the allotments that border Riverside Drive to the south, extending between the mature vegetation to the west and Goral Mead development to the east. Substantial rivers and bodies of water exist close by, with Rickmansworth Lakes just beyond Riverside Drive to the south of the site, alongside the River Colne and the Town Ditch which borders the site.



Current use Rough Grassland
Proposed use Residential
Area (ha) 0.289

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

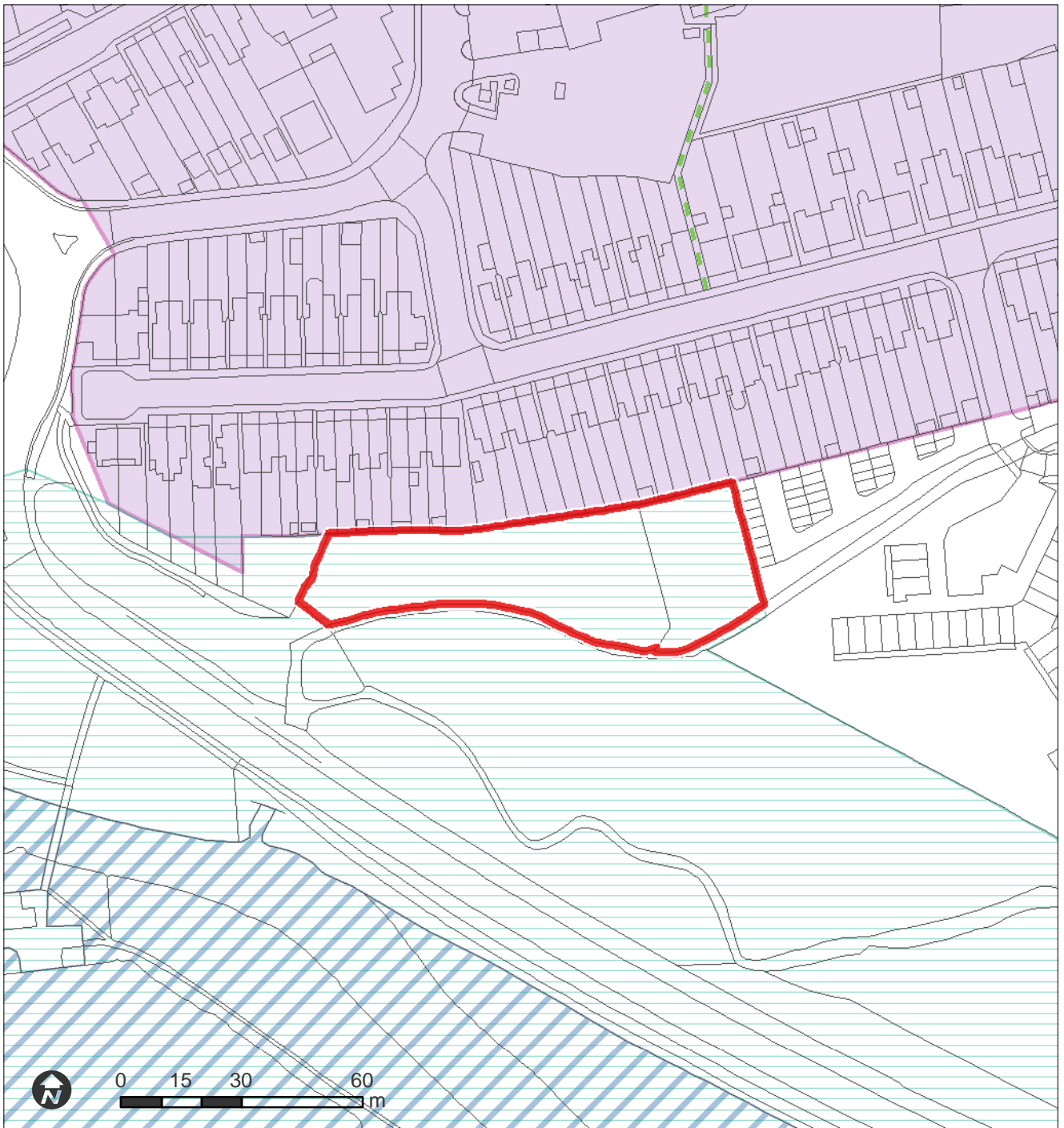
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there are some valued landscape features (vegetation, allotments, Town Ditch) substantial public views from the allotments and private views from the residential properties to the north that increase sensitivity, the small scale of the site, the disturbance to rural character (presence of significant built development in the surrounding area and the busy road network to the south) reduce the sensitivity to built development.

For this reason, the Land to the rear of Ebury Road 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS42 Rickmansworth</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS59

SITE NAME Land on London Road, Rickmansworth

The Land on London Road is located outside the main settlement of Rickmansworth, although is situated between several other private residential houses along the east side of the road. Batchworth Park Golf Club opens up to the rear of the site, extending out to Harefield Road which leaves Rickmansworth to the south west. The site borders residential properties with extensive gardens to the north and south, with other houses on the opposite side of London Road, which back on to Rickmansworth Golf Course.



Current use Open Space
Proposed use Residential
Area (ha) 1.063

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- Strong undulating slopes extend out to the rear of the site across Batchworth Golf Course to the west
- Surrounded by golf courses including Rickmansworth Golf Course to the east, Batchworth Golf Course to the west, and 9 of Herts Golf Course down London Road the south
- Site contains horse pastures enclosed by tall mixed used hedges on most of the boundaries

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

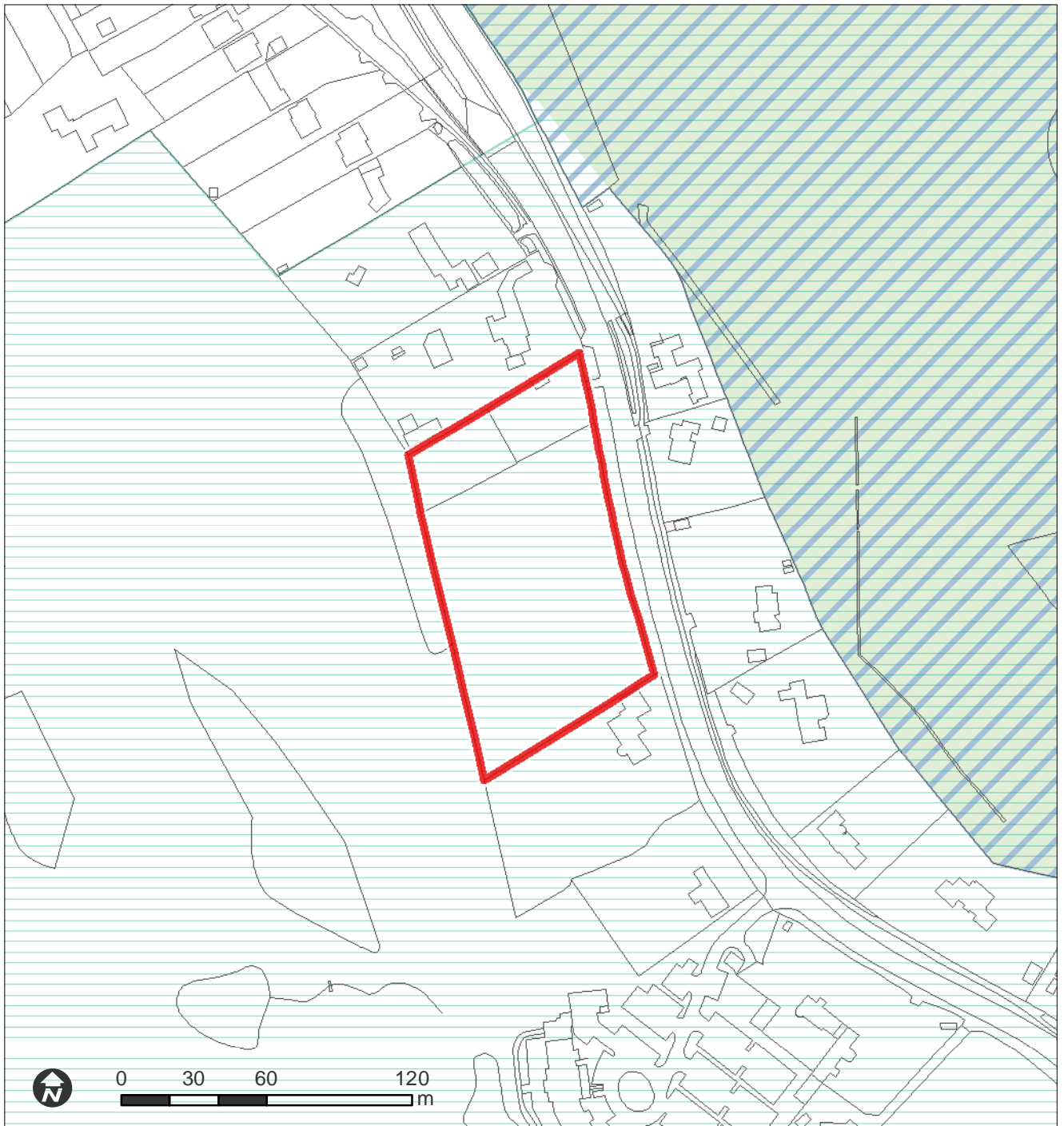
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there are many landscape features that are characteristic of Moor Park Slopes character area and extensive views out of the site towards the undulating landforms of the golf course to the west, the sensitivity of the site is reduced by its adequate vegetation, complexity of the site and landscape features within the site boundary and the little historic character of the area. With the exception of the horse pasture use which is characteristic of the Landscape Character Area (LCA), other landscape features specific to the LCA exist beyond the site boundary, therefore reducing the sensitivity of the site.

For this reason, the Land on London Road 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS59 Rickmansworth</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS60

SITE NAME Affinity Water Depot, Rickmansworth

Affinity Water Depot site is located within Rickmansworth in the Batchworth area, close to the roundabout onto London Road as you leave Rickmansworth to the south. The site is positioned between the A404 to the south, and the River Chess to the north, with a smaller tributary of the River Chess running through the centre of the site. The site comprises of largely urban development and a car park, with a few landscape features including the river, the open grass spaces and the vegetation around the site. Residential housing is located across the river to the east, and over the A404 road to the south.



Current use Water Works
Proposed use Residential
Area (ha) 1.511

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

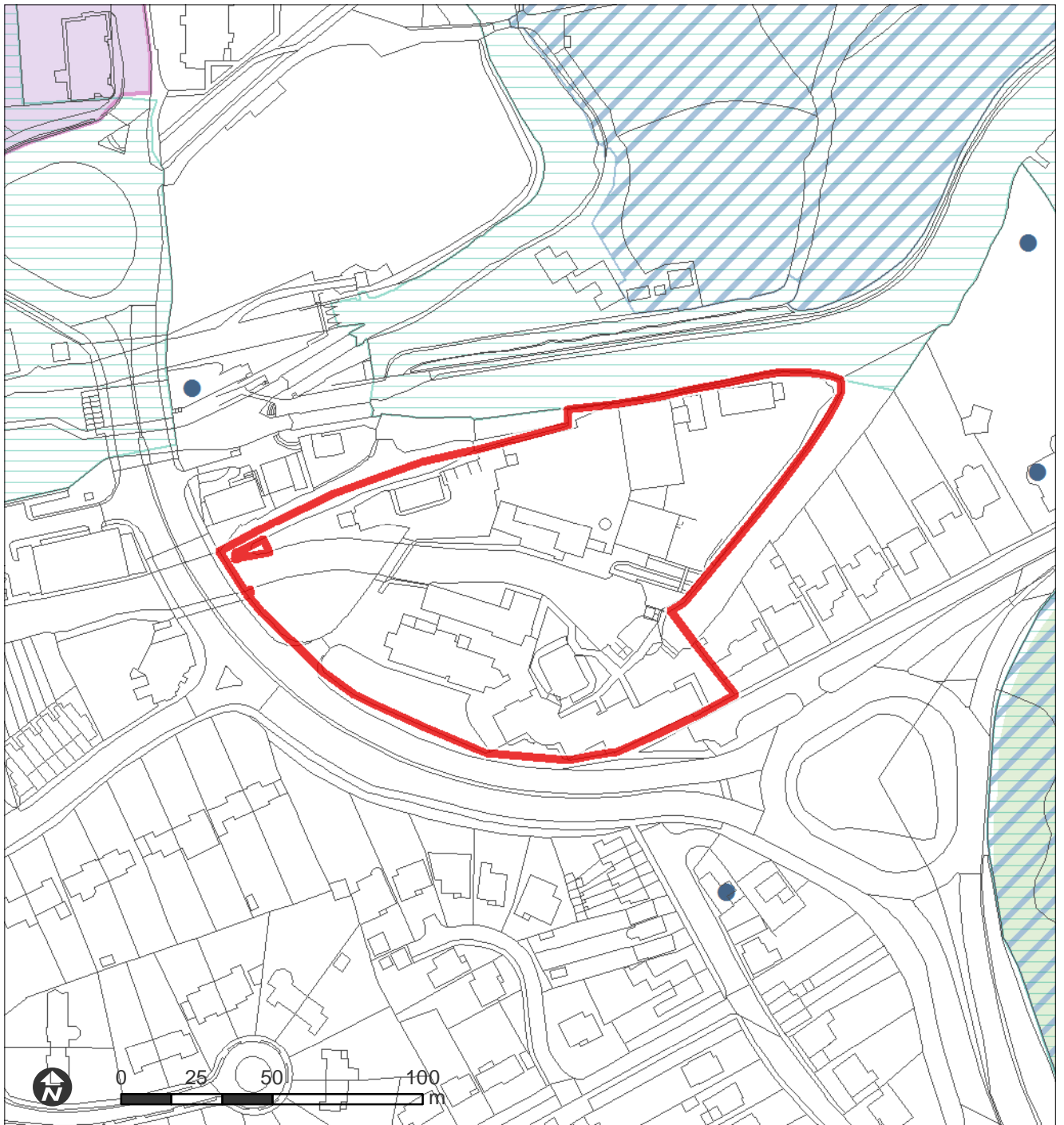
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the site has substantial built development in the local area and within the area, and has a relatively few private views into the site which could indicate a lower sensitivity, the water ways running through the site are important landscape features, which increase the historic character of the site, therefore increasing the sensitivity to medium for overall sensitivity. The public view in from the road and the lack of vegetative enclosure increase the overall sensitivity to built development in the area.

For this reason, the Affinity Water Depot 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS60 Rickmansworth</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS66

SITE NAME Land at Batchworth, Road

The Land at Batchworth Road site is located along the A404 London Road to the south of Rickmansworth. The gently undulating grassland site drops downhill towards the north west, and is partially enclosed by mature vegetation on most boundaries. The western boundary backs on to the 9 of Herts Golf Course and car park, separated by mature vegetation. To the south of the site, other fields and Batchworth Heath surround rural development along Batchworth Road.



Current use Mixed
Proposed use Residential
Area (ha) 1.724

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- The site slopes down towards the north west
- Golf courses are a prominent feature of the surrounding landscape, with the 9 of Herts Golf Course located directly behind the site to the south
- Existing horse pasture site with fenced rough open grassland

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

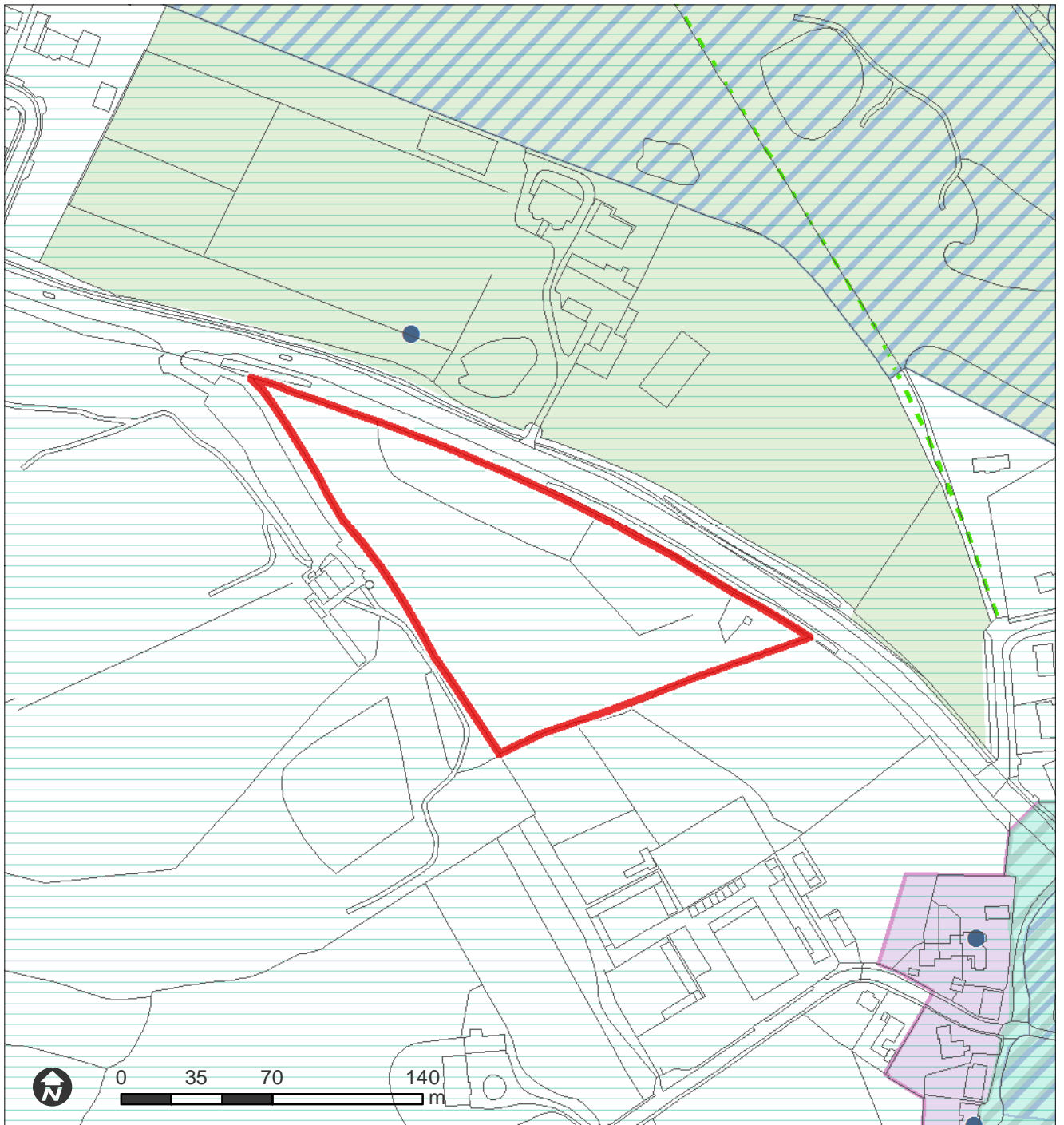
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there is a lack of historic character in the local area, the few private views in and gently undulating grassland that has few views towards landmark features. The landscape features including the horse paddock land use and the close proximity to the golf course are characteristic of the Moor Park Slopes Landscape Character Area, which increase the sensitivity of the site. The lack of significant built development in the local area and the potential coalescence between Rickmansworth and Batchworth Heath also increases the sensitivity.

For this reason, the London Road site at Batchworth 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				•	



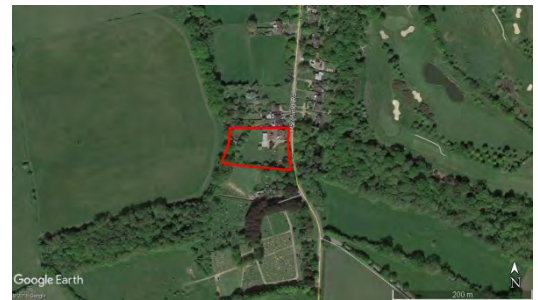
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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment area ● EH Listed Buildings Green Belt (SALDD) HCC Local Wildlife Sites 2018 Local Nature Reserves important hedges Site of Special Scientific Interest (SSSI) Conservation Areas PRoW 	<p>CFS66 Rickmansworth</p>
<ul style="list-style-type: none"> Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div>  </div>

SITE REF NO. ACFS10

SITE NAME Andrews Ley Farm, Harefield Road

The private residential property and Bed & Breakfast is located along Harefield Road to the south of Rickmansworth. Positioned on the west side of Harefield Road, the site backs onto grassland fields to the west, with the boundary defined by mature vegetation. On the opposing side of the road, the site overlooks a parcel of woodland and a row of residential properties, which back on to Batchworth Golf Course. To the north and south of the site, other residential properties exist with extensive gardens. The building located to the north east of the site, in close proximity to three other dwellings, before sloping uphill towards the rear of the site.



Current use -
Proposed use Residential
Area (ha) 0.493

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- Undulating with gently slopes running downhill towards the front of the site as it meets Harefield Road
- Woodland areas and golf courses are located on the opposite side of Harefield Road

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

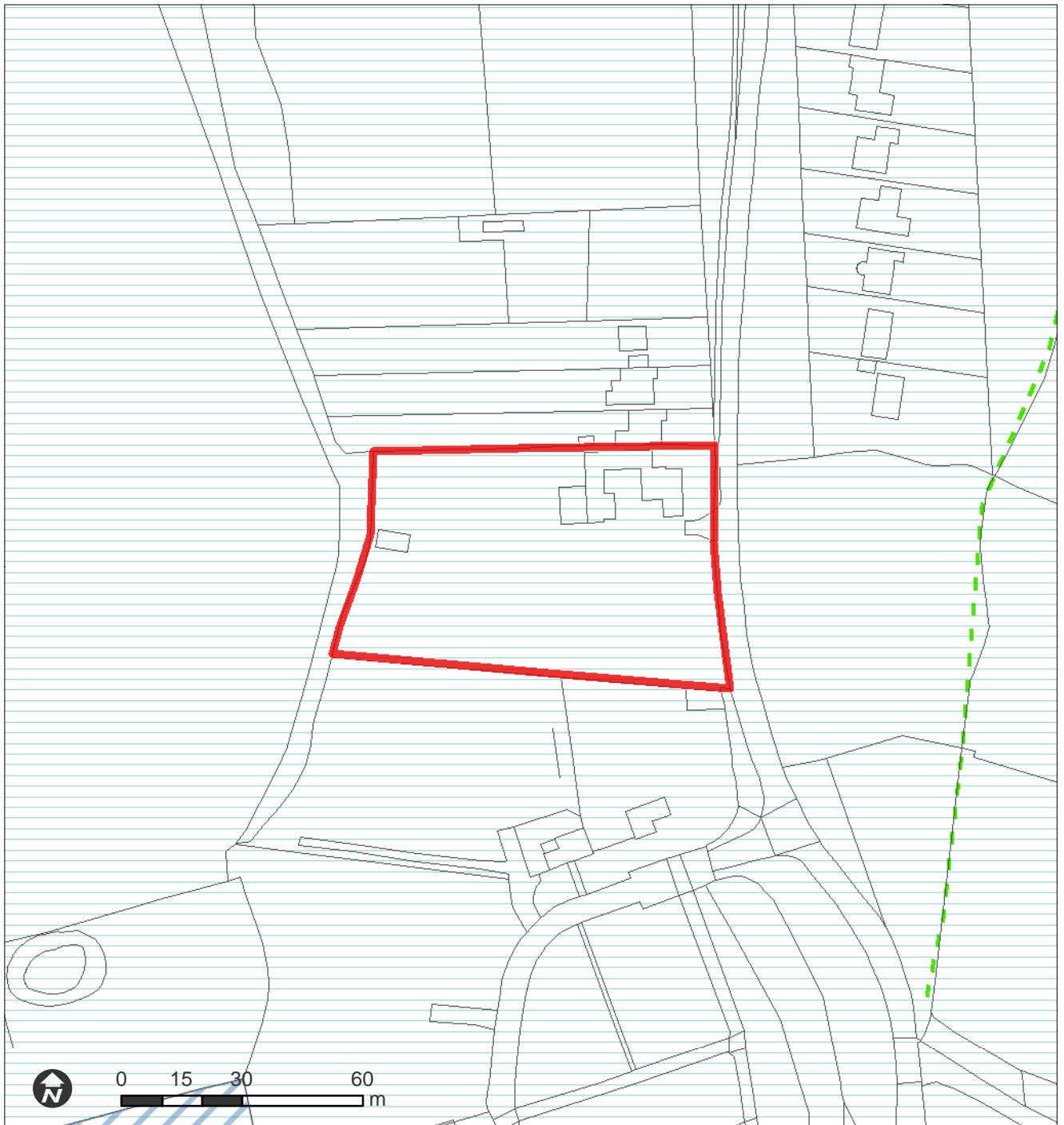
Low	Medium Low	Medium	Medium High	High
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SUMMARY


Although the area has undulating gentle slopes and local woodland areas and golf courses, which is characteristic of the Landscape Character Area of Moor Park Slopes, the site's relatively simple landform with few views into the site and little historic character reduces the overall sensitivity of the site.

For this reason, Andrews Ley 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict Areas_of_Outstanding_Natural_Beauty_England SW_Herts_FZ2 SW_Herts_FZ3b 	<p>ACFS10 Rickmansworth</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. PSCFS3

SITE NAME Land at Batchworth Heath Farm, Batchworth

The flat grassland site is located along Batchworth Heath Road, off of the A404 London Road. Bordering Batchworth Heath Road to the north, the site extends south towards extensive mature vegetation in the corner of a woodland parcel at Batchworth Heath. A group of buildings are located to the east of the site, which contains a few listed buildings. White Hill road runs close to the south of the site amongst the woodland, with two pubs located close by (the Ye Olde Greene Man and the Prince of Wales).



Current use -
Proposed use Residential
Area (ha) 1.433

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- There is extensive woodland to the south of the site, extending south west to Batchworth Heath
- The site is an existing fenced horse pasture field

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

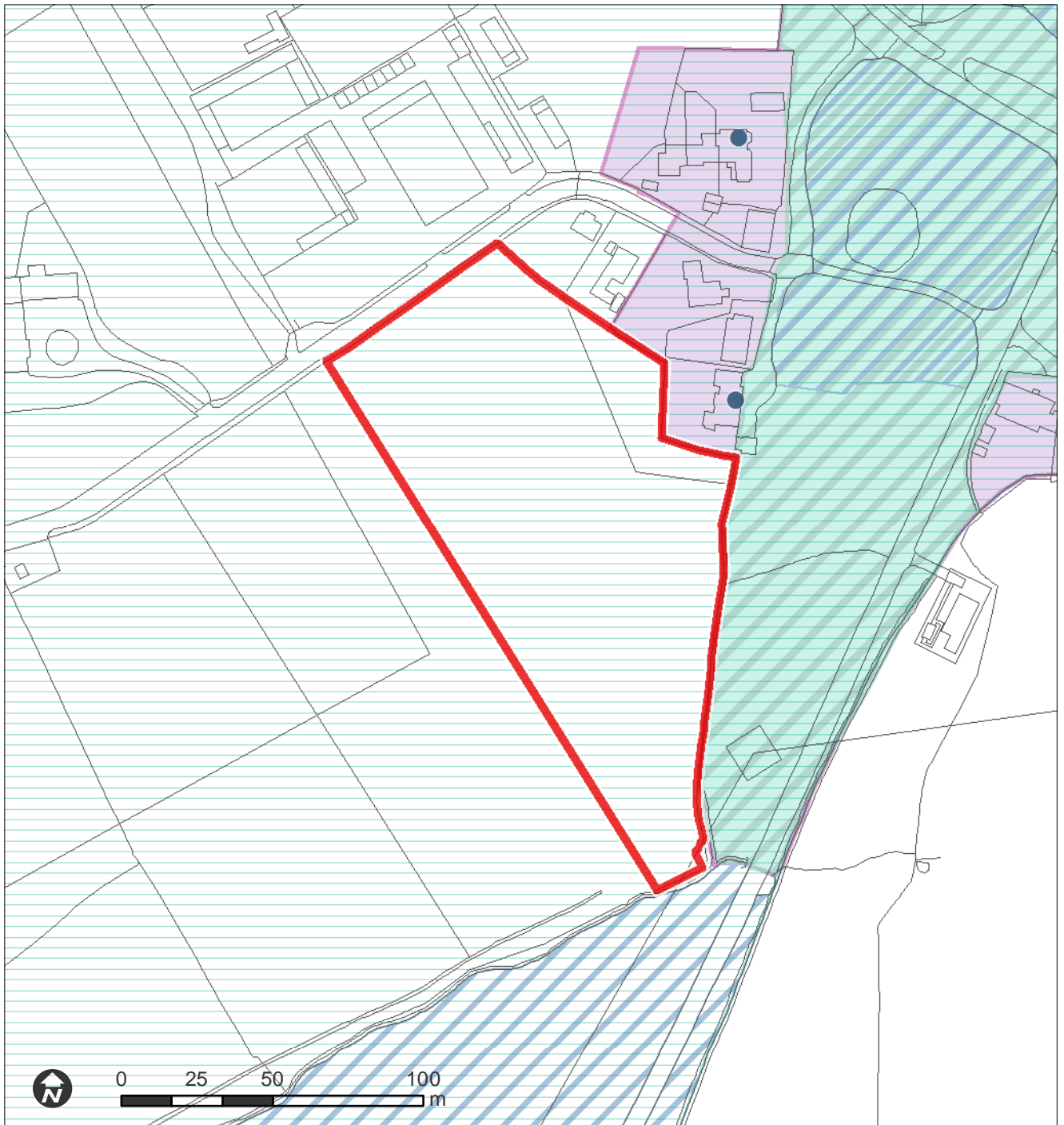
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The low-lying, flat grassland site that is enclosed from the public view and has few landscape features that are characteristic of the Moor Park Slopes LCA. However, the location of the housing on Batchworth Heath increases the sensitivity of the site by allowing private views from the listed buildings onto the site, and providing open views west towards the open countryside.

For this reason, the Land on Batchworth Heath Farm 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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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW 	<p>PSCFS3 Rickmansworth</p>
<ul style="list-style-type: none"> Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>Three Rivers Landscape Sensitivity Assessment</p>
	 

SITE REF NO. CFS52

SITE NAME Land at Sir James Altham, South Oxhey

The site around St James Altham pool and Oxhey Jets Football Club is predominantly flat grassland used for sports, with few urban features extending towards the north at Altham Way. A tree belt runs along the south and east of the site, with a public footpath running along the east boundary. The railway line runs directly to the east of the site, heading south into Hatch End. The north of the site is defined by Altham properties and the residential properties accessed via Cherry Hills



Current use None
Proposed use Residential
Area (ha) 4.579

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

- No significant Landscape Character Area features present within the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

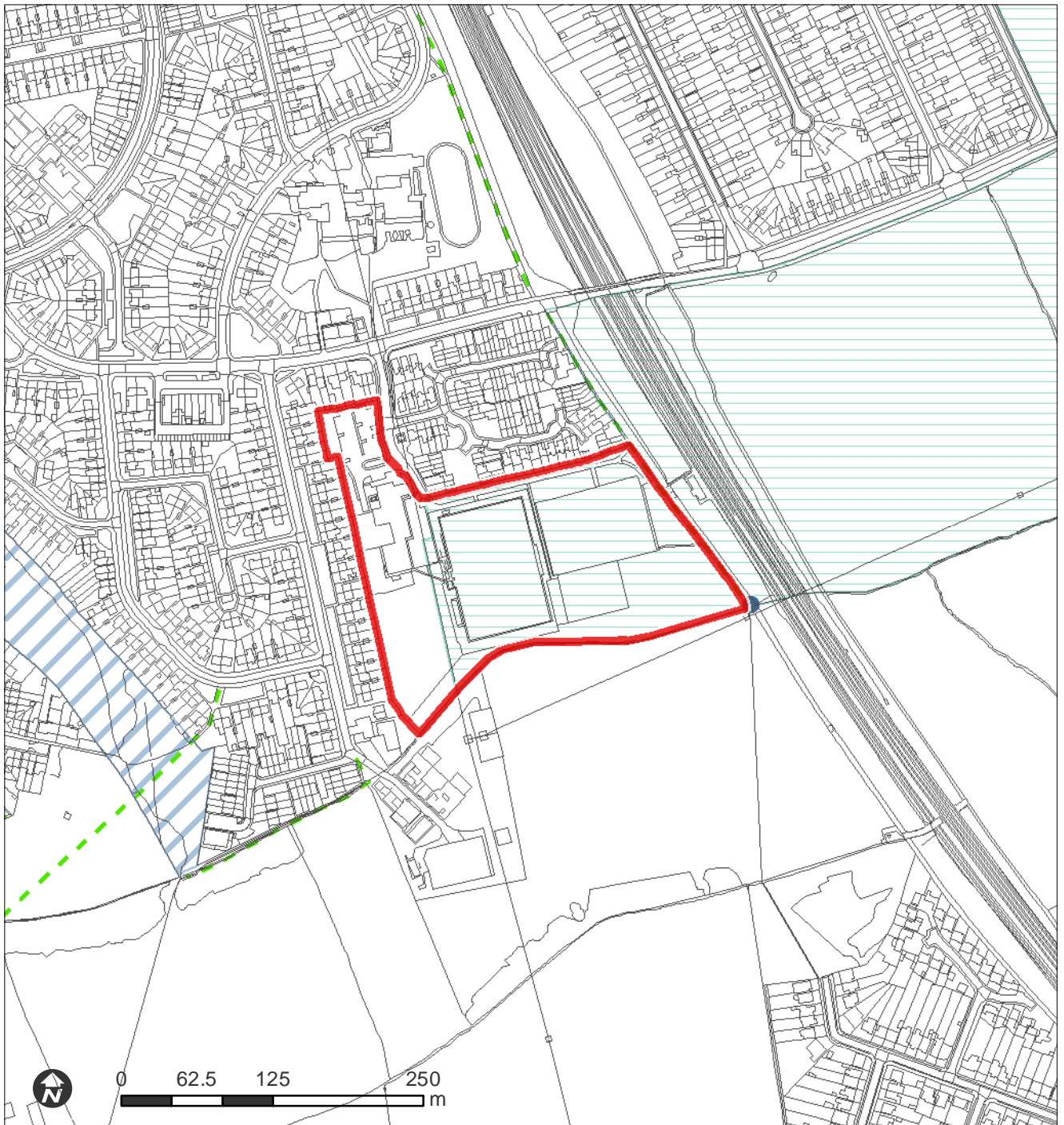
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

SUMMARY



Although there are several open private views from residential properties along Lytham Way and Altham Way onto the site, the overall sensitivity of the site remains low as the site has few landscape features or landmark buildings that are characteristic of the LCA worth preserving. In addition, the site is enclosed by vegetation from the railway to the east giving the impression that this is an infill site. Furthermore, the perceptual quality of the site is low as a result of the existing human influence on the site and the surrounding landscape.

For this reason, the Land at Sir James Altham has been classed as having **Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS52 South Oxhey</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS53

SITE NAME Oxhey Golf Course and Driving Range

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) 15.837

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Unknown

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

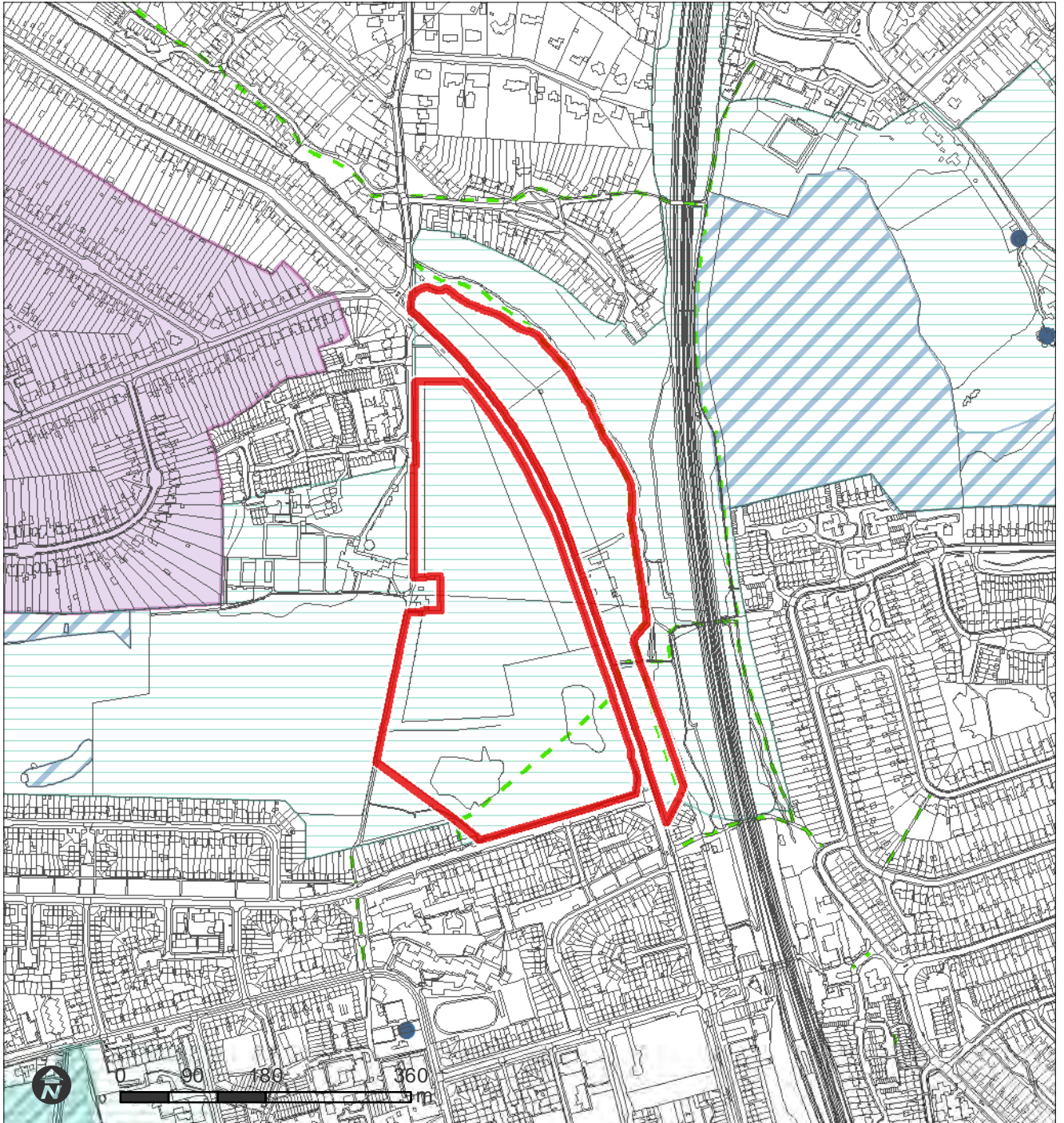
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site is complex with a range of natural features including the stream to the east, the woodland, the undulating grassland space and natural areas that increase the sensitivity of the site. In addition, the sites location could compromise separation between Oxhey with South Oxhey. The site is also open to public views in several locations along Prestwick road, Green Lane and public footpaths through the site. However, 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. Furthermore, although areas of the site could potentially have high perceptual quality due to the woodland stream along the sunken footpath, the driving range and other areas with more significant human influences prevent this from being the case.

For this reason, Oxhey Golf Course and Driving Range has has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 --- PRoWLines RegisteredParkGardensDistrict 		<p>CFS53 South Oxhey</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

SITE REF NO. PCS18

SITE NAME Land south of St Josephs, South Oxhey

The open green space site is located on the western edge of South Oxhey, largely surrounded by housing developments. The site is located directly south of St Joseph’s Catholic Primary School, and borders Oxhey Wood Wildlife Site to the west. The access is via Ainsdale Way, with Oxhey Drive and residential houses to the south.



Current use Open land
Proposed use -
Area (ha) 1.552

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Oxhey Wood

- Strong vegetated skyline to the west overlooking Oxhey Wood along the boundary of the site
- Dense woodland cover at Oxhey Wood, although not within the site boundaries

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

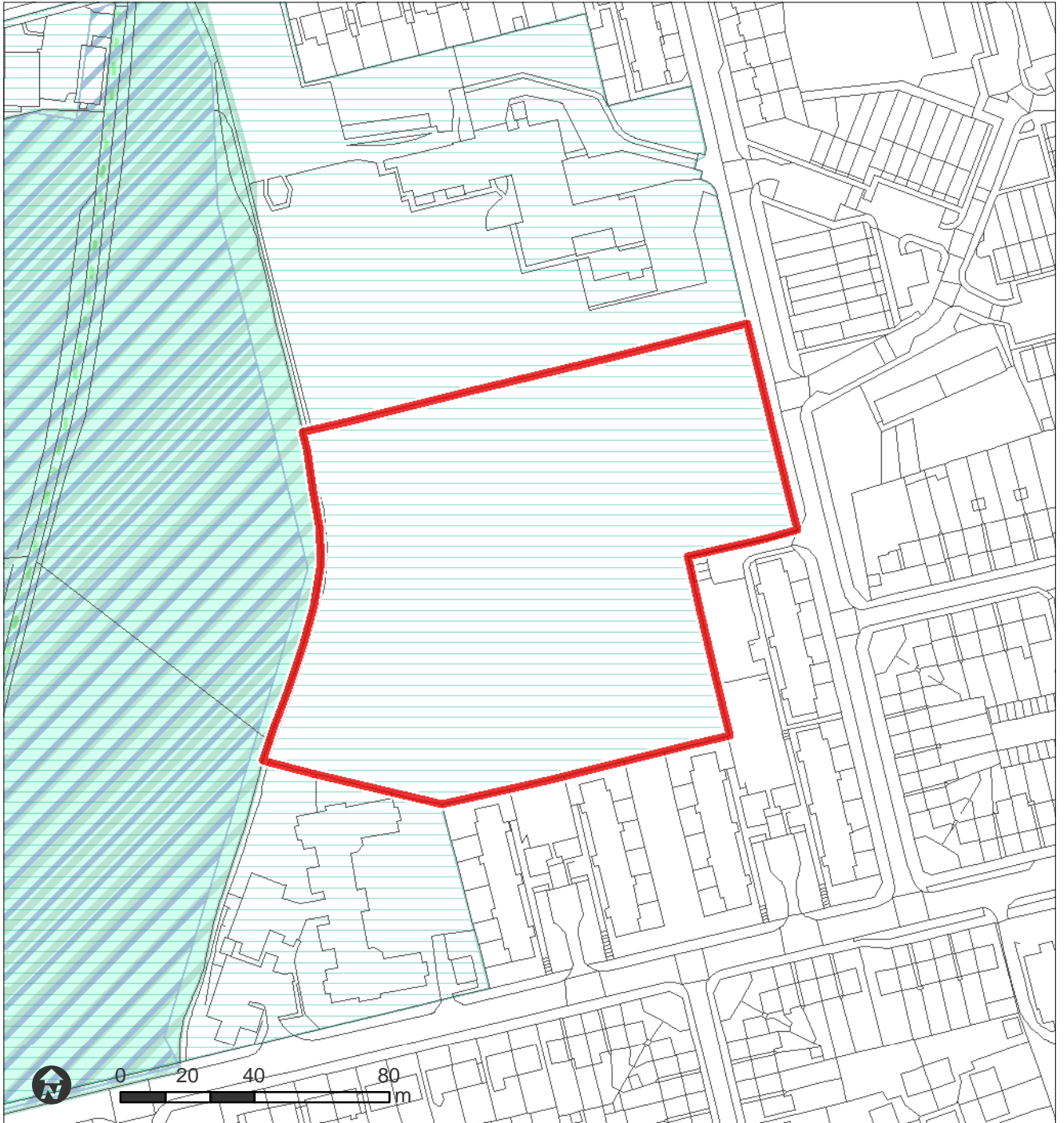
Low	Medium Low	Medium	Medium High	High
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SUMMARY

Although open views to Oxhey Wood wildlife site to the west of the site and open views on to the site from private properties and St Joseph’s Catholic Primary School are present, the site sensitivity is reduced due to the flat landform, vegetative enclosure and lack of historic character. Therefore, since this is a significantly urban area with residential houses in the immediate surrounding area, sensitivity to development is lowered.

For this reason, the Land south of St Joseph’s has has been classed as having **Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines 	<ul style="list-style-type: none"> RegisteredParkGardensDistrict Areas_of_Outstanding_Natural_Beauty_England SW_Herts_FZ2 SW_Herts_FZ3b 	<p>PCS18 South Oxhey</p> <p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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SITE REF NO. CFS12

SITE NAME Kebbell House and Land to the rear, Delta Gain, Carpenders Park

The site is located close to the centre of South Oxhey, surrounded by urban development on all sides. The area is comprised of a disused grass space to the rear, car park and commercial buildings towards the south of the site. The railway runs alongside the west of the site, although is separated from the site by a line of mature trees. The north of the site is bound by a public footpath that runs underneath the railway to the allotments, whereas the south is defined by Gibbs Couch road and other built development.



Current use Commercial
Proposed use Mixed
Area (ha) 0.921

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

SUMMARY



Although the site is susceptible to public and private views from the railway that runs directly to the west of the site, and the road Delta Gain that runs to the east alongside a row of residential properties, the sensitivity of the site is reduced due to the disturbance to character from the railway and existing built development within and around the site. As the site is currently developed and has few important landscape features, historic character, perceptual quality or views towards landmark buildings, the overall sensitivity of the site is reduced.

For this reason, Kebbell House and land to the rear has been classed as having **Low** sensitivity to built development.

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



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SITE REF NO. CFS11

SITE NAME Carpenders Park Farm, Oxhey Lane, Carpenders Park

Carpenders Park Farm is located the east of South Oxhey, and is comprised of four grazing fields separated by vegetative boundaries. Outside of the A4008 Oxhey Lane ring road there is no substantial urban development, making the site a rural and open space. The site is made up of a strong slope rising up towards the east, before reaching a parcel of woodland at the top of the slope that runs along the entirety of the sites east edge. The site is surrounded by other grazing pastures and agricultural land, with parcels of woodland located throughout the landscape.



Current use Agricultural
Proposed use Educational
Area (ha) 17.140

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

- Strong rising slopes towards Merry Hill, sloping downhill towards South Oxhey on Oxhey Lane
- Extensive grazing fields
- Considerable panoramic views to the west across South Oxhey

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

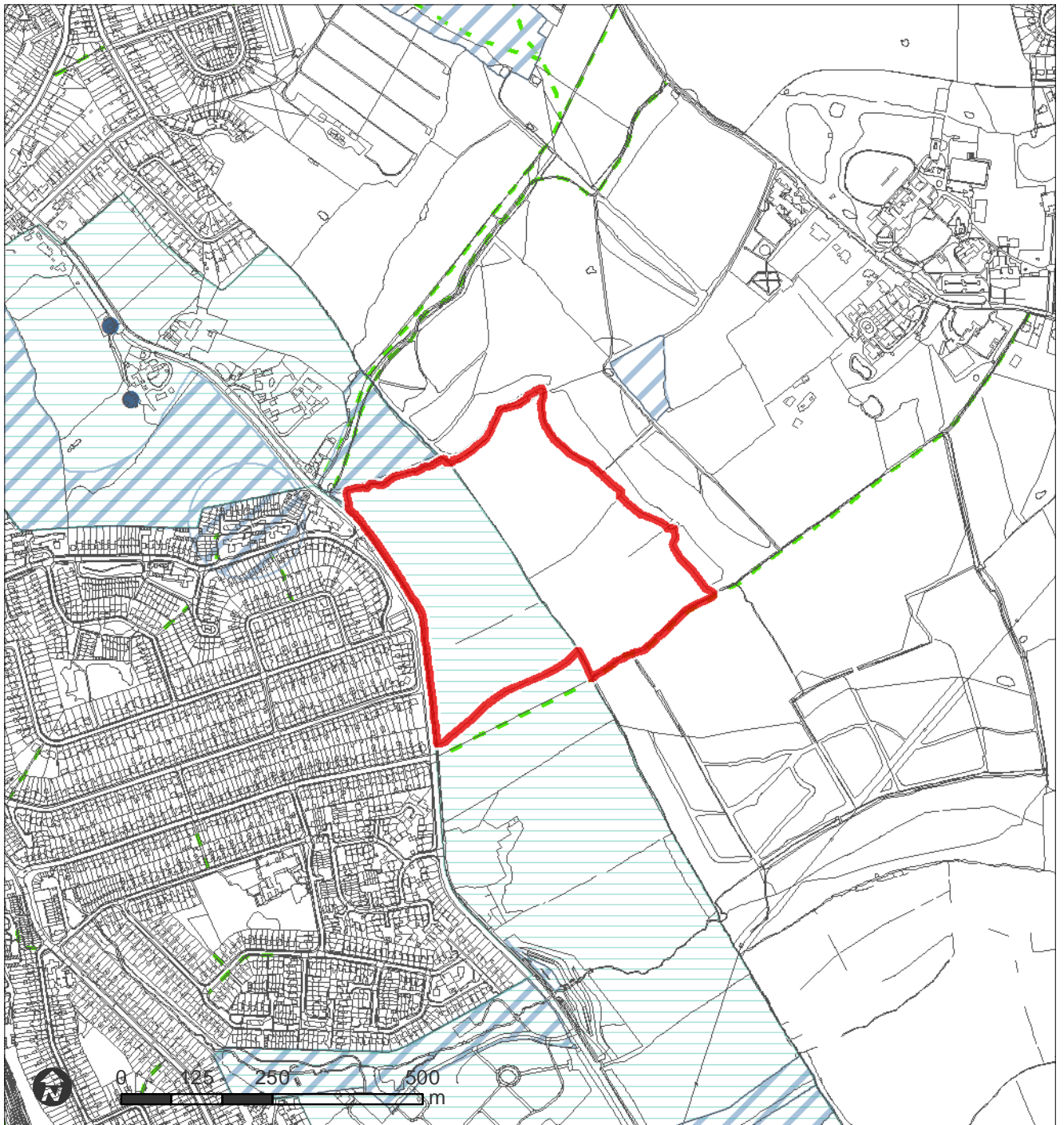
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site is located on the west facing slopes towards Merry Hill providing panoramic views towards South Oxhey which is very characteristic of the Bushey Hill Pastures LCA. Furthermore, the site's complex pattern of field boundaries with dividing hedgerows and perceptual quality increases the overall sensitivity, in addition to the lack of built development on the east side of Oxhey Lane and public views from South Oxhey and public footpaths running across the north and south of the site. Although the overall sensitivity to development is high, it is reduced its lack of historic character and lack of potential coalescence between different urban developments.

For this reason, Carpenders Park Farm has been classed as having **Medium-High** sensitivity to built development.

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



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SITE REF NO. CFS14

SITE NAME Land north of Oxhey Lane, Carpenders Park

The grassland site is located to the rear of Auburn Mere assisted living residence and Any Skips site, off of the A4008 Oxhey Lane. The boundaries of the site are made up of mature vegetation, with a small parcel of woodland to the south west between the Skips site and Auburn Mere. The end of Elm Avenue is located to the north of the site, with residential dwellings backing on to the northern edge. To the east and south, other agricultural fields are situated, broke up by extensive vegetation.



Current use Grassland and Tread
Proposed use Residential
Area (ha) 3.595

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

- No significant Landscape Character Area features present within the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

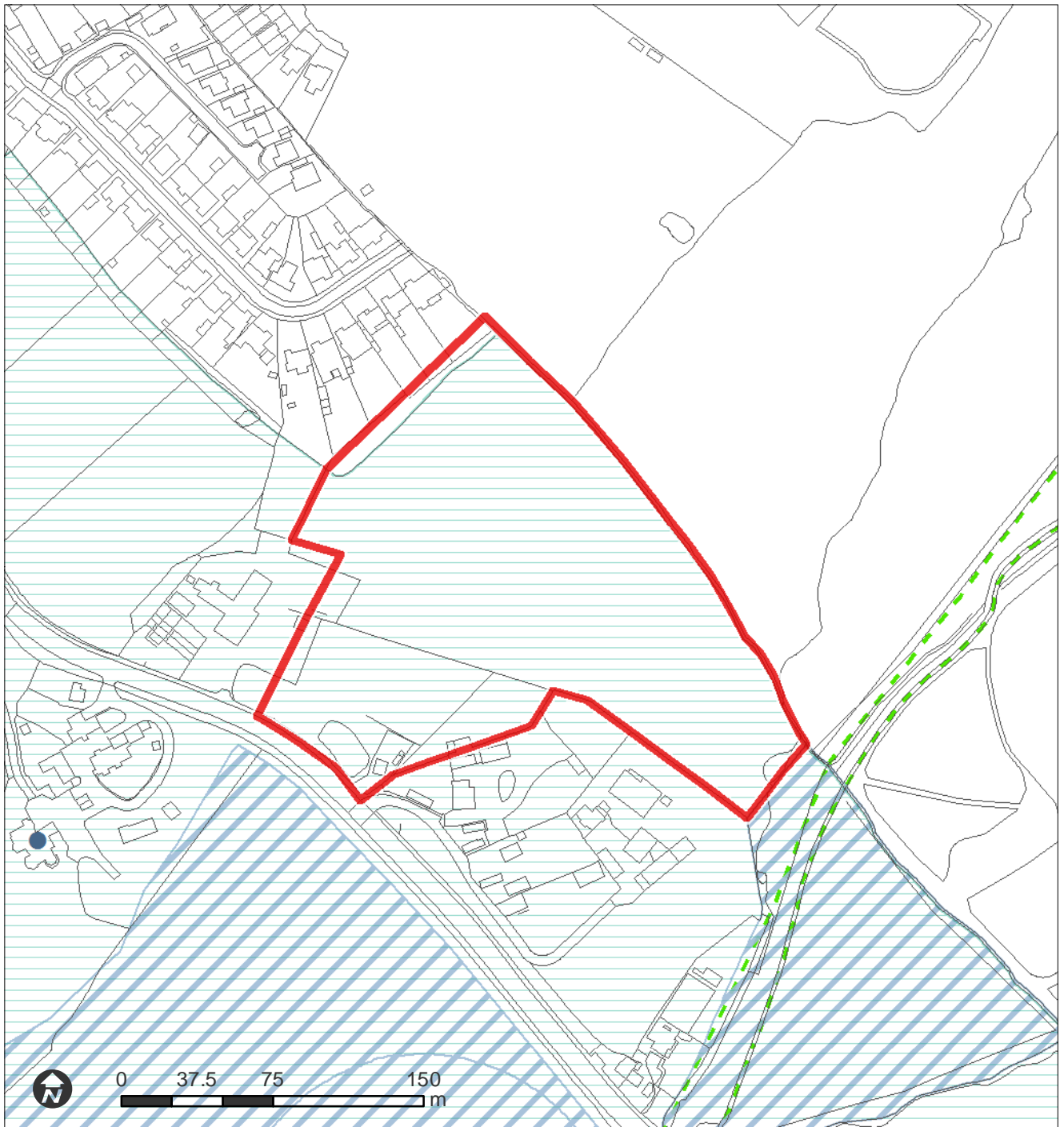
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there is a good amount of screening and vegetative enclosure to public views along Oxhey Lane and the public footpath close to the south of the site may indicate a lower sensitivity, the inclusion of the grassland and the woodland area and views from Elm Avenue increase sensitivity to development. The woodland area included within the site also increases sensitivity by providing the site with a sense of perceptual quality and historic character.

For this reason, the Land north of Oxhey Lane has has been classed as having **Medium-Low** sensitivity to built development.

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



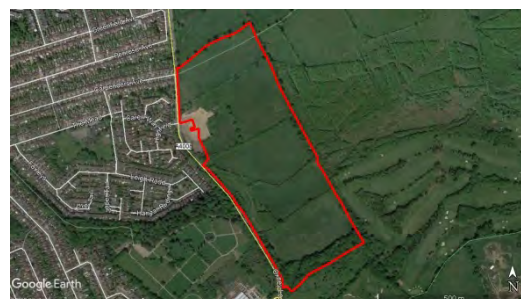
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SITE REF NO. CFS69

SITE NAME Land at Carpenders Park Farm

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

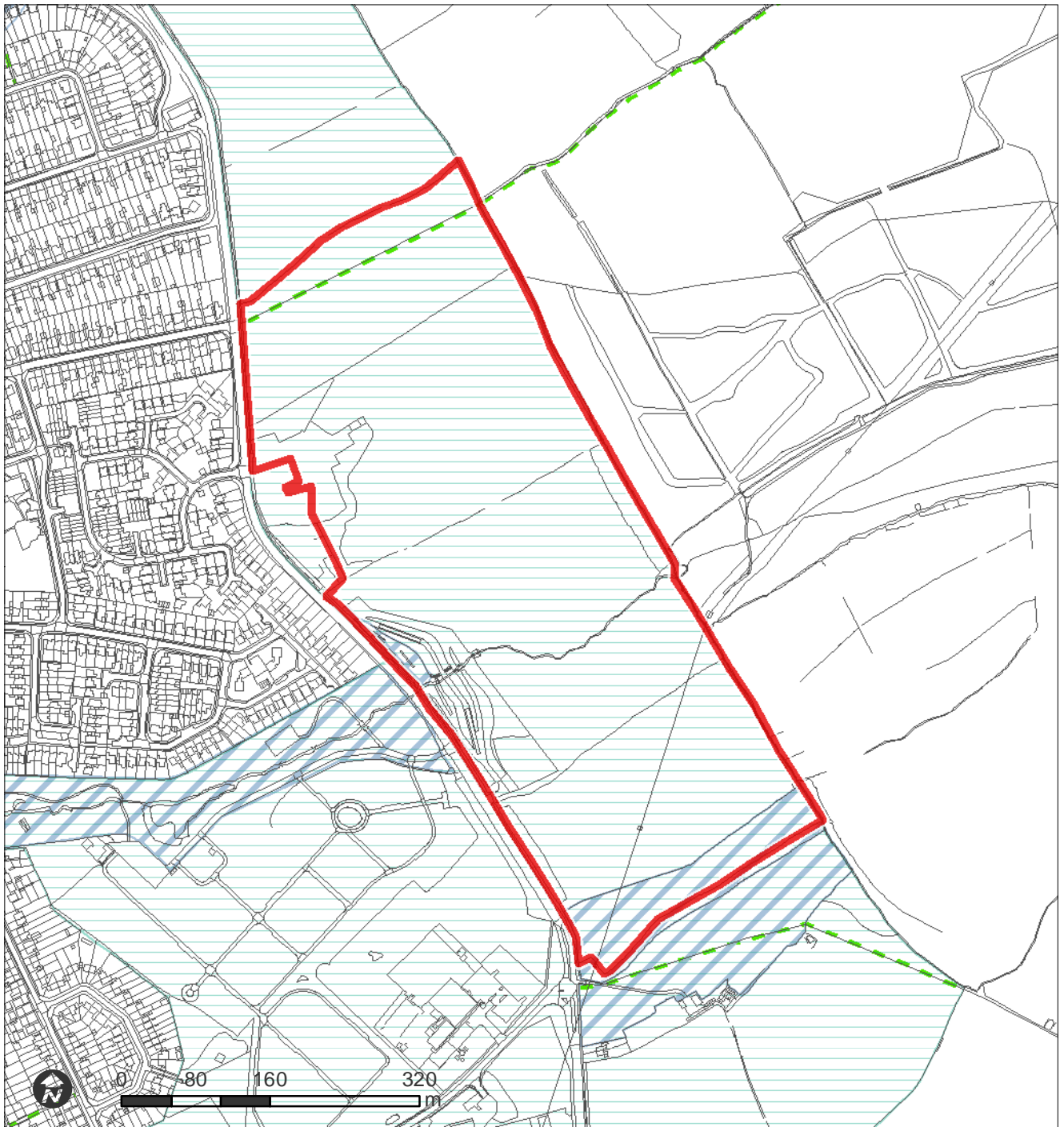
Low	Medium Low	Medium	Medium High	High
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SUMMARY



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 LCA. In addition, 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 even though it is in 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 medium-high sensitivity to development, as the site does not compromise the coalescence of two urban areas together, and it is relatively enclosed by vegetation on the immediate surroundings.

For this reason, the Land at Carpenders Park Farm has been classed as having **Medium-High** sensitivity to built development.

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



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SITE REF NO. PCS47

SITE NAME South of Little Oxhey Lane, Carpenders Park

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

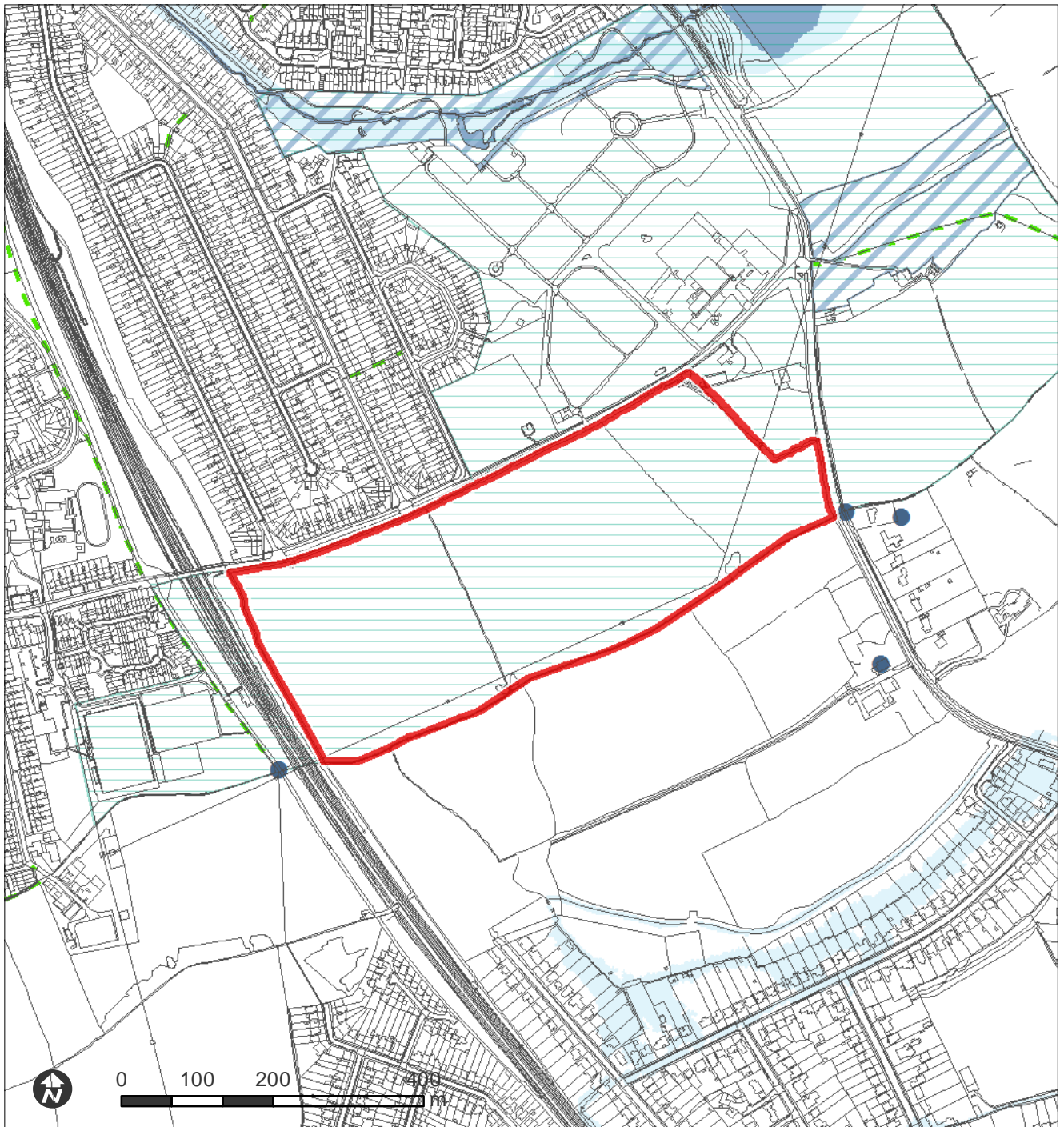
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

SUMMARY

Although the relatively undulating agricultural site has a few characteristics of the Bushey Hill Pastures LCA that 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. Furthermore, 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 and this is in addition to the substantial amount of urban development that is in close proximity to the site.

For this reason, the Land north of Oxhey Lane has been classed as having **Low** sensitivity to built development.

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



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SITE REF NO. CFS13

SITE NAME Land at Oxhey Lane, Watford Heath

The land to the north of Oxhey Lane is located within the area of Oxhey and South Oxhey, as a pocket of horse pasture used for grazing largely surrounded by urban development. The site borders Oxhey Lane to the west, opposite to another grassland field which backs onto extensive woodland to the west. The north and east boundaries are identified by residential development along Sherwoods Road and Elm Avenue. Auburn Mere assisted living residence is located to the south east of the site along Oxhey Lane. All boundaries with exception to the Oxhey Lane boundary are enclosed by mature vegetation.



Current use Grassland and Tread
Proposed use Residential
Area (ha) 2.812

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bushey Hill Pastures

- Extensive grazing and equestrian activity is seen within the site
- The site has a strong containment by urban development on all sides and is well screened by mature vegetation

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

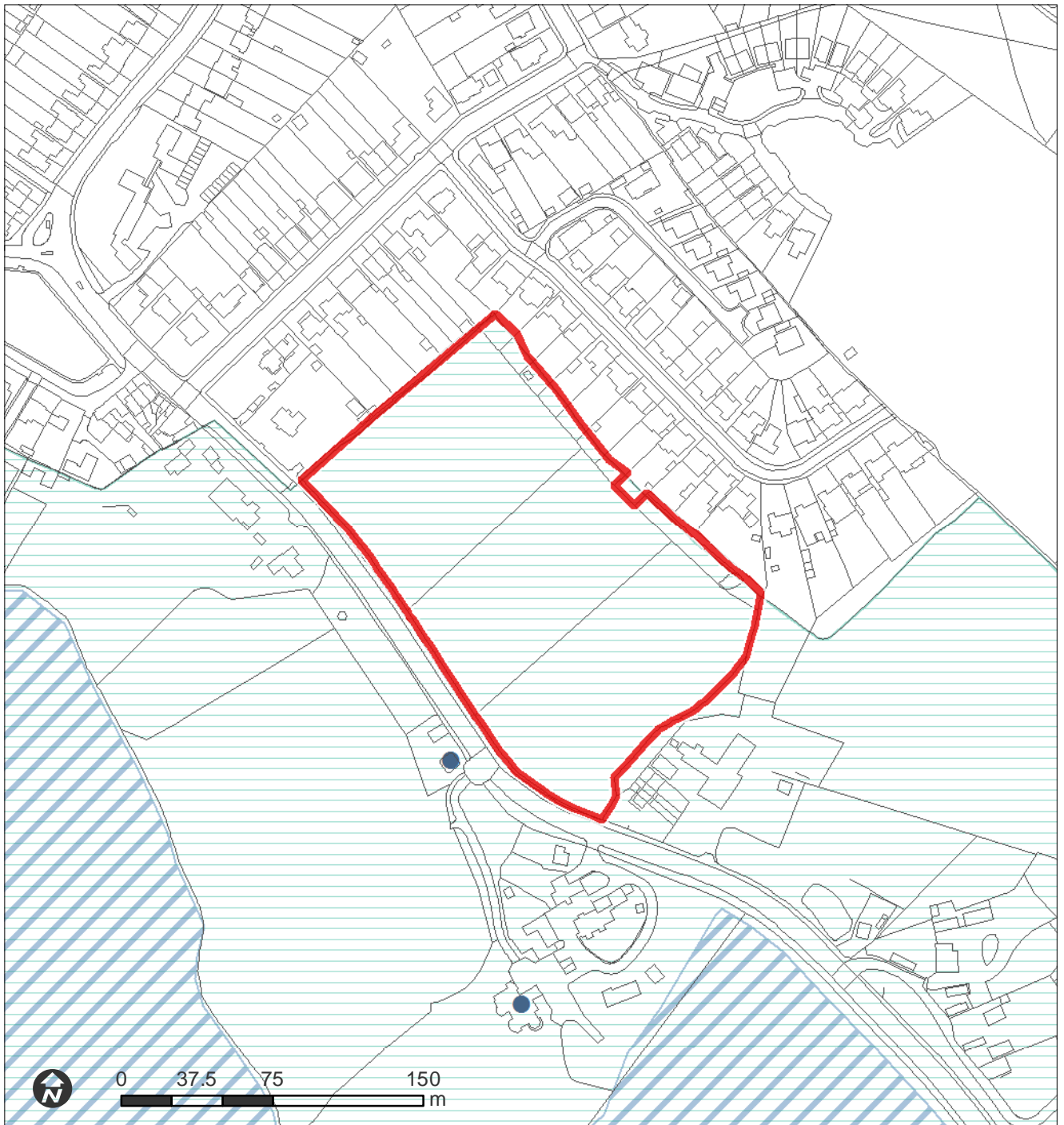
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there are some valued features that are characteristic of the Bushey Hill Pastures Landscape Character Area (grazing, equestrian activity, urban containment, mature vegetative screening) and open views into the site from Oxhey Lane and private residential views from Elm Avenue, the overall sensitivity of the site may be reduced by the flat low lying landform and built development within the immediate surrounding area.

For this reason, the Land at Oxhey Lane has been classed as having **Medium-Low** sensitivity to development.

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



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SITE REF NO. PCS16

SITE NAME Vivian Gardens, Oxhey Hall

The site comprises of two neighbouring gardens on southern edge of Vivian Gardens development. The southern boundary is defined by mature vegetation, bordering South Oxhey Playing Fields. Two houses are located within the site boundary, located to the south west of Oxhey along Hampermill Lane



Current use Residential Gardens
Proposed use -
Area (ha) 0.325

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

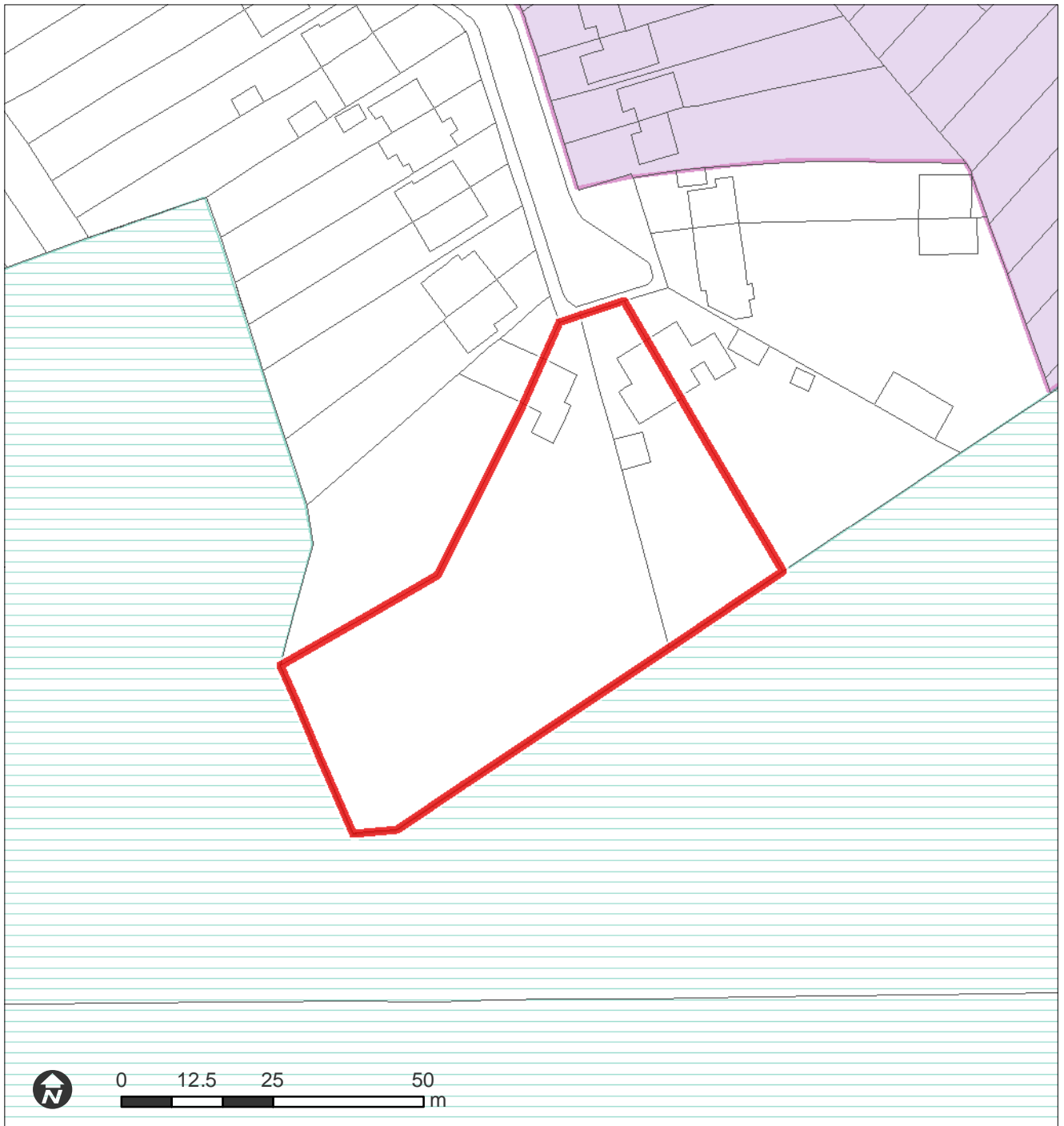
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

SUMMARY

The low-lying garden with a gentle slope towards the rear has low sensitivity to built development as the site has existing built development within the vicinity, and has strong vegetative enclosure on all boundaries. There are few public and private views in, with little complexity and historic character.

For this reason, Vivian Gardens has been classed as having **Low** sensitivity to built development.

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



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SITE REF NO. CFS67

SITE NAME Land north of Oxhey Hall Farm

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

LANDSCAPE SENSITIVITY

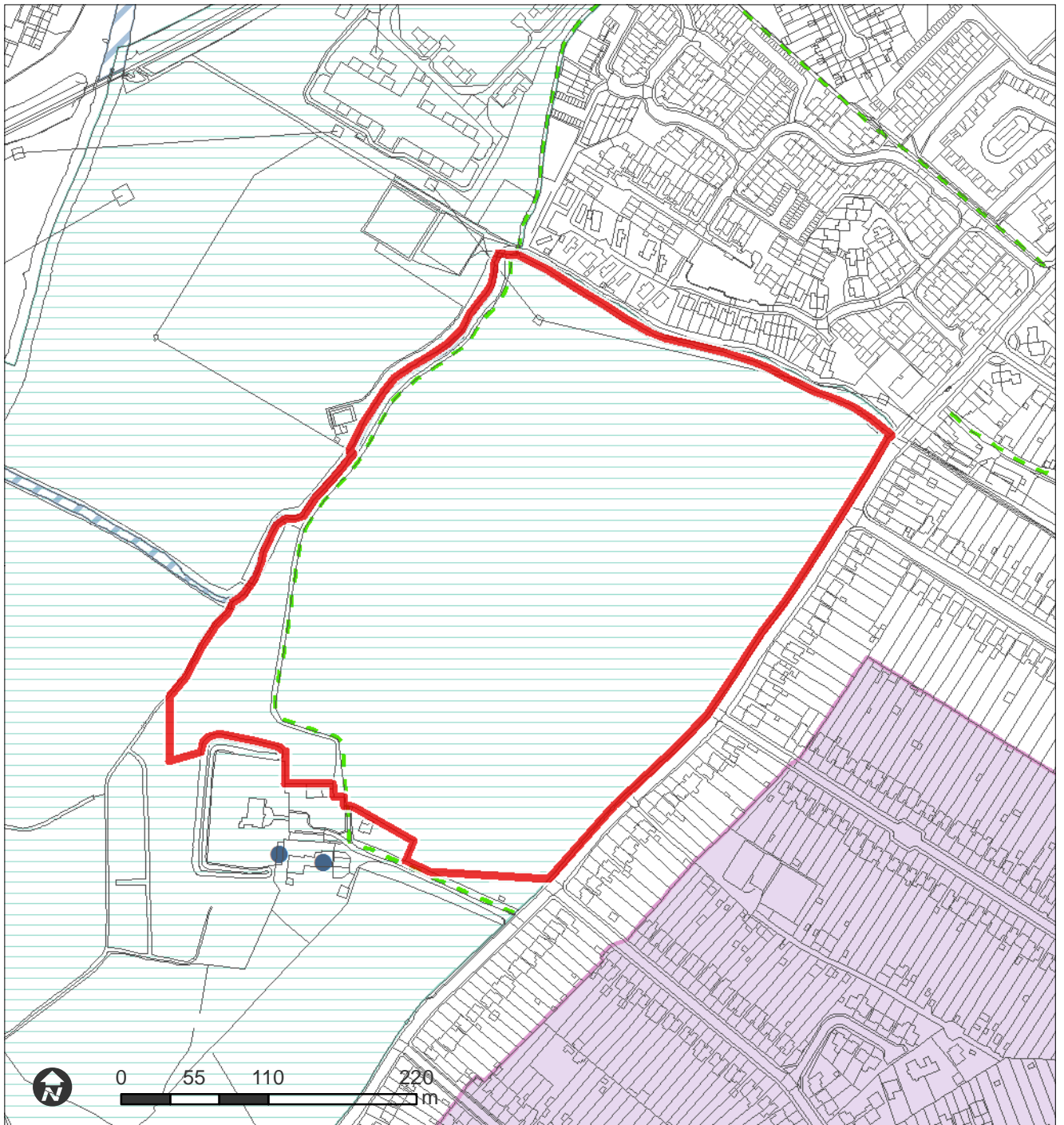
Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY

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 site with lack of complexity 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** to built development, due to its passable perceptual quality and few compelling landscape features.

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



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SITE REF NO. CFS20 | **SITE NAME** Land at Croxley Station

The site comprises of Croxley train station and associated car park, located at the centre of Croxley Green. Situated north of the Watford Road bridge, the site extends north, including the extensive vegetation to the south and north of the railway and car park. To the north of the site, the boundary is defined by the residential houses along Winton Drive, similarly to the residential houses on Watford Road on the south side of the railway.



Current use Mixed
Proposed use Mixed
Area (ha) 2.239

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there some open views into the site from public roads such as Winton Drive and private residential houses on all boundaries, the site has a reduced sensitivity to development due to the lack of important landscape features, historic character or perceptual quality. As the mixed use site is already disturbed by urban development with the railway to the centre, the perceptual quality is not affected by further development in the area.

For this reason, the Croxley Station has been classed as having **Low** sensitivity to built development.

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



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SITE REF NO. CFS70

SITE NAME Extension to Croxley Green Business Park

The site is comprised of two separate sites located close to Croxley Green Business Park. The north site is situated at the car park in the west corner of Woodshots Meadow road, comprising of the car park and surrounding mature vegetation. The southern border is comprised of vegetation and grassland, enclosed by mature trees on all sides. The River Gade runs along the north and east boundaries, with dense woodland located to the west. The woodland to the west is classed as a Site of Special Scientific Interest.



Current use Car Park
Proposed use Business/Residential
Area (ha) 1.011

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Croxley Moor

- Semi natural habitats are located to the west of the southern site in the woodland SSSI
- Strong vegetated character to the boundaries

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

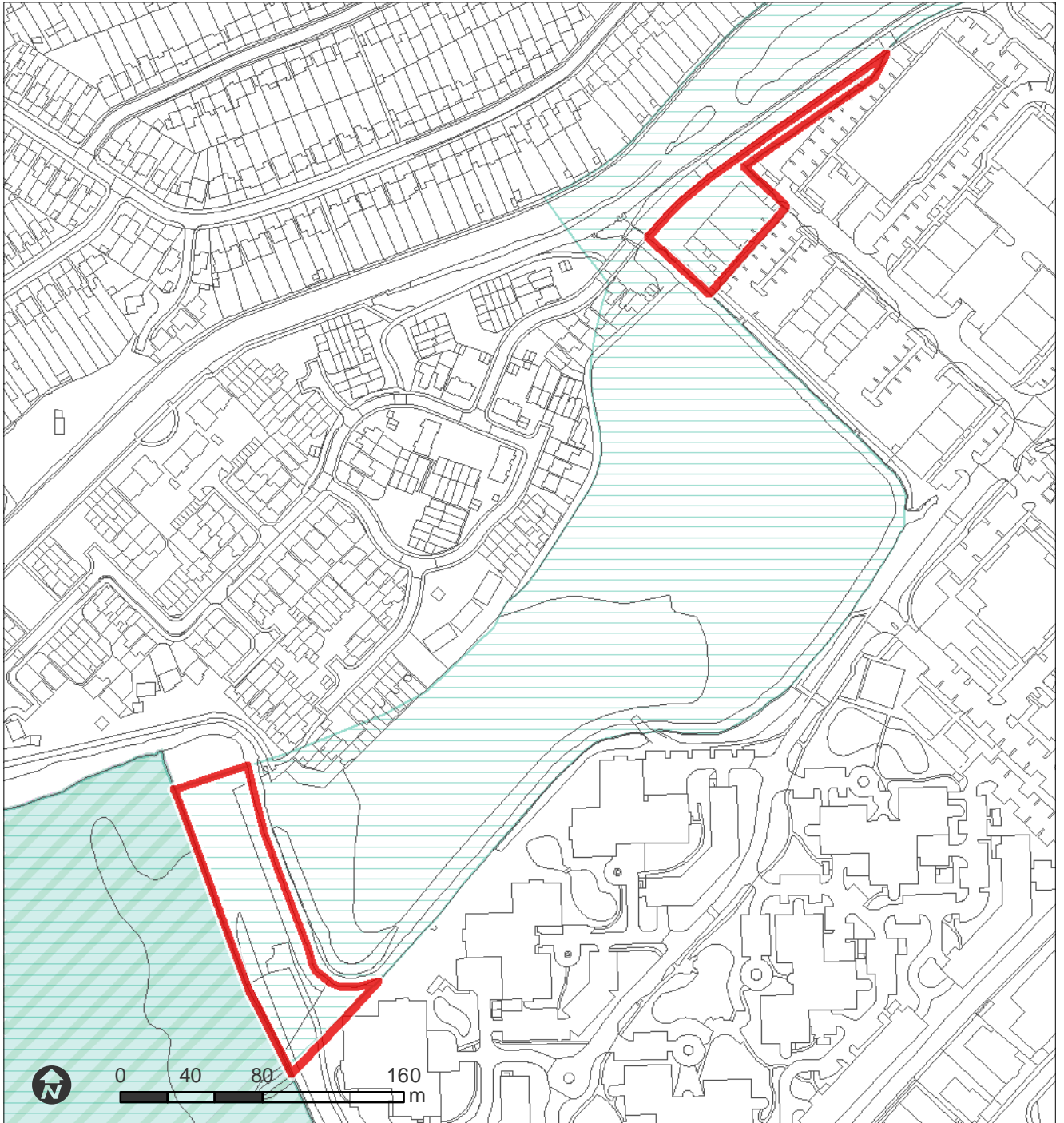
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The flat urban car park site with vegetative enclosure along all rear boundaries indicates a lower sensitivity to housing development, with no historic character and few opposing public or private views into the site. However, the south site has more important landscape features (River Gade on east boundary, woodland areas, Site of Special Scientific Interest) that increase the sensitivity of the site. The lack of complexity across the two sites, alongside the little perceptual quality and few views into the site results in the reduced sensitivity to development.

For this reason, the Extension to Croxley Green Business Park has been classed as having **Medium-Low** sensitivity to built development.

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



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SITE REF NO. CFS19

SITE NAME Land adjacent 62-84 & 99-121 Sycamore Road Croxley Green

The site is located in Holywell, Croxley Green, to the south of Sycamore Road. The site comprises of flat grassland with mature vegetation located sporadically throughout the space, as well as a strip of mature trees along the back of the site on the southern edge. Other urban development is located directly around the site boundary, with the River Gade running directly behind the vegetation to the south. Woodland parcels are located close by to the north and south of the site.



Current use Vacant
Proposed use Residential
Area (ha) 0.271

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

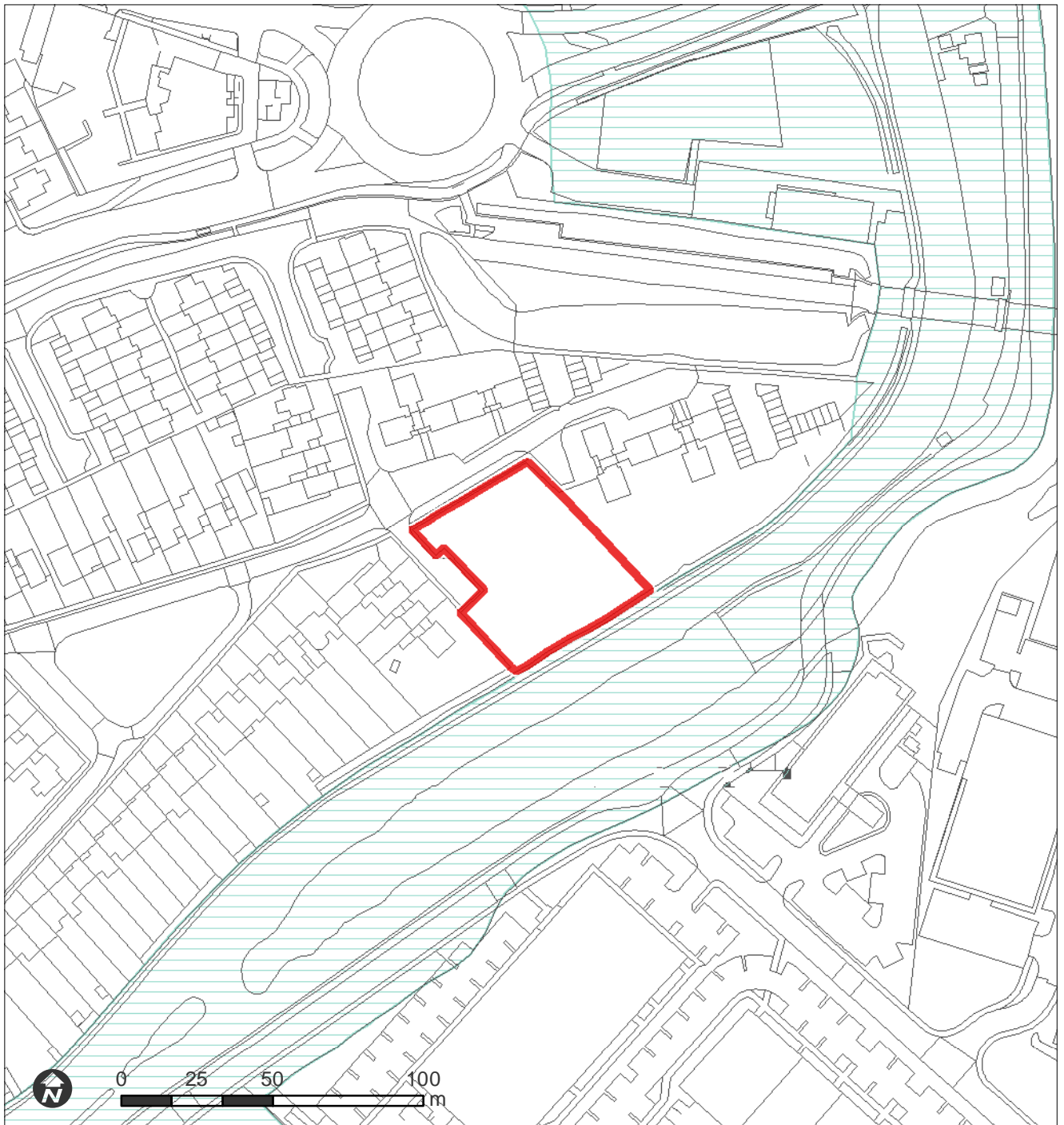
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

SUMMARY



Although there are open public and private views onto the site and a lack of vegetative enclosure on the roadside boundaries which would indicate a higher sensitivity, the lack of historic features, few visible landform and landscape features and little perceptual quality reduces the sensitivity to development. Furthermore, although the River Gade sites just to the rear of the site, the existing urban residential development in the immediate area reduces the quality of the site, and the importance of the River Gade as a natural landscape feature as an impact on the site’s sensitivity.

For this reason, the Sycamore Road site has been classed as having **Low** sensitivity to built development.

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



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<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS21

SITE NAME Land at Rousebarn Lane, Little Green Lane, Croxley Green

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/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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

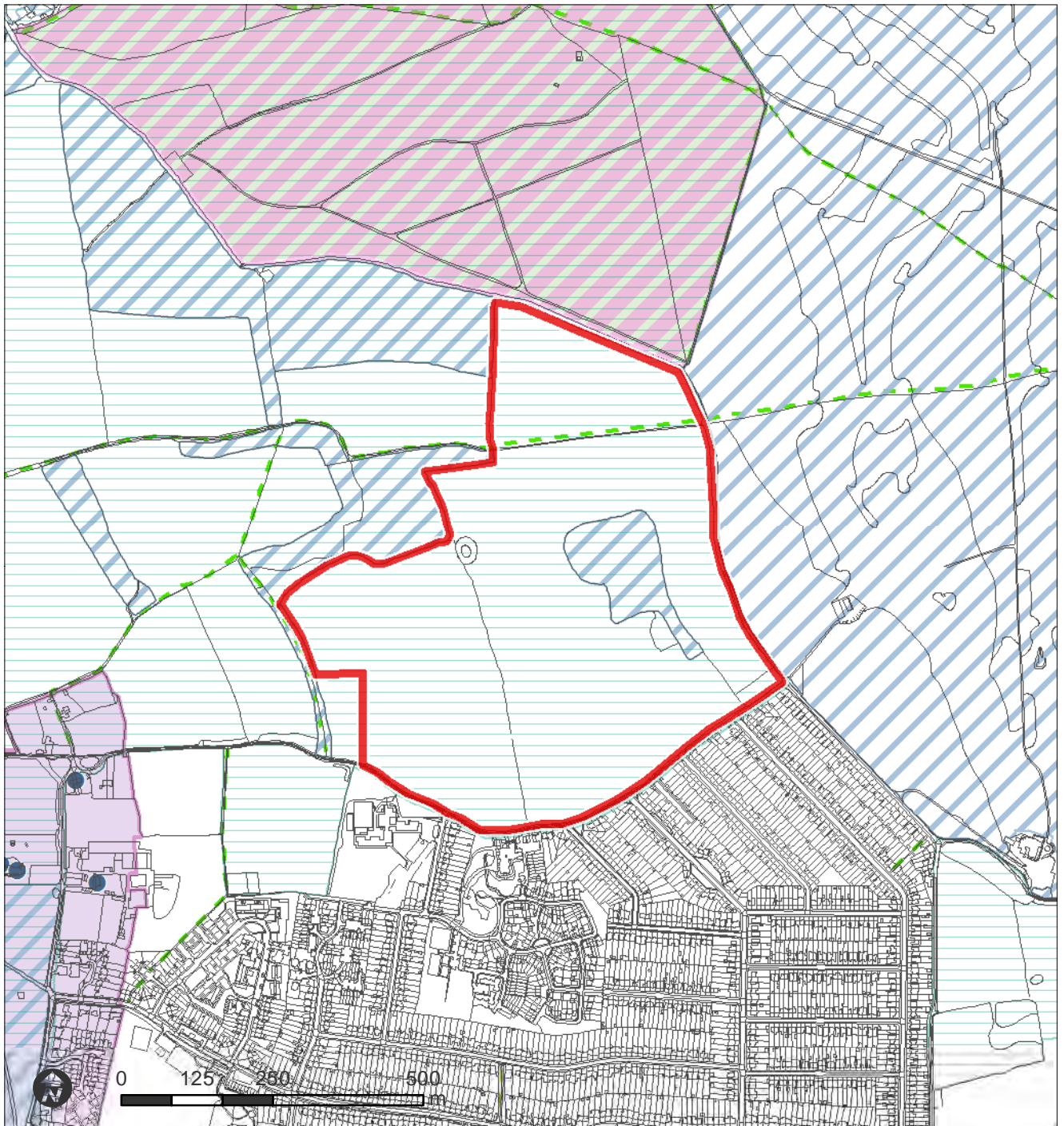
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site has several high sensitivity features (Conservation site, Wildlife Sites and woodlands) in the surrounding area and on site, in addition to strong views from private properties along the south boundary and from public views along the footpath. Furthermore, the lack of built development towards the north of the site increases the sensitivity of this area and 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.

For this reason, the Land at Rousebarn Lane has been classed as having **Medium** sensitivity to built development.

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



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SITE REF NO. CFS61

SITE NAME Cinnamond House, Cassiobridge

The site is located to the north of the roundabout linking Watford Road and Baldwins Lane in Croxley Green. The Metropolitan Line runs to the north of the site, separated from the site by mature vegetation. To the east of the site, another area of mature vegetation lies separating the site from Bridgewater Boats and the river that runs close by. The site comprises of grassland with a car park and buildings at Cinnamond. A mature hedgerow runs along the south of the site next to Watford Road.



Current use Offices, workshop, grass
Proposed use Bus, Indus, Wareh, Resi, Retail
Area (ha) 1.011

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Lower Gade Valley

- No significant Landscape Character Area features present within the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

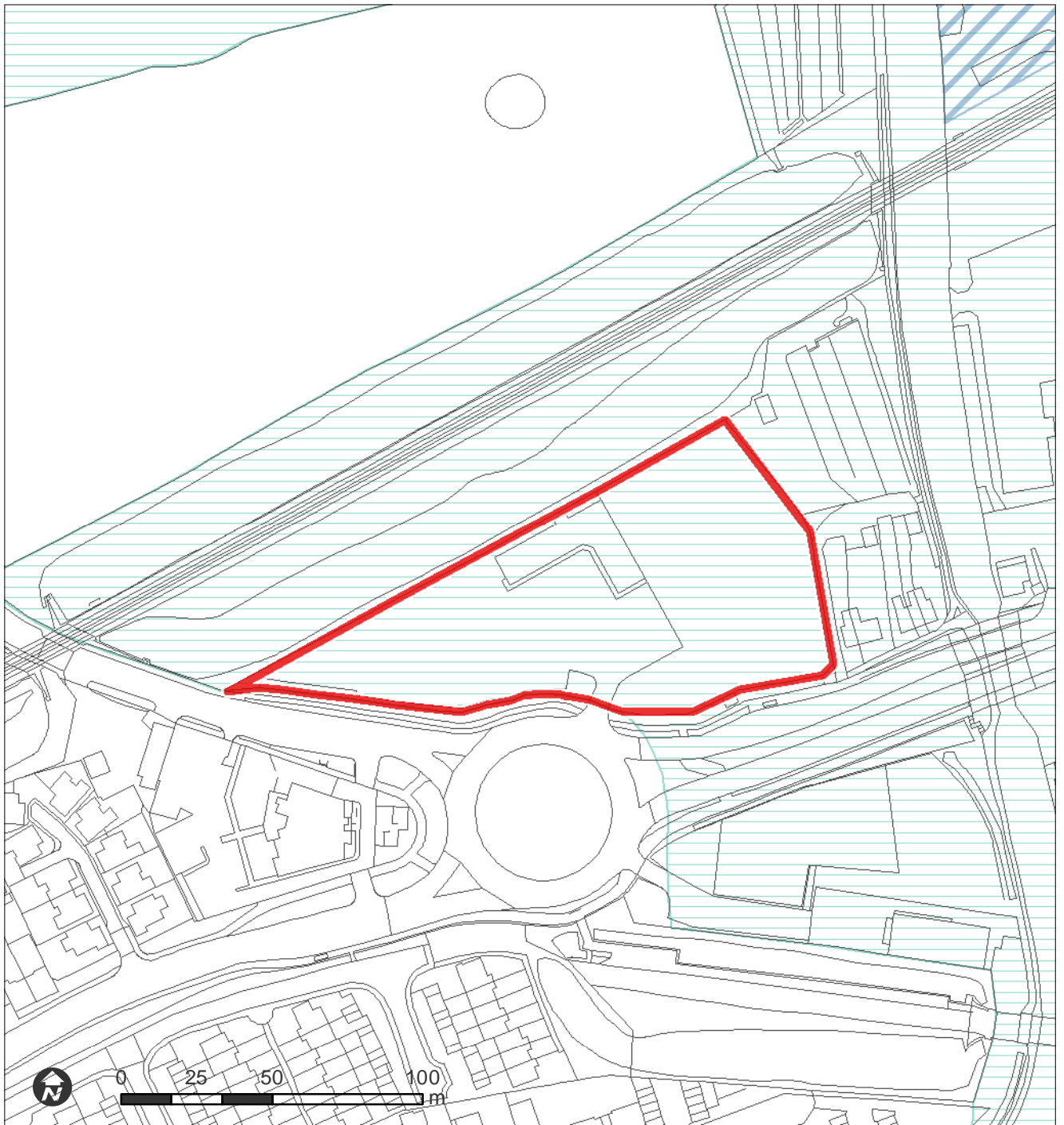
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

SUMMARY



The flat site enclosed by vegetation has a low sensitivity due to the existing disturbance from the railway, main Watford Road and roundabouts, further to the current built development within the site and in the surrounding area. As there are few discerning landscape features and views into the site, the sensitivity of the site remains low.

For this reason, Cinnamond House has been classed as having **Low** sensitivity to built development.

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



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<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. PCS49

SITE NAME Little Green Playing Fields, Croxley Green

Located to the north of Croxley Green, Little Green Playing Field is a flat grassland site enclosed by mature vegetation on all boundaries. To the east of the site, Little Green Junior School is also located along Little Green Lane, which runs to the north of the site. To the south and east of the site, urban development extends from Lincoln Drive and Lincoln Way, with other arable and grassland extending to the north and west. A footpath runs to the north of the site.



Current use Open land
Proposed use -
Area (ha) 4.517

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Extensive level plateau land
- Parkland playing field used for educational uses

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

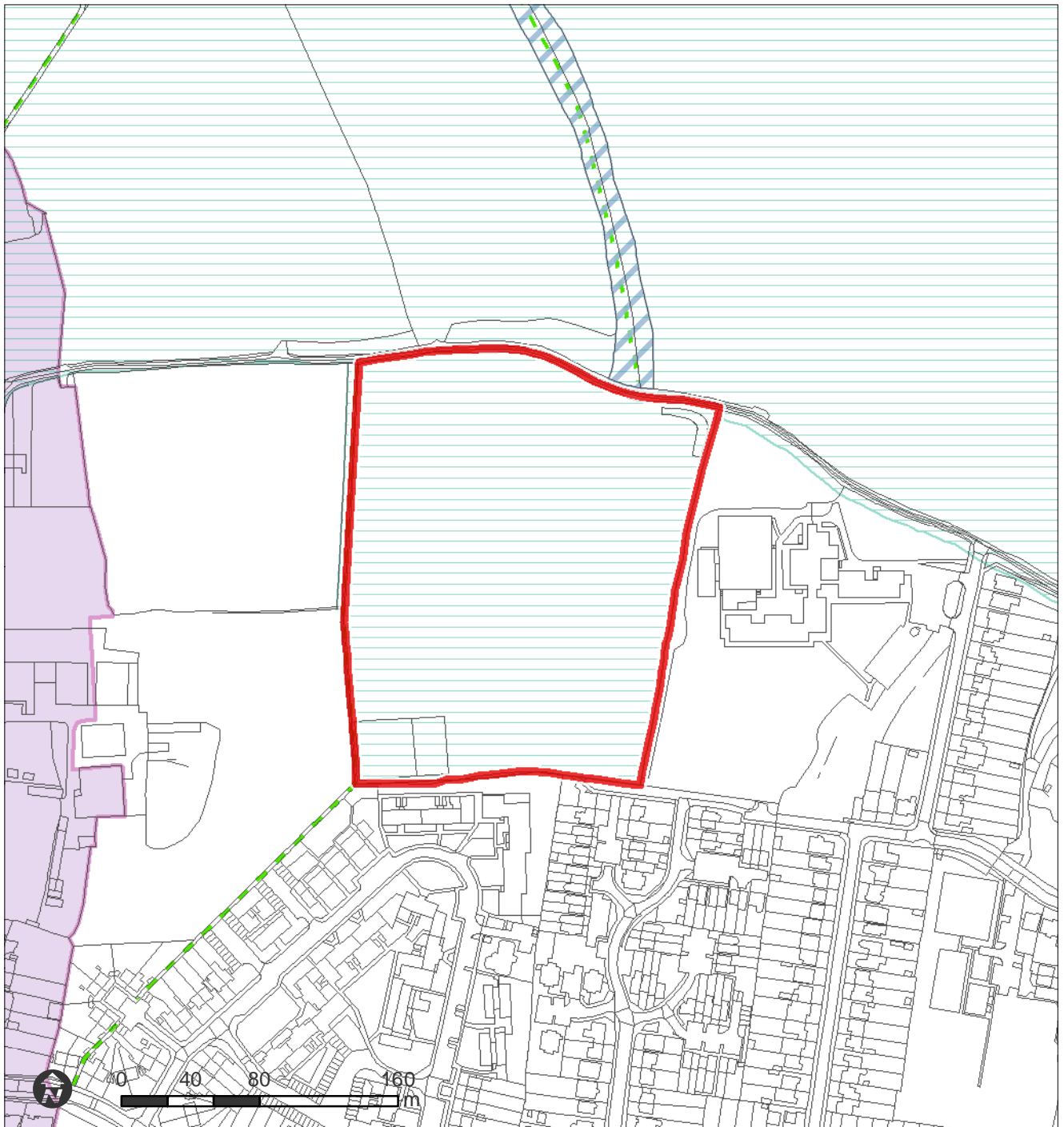
Low	Medium Low	Medium	Medium High	High
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SUMMARY

Although the site has a historic boundary and has some perceptual quality within the site due to the substantial vegetative enclosure, the sensitivity of the site is reduced by the built development in the local area, the flat simple landform and the limited views into the site from the Little Green Lane footpath and residential views from Grove Crescent.

For this reason, the Little Green Playing Fields have been classed as having **Low** sensitivity to built development.

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



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SITE REF NO. PCS12 | **SITE NAME** Former Croxley Green Railway Station, Croxley Green

The site is located directly south of the roundabout linking Watford Road and Baldwins Lane in Croxley Green. A mature tree cover exists across most of the site, extending from the river to east towards the residential houses on Mayfare to the west. To the south of the site, Sycamore Road defines the boundary, providing access to further residential housing. At the north of the site, a car park runs along the length for the Sea Cadets and Cassiobridge Play Area. The old railway bridge crosses over the river from the east at Ascot Lane, and into the densely vegetated site.



Current use Former Railway Station
Proposed use -
Area (ha) 0.692

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

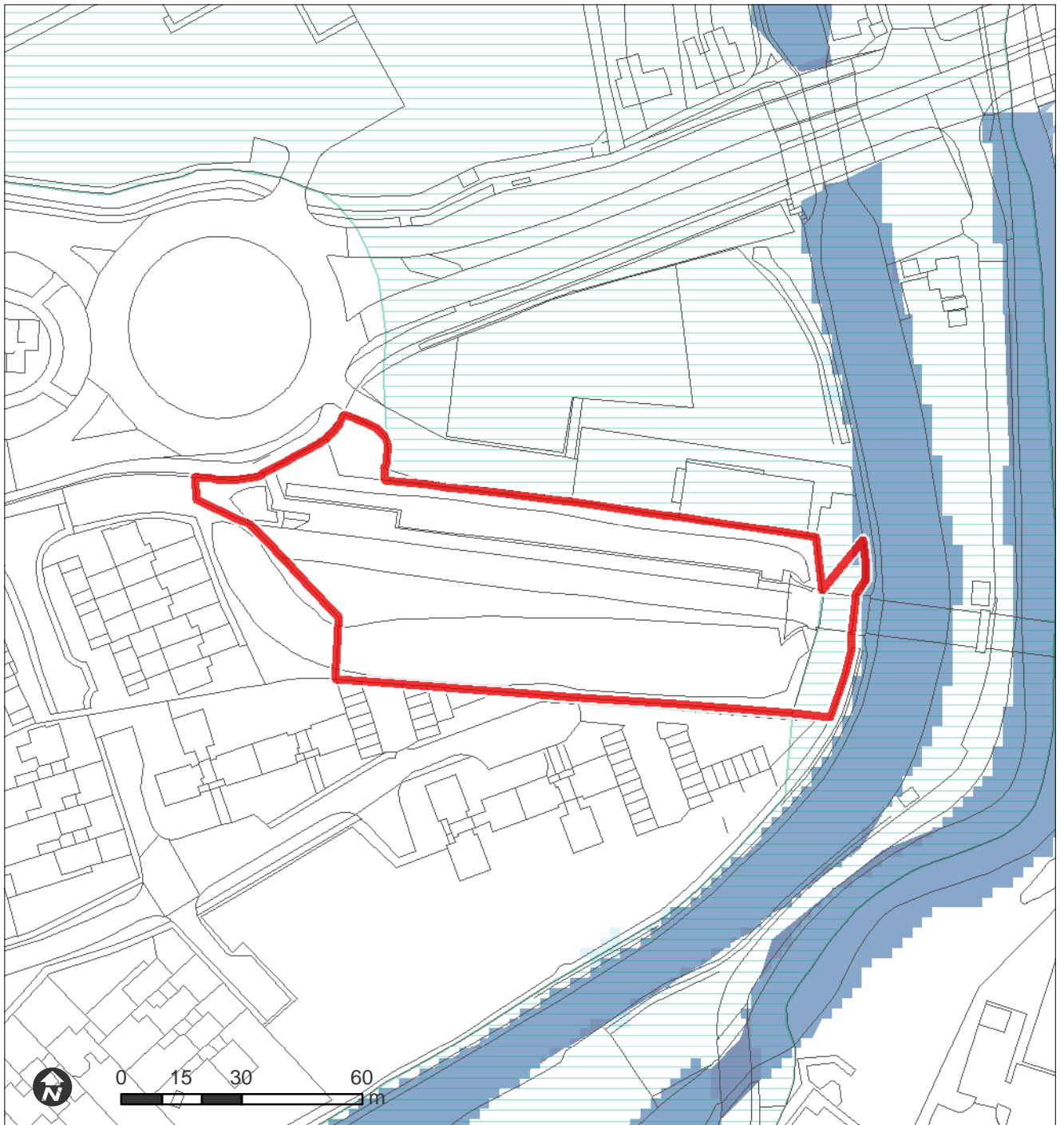
Low	Medium Low	Medium	Medium High	High
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SUMMARY

Although the former railway station at Croxley has several interesting landscape features (river, old bridge, woodland area) and is relatively open to both public and private views from the footpaths and from Beggars Bush Lane, the overall sensitivity is reduced to medium-low by the location of the site, where it is positioned amongst substantial urban development to the centre of Croxley Green, and further urban development would not be out of character to the area.

For this reason, the Former Croxley Green Railway Station has been classed as having **Medium-Low** sensitivity to built development.

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



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SITE REF NO. CFS16

SITE NAME Land at Chorleywood Station (car park and adjoining land)

Chorleywood station and the adjoining land are located to the north east of Chorleywood, along the Metropolitan Line. The site extends from where the railway crosses Shire Lane to the north, down to the end of Chorleywood Station car park to the south. The site comprises of the railway, the car park and surrounding vegetation. Station Approach road runs along the length of the north of the site, while residential housing runs along the south.



Current use Station Car Park and Vacant
Proposed use Mixed
Area (ha) 2.294

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

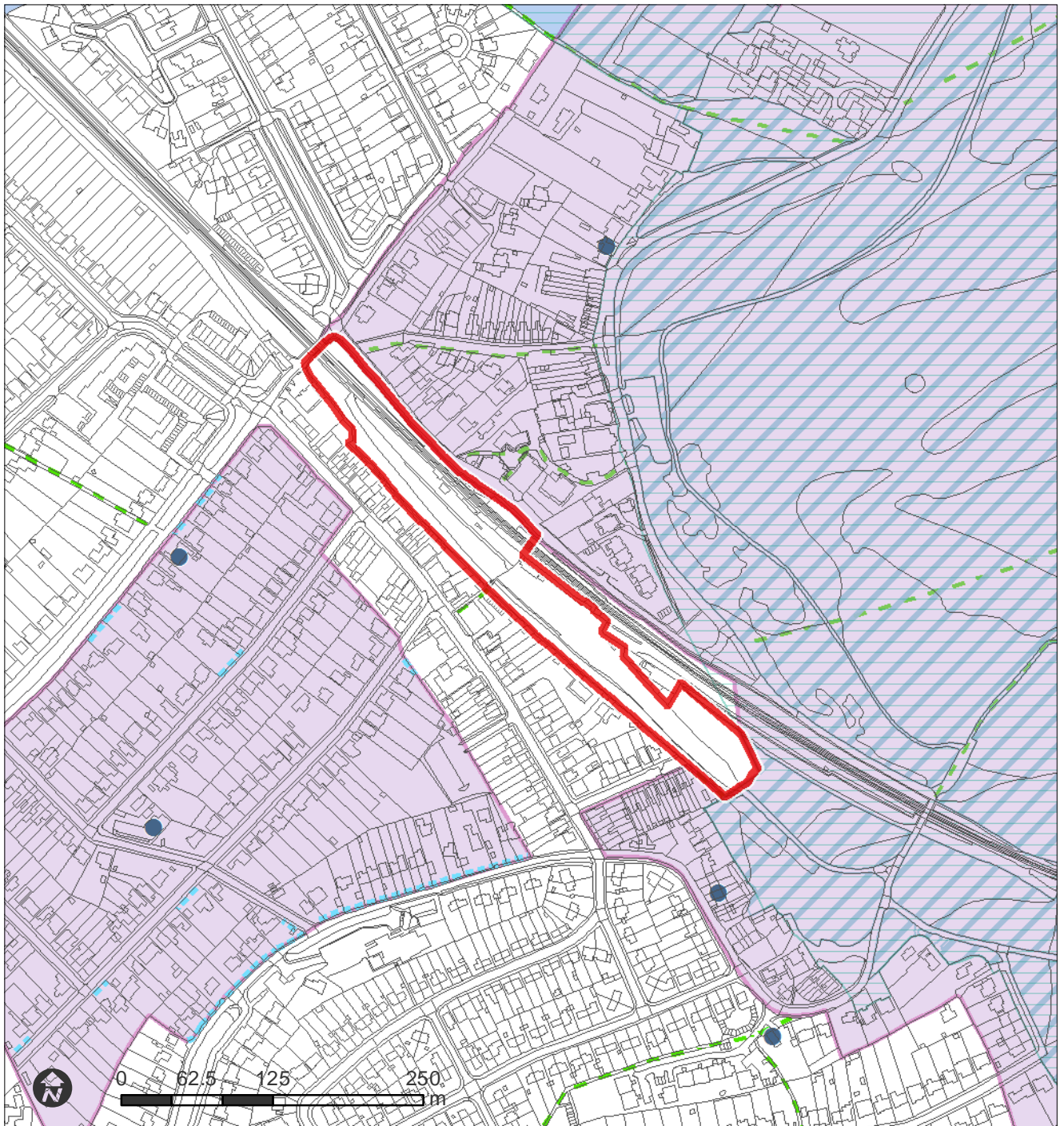
Low	Medium Low	Medium	Medium High	High
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SUMMARY

Although the railway station and car park site is an existing developed site with few quality landscape features and no perceptual quality due to the proximity of major traffic routes which may indicate a low sensitivity, the site sensitivity may be increased by the views towards the site by Station Approach road and private residential properties, in addition to the lack of vegetative enclosure and the complexity of the site. Although the site is particularly visible to both public and private views, the visual sensitivity of the site is reduced due to the visual impact that the train station is already having on the immediate surroundings

For this reason, the Chorleywood Station has been classed as having **Medium-Low** sensitivity to built development.

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



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Key Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict		CFS16 Chorleywood
Three Rivers Landscape Sensitivity Assessment				

SITE REF NO. CFS18

SITE NAME Hill Farm, Stag Lane, Chorleywood

The grassland site located to the south of Chorleywood Bottom is sited on an undulating landscape facing downhill towards the M25 and the south east. The site contains areas of mature vegetation on the field boundaries, as well as a dense woodland area to the east. The north of the site is defined by Stag Lane and residential development, which extends down to the south west along Long Lane. Public footpaths run through the centre of the site, with adjoining footpaths crossing and defining the south east boundaries.



Current use Open land
Proposed use Residential
Area (ha) 8.690

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Woodland area exists to the east of the site
- M25 a visible feature from the site towards the south east
- Land comprises of pasture and grassland

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

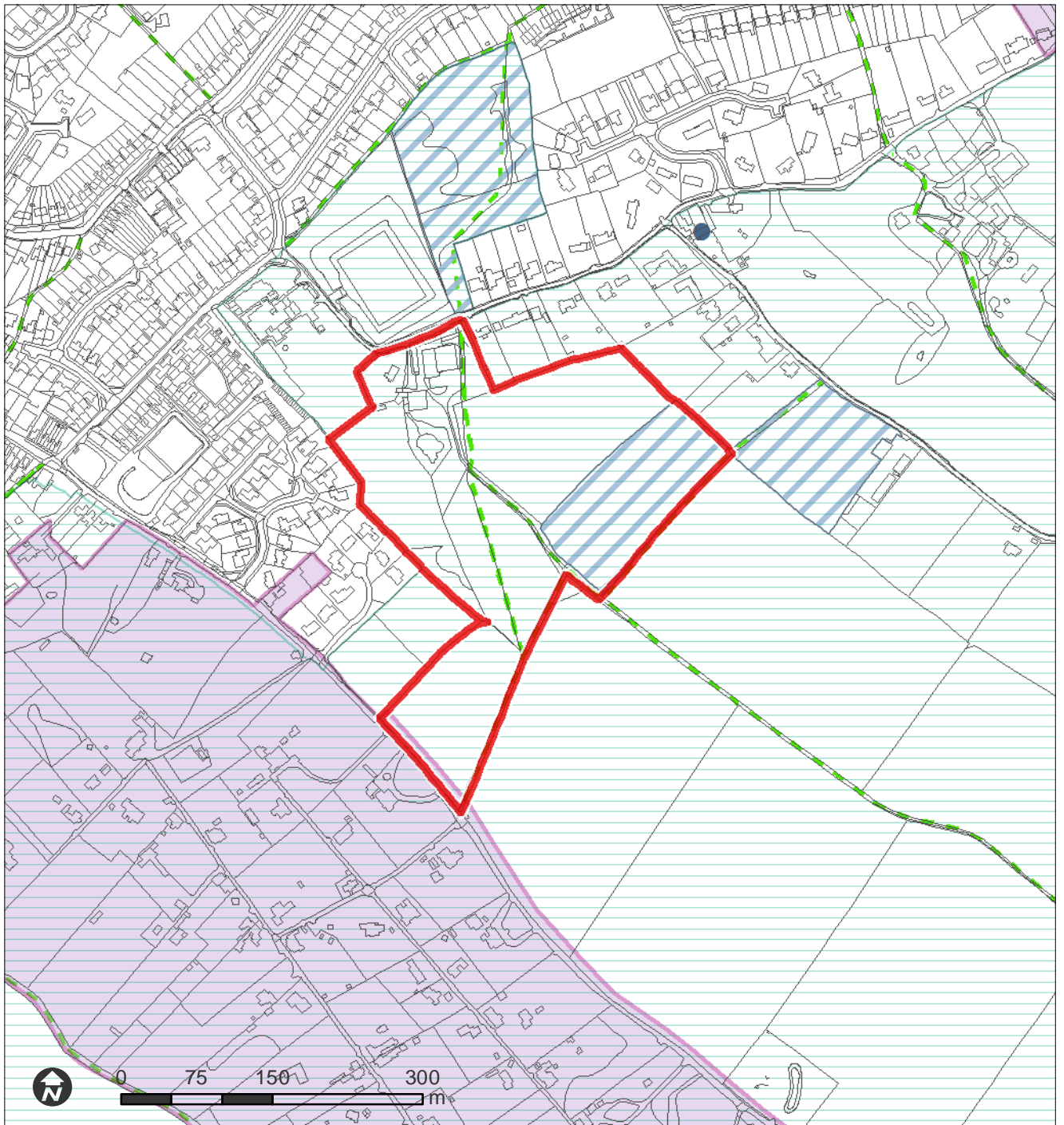
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site is particularly characteristic of the Heronsgate Heights LCA with grassland pastures, woodland areas located within the site boundary and the M25 a visible feature on the skyline towards the south east, increasing the sensitivity of the site in addition to the rolling landforms and complex features including the woodland, internal hedgerows, footpaths and buildings. Although the site is open to public footpaths with views out towards the south west, the site sensitivity is reduced by the presence of built development in Chorleywood to the north.

For this reason, Hill Farm has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines Registered Park Gardens District 	<p>CFS18 Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. OSPF3

SITE NAME Land at Heronsgate, Chorleywood

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) 57.650

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

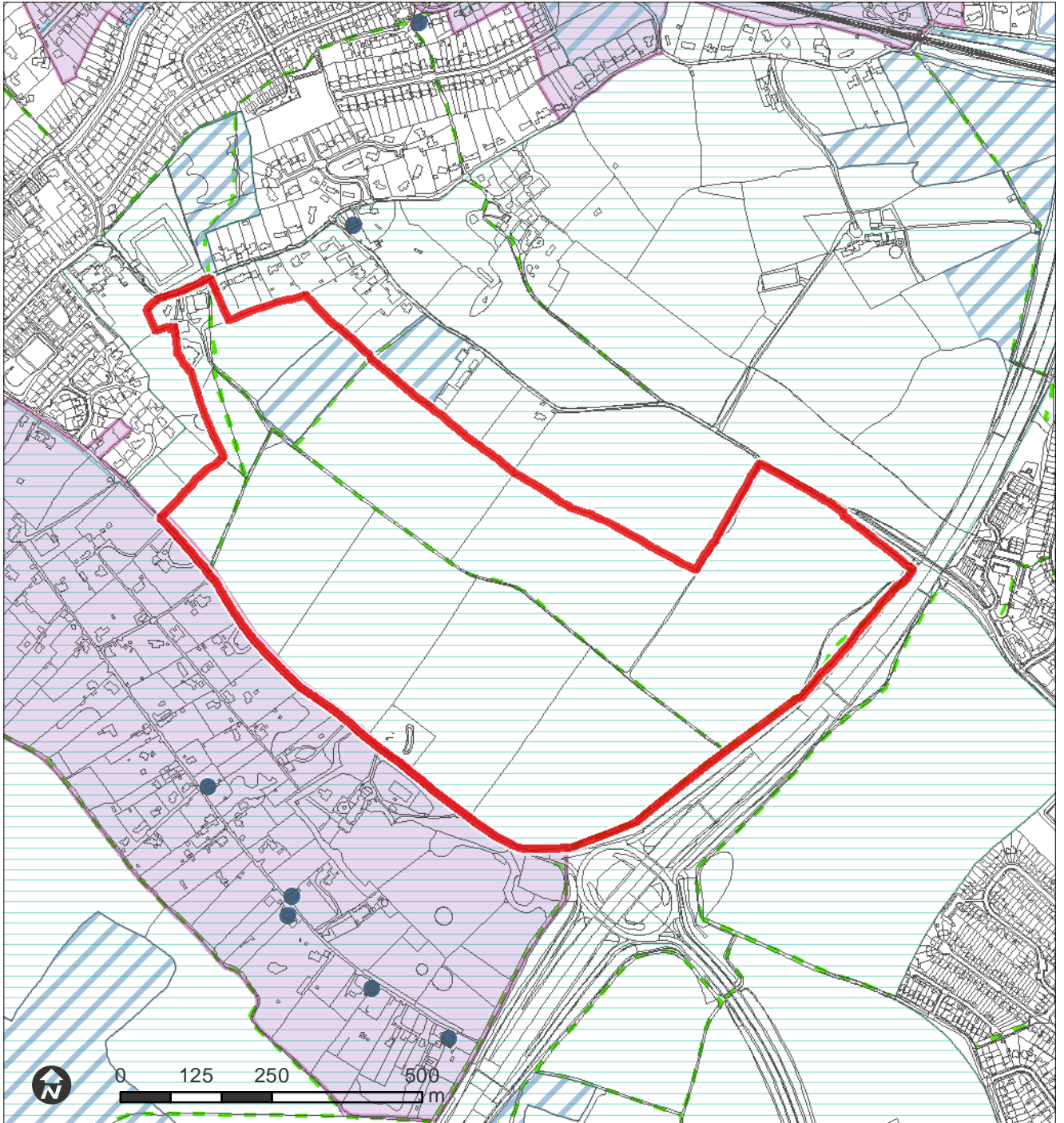
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site is characteristic of the Heronsgate Heights 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.

For this reason, the land at Heronsgate has been classed as having **Medium-High** sensitivity to built development.

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



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<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

SITE REF NO. CFS15

SITE NAME Alabama & Waverley, Chenies Road, Chorleywood

Defined by the boundaries of two large residential properties and their gardens, the site comprises of grass lawn and trees sporadically positioned throughout. The boundaries are defined by mature vegetation on all sides. The site is located off of the A404 Chenies Road heading south. Close to the site lies St Clement Danes School to the north and other residential buildings to the south.



Current use Residential
Proposed use Residential
Area (ha) 1.902

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- No significant Landscape Character Area features present within the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

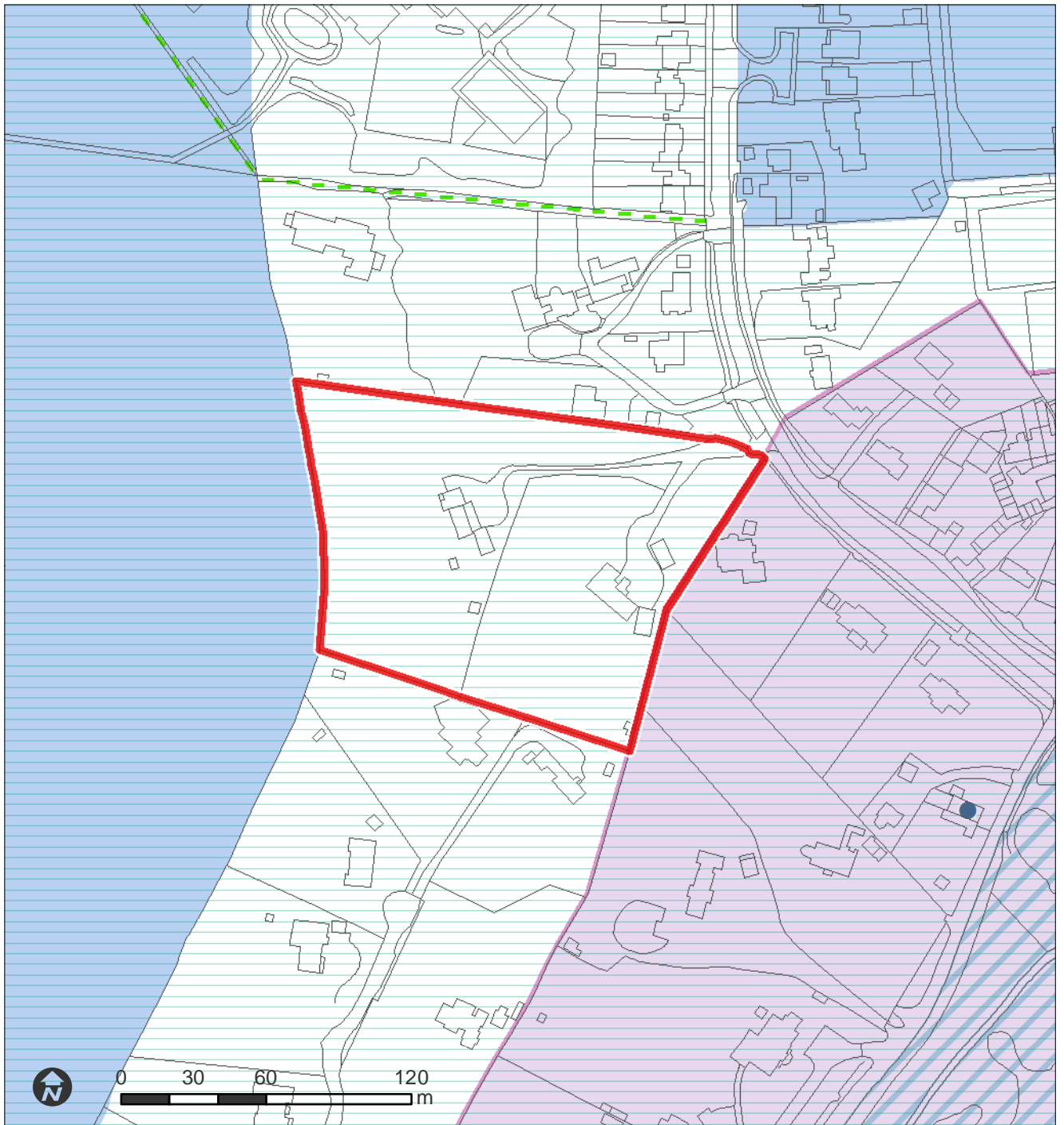
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the site is relatively enclosed by vegetation and has few views in from the public, the site is located next to the Chiltern Hills AONB which borders the west of the site. Along with the landform features and views to the rear of the site, the site sensitivity is therefore increased.

For this reason, the Alabama & Waverley has been classed as having **Medium** sensitivity to built development.

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



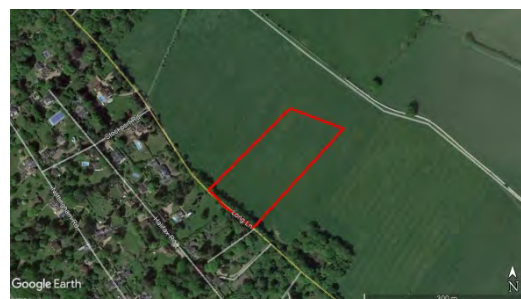
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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment area ● EH Listed Buildings Green Belt (SALDD) HCC Local Wildlife Sites 2018 Local Nature Reserves important hedges Site of Special Scientific Interest (SSSI) Conservation Areas PRoW Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>CFS15 Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS17

SITE NAME Birdwood, Land at Hill Farm, Stag Lane, Chorleywood

Located off of Long Lane to the south of Chorleywood Bottom, the site is situated on a slope that runs downhill towards the south west. As part of a much larger field, the site has no identifiable boundaries on three sides, with the fourth south west boundary running along the mature vegetation that meets Long Lane in Heronsgate. A public footpath runs close to the north east edge of the site, which runs towards the M25, which is located close by towards the south east. There is no built development in the surrounding area on the north side of Long Lane, although a development with large gardens are located across the road to the south of Long Lane.



Current use Agricultural
Proposed use Residential
Area (ha) 2.270

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- The M25 is a major feature to the south east of the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

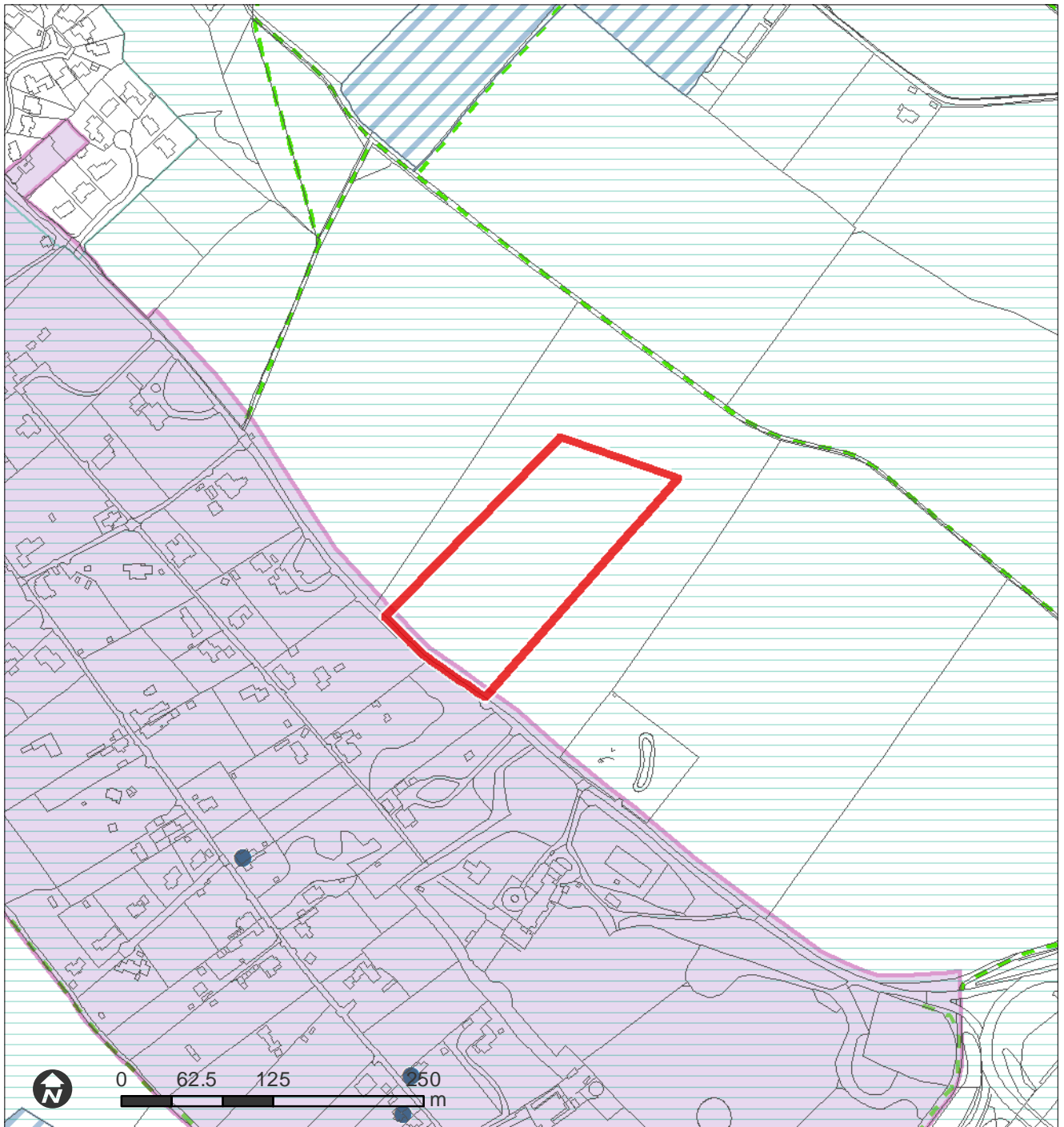
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site's sensitivity is increased by its lack of vegetative enclosure on three boundaries, therefore opening up public views onto the site from the public footpath to the north. In addition, the site location does not follow any existing patterns in the landscape or landform, and is removed from the current built development to the west of Long Lane. However, the sensitivity of the site is reduced by the simple landform that the site sits within and the restricted private views onto the site by the mature vegetation that runs along the south west boundary.

For this reason, the land at Hill Farm has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRowLines Registered Park Gardens District 	<p>CFS17 Chorleywood</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS29

SITE NAME Land at 2 Sarratt Lane

The site is located within the area of Loudwater, Chorleywood, and sits to the east of Sarratt Lane. A public right of way runs through the centre of the grassland site, which has vegetation on all boundaries. An area of woodland backs onto the north of the site, separating the site from the agricultural land and grassland that extends north. The site is located opposite residential development on the other side of Sarratt Lane, which extends south into Loudwater.



Current use Woodlands
Proposed use Residential
Area (ha) 1.265

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Located close to a woodland to the north of the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

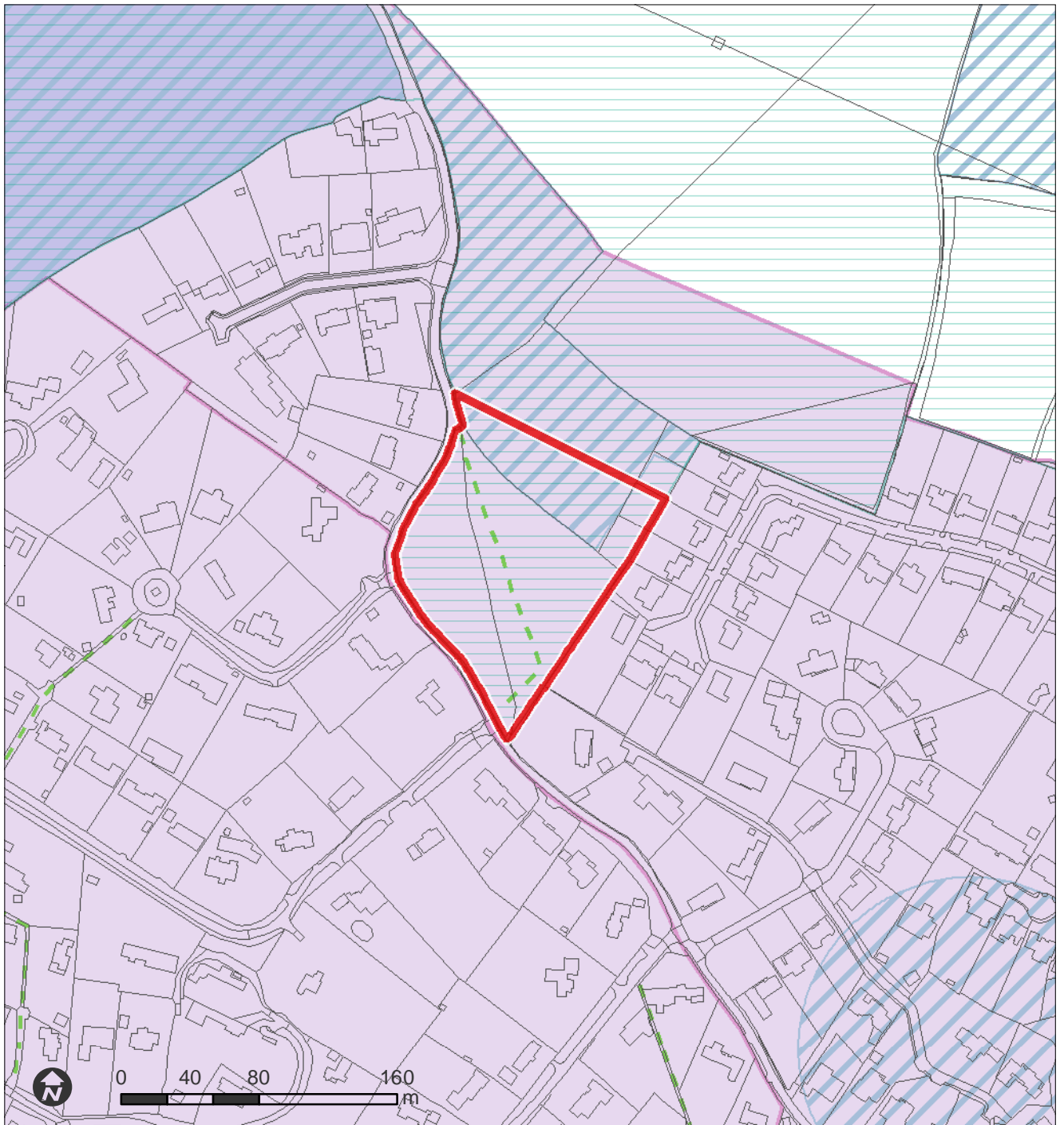
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The land at 2 Sarratt Lane site is located within a Conservation Area and partially contains the Wildlife Site that exists within the woodland parcel to the north of the site, which increases the sensitivity of the site. The openness to public views from Sarratt Lane and the public footpath that runs through the centre of the site increase the sensitivity of the site, in addition to the perceptual quality that the site holds. However, the built development in the local area, the limited private views and few important landscape and landform features reduce the sensitivity of the site to medium-low.

For this reason, the land at 2 Sarratt Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 		<p>CFS29 Chorleywood</p>
		<p>Three Rivers Landscape Sensitivity Assessment</p>
		 

SITE REF NO. CFS30

SITE NAME Land rear of Branksome Lodge

Located off of Loudwater Lane to the east of Loudwater, the site is located on the east edge of other residential development. The site comprises of grassland, without including Branksome Lodge located on Loudwater Lane, which sits to the centre north of the site. The site is vegetated on most boundaries, separating the site from the adjoining housing developments off of Haywards Copse and Chess Close.



Current use Open land
Proposed use Residential
Area (ha) 1.121

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Lower Chess Valley

- The site begins to slope off towards the south west
- Surrounding development is largely well concealed by mature vegetation and tree groups

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

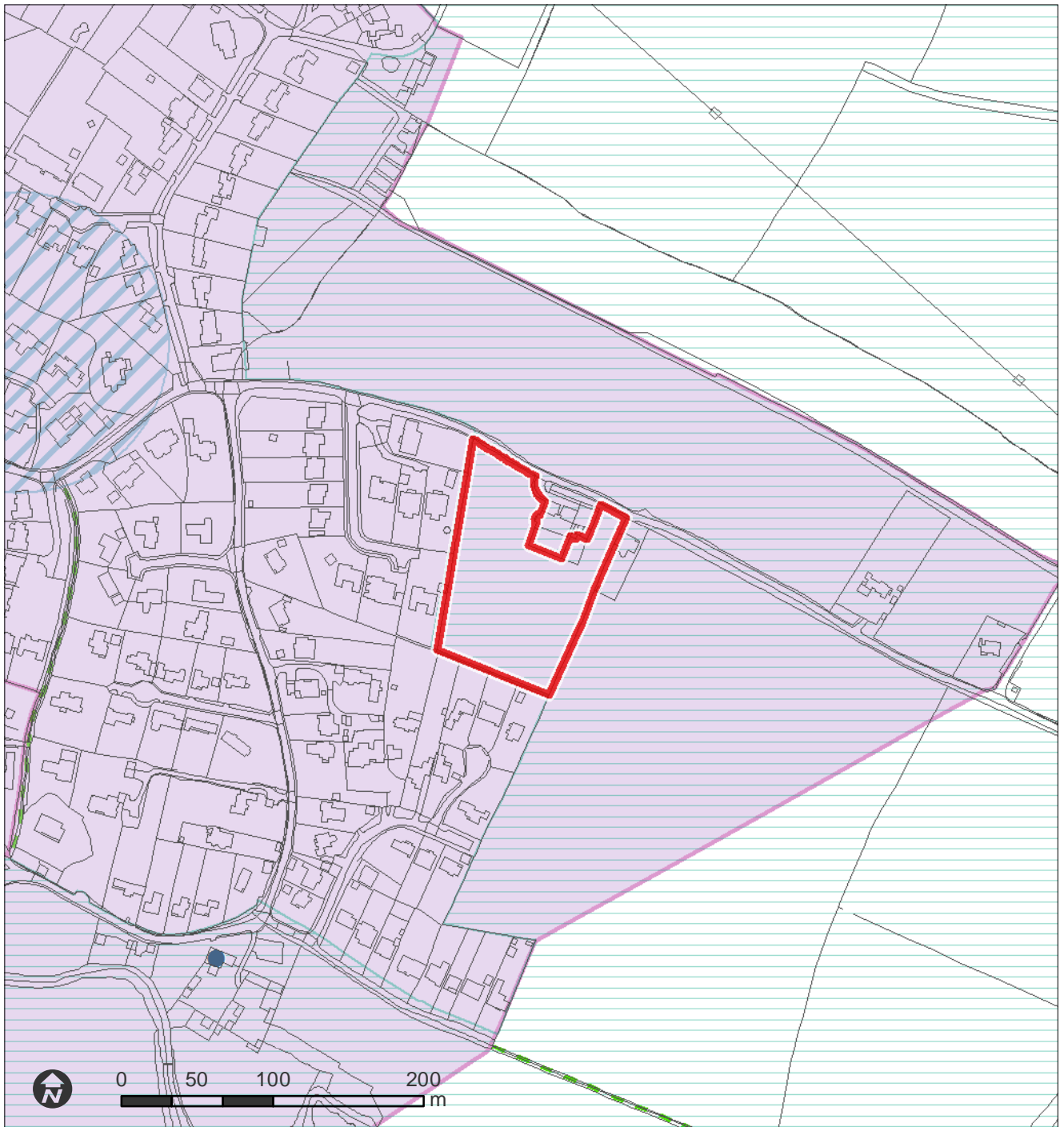
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there are open private views onto the site and it is located within a conservation area, the landform and landscape features, the complexity and lack of views towards important buildings or natural features reduce the sensitivity of the area. The substantial vegetative enclosure, presence of built development and perceptual quality also reduce the overall sensitivity of the site to development.

For this reason, the land rear of Branksome Lodge has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW Lines Registered Park Gardens District 	<p>CFS30 Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS57

SITE NAME Pheasants Ridge Gap, Berry Lane, Chorleywood

Located east of Chorleywood Bottom along the railway line, Pheasants Ridge Gap is situated just on the south side of Berry Lane, to the east side of the access road to Catlips Farm Livery Stables. The site boundary is marked by the roads and mature vegetation to the north and west, and by a residential garden to the east. To the south, woodland marks the edge of the site, before extending east to meet the M25 which is located close by. Open agricultural farmland extends out to the south of the site.



Current use Paddock
Proposed use Residential
Area (ha) 0.689

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Woodland extends from the south of the site out towards the east
- The M25 is located close by to the east

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

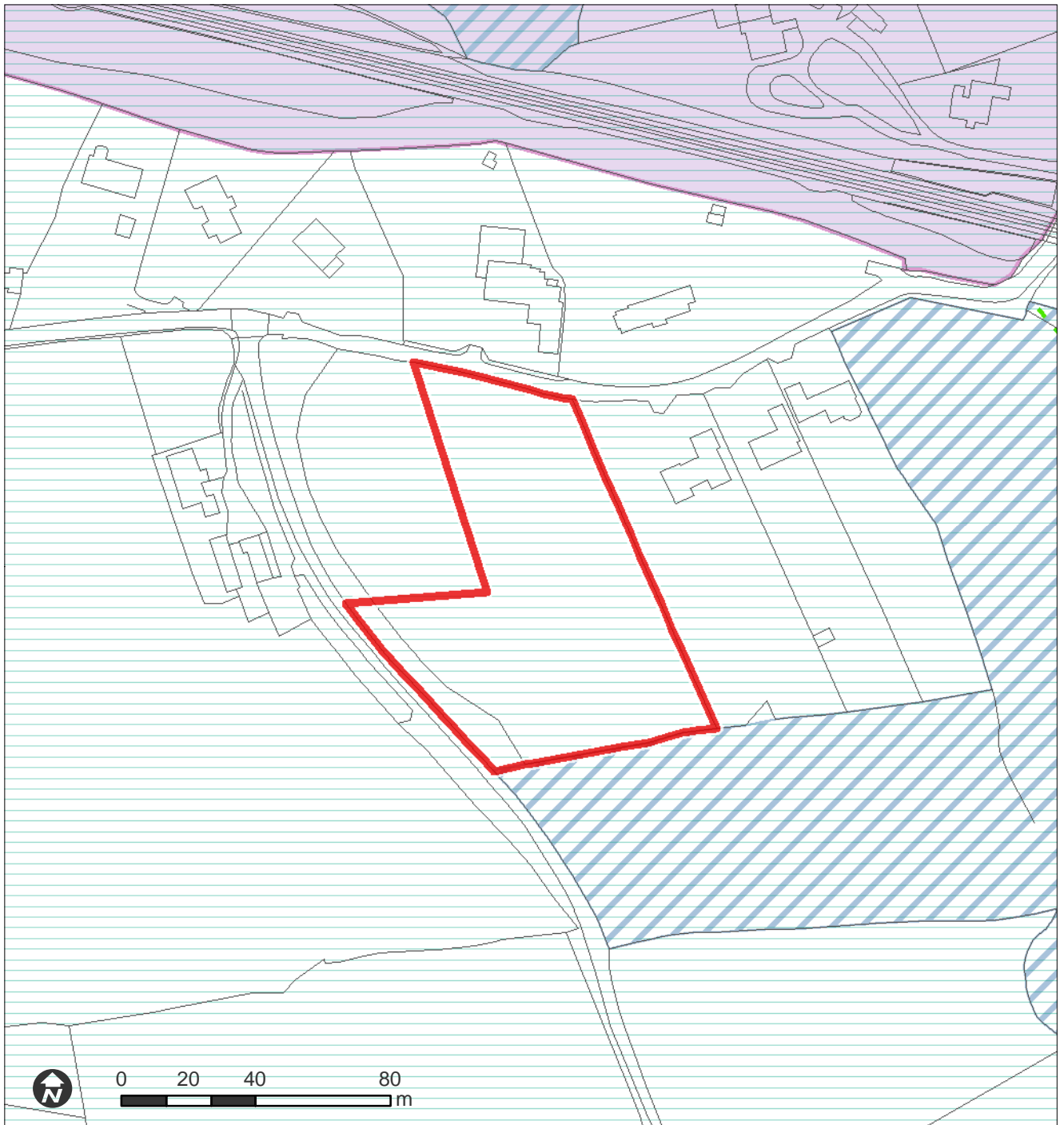
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Located close to a Wildlife Site to the south, the site’s sensitivity is increased by its proximity to important landscape features and the views towards natural features that increase perceptual quality. The lack of built development on three boundaries and the openness to private views increases the sensitivity, although is reduced to a medium-low sensitivity by the simplicity of the landform, in addition to its substantial vegetative enclosure and its few public views.

For this reason, the Pheasants Ridge Gap has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS57 Chorleywood</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS72

SITE NAME Solesbridge Lane, Chorleywood

Located just west of the Solesbridge Lane crossing with the M25, the site comprises of grassland, vegetation on the boundaries and a small building. The site sits between Solesbridge Lane to the south east, and the public footpath to the west. To the north and west of the site, as large amount of open grassland, agricultural land and woodland can be seen.



Current use -
Proposed use Residential
Area (ha) 0.402

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Middle Chess Valley

- Mixed woodland located close to the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

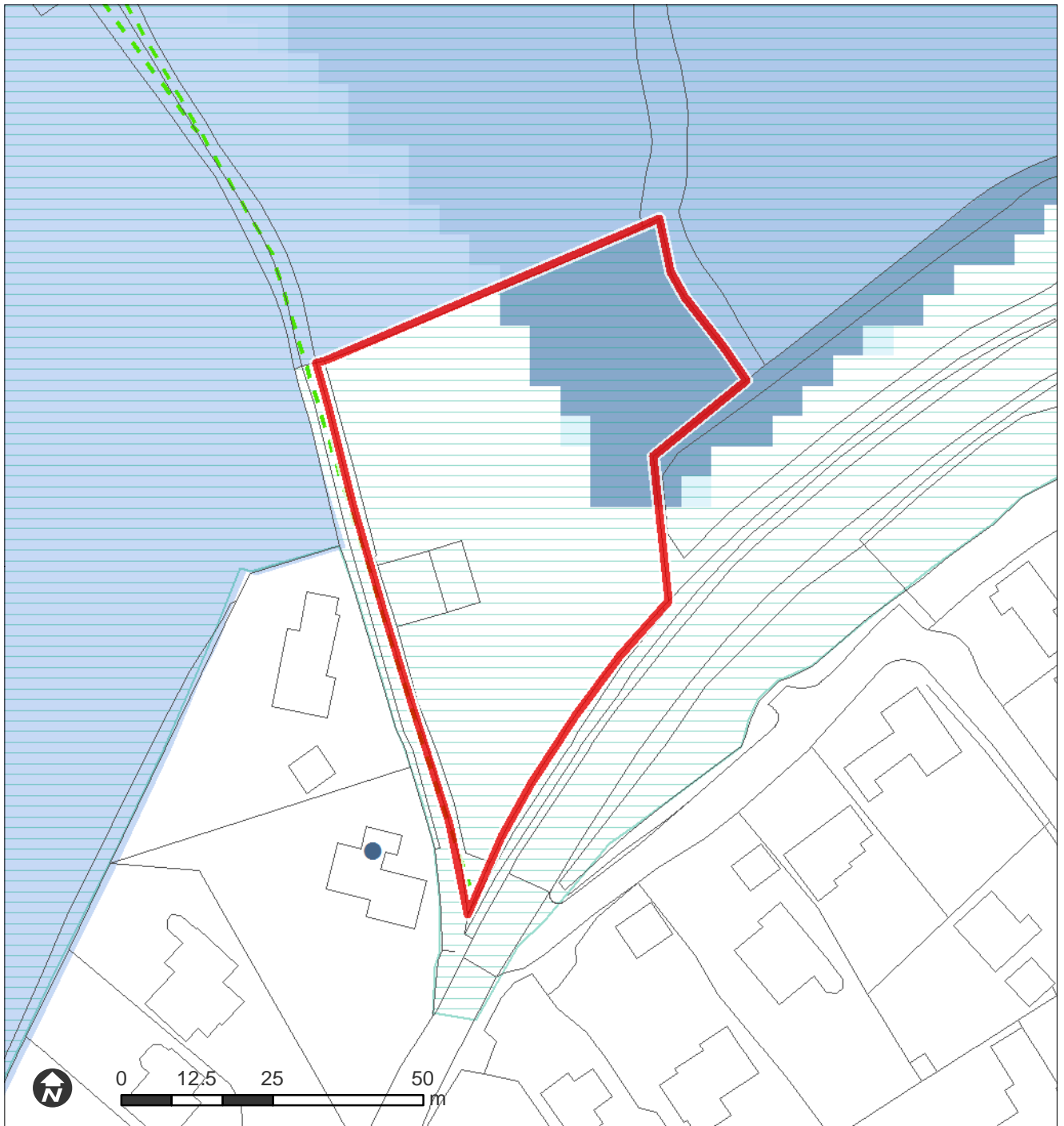
Low	Medium Low	Medium	Medium High	High
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SUMMARY

Although the site has is substantially enclosed by vegetation, has a low historic character and has built development in the local area, the Chiltern Hills AONB is located directly to the rear of the site, with a public walking route to the west of the boundary. The sensitivity of the site is there increased by the views towards the AONB and the public views into the site from the footpath and the road.

For this reason, the Solesbridge Lane site has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRowLines RegisteredParkGardensDistrict Areas_of_Outstanding_Natural_Beauty_England SW_Herts_FZ2 SW_Herts_FZ3b 	<p>CFS72 Chorleywood</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p>
<div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1117 1971 1212 2060"> </div> <div data-bbox="1220 1971 1500 2060"> </div> </div>		

SITE REF NO. ACFS1

SITE NAME Heath House, Rickmansworth Road, Chorleywood

The site is located off of Rickmansworth Road in Chorleywood, and comprises of a residential building and associated surrounding garden. An area of mature vegetation is located towards the rear and east of the site. Towards the west, Christchurch C of E Church, graveyard and associated school overlook the site. The site is located opposite The Gate pub and Burford House Nursing Home.



Current use	Residential
Proposed use	Residential
Area (ha)	0.203

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- No significant Landscape Character Area features present within the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

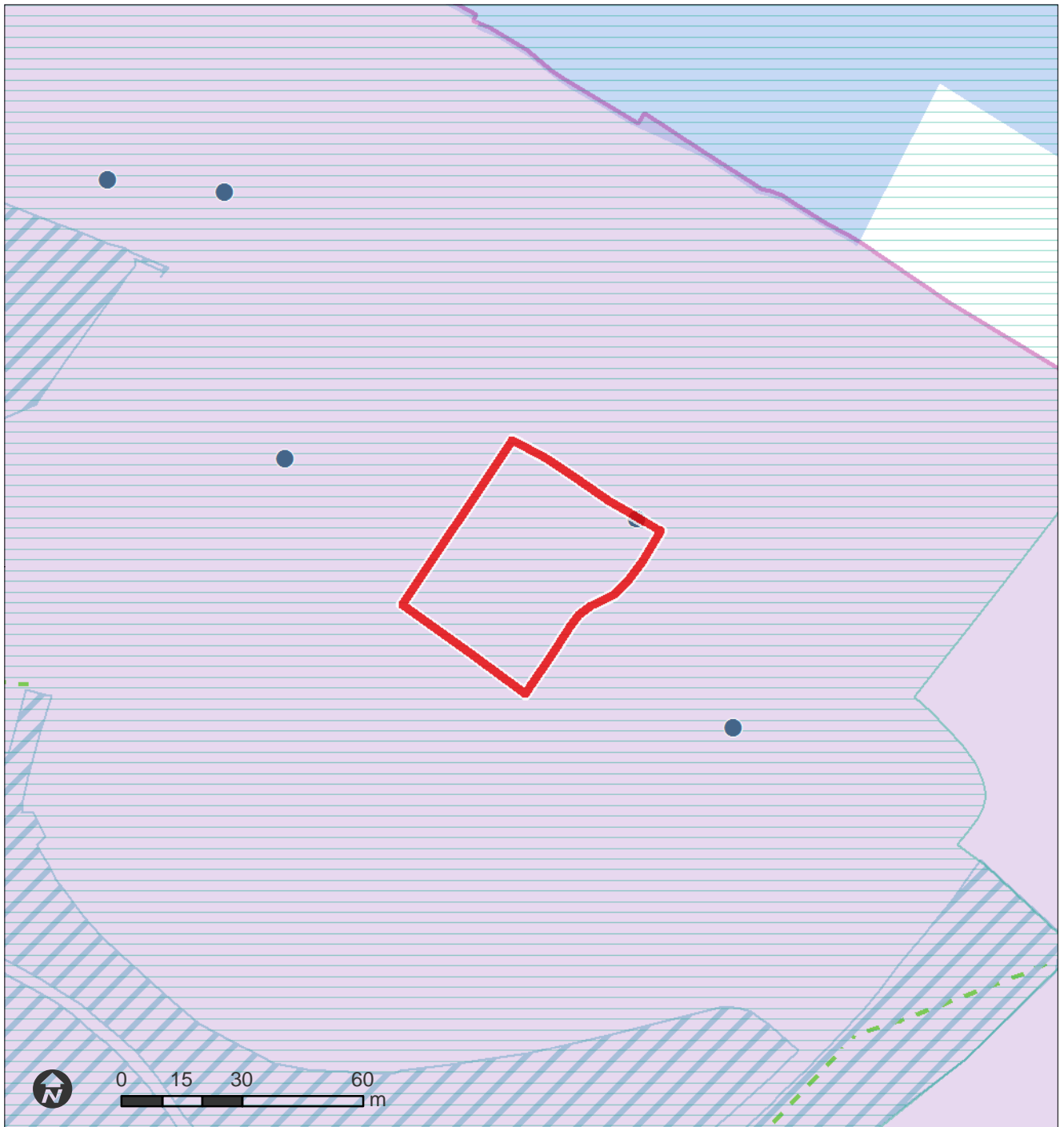
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the site is located adjacent to Christchurch C of E Church and graveyard with listed buildings in close proximity, and has direct views towards it, the sensitivity of the site is graded a medium-low. The simple site has few important landform and landscape features within the boundary, and is located within an existing developed area. Although there are several influencing features outside of the boundary including open views and important buildings, the lack of important features within the site boundary lowers the sensitivity of the site.

For this reason, Heath House has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW Lines Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 		<p>ACFS1 Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

SITE REF NO. ACFS5

SITE NAME Pond Field, Hall Farm, West Clayton

Located to the south of Chorleywood Bottom, Pond Field site is situated along the north side of Shepherds Lane. The site is part of a larger field and is placed on a downhill towards the south east. A public footpath runs close to the north east side of the site. A few woodland parcels are located close to the site, places to the north of the site boundary, and on the opposite side of Shepherds Lane.



Current use Agricultural
Proposed use Residential
Area (ha) 0.813

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Woodland area defines the north boundary, with further woodland located over Shepherds Lane
- M25 visible feature of the skyline towards the south east
- Pasture land

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

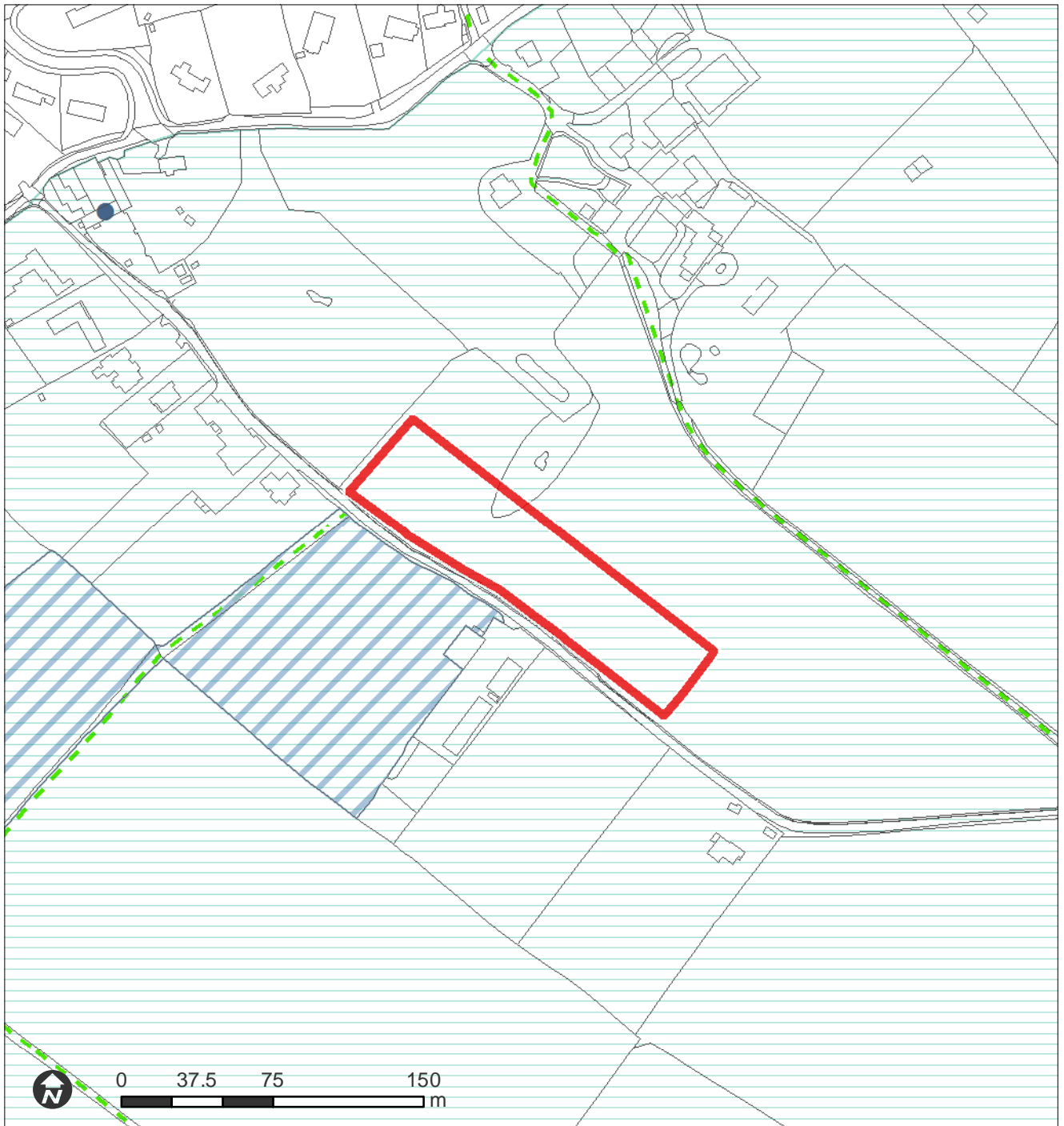
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site is characteristic of the Heronsgate Heights LCA, with a woodland area to the north and grazing pasture land within the site. The perceptual quality of the location and the distance from significant built development increased the quality and sensitivity of the site, in addition to the low hedgerows and open boundaries providing open views to the public footpath. However, the simple landform and lack of historic character reduces the sensitivity to medium.

For this reason, the Pond Field has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRowLines RegisteredParkGardensDistrict 		<p>ACFS5 Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

SITE REF NO. ACFS6

SITE NAME Home Field, West Clayton

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



Current use Grassland
Proposed use Residential
Area (ha) 0.686

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- M25 a feature in the skyline towards the east
- Pasture land

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

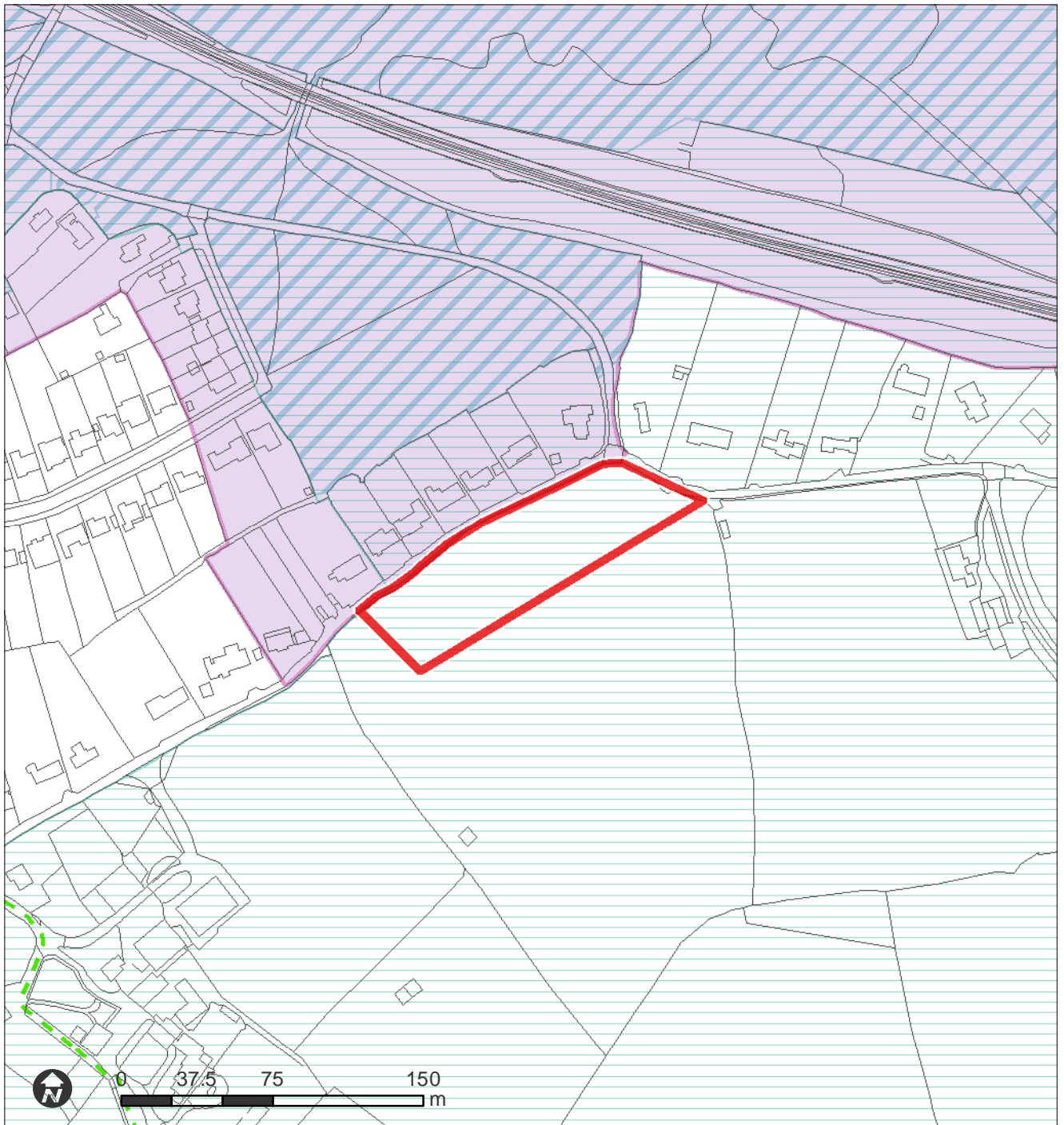
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the site is simple and has relatively limited landform and landscape features, the sensitivity of the site is increased by the lack of enclosure along the south boundary and the lack of built development along the south side of Berry Lane. As the public and private views are limited but evident through occasional sparse gaps in the hedgerows, the sensitivity to development is graded a medium-low.

For this reason, the Home Field has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>ACFS6 Chorleywood</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. PCS6

SITE NAME Hall Farm, Berry Lane, Chorleywood

Located along Berry Lane, the site is part of two much larger fields that extend south towards the M25. A row of residential houses run along the north edge of Berry Lane, and define the south of Chorleywood Bottom. The railway line at Chorleywood Station is located near to the north of the site, and a vegetative boundary marks the centre of the site.



Current use Agricultural
Proposed use -
Area (ha) 1.699

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- M25 a feature in the skyline towards the east
- Pasture land

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

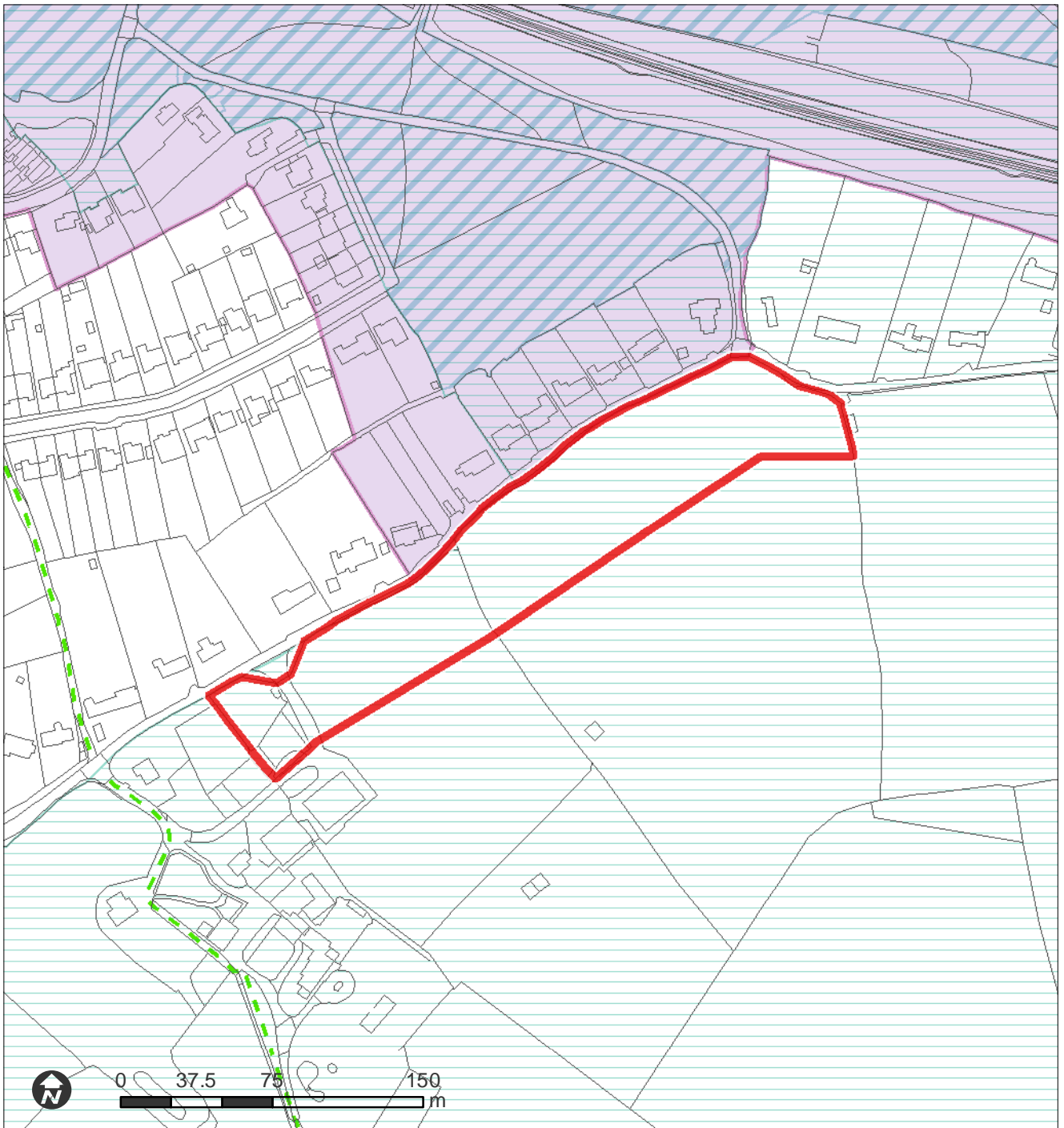
Low	Medium Low	Medium	Medium High	High
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SUMMARY




Although the site has limited complexity, has few landform or landscape features and has limited views into the site, the overall sensitivity of the site is increased by the lack of vegetative enclosure to the southern boundary, the limited built development to the south of Berry Lane and the perceptual quality of the location.

For this reason, Hall Farm has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <p> Sensitivity assessment area</p>	<p>PCS6</p> <p>Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. PCS7

SITE NAME Hall Farm, Shepherds Lane, Chorleywood

Situated to the south of Chorleywood Bottom, Pond Field site is runs along the north edge of Shepherds Lane. The site is part of a larger field and runs downhill parallel to the footpath. The public footpath runs to the north east boundary of the field. A few woodland parcels are located close to the north of the site and to the west.



Current use Agricultural

Proposed use

Area (ha) 1.464

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Woodland area defines the north boundary, with further woodland located over Shepherds Lane
- M25 visible feature of the skyline towards the south east
- Pasture land

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

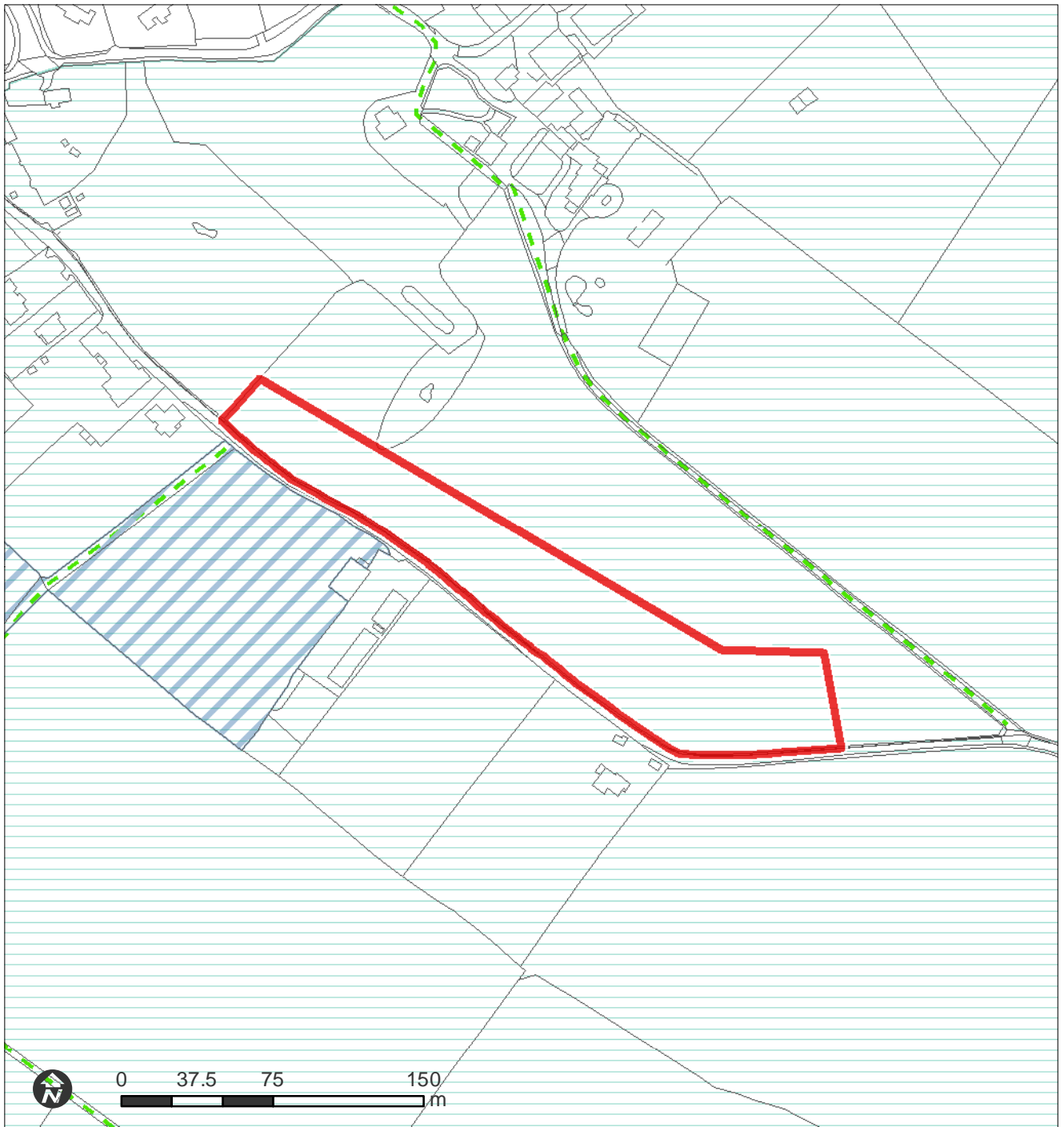
Low	Medium Low	Medium	Medium High	High
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SUMMARY




As the site has characteristics of the Heronsgate Heights LCA and there is a lack of built development in the immediate area the overall sensitivity of the site is increased, However, the absence of private views and the lack of complexity and historic character reduce the overall sensitivity to medium.

For this reason, Hall Farm has been classed as having **Medium** sensitivity to built development.

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

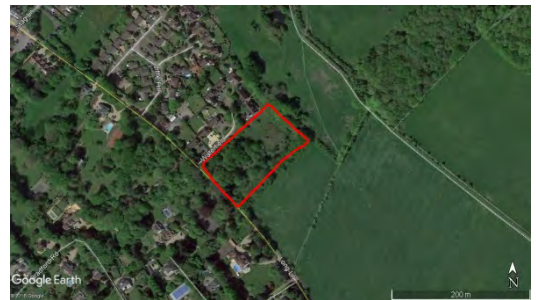


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<p>Key</p> <p> Sensitivity assessment area</p>	<p>PCS7 Chorleywood</p>
	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<p> </p>

SITE REF NO. PSCFS10 | **SITE NAME** Land north-east of Long Lane, Heronsgate

The site is located to the north of Long Lane towards the south of Chorleywood. The site comprises of woodland to the front, and grassland to the rear, surrounded by mature vegetation. The north west boundary is defined by Waterfield road, the south west by Long Lane, and the eastern by vegetation. Urban development exists out to the west of the site, and open farmland to the east.



Current use Paddock, Woodland
Proposed use Residential
Area (ha) 1.325

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- A woodland site with mature trees
- M25 can be seen towards the south east
- Pasture and equestrian land located directly to the north east of the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

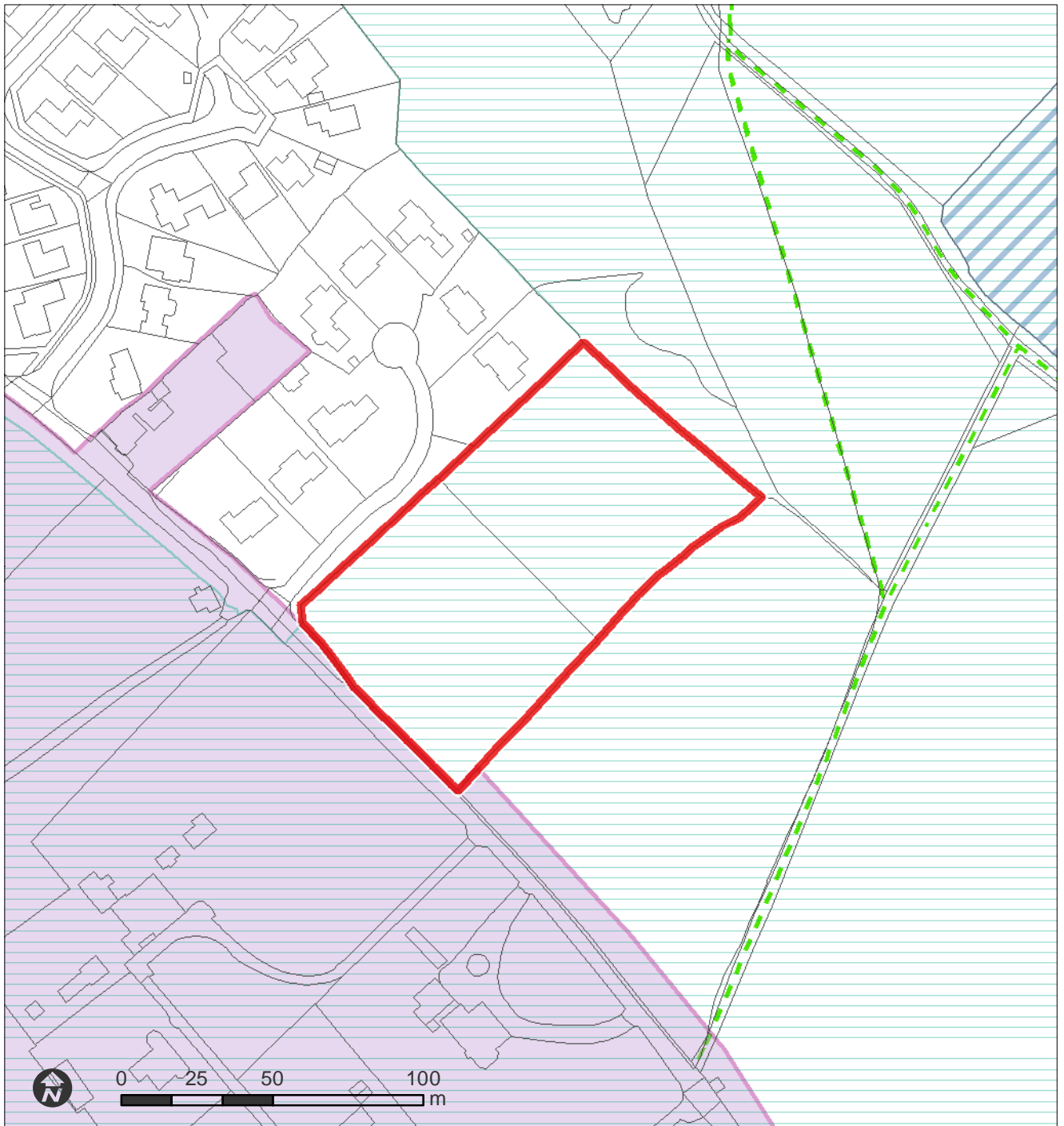
Low	Medium Low	Medium	Medium High	High
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SUMMARY

Although the site has no historic character and is fairly enclosed by vegetation, the sensitivity is increased by the woodland area within the site, the conservation zone to the west and the perceptual quality of the natural site. The views into the site seen from public road users and private properties along Long Lane increase the sensitivity to built development, in addition to the Landscape Character Area features such as the mature woodland, the local pasture land and views towards the M25 that are characteristic of Heronsgate Heights.

For this reason, the Land north-east of Long Lane has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW Registered Park Gardens District Areas of Outstanding Natural Beauty SW Herts FZ2 SW Herts FZ3b 	<p>PSCFS10 Chorleywood</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. PCS₄

SITE NAME East Green Street, Chorleywood

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 Grassland
Proposed use -
Area (ha) -

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Pasture and equestrian land

Chiltern Hills AONB

- Rolling grassland hills travel down towards the south

LANDSCAPE SENSITIVITY

Sensitivity to Development Use

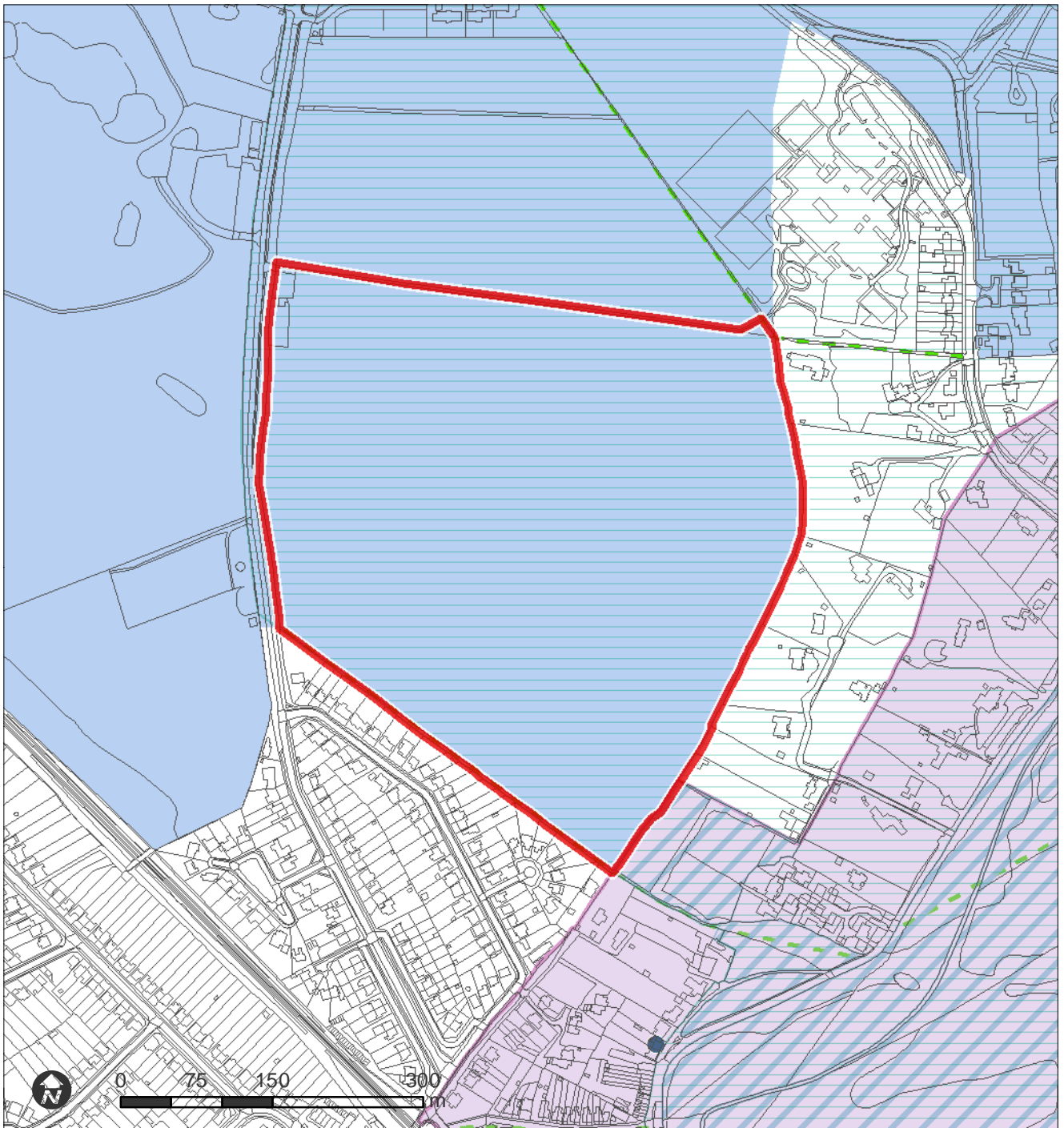
Low	Medium Low	Medium	Medium High	High
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SUMMARY



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

For this reason, East of Green Street has been classed as having **High** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict Areas_of_Outstanding_Natural_Beauty SW_Herts_FZ2 SW_Herts_FZ3b 	<p>PCS4 Chorleywood</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. PSCFS19

SITE NAME Land south west of Berry Lane, Chorleywood

Located east of Chorleywood Bottom, Pheasants Ridge Gap is located to the south side of Berry Lane, close to the access road to Catlips Farm Livery Stables. The north and west the boundary is marked by the roads and mature vegetation, and open to the east. To the south, open land and woodland marks the edge of the site, before extending east to meet the M25 which is located close by.



Current use Grazing
Proposed use Residential
Area (ha) 0.354

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Heronsgate Heights

- Woodland extends from the south of the site out towards the east
- The M25 is located close by to the east

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

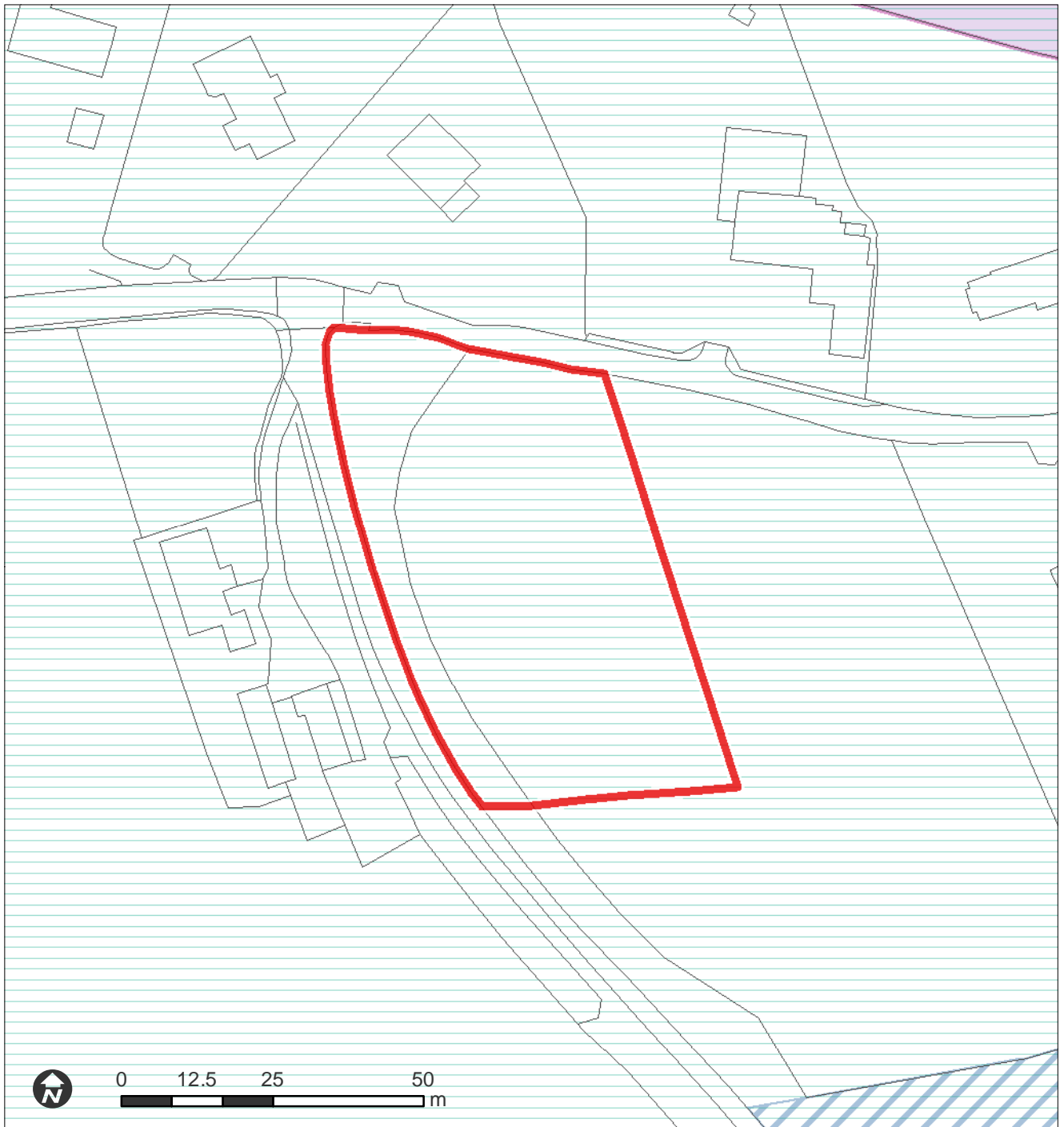
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the small site is simple with no historic character and has acceptable vegetative boundaries along those with public views, the site sensitivity to development is increased by the views towards the south and east. Towards the south, there are open views towards the Wildlife Site, in addition to the open views from the private residential house towards the east.

For this reason, the Land south west of Berry Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW 	<p>PSCFS19 Chorleywood</p>
<ul style="list-style-type: none"> Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div>  </div>

SITE REF NO. PCS59

SITE NAME Land at Berry Lane, Mill End

The site is a flat open grassland site used for recreational activities for the local area, located next to St John’s Catholic Primary School in Mill End. The west and south boundaries are defined by Berry Lane, with Middleton Road and houses to the north, and the School to the west. To the north east of the site, Berry Lane Methodist Church is located. The site is within a very developed urban area.



Current use Former Landfill
Proposed use -
Area (ha) 2.594

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

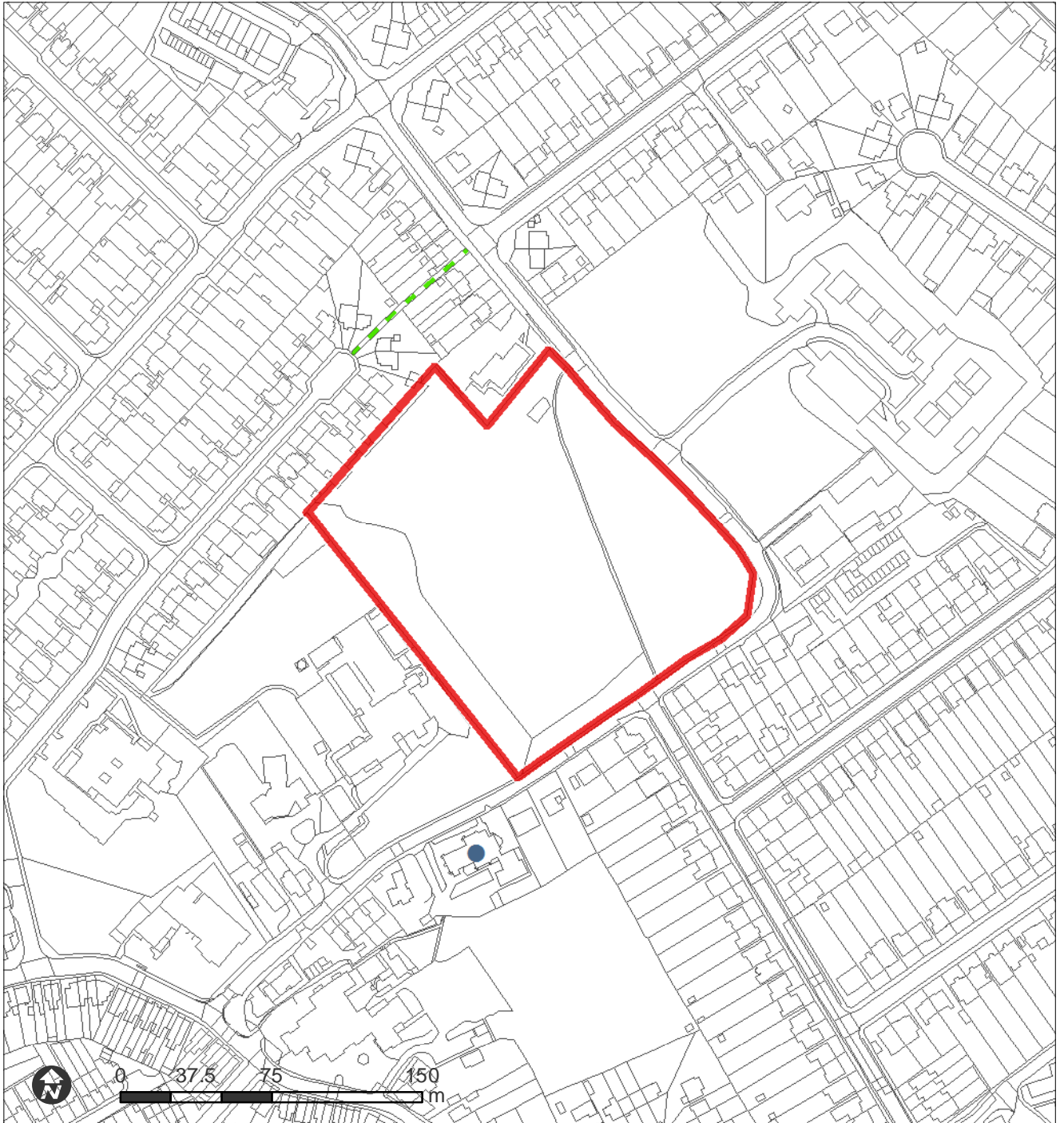
Low	Medium Low	Medium	Medium High	High
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SUMMARY

The recreational site at Mill End is a largely open and flat site, located within existing urban development and has no historic character in the area. However, the openness of the boundaries along the south and east edges open up expansive views across the site. Furthermore, with no vegetation on boundaries views to road users, pedestrians and private residential houses along Berry Lane and to the north of the site are open.

For this reason, the land at Berry Lane has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW RegisteredParkGardensDistrict Areas_of_Outstanding_Natural_Beauty SW_Herts_FZ2 SW_Herts_FZ3b 	<p>PCS59</p> <p>Mill End</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS37

SITE NAME Land at Long Lane, Mill End

The site is an open agricultural field located at Junction 17 of the M25. Sloping down to the south, the site is very undulating, and can be viewed from public footpaths running to the north of the site. The north west boundary is defined by the M25, and the south west by a vegetative boundary. Urban development exists along the south east boundary, within roads including Mill Way, Whitfield Way and Home Way.



Current use Agricultural
Proposed use Residential
Area (ha) 13.718

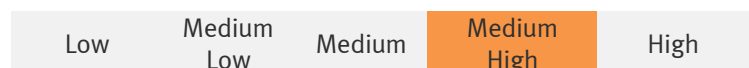
LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross

- Large arable field located to the east of the M25 with minimal hedgerows
- M25 major skyline feature to the west

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

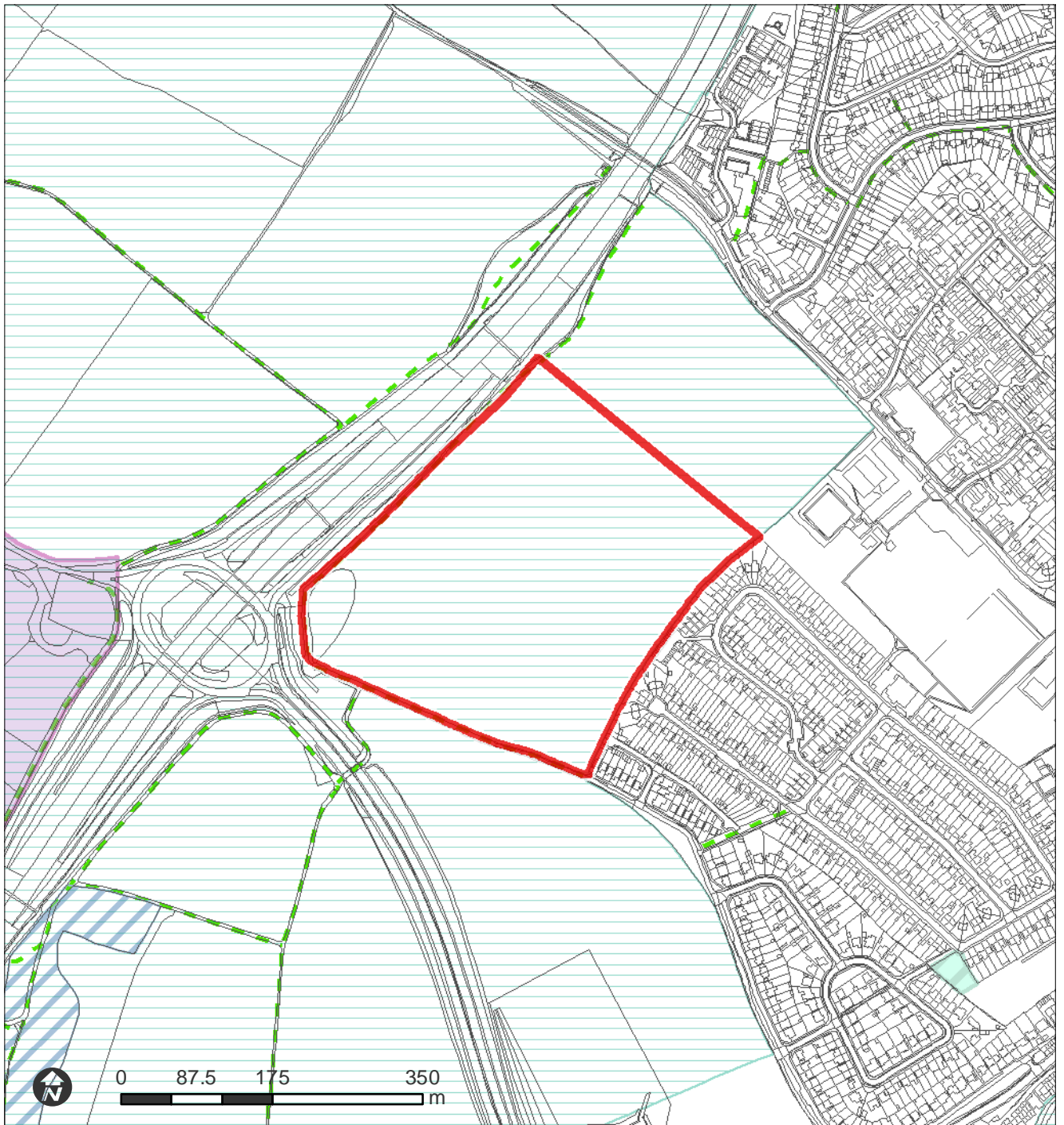


SUMMARY



This simple single-use site is located between two significant areas of built development (M25 and urban development) which reduces sensitivity. However the dramatic undulations of the landform that are characteristic of Maple Cross LCA and lack of vegetative enclosure along the north east boundary increase sensitivity. This is then increased further by open public views onto the site and an increased sense of perceptual quality.

For this reason, the Land at Long Lane has been classed as having **Medium-High** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS37 Mill End</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. PSCFS21 | **SITE NAME** Land to the south-west of Shepherds Lane, Mill End

The site is an open agricultural field located close to Junction 17 of the M25. Sloping down to the east, the site is very undulating, and can be viewed from public footpaths running to the west and south of the site. The north east boundary is defined by Shepherds Lane, the north west by the M25, and then south east by Mill End Parkour Park. The southern boundary is marked by a public footpath running through the centre of the field.



Current use Agricultural
Proposed use Residential
Area (ha) 2.972

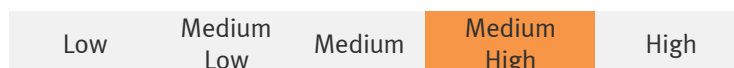
LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross

- Large arable field located to the east of the M25 with minimal hedgerows
- M25 major skyline feature to the west

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

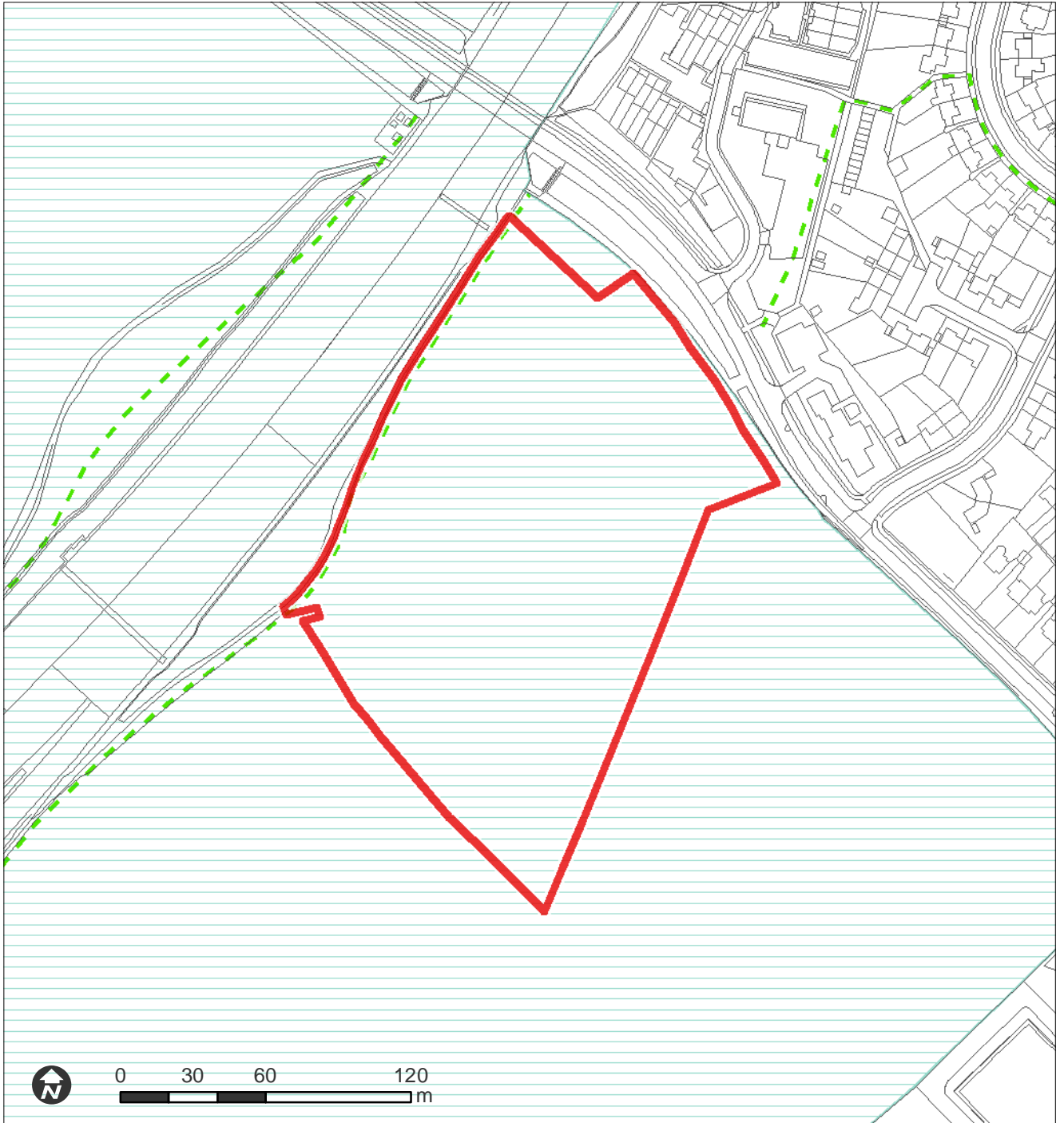


SUMMARY

Although this simple agricultural site has little historic character, and built development close by at Shepherds Lane which may indicate a lower sensitivity, the undulating landforms, open boundaries and extensive views across the countryside increase the sensitivity to development. Public and private views exist along the public footpath that runs along and through the site boundaries, the M25, the park and private residential houses at the base of the slope, which add to the sensitivity of the area.

For this reason, the land south-west of Shepherds Lane has been classed as having **Medium-High** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW 	<p>PSCFS21 Mill End</p>
<ul style="list-style-type: none"> Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">  </div>  </div>

SITE REF NO. CFS32

SITE NAME Land at Lynsters Farm east of Old Uxbridge Road, Maple Cross

The site is a largely flat grassland area located to the east of Old Uxbridge Way near Maple Cross. The site comprises of two large grassland fields, with a yard and track to the centre, featuring a few buildings and a listed building. To the south of the site, the large lake is a prominent feature of the surrounding landscape. Vegetation and trees are located around the entire of the outside perimeter of the site.



Current use Agricultural
Proposed use Mixed
Area (ha) 13.756

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Colne Valley

- Part of the level river valley
- Close to the lake river body

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

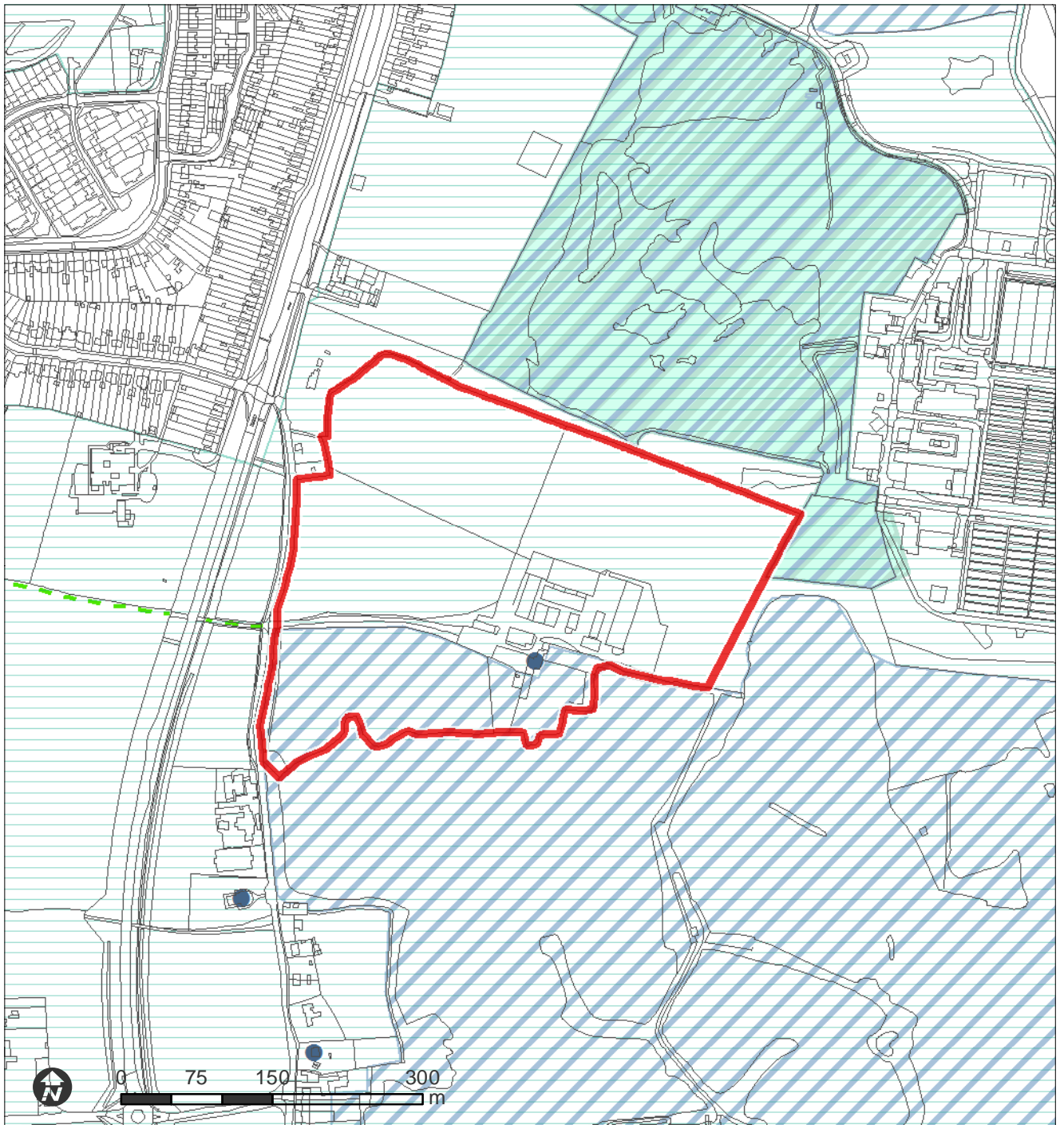
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the lack of private views into the site and the flat simple topography would indicate a lower sensitivity, the views towards the lake, the lack of vegetative enclosure from the road and the location of a historic building at the centre of the site increase the sensitivity to medium. In addition to the perceptual quality across areas of the south of the site, the site is graded medium sensitivity.

For this reason, the land at Lynsters Farm has been classed as having **Medium** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS32 Maple Cross</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

SITE REF NO. CFS34

SITE NAME Land south of Hornbill Road and Woodland Road

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

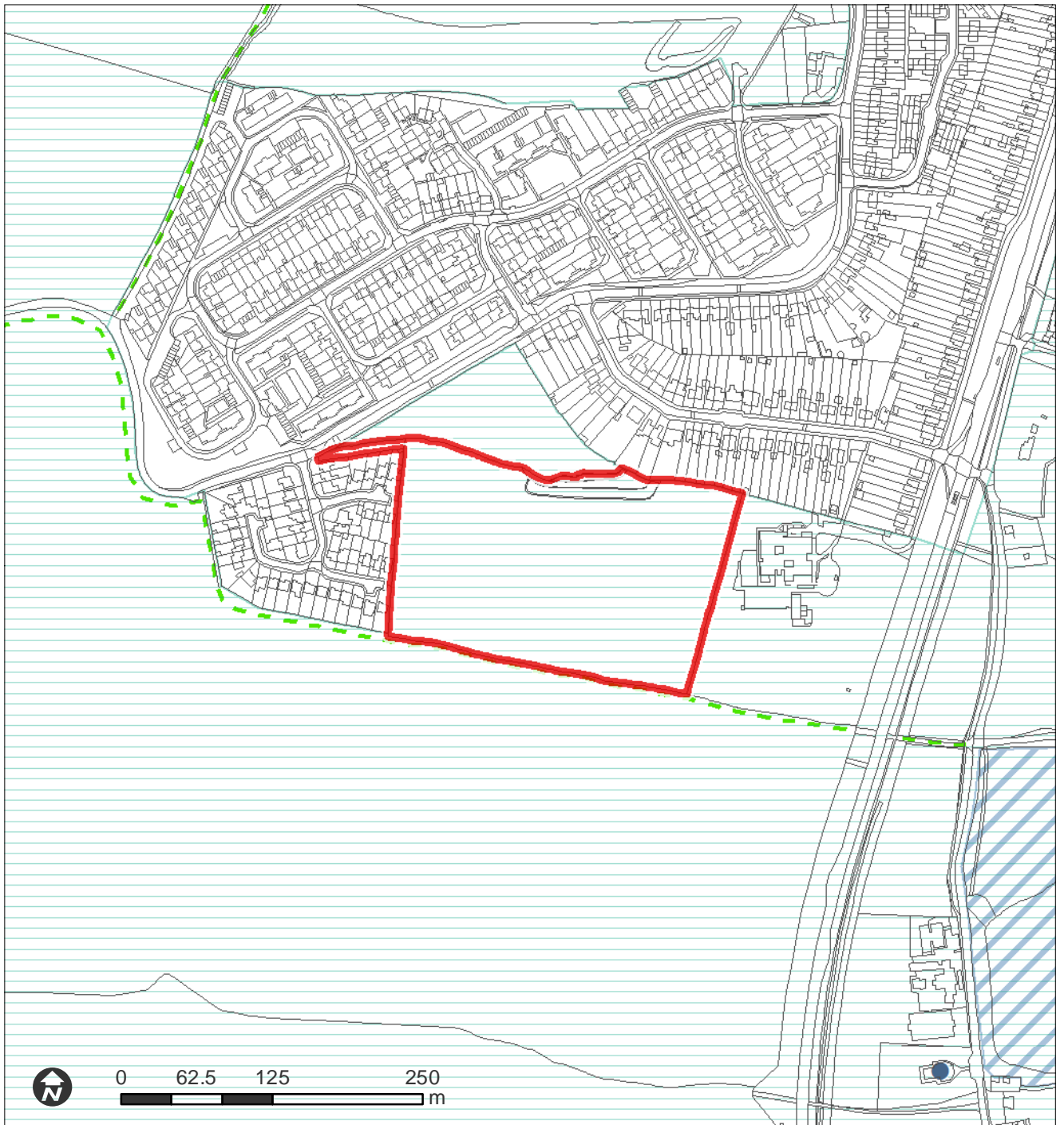
Low	Medium Low	Medium	Medium High	High
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SUMMARY



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.

For this reason, the land south of Hornbill Road and Woodland Road has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS34 Maple Cross</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS34a

SITE NAME

Land south of Hornbill Road and Woodland Road, Maple Cross (Larger site)

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

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

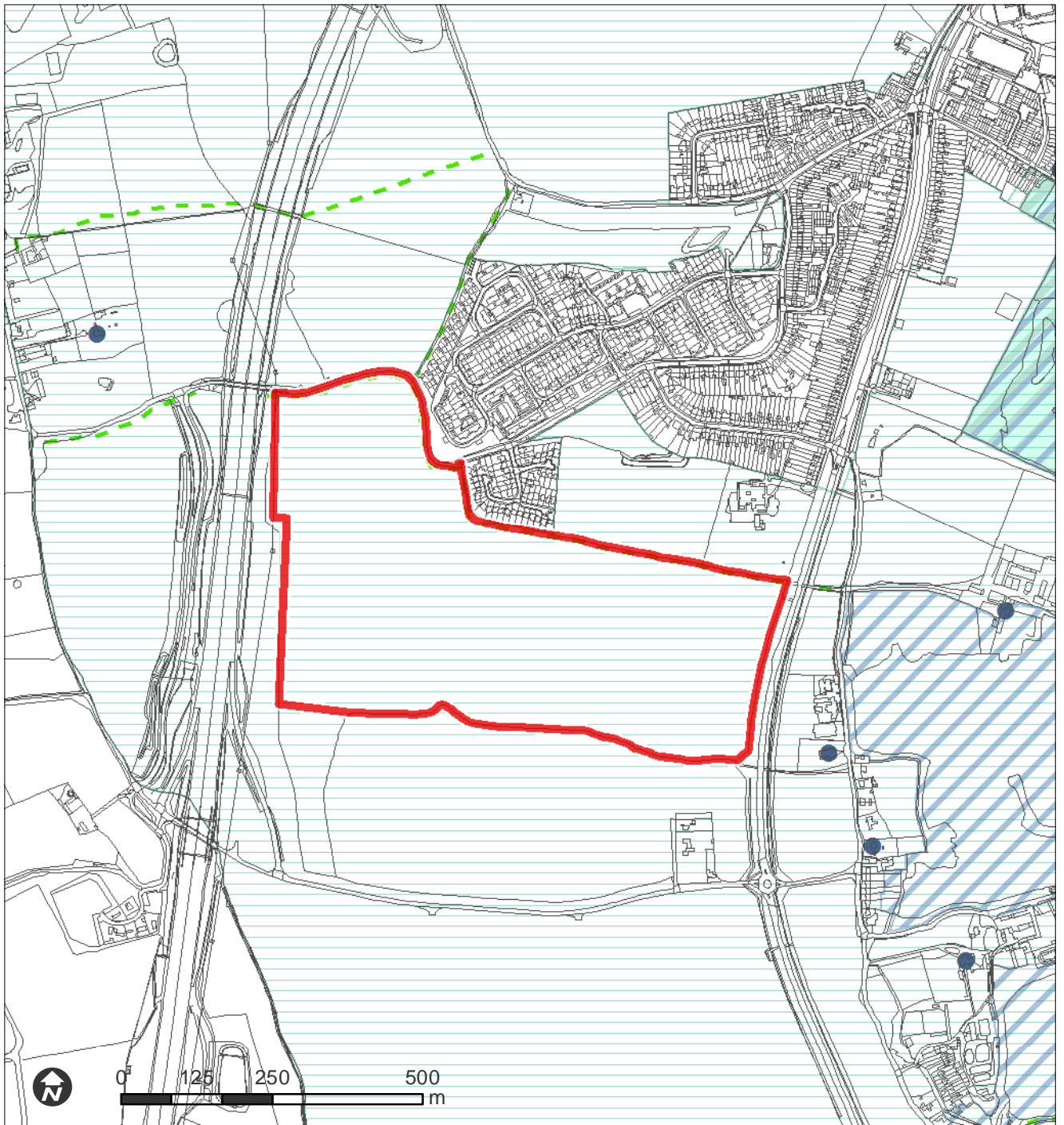
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The site comprises of several landscape features that are characteristic of the Maple Cross LCA, including the strong undulating slopes 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.

For this reason, the larger site south of Hornbill Road and Woodland Road has been classed as having **Medium-High** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS34a Maple Cross</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS64

SITE NAME Land south of Chalfont Lane, West Hyde

Located to the south of Maple Cross in the West Hyde area, the site runs along the east side of Denham Way, extending from Chalfont Lane to the north to B.F.A. Recycling to the south. The site comprises of flat arable land, with few built areas along the east boundary. Close to the east of the site, Pynesfield Lake and other associated lakes run down the east side. Towards the west, a large amount of arable fields stretch towards the M25.



Current use Agricultural
Proposed use Residential
Area (ha) 8.614

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross

- Large arable fields with minimal hedgerows

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

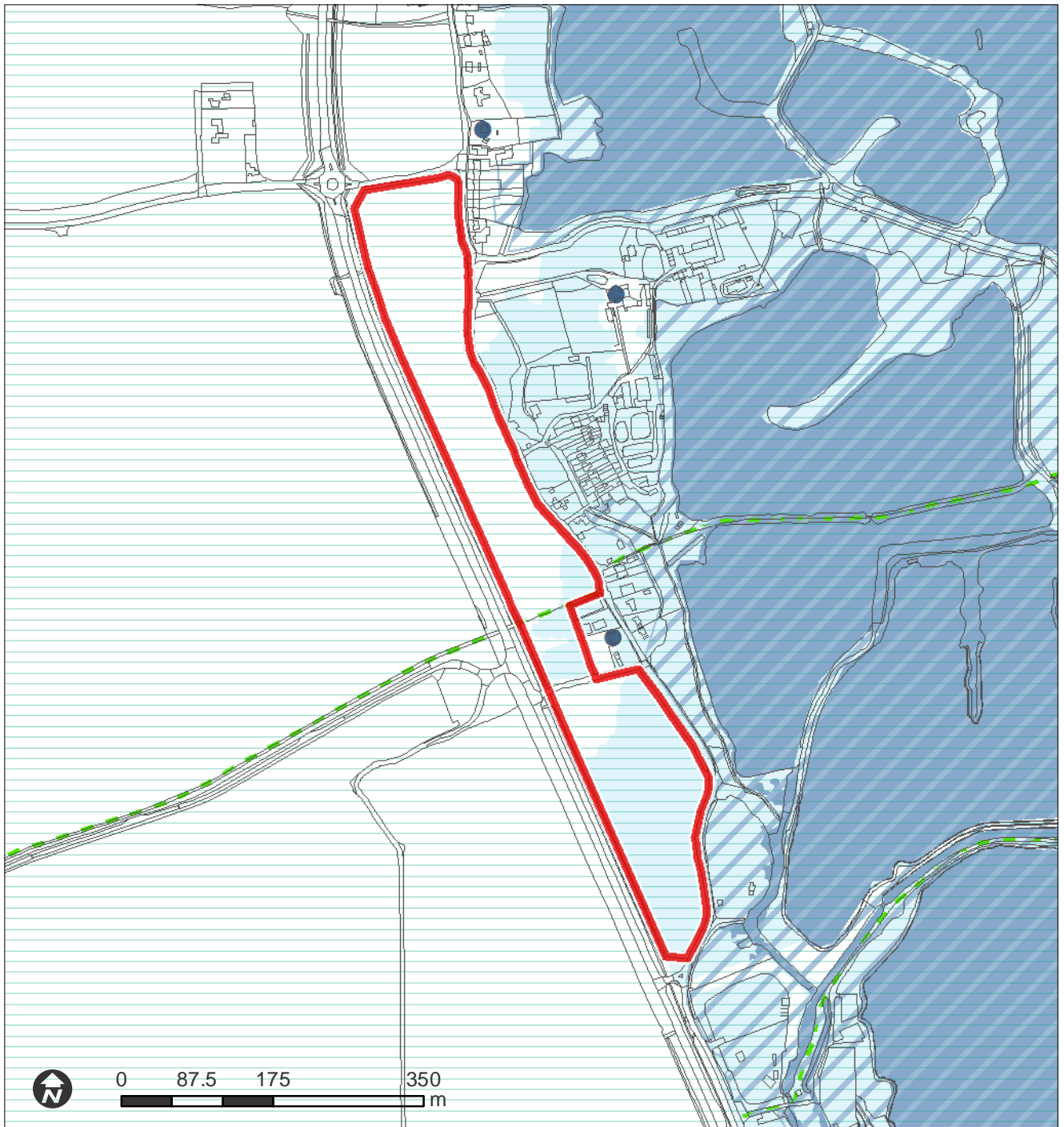
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the sensitivity of the site is increased by the lack of vegetative enclosure along most boundaries which open up extensive public views from the road and the public footpath, and overall sensitivity is reduced by the flat simple landscape, the little perceptual quality being located close to the fast moving Denham Way to the east, and the few views towards landmark features, as the views towards the lakes are screened by dense vegetation.

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

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW 	<p>CFS64 Maple Cross</p>
<ul style="list-style-type: none"> Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 20px;">  </div>  </div>

SITE REF NO. CFS31

SITE NAME 24 Denham Way and Land rear to Maple Cross

Located to the north of Maple Cross, the site adjoins Denham Way to the east, and residential development along Oakhill Close to the south. The site comprises of used grassland to the rear of residential houses along Denham Way, with vegetation present across the site and on all boundaries. To the west of the site, open undulating arable fields extend towards the M25.



Current use Market Gardening
Proposed use Residential
Area (ha) 1.119

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Maple Cross

- M25 a major feature of the skyline towards the west

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

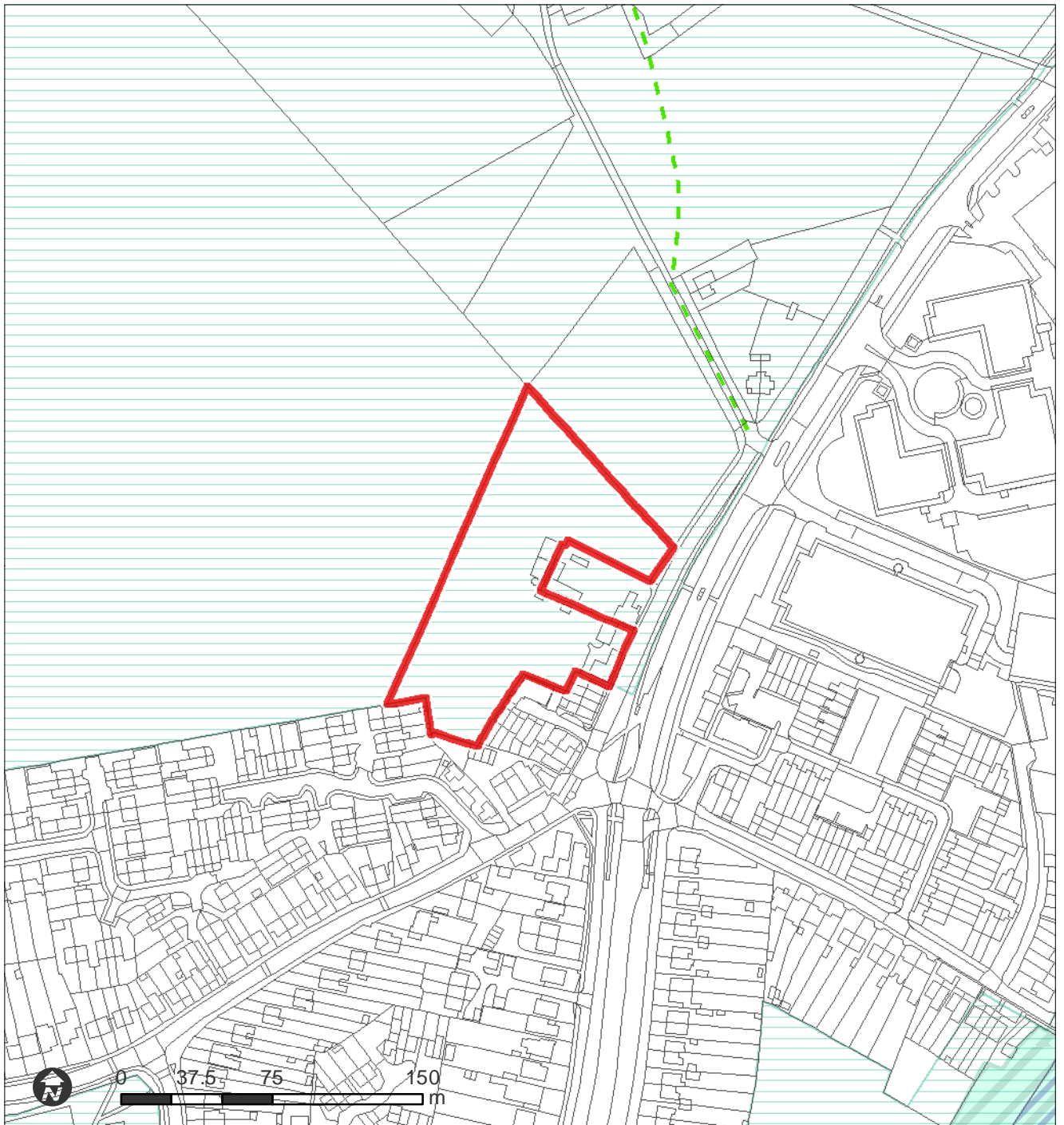
Low	Medium Low	Medium	Medium High	High
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SUMMARY



The simple relatively flat landform, little historic character, few views into the site and little perceptual quality lower the overall sensitivity of the site, in addition to the substantial vegetative enclosure and local built development.

For this reason, 24 Denham Way has been classed as having **Low** sensitivity to built development.

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



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SITE REF NO. PSCFS5

SITE NAME West Hyde Nursery, Old Uxbridge Road

The site belonging to Artemis Tree Services is located along Old Uxbridge Road to the south of Maple Cross. The site comprises of a concrete yard, located amongst other built development along the east of Old Uxbridge Road. To the north of the site, a few residential houses exist, alongside mature vegetation that extends back towards Pynesfield Lake to the rear. A public footpath runs to the south of the site, leading from Denham Way across to the lakes.



Current use Tree Nursery
Proposed use Residential
Area (ha) 0.169

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Colne Valley

- Extensive waterbodies located close to the rear of the site at Pynesfield Lake
- Strong vegetation hiding waterbodies to the rear

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

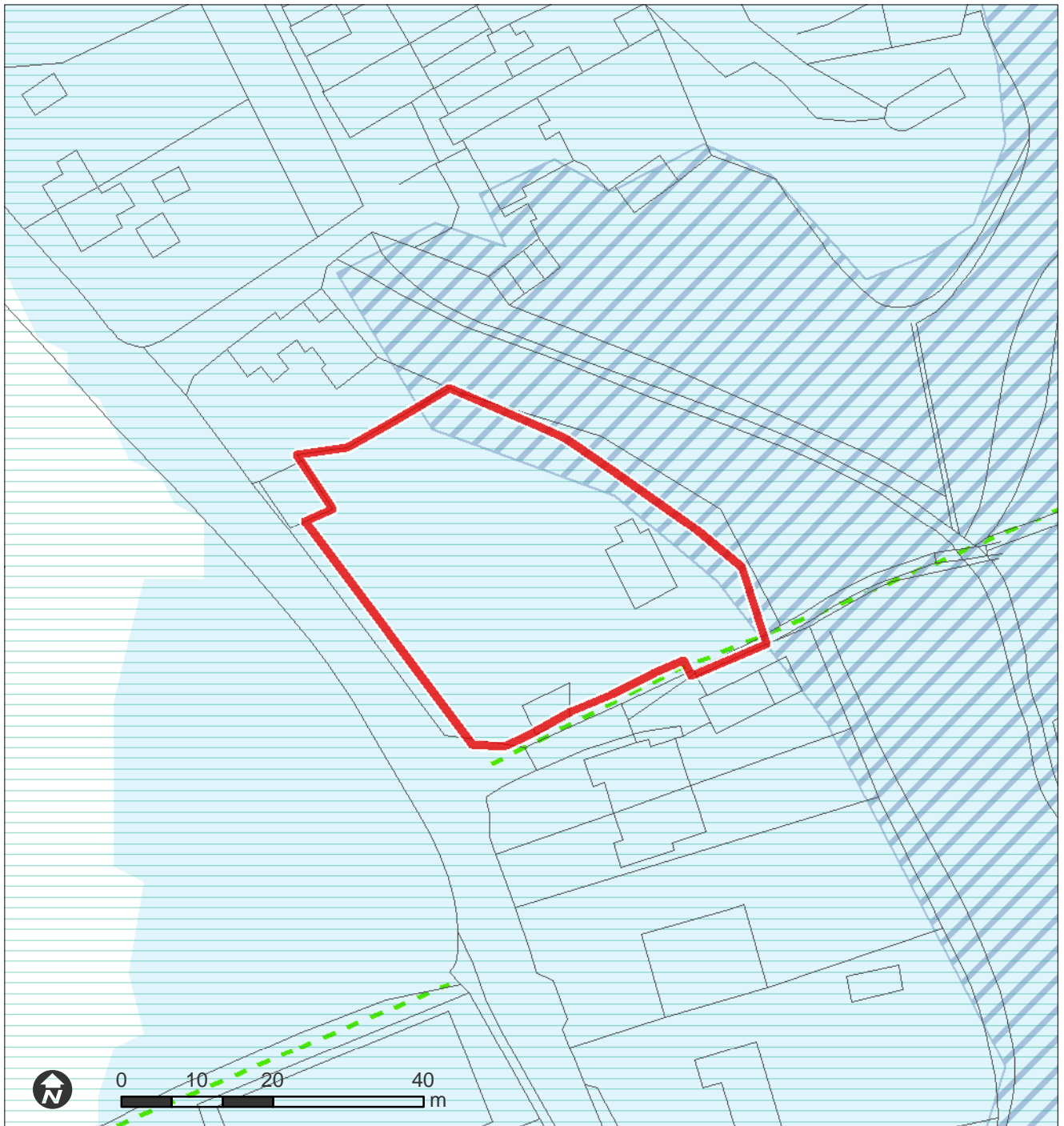
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the site has public views from the footpath to the south and from Old Uxbridge Road, and private views from local residencies, the site sensitivity is reduced by the simple flat landform which has existing urban development within the boundaries, and has substantial vegetation on all sides, which is characteristic of the Colne Valley Landscape Character Area.

For this reason, West Hyde Nursery has been classed as having **Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoW 	<p>PSCFS5 Maple Cross</p>
<ul style="list-style-type: none"> Registered Park Gardens District Areas of Outstanding Natural Beauty Flood zone 2 Flood zone 3b 	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 20px;">  </div>  </div>

SITE REF NO. CFS33

SITE NAME Land at Maple Cross, Maple Lodge

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/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.

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

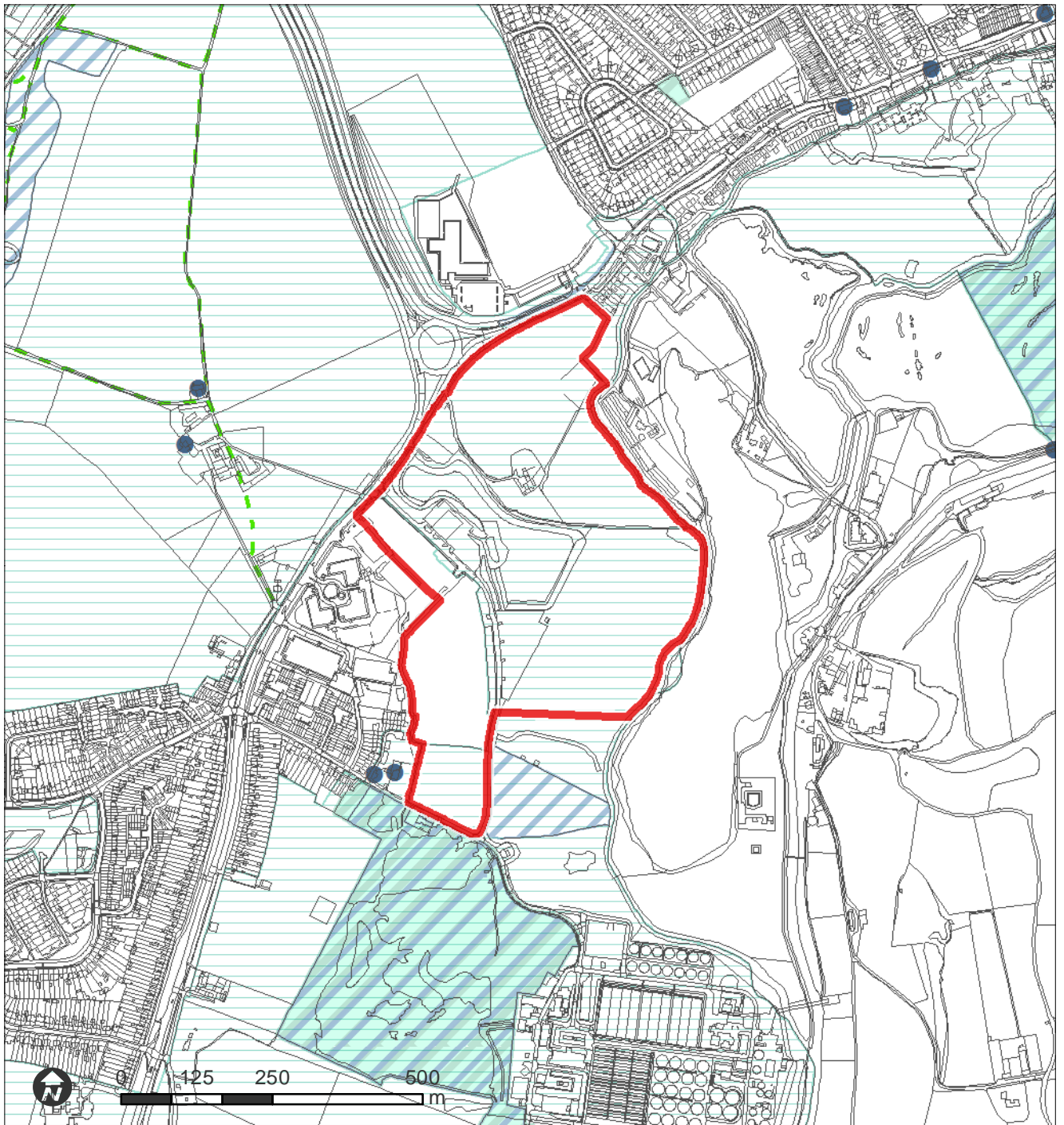
Low	Medium Low	Medium	Medium High	High
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SUMMARY



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.

For this reason, the land at Maple Cross has been classed as having **Medium-Low** sensitivity to built development.

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



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<p>Key</p> <ul style="list-style-type: none"> Sensitivity assessment 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 PRoWLines RegisteredParkGardensDistrict 	<p>CFS33 Maple Cross</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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SITE REF NO. CFS39b

SITE NAME Land to the east of Merchant Taylors School

The site comprises of grassland with pockets of mature vegetation and trees, with a west facing slope running downhill towards Merchant Taylor School on the open grassland space. Hampermill Lake is located directly to the north of the site behind mature vegetation and the River Colne. To the south of the site, Sandy Lodge Lane provides private access to Merchant Taylor School. The A4125 runs to the east of the site, close to a row of residential houses and Sandy Lodge Service Station. The site is located close to Sandy Lodge Golf Course and Ashburnham Play Area to the south. A public footpath runs through the centre of the east area of the site.



Current use Sui Generis
Proposed use Residential
Area (ha) 9.249

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Croxley Moor

- Hampermill Lake waterbody exists close to the north of the site
- Areas of pasture within the site
- Semi-natural habitats exist towards the east of the site
- Strong vegetated character to some boundaries of the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

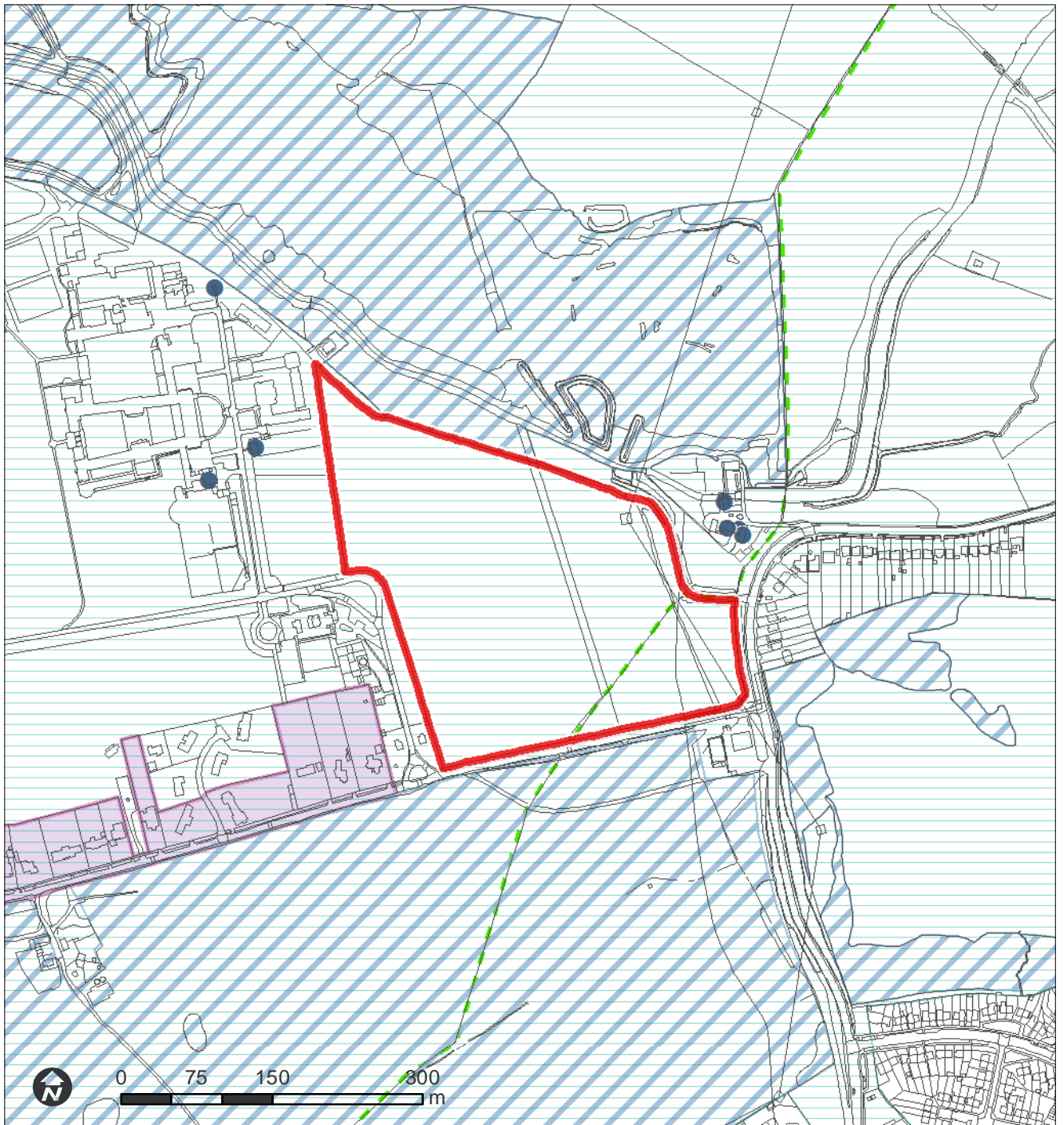
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although there is built development in the local area and there are few views towards important natural features which may indicate a lower sensitivity, the historic buildings located either side of the site, the Wildlife Sites, open public footpath views and undulating grassland landform increase the sensitivity. The strong vegetation along some boundaries and semi-natural habitats are characteristic of the Landscape Character Area, further increasing the sensitivity.

For this reason, the land east of Merchant Taylors School has been classed as having **Medium** sensitivity to built development.

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



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SITE REF NO. CFS22

SITE NAME Knoll Oak, Sandy Lane, Northwood

The site comprises of a few residential buildings situated to the west edge of Oxhey Woods along Sandy Lane in Eastbury. The site is located close to other residential houses in Oxhey Ridge Close off of Oxhey Drive within Oxhey Woods.



Current use Residential
Proposed use Residential
Area (ha) 0.493

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

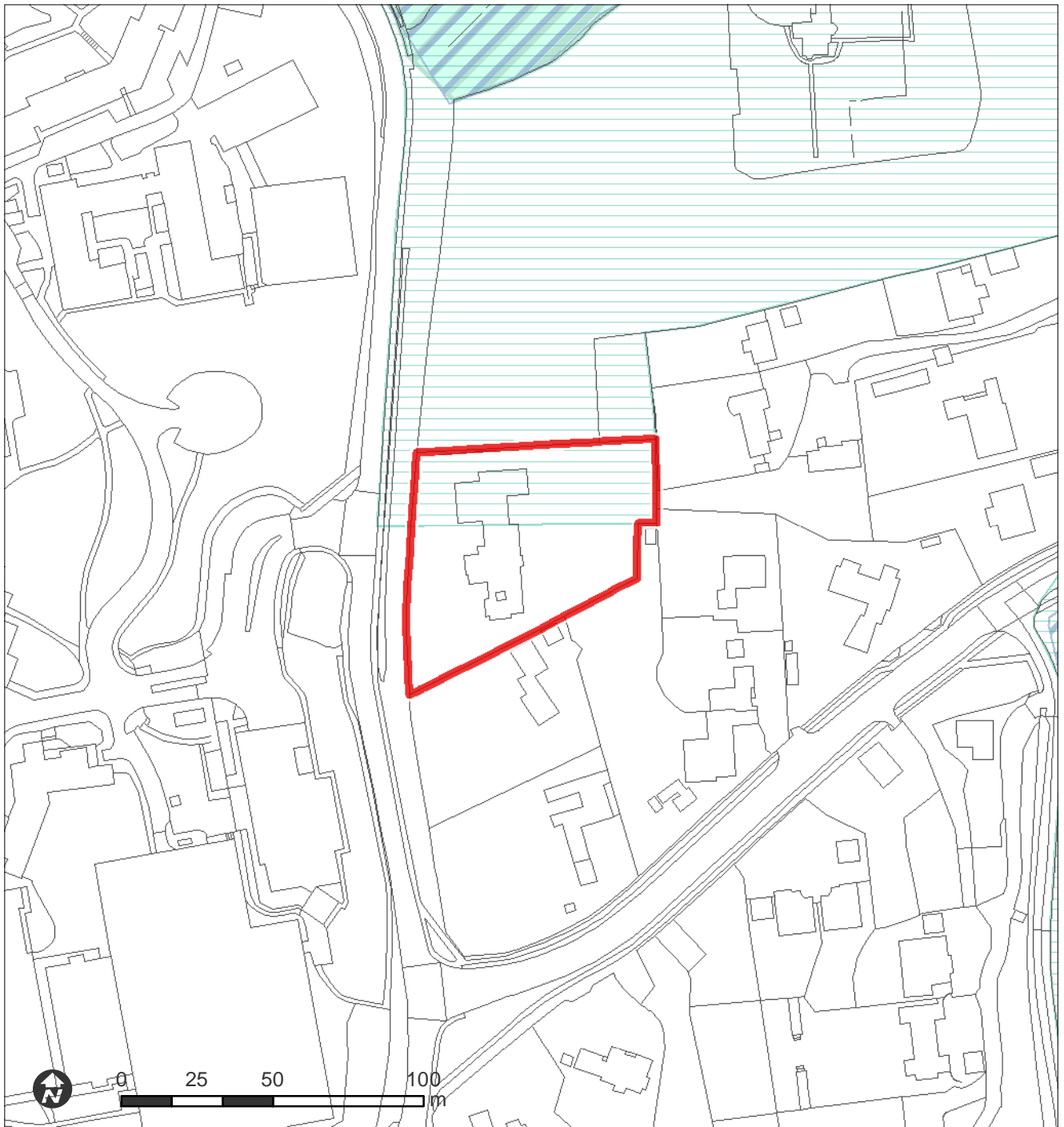
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the woodland location increases the perceptual quality of the site and hence the overall sensitivity, the existing development within the site, substantial vegetative enclosure and lack of views into or out of the site lowers the sensitivity.

For this reason, Knoll Oak has been classed as having **Medium-Low** sensitivity to built development.

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



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SITE REF NO. CFS39c

SITE NAME Sandy Lodge Land and Land at Askew Road

Located along Sandy Lodge Lane, the site is a densely vegetated area alongside the railway station at Moor Park. The site is located close to other residential houses to the east, and the railway to the west with other woodland and a public footpath in-between. Askew road runs along the north of the site, providing access to Sandy Lodge Lane. To the south east of the site, Sandy Lodge golf course extends out towards the east.



Current use Sui Generis
Proposed use Residential
Area (ha) 0.673

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Oxhey Golflands

- Small copse exists within the site boundaries
- Golf course situated to the south east of the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

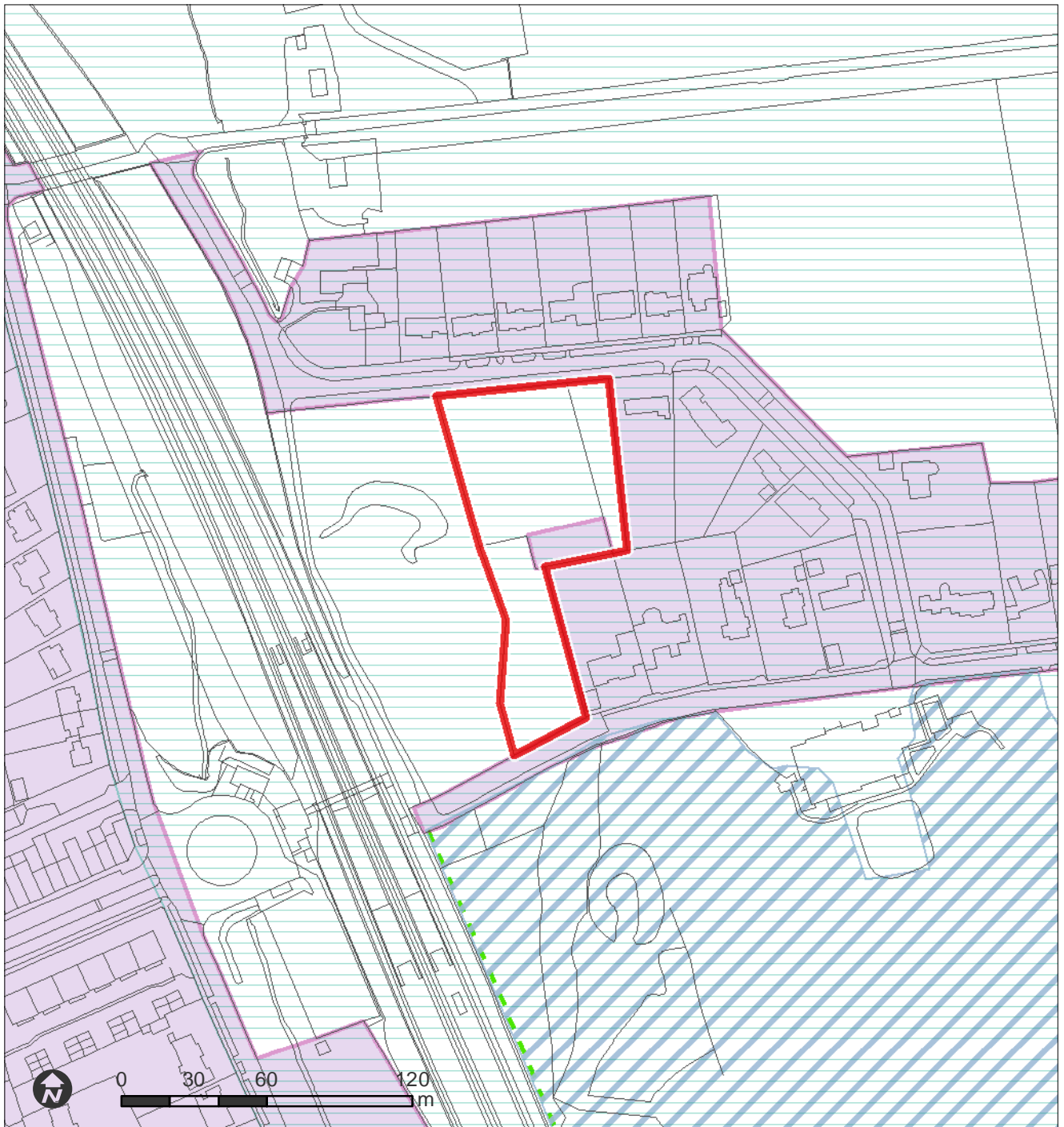
Low	Medium Low	Medium	Medium High	High
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SUMMARY



Although the perceptual quality of the woodland site with substantial tree cover may indicate a higher sensitivity, the overall sensitivity of the site is reduced to medium-low by the significant vegetation enclosure, lack of public and private views and proximity to the railway that runs close to the west of the site. As there is urban development in the surrounding area with existing influences upon the quality of the site, the overall sensitivity is reduced.

For this reason, Sandy Lodge land has been classed as having **Medium-Low** sensitivity to built development.

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



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SITE REF NO. PSCFS8b

SITE NAME Moor Park Golf Course, Adjacent to 1 Anson Walk

The site is located within a Registered Park and Garden, and is situated on Anson Walk overlooking Moor Park Golf Course. The site is a heavily vegetated woodland area, positioned to the west of other residential houses. The golf course extends out to the north west. The site boundaries are defined by Anson Walk to the south, a private golf course road to the north west, and a residential property to the east.



Current use Woodland
Proposed use Residential
Area (ha) 0.146

LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Moor Park Slopes

- Woodland area located on higher ground
- Mature tree features at Moor Park close to major parkland landscape
- Golf course located close to the west of the site

LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium
Low

Medium

Medium
High

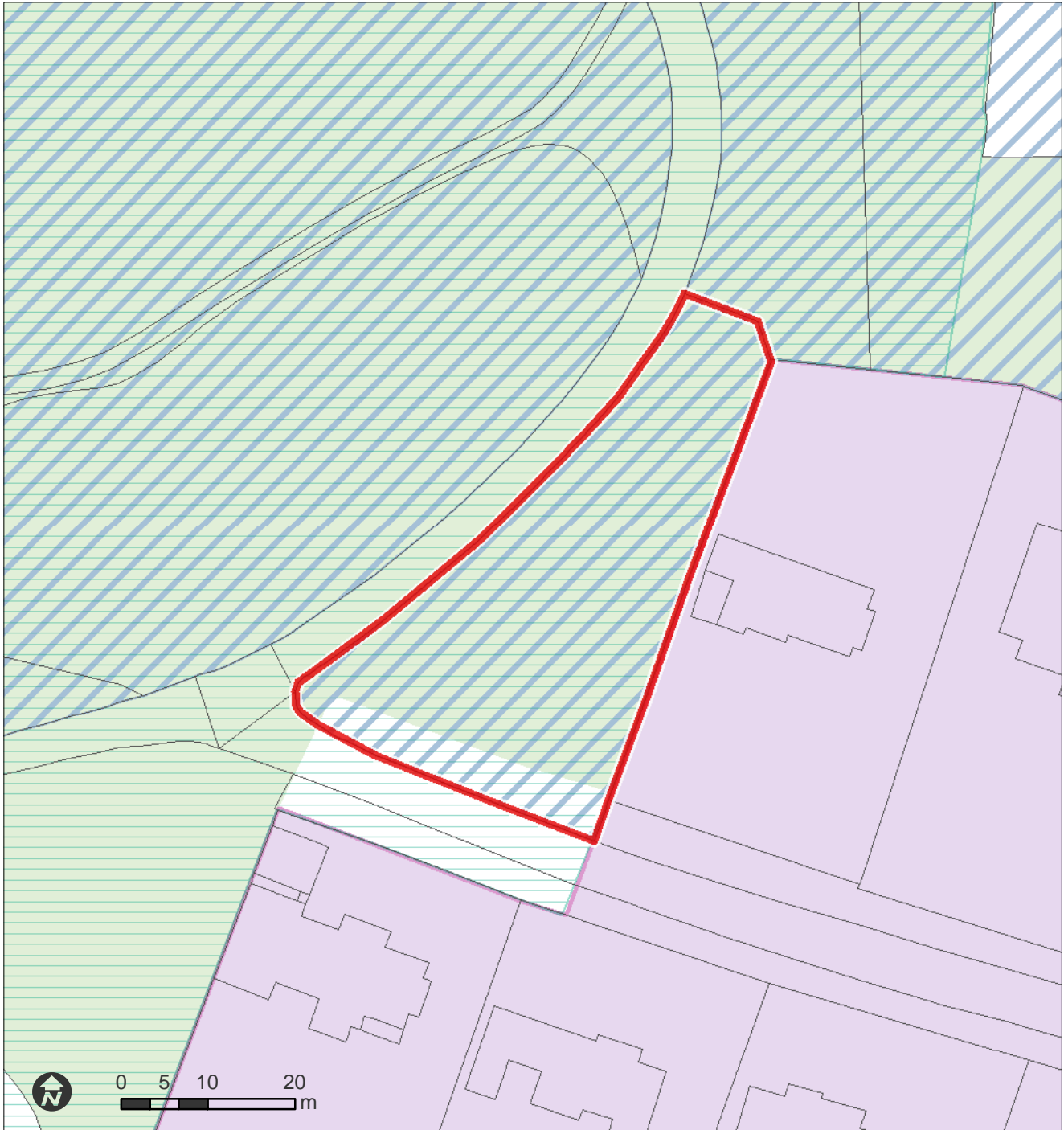
High

SUMMARY


Although the simplicity of the site and the few public views contribute towards a lower sensitivity, the site sensitivity is increased to high as it is located within a Grade 2* Registered Park and Garden, is a Wildlife Site and has high historic character. The site is also characteristic of the Moor Park Slopes Landscape Character Area being a woodland site with mature trees, located next to the golf course that is situated to the west of the site.

For this reason, the adjacent site to 1 Anson Walk has been classed as having **High** sensitivity to built development.

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



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