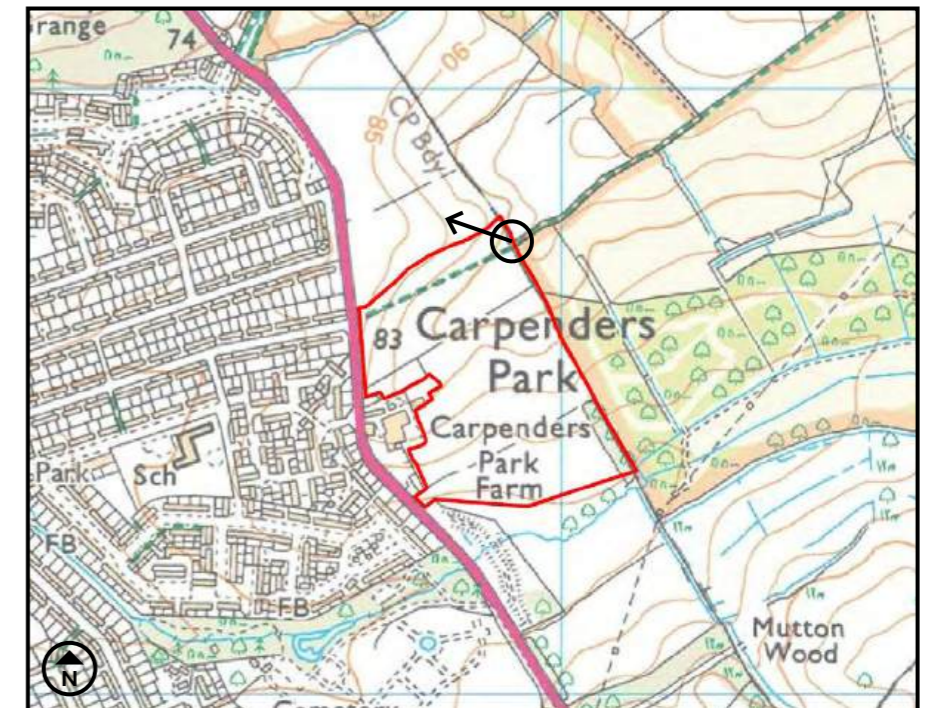




## CONTEXT BASELINE VIEWPOINT 2C

View west from PRoW Footpath 'WATFORD RURAL 013' within the Site.



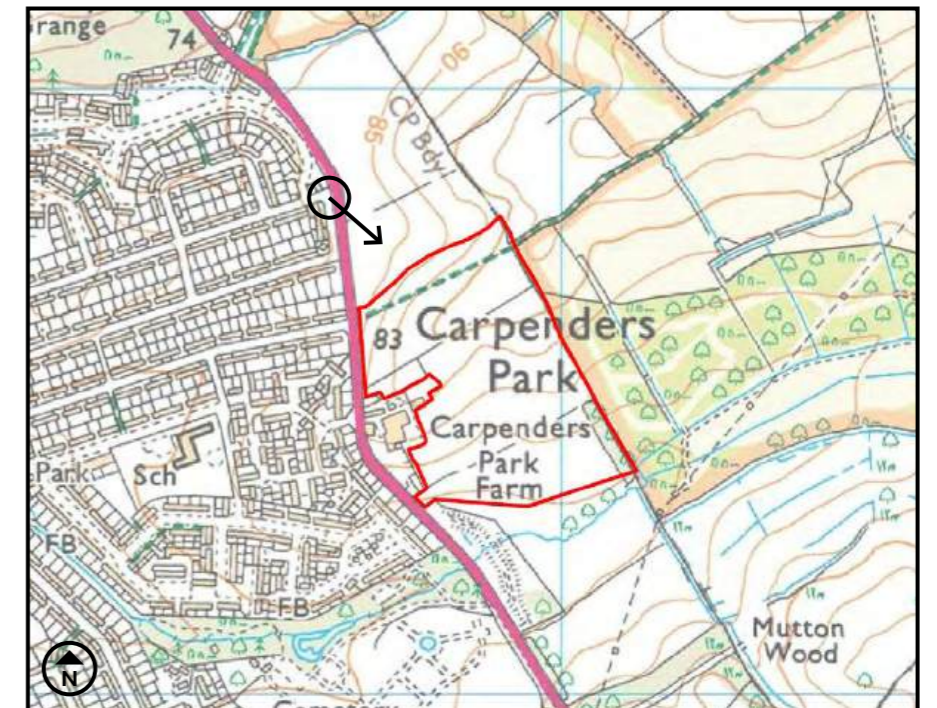
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 102m
Date & time of photograph	- 12/02/2025 @ 11:59	Distance from site	- 0m
OS grid reference	- 512919, 193746		





### CONTEXT BASELINE VIEWPOINT 3

View southeast from Greenfield Avenue.



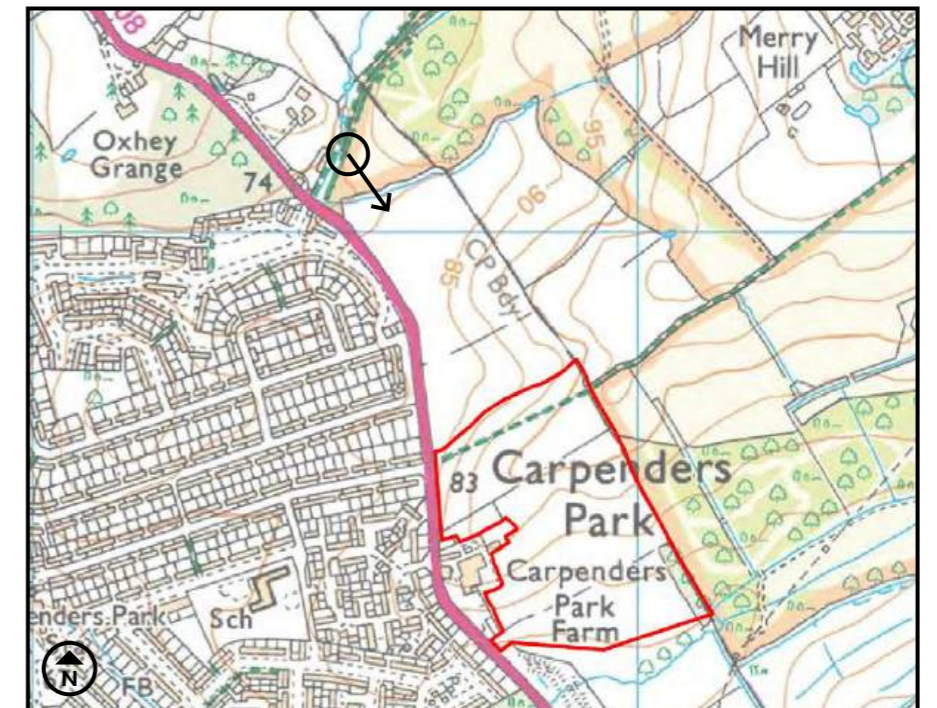
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 81m
Date & time of photograph	- 12/02/2025 @ 16:08	Distance from site	- 175m
OS grid reference	- 512617, 193822		





## CONTEXT BASELINE VIEWPOINT 4

View south from PRoW Bridleway ref 'WATFORD RURAL 031' within Merry Hill.



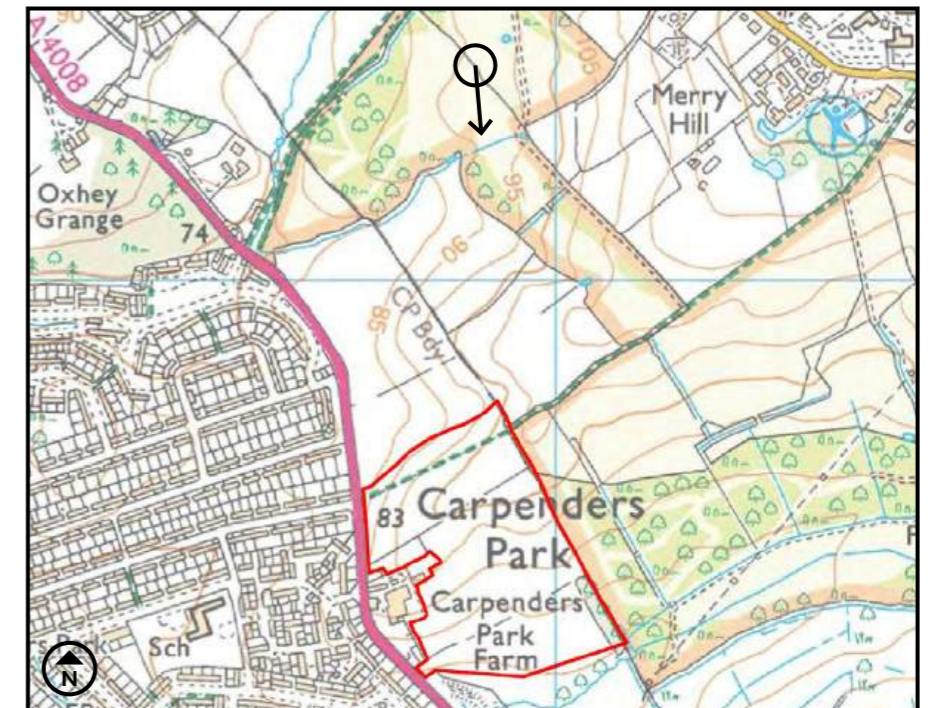
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 75m
Date & time of photograph	- 12/02/2025 @ 15:29	Distance from site	- 480m
OS grid reference	- 512520, 194128		





### CONTEXT BASELINE VIEWPOINT 5

View south from bench off footpath route within Merry Hill.



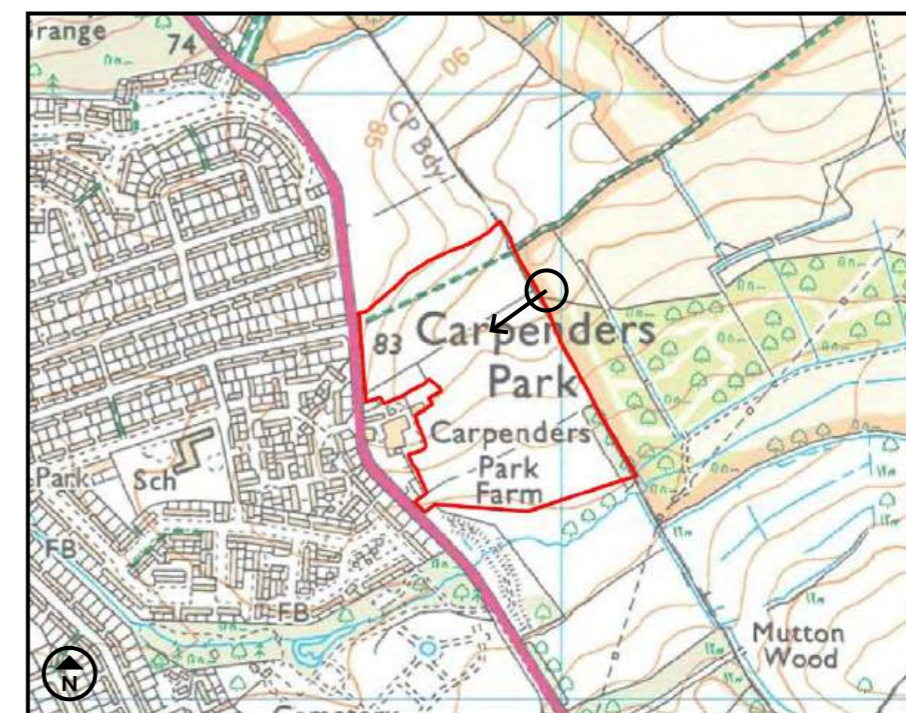
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 15:48	Distance from site	- 585m
OS grid reference	- 512863, 194373		





### CONTEXT BASELINE VIEWPOINT 6

View west from informal footpath route within Merry Hill adjacent the Site's eastern boundary.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 103m
Date & time of photograph	- 12/02/2025 @ 12:55	Distance from site	- 15m
OS grid reference	- 512977, 193676		

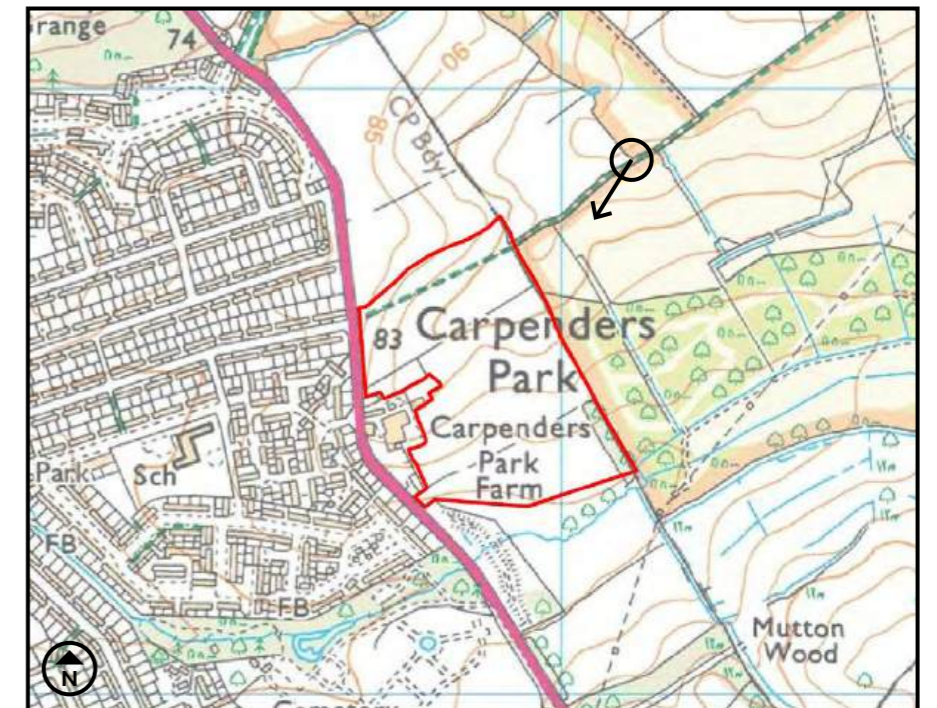




Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 7

View southwest from bench off PRoW Footpath ref 'BUSHEY 025' within Merry Hill.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 109m
Date & time of photograph	- 12/02/2025 @ 13:05	Distance from site	- 235m
OS grid reference	- 513119, 193882		



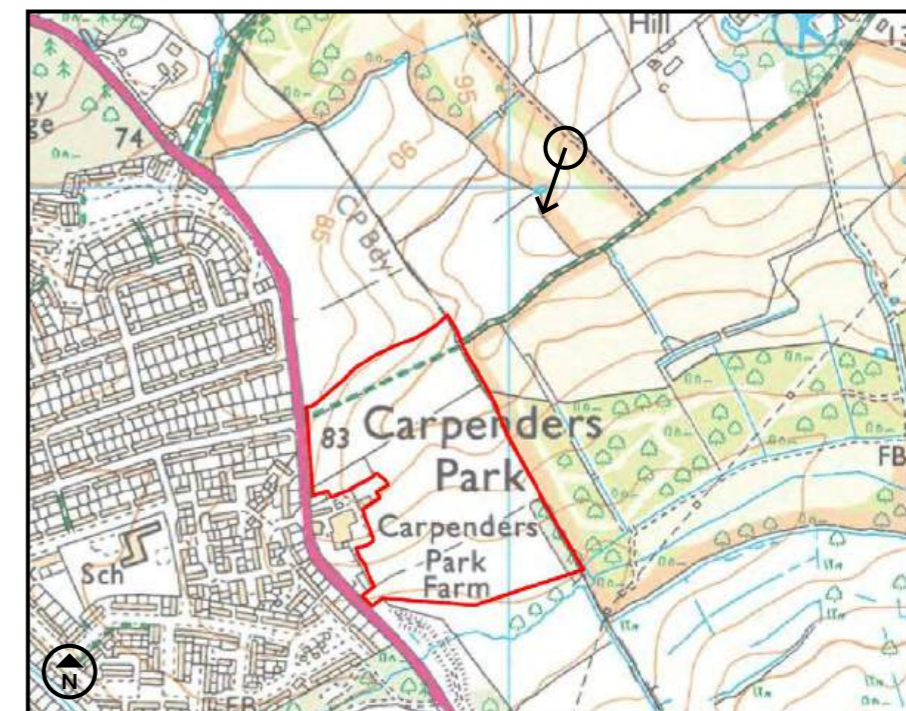




Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 8

View southwest from bench off footpath route within Merry Hill.



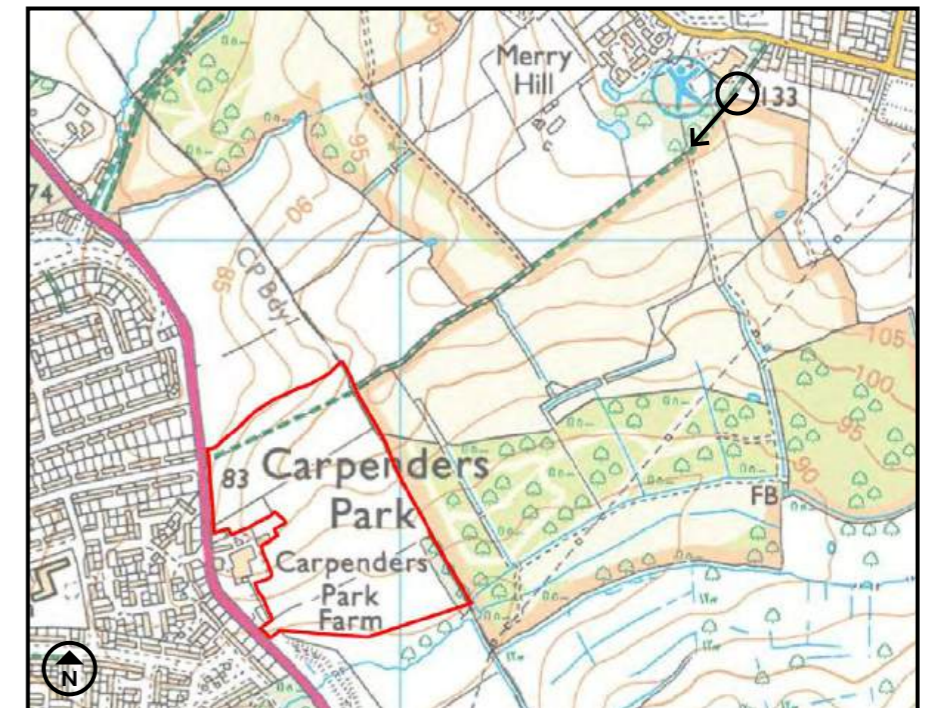
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 110m
Date & time of photograph	- 12/02/2025 @ 13:11	Distance from site	- 335m
OS grid reference	- 513094, 194065		





### CONTEXT BASELINE VIEWPOINT 9

View southwest from PRoW Footpath ref 'BUSHEY 025' within Merry Hill, adjacent Bushey's western settlement edge.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 127m
Date & time of photograph	- 12/02/2025 @ 13:35	Distance from site	- 835m
OS grid reference	- 513588, 194257		

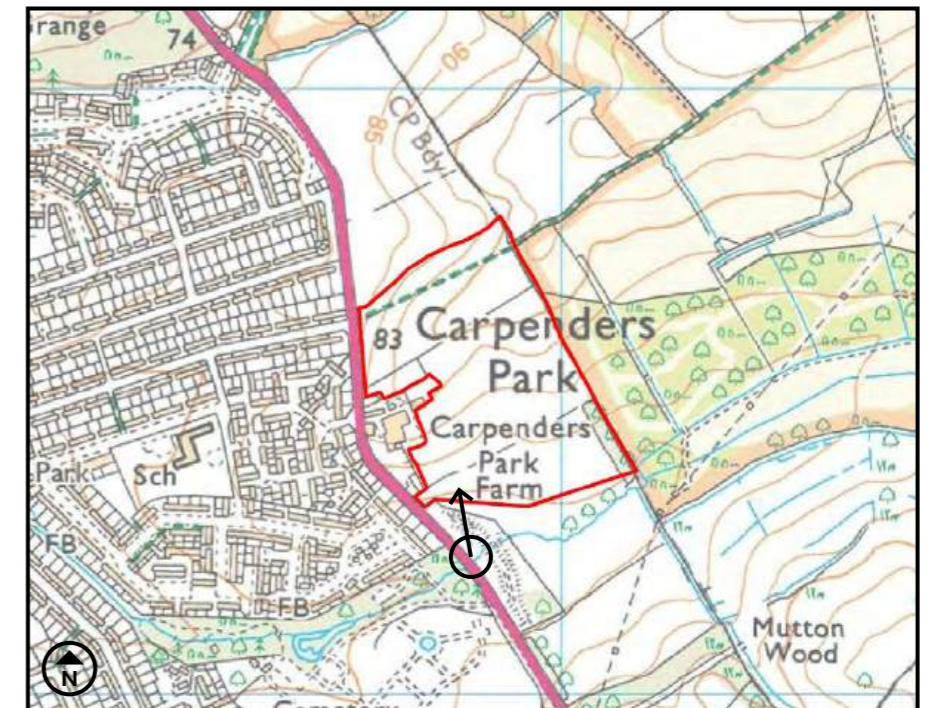




Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 10

View north from pavement along the A4008 Oxhey Lane.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 77m
Date & time of photograph	- 12/02/2025 @ 15:02	Distance from site	- 90m
OS grid reference	- 512852, 193228		







Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 11

View north from access road within Carpenders Park Lawn Cemetery.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 80m
Date & time of photograph	- 12/02/2025 @ 14:13	Distance from site	- 250m
OS grid reference	- 512875, 193064		

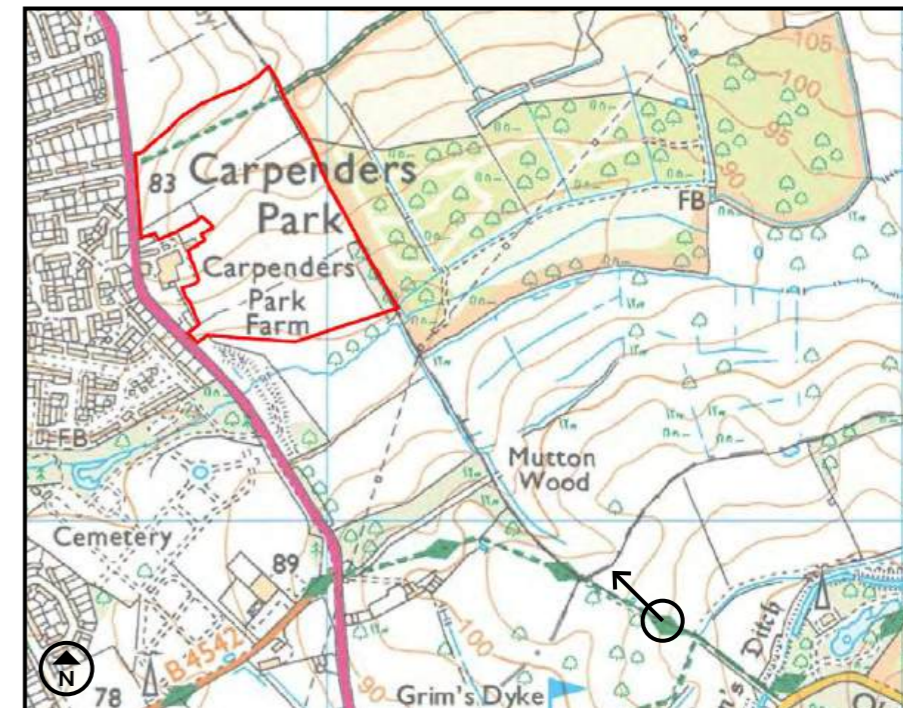




Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 12

View northwest from PRoW Footpath route 'HARROW 37' / London Loop long distance route within Grims Dyke Golf Course.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 114m
Date & time of photograph	- 12/02/2025 @ 14:33	Distance from site	- 715m
OS grid reference	- 513584, 192826		

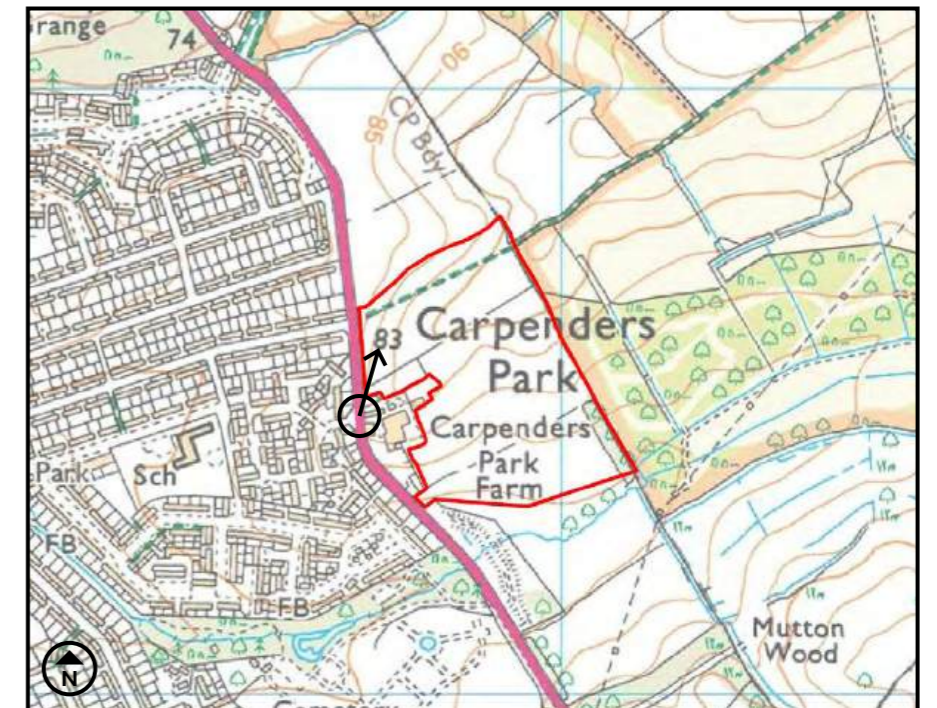




Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 13A

View east from pavement along the A4008 Oxhey Lane adjacent Highfield.

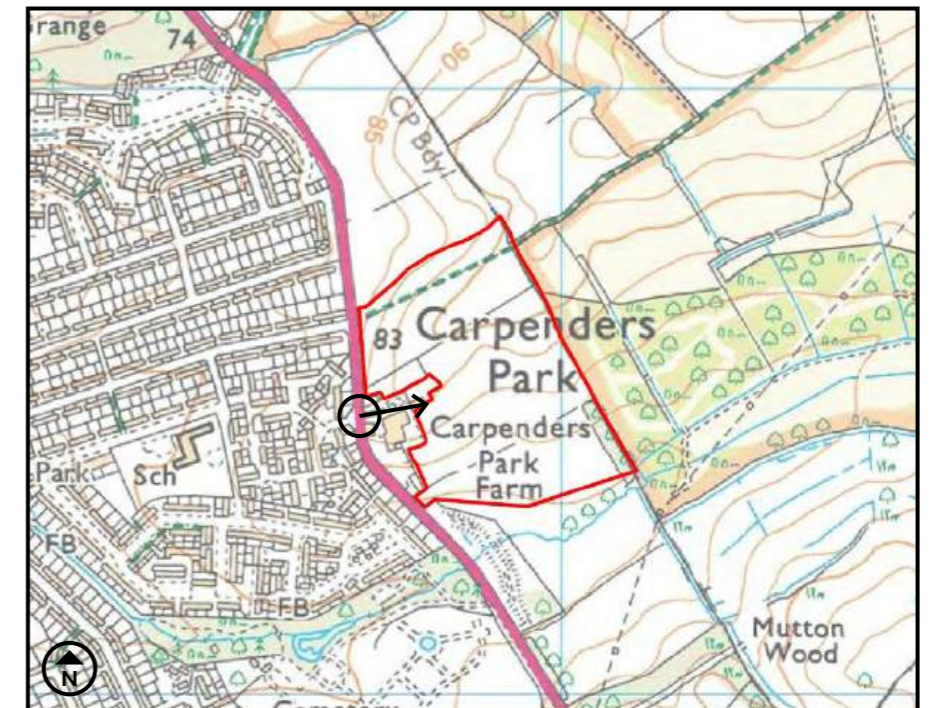


Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 14:03	Distance from site	- 35m
OS grid reference	- 512667, 193460		



### CONTEXT BASELINE VIEWPOINT 13B

View east from pavement along the A4008 Oxhey Lane adjacent Highfield.

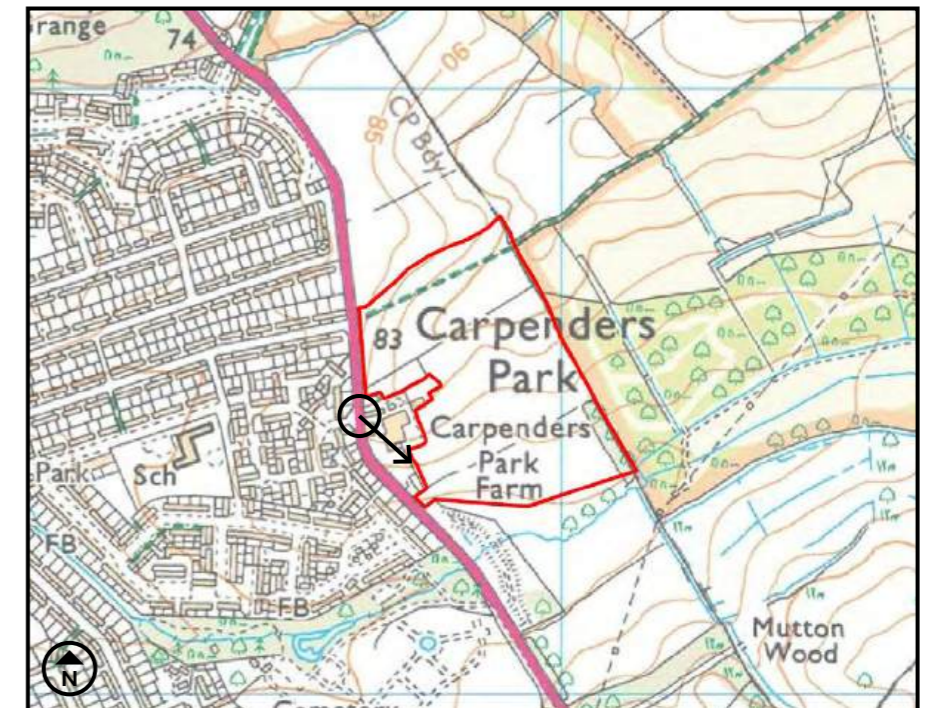


Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 14:03	Distance from site	- 35m
OS grid reference	- 512667, 193460		



### CONTEXT BASELINE VIEWPOINT 13C

View east from pavement along the A4008 Oxhey Lane adjacent Highfield.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 90m
Date & time of photograph	- 12/02/2025 @ 14:03	Distance from site	- 35m
OS grid reference	- 512667, 193460		

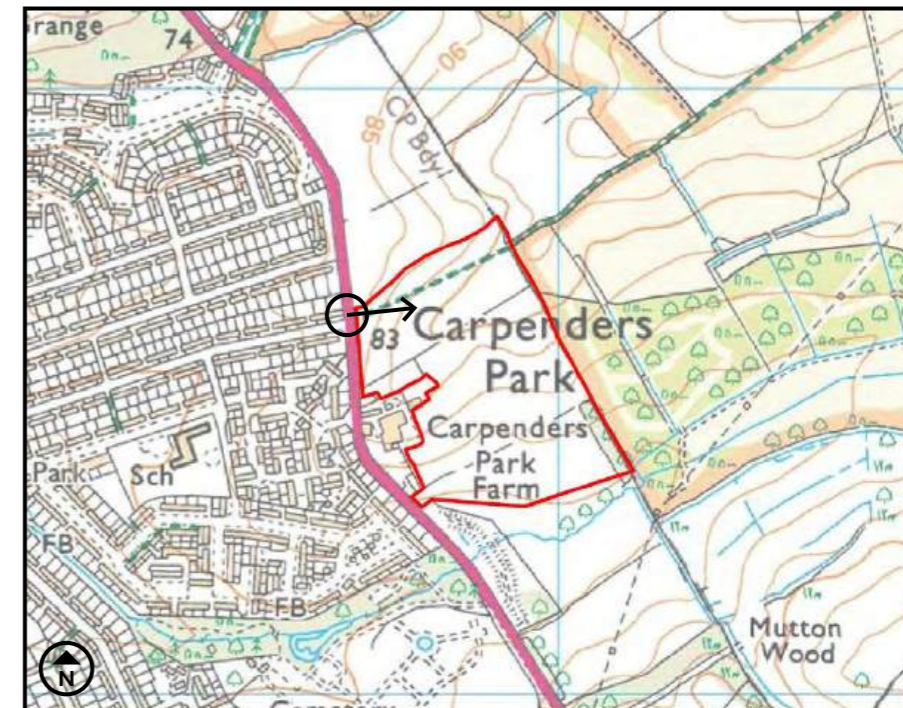




Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 14A

View southeast from pavement along the A4008 Oxhey Lane adjacent Carpenders Avenue.



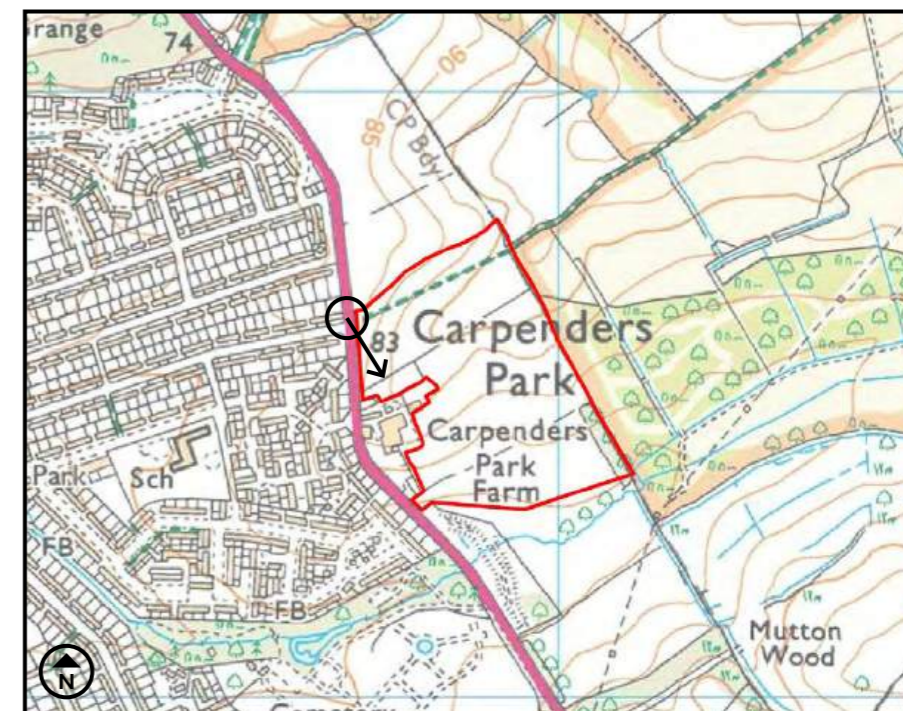
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 83m
Date & time of photograph	- 12/02/2025 @ 11:47	Distance from site	- 10m
OS grid reference	- 512654, 193626		



Approximate Site Extent

### CONTEXT BASELINE VIEWPOINT 14B

View southeast from pavement along the A4008 Oxhey Lane adjacent Carpenders Avenue.



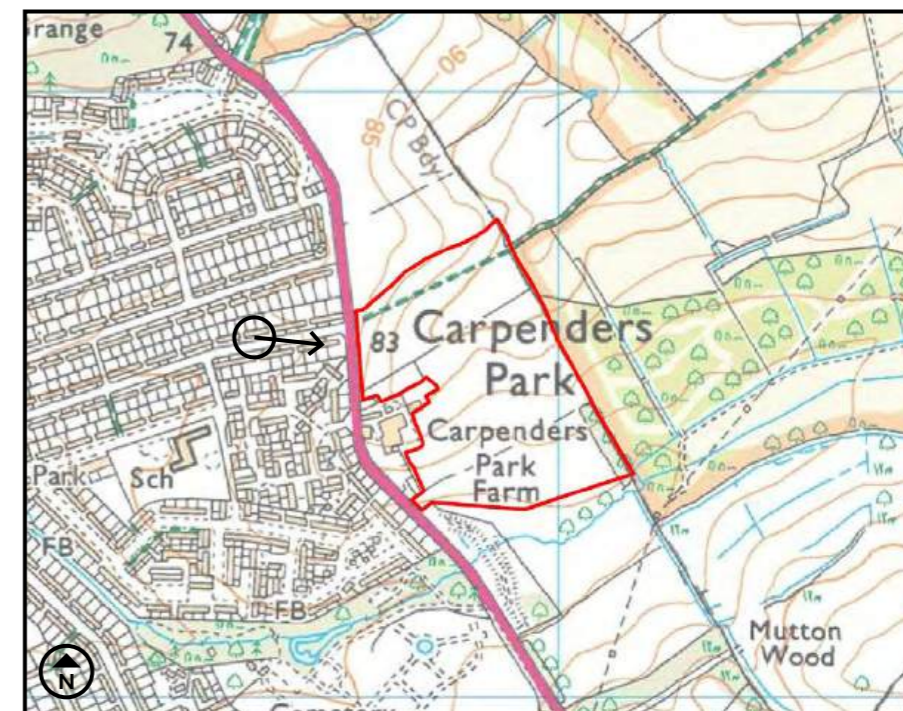
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 83m
Date & time of photograph	- 12/02/2025 @ 11:47	Distance from site	- 10m
OS grid reference	- 512654, 193626		





Approximate Site Extent

**CONTEXT BASELINE VIEWPOINT 15**  
View east from pavement along Carpenders Avenue.



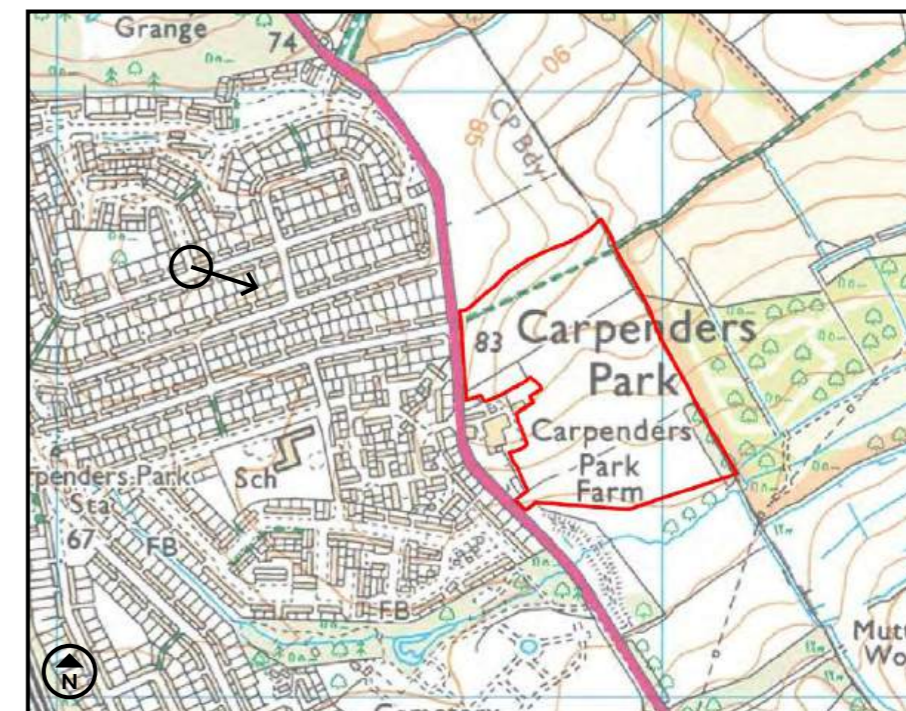
Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 78m
Date & time of photograph	- 12/02/2025 @ 11:40	Distance from site	- 170m
OS grid reference	- 512499, 193593		





## CONTEXT BASELINE VIEWPOINT 16

View southeast from pavement along Greenfield Avenue adjacent On The Hill.



Camera make & model	- Canon EOS 5D Mark IV, FFS	Viewpoint height (AOD)	- 86m
Date & time of photograph	- 12/02/2025 @ 15:18	Distance from site	- 445m
OS grid reference	- 512224, 193711		



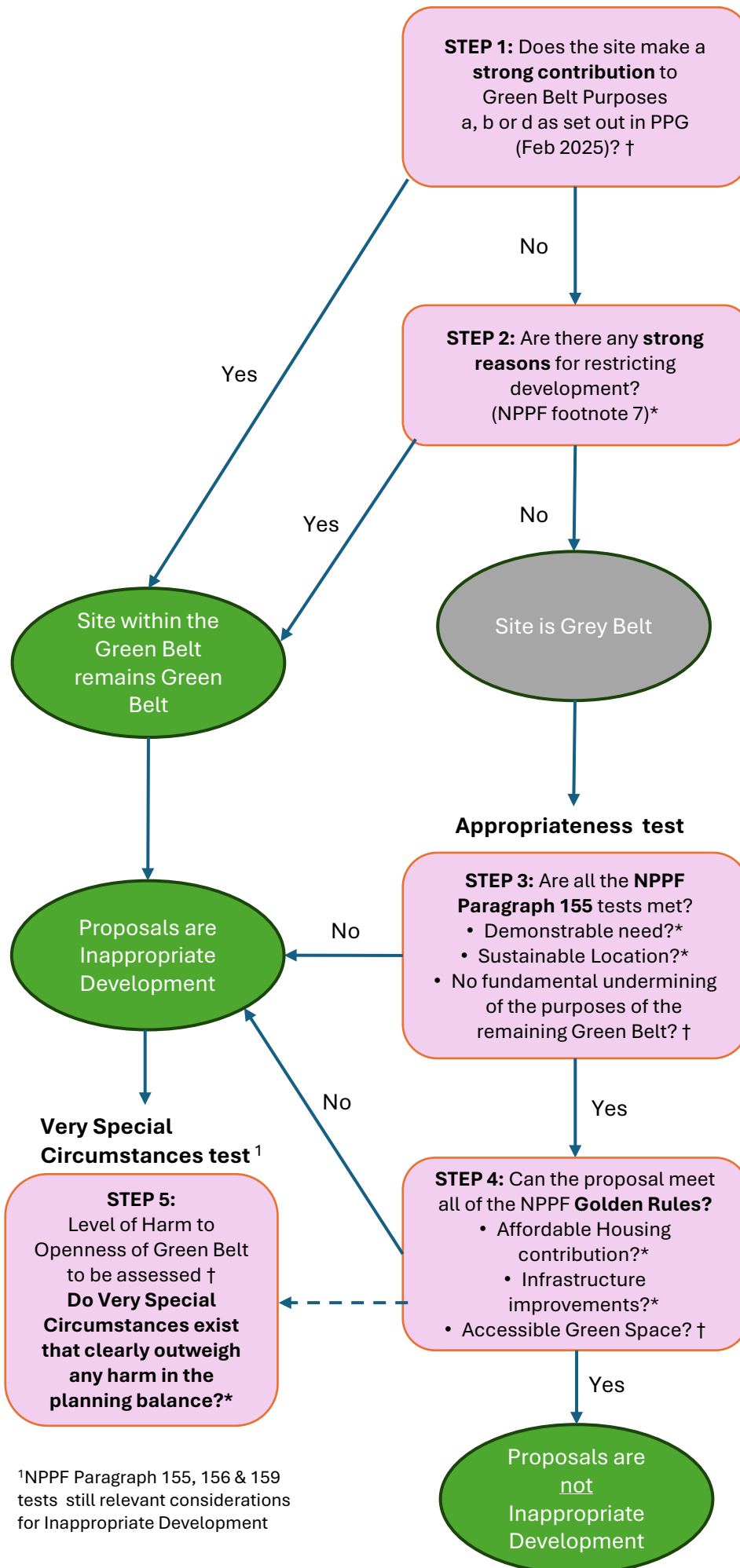


Approximate Site Extent



# Appendix 1: Green Belt Assessment: Indicative Flowchart for Major Development

# Green Belt Assessment: Indicative Flowchart for Major Development based on NPPF (2024)



<sup>1</sup>NPPF Paragraph 155, 156 & 159 tests still relevant considerations for Inappropriate Development

# Appendix 2: Illustrative Landscape Masterplan