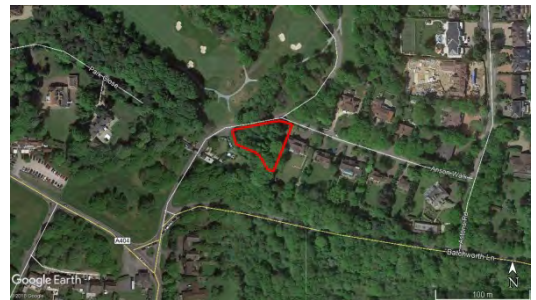


**SITE REF NO.** PSCFS8c | **SITE NAME** Moor Park Golf Course, Adjacent to 2 Anson Walk

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 and a private golf course drive to the north, a residential property to the east and west, and woodland to the south.



**Current use** Woodland  
**Proposed use** Residential  
**Area (ha)** 0.180

#### 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

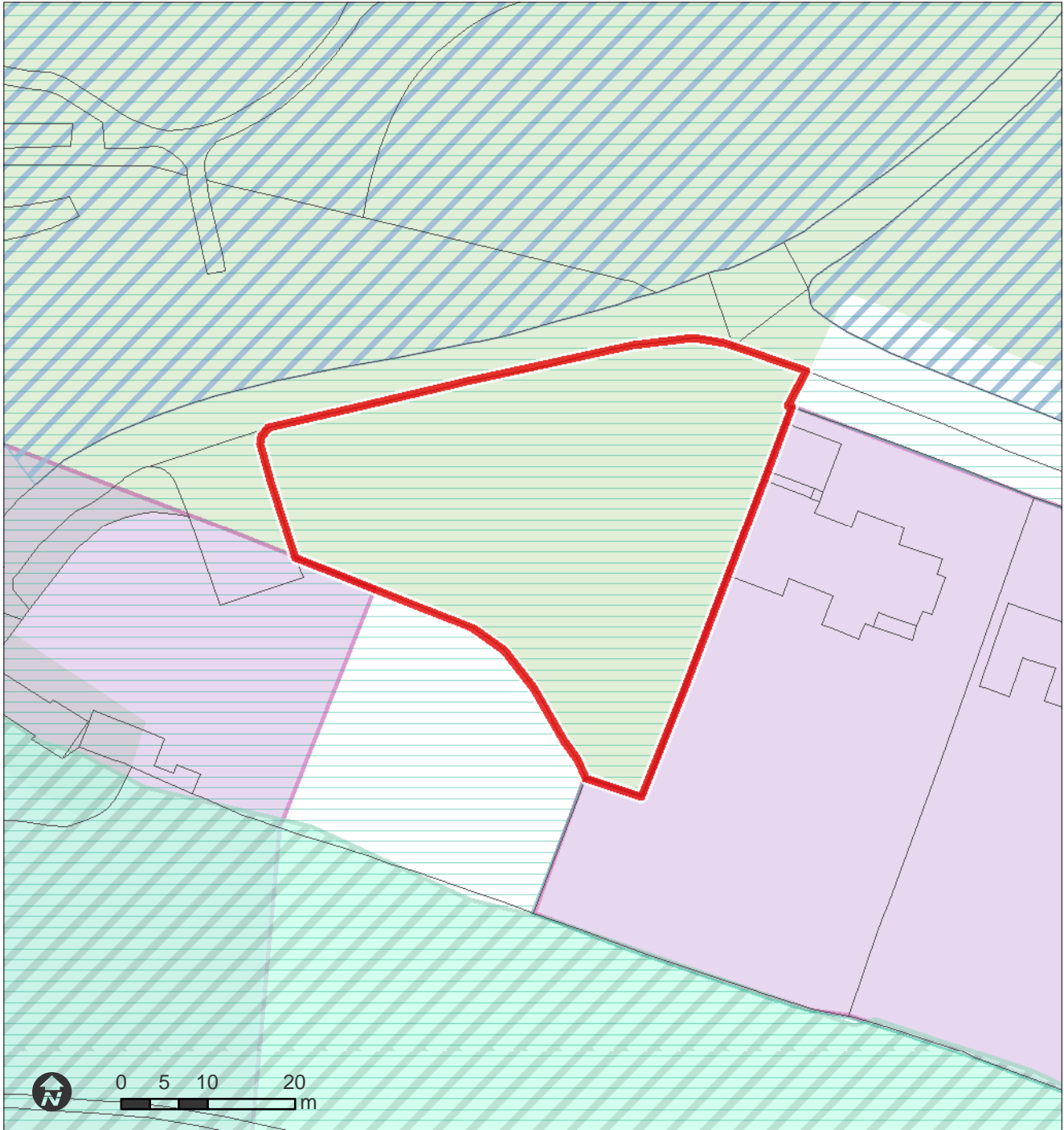
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY


The site has substantial vegetative enclosure on the public boundaries and little complexity within the site. However, the sensitivity of the site is increased by its characteristic features of the Moor Park Slopes Landscape Character Area and its location within the Grade 2 Registered Park and Garden. The golf course located next to the site forms expansive views close by, and a high level of historic character in the local vicinity.

For this reason, the adjacent site to 2 Anson Walk has been classed as having **High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px dashed pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>PSCFS8c</b></p> <p><b>Moor Park &amp; Eastbury</b></p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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**SITE REF NO.** PSCFS8d

**SITE NAME** Moor Park Golf Course, North of Park Close

Located to the south east of Moor Park Golf Course, the site comprises of woodland area along Park Close along the A404 London Road. The site is located close to Ye Olde Greene Manne pub and other residential properties to the south.



**Current use** Woodland  
**Proposed use** Residential  
**Area (ha)** 0.679

#### 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 north of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

Low

Medium  
Low

Medium

Medium  
High

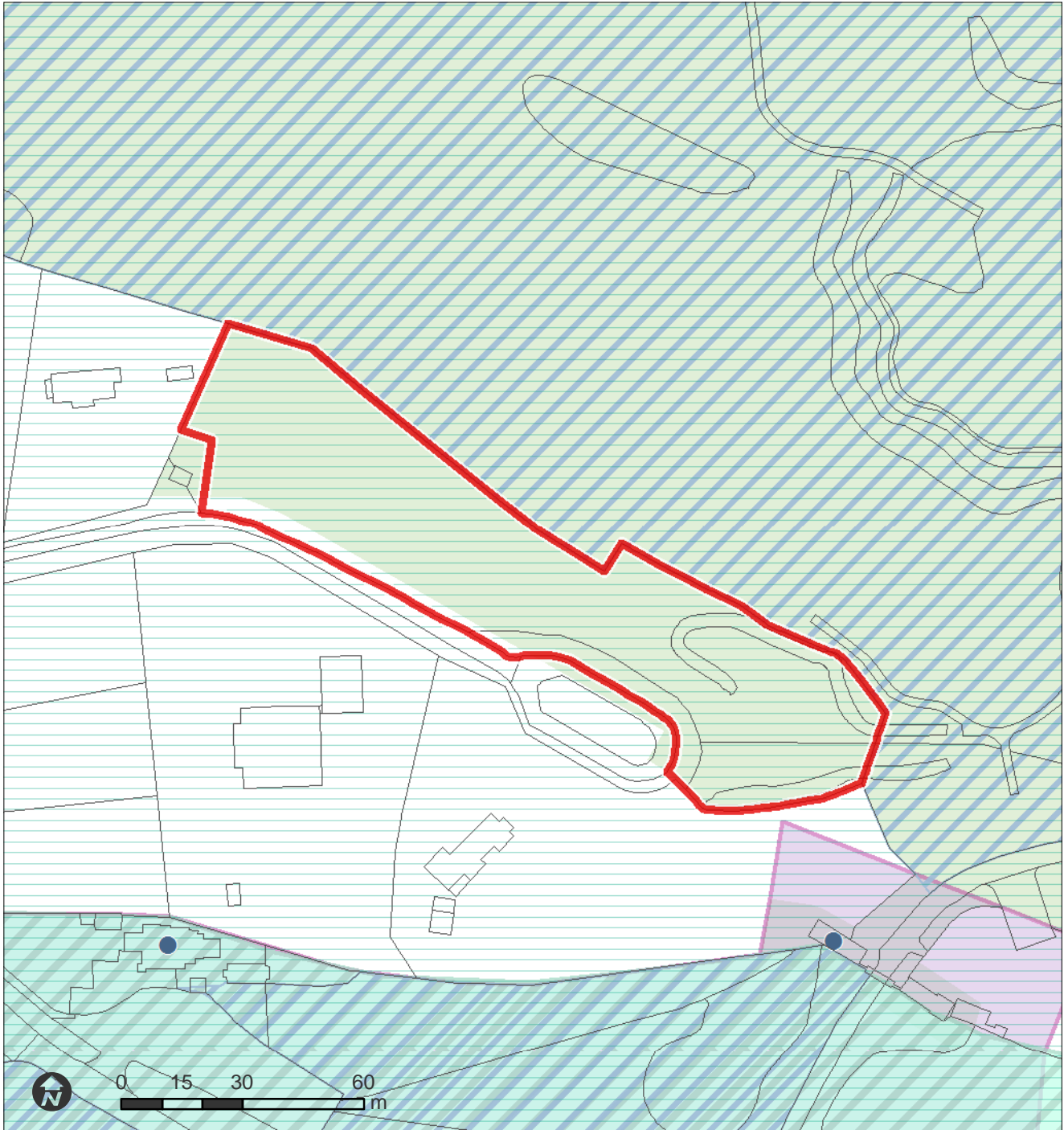
High

#### SUMMARY


Although the few public views and lack of complexity would indicate a lower sensitivity, the site's sensitivity is increased by its location within the boundary of the Registered Park and Garden. The Moor Park Slopes Landscape Character Area has characteristics that can be seen within the site, including the local golf course and the mature tree population that makes up the woodland area.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: purple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoW</li> </ul>	<p><b>PSCFS8d</b></p> <p>Moor Park &amp; Eastbury</p>
<ul style="list-style-type: none"> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: darkblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div> <div>  </div> </div>

**SITE REF NO.** ACFS13

**SITE NAME** Land at Hampermill Lane

The site is situated along Hampermill Lane to the south west of Oxhey, backing on to Ashburnham Play Area and South Oxhey Playing Fields. The site has mature vegetation on all boundaries, separating the site from the residential developments on the east and west sides. A public right of way runs along the east edge of the site amongst the vegetation.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 0.768

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Oxhey Golflands

- Small copses to the south east and south west of the site boundaries
- Oxhey Fields playing fields located close to the south boundary of the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

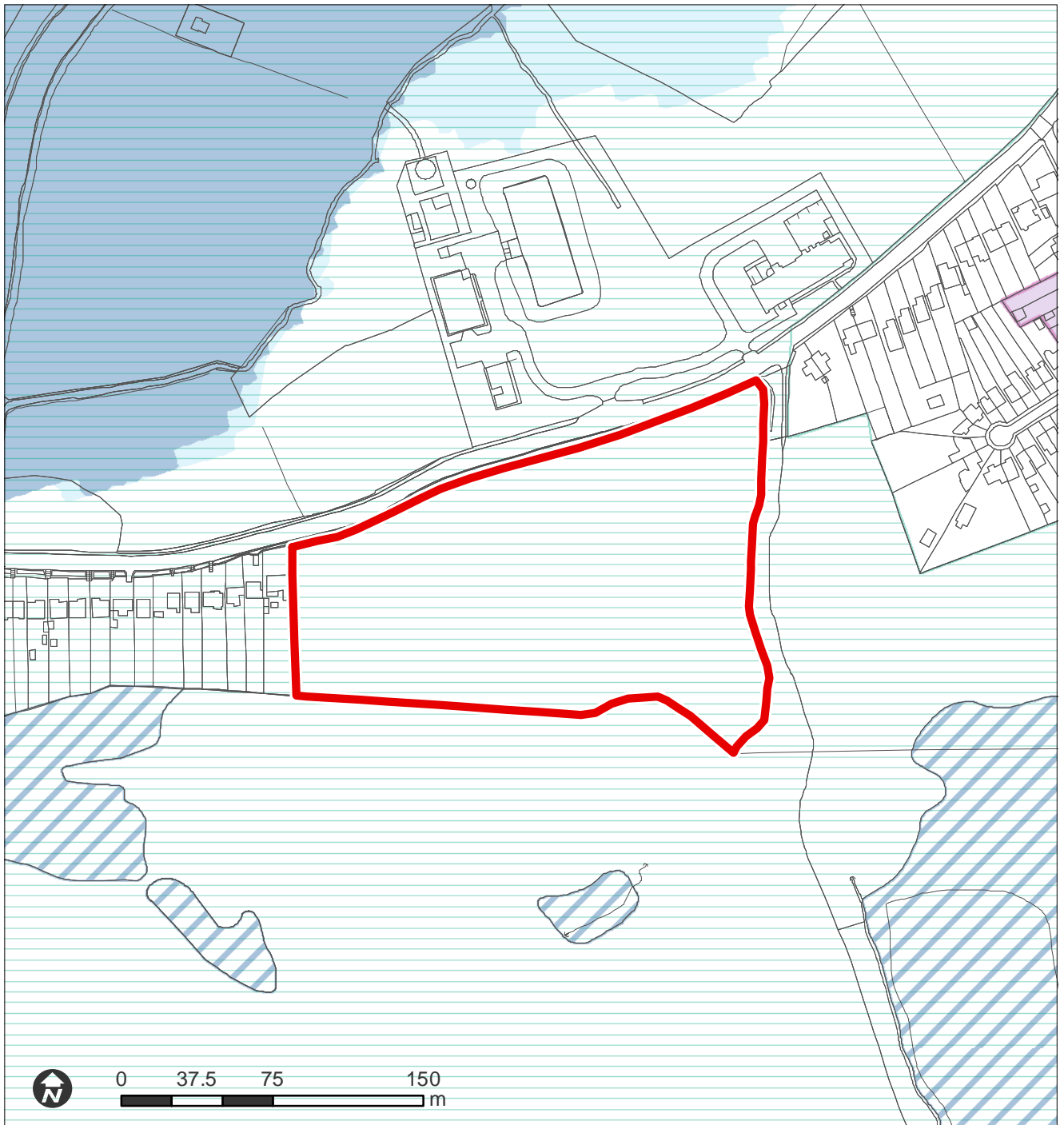
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the complexity of the site and historic character of the site are low, the lack of built development and few public views into the site increase the sensitivity to medium-low. The site resembles elements of the Landscape Character Area, including the small copses that are situated to the south of the site and the close proximity of Oxhey Playing Fields.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="color: green;">—</span> PRowLines</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="color: blue;">—</span> important_hedges</li> <li><span style="background-color: pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>ACFS13</b> Moor Park &amp; Eastbury</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS75

**SITE NAME** Bedmond Fields, Bedmond

Situated to the north of Toms Lane in Bedmond, Bedmond Fields comprise of arable and grassland fields with open agricultural fields to the rear. The site is made up of four agricultural fields, with several public footpaths running through the site. The site extends from 190 Toms Lane to the south, from the rear of 173 Toms Lane garden to the west across to Bluebell Drive to the east. The site contains hedgerows on all boundaries, and pockets of mature trees within the site.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 13.589

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating landscape across all fields
- Discrete woodlands located within and close to the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

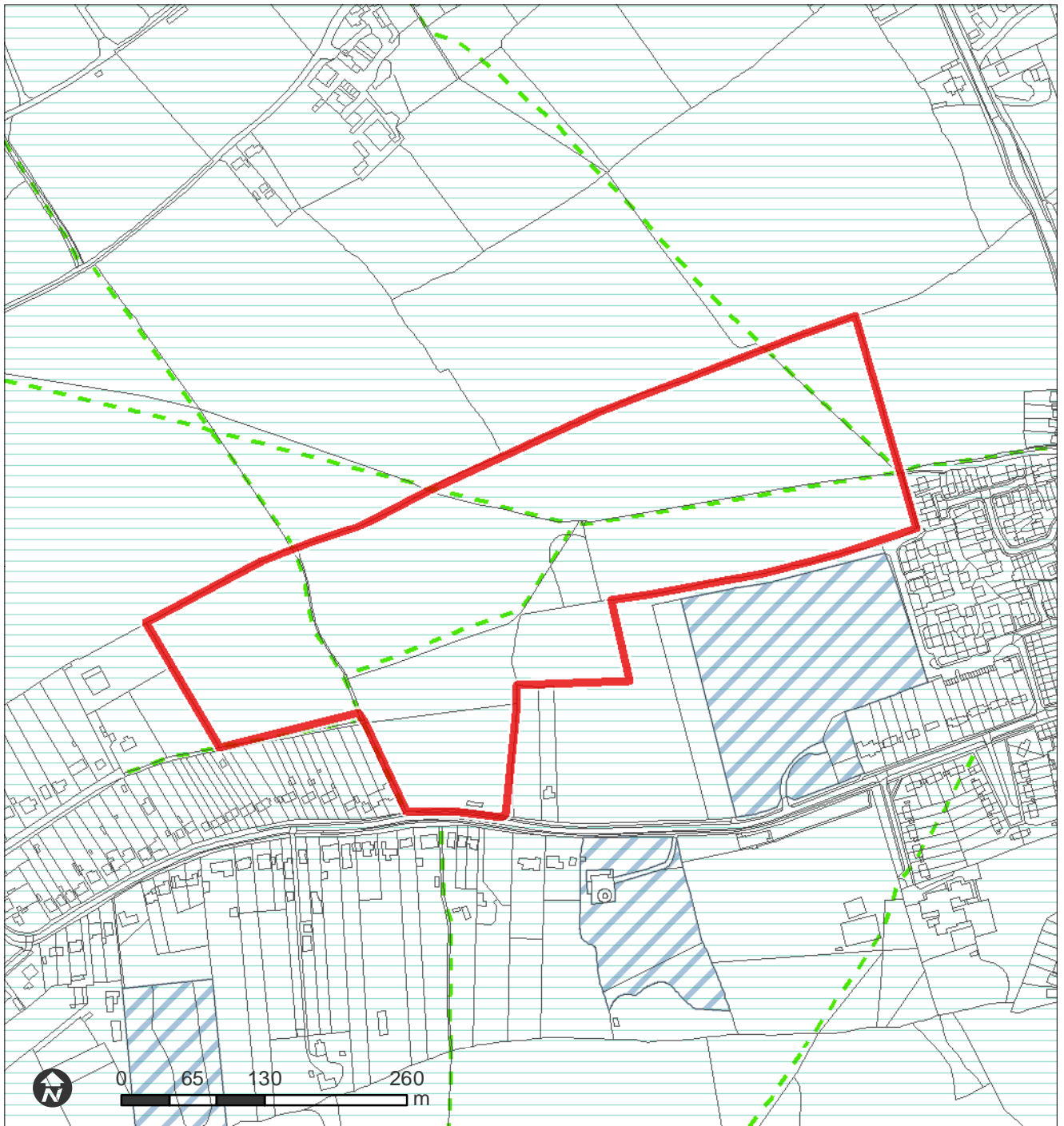
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The large arable site has little historic character, substantial vegetative enclosure and few private views which could indicate a lower sensitivity, although the undulating landform, public views from footpaths and lack of built development in some areas increase the sensitivity of the site. The Bedmond plateau characteristics are evident within the site, including the gently undulating landform and discrete woodlands located close to the site, which also increases the sensitivity.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 2px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS75</b> Bedmond</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** PCS24

**SITE NAME** Bluebell Drive (Larger Site), Bedmond

Situated within Bedmond, the site is part of a much larger agricultural field, accessed off of Chapel Way from the High Street. The site contains a public footpath that runs across the centre, where it meets a small plantation woodland to the west. The site adjoins a Wildlife Site to the south, separated by mature vegetation. To the north of the site are a series of undulating agricultural fields.



**Current use** Open land  
**Proposed use** -  
**Area (ha)** 5.731

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating landscape across the site
- Discrete woodland located to the west of the site boundary

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

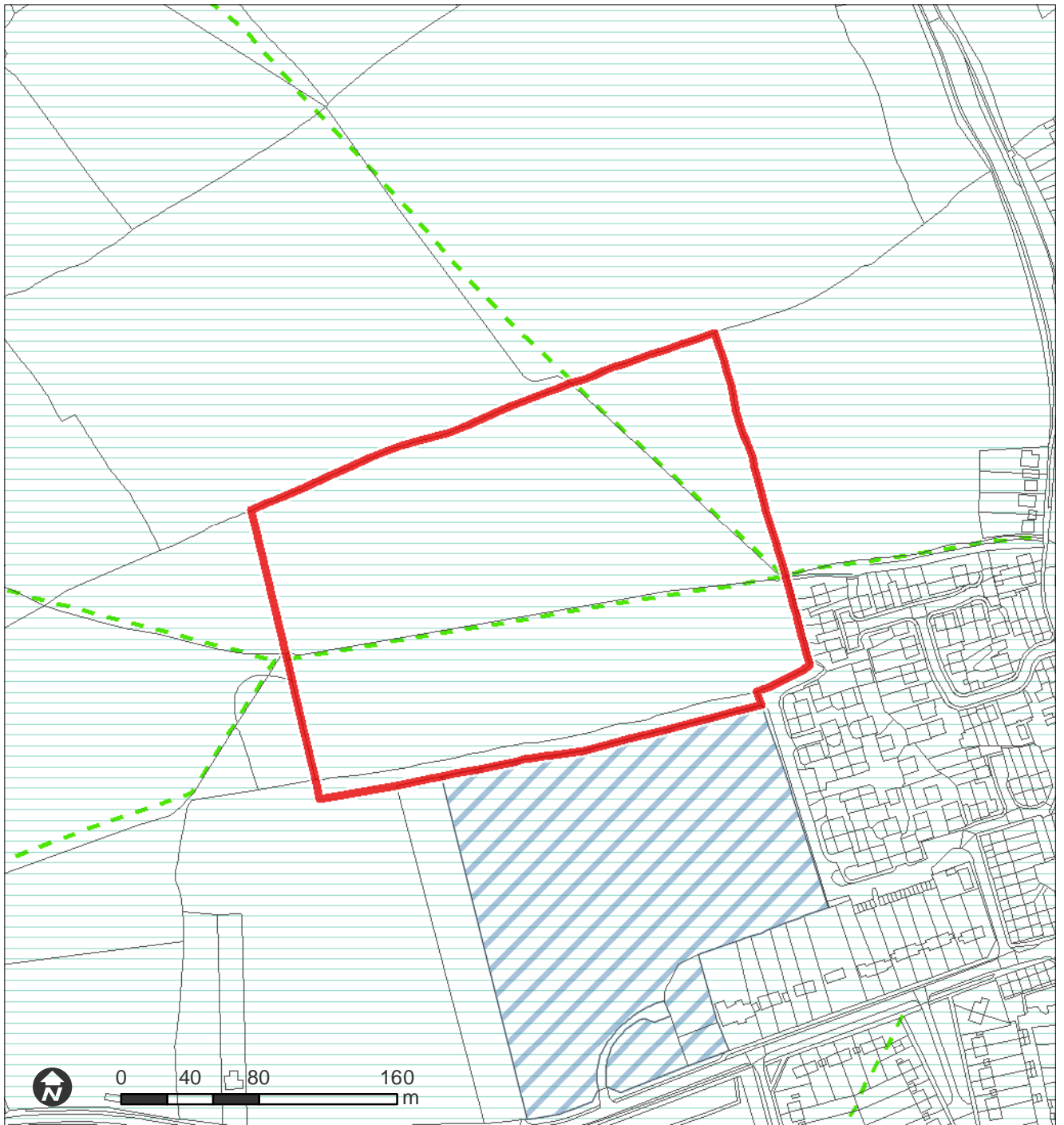
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Although the site is comprised of open farmland with enclosure from vegetation along three boundaries, the sensitivity of the site is increased by the public views from the footpath running through the centre of the site, the open views towards the west and the undulating landform that is characteristic of the Bedmond Plateau Landscape Character Area.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<p><b>PCS24</b> <b>Bedmond</b></p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e1f5fe; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #546e7a; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<p> </p>

**SITE REF NO.** PCS46

**SITE NAME** Twychells Farm, Bedmond

The site at Twychells Farm to the north east of Bedmond comprises of largely natural enclosed grassland with a mature hedgerow and vegetation on the boundaries. The site is a large amount of trees placed throughout, and has a public footpath running around the west and north boundaries. The site runs along Bedmond Lane to the south and a caravan park to the west. Beyond the north, east and south boundaries, the landscape extends into open arable fields.



**Current use** Agricultural  
**Proposed use** -  
**Area (ha)** 6.223

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Winding narrow lanes along the southern boundary of the site
- Discrete woodland areas within the site, particularly to the south

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

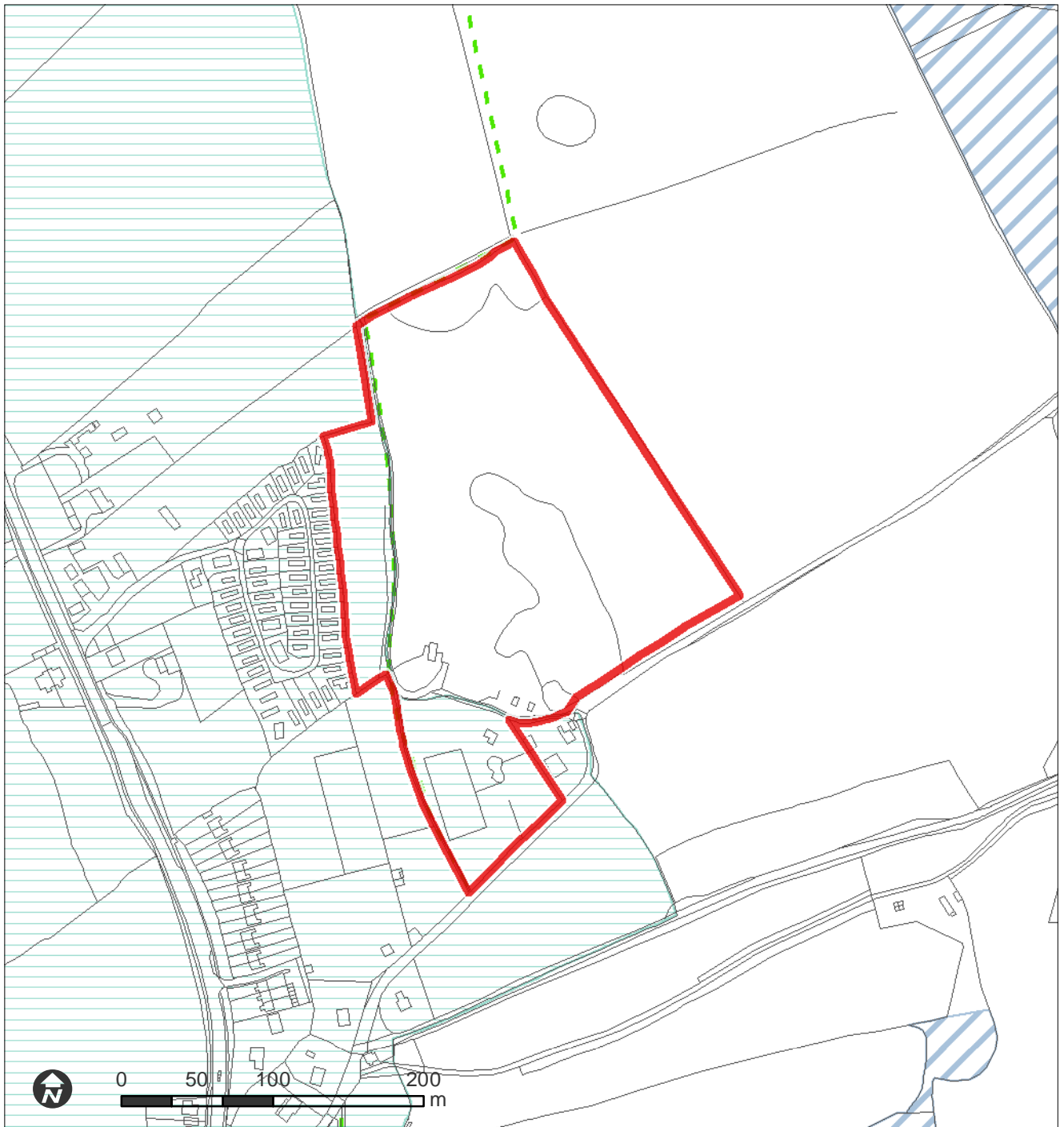
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

The site's substantial boundary vegetation and limited views into the site from private views decreases the overall site sensitivity. However, the site's characteristic features including the winding narrow lanes and discrete woodlands match the Bedmond Plateau Landscape Character Area increase the value of the site, in addition to the lack of built development in the area and the sense of rurality along the footpaths and within the site.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: #e1bee7; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: #3f51b5; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>PCS46</b> <b>Bedmond</b></p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS9

**SITE NAME** Land at Millhouse Lane, Bedmond

The site comprises of an area of woodland to the east of the High Street in Bedmond, behind the residential houses and gardens. The site is accessed off of Millhouse Lane that defines the north boundary of the site. To the south of the site, a few residential houses exist off of Bell Lane and Bell Close. The site is very undulating with severe changes in topography.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 0.682

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Winding narrow roads to the north of the site
- The site is a discreet woodland located behind the residential properties on the High Street

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

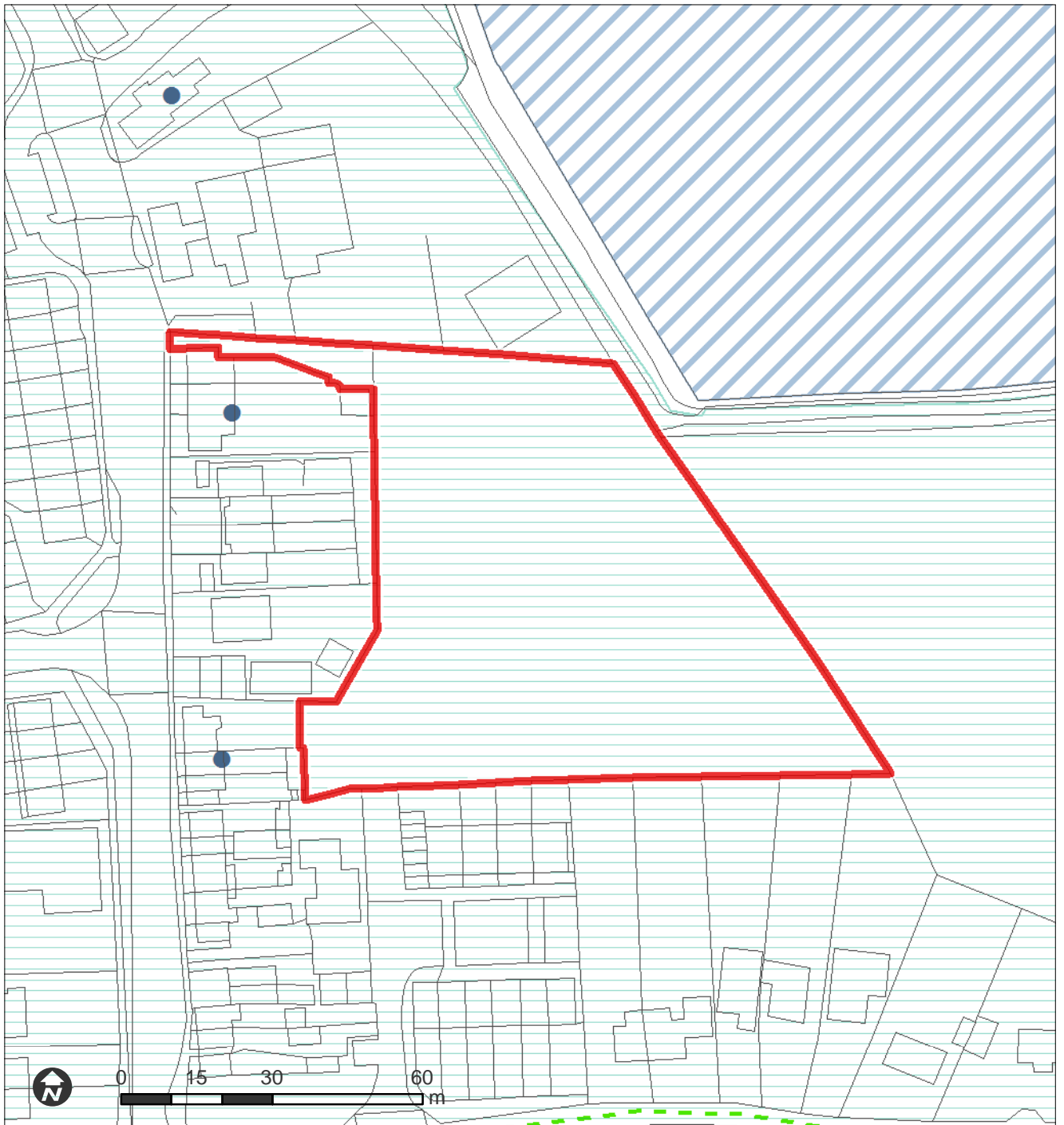
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Comprising of dramatic undulations and overgrown woodland, the site is both characteristic of the Landscape Character Area and has sensitive landforms and landscape features within the site boundaries; both of which increase the sensitivity of the site. In addition, the natural perceptual quality indicates a higher sensitivity, although the lack of external views, vegetative enclosure and few public/private views into the site reduce sensitivity.

For this reason, the land at Millhouse Lane has limited views into the site from private views **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, lightgreen 2px, lightgreen 4px); border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, magenta 2px, magenta 4px); border: 1px solid magenta; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #d8bfd8; border: 1px solid #d8bfd8; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c1e1c1; border: 1px solid #c1e1c1; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS9</b> Bedmond</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.** CFS10

**SITE NAME** Land between Millhouse Lane and Bell Lane, Bedmond

The site is located between Millhouse Lane to the north and Bell Lane to the south in the east of Bedmond. The site is an open grassland site with a public footpath running along the north east boundary, Towards the south of the site, residential properties along Bell Lane and located close by, with dense woodland positioned to the north and east of the site.



**Current use** Open land  
**Proposed use** Residential  
**Area (ha)** 1.239

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Pastoral and equestrian space with grassland areas
- Winding narrow round at Millhouse Lane to the north
- Discrete woodlands towards the east and north of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

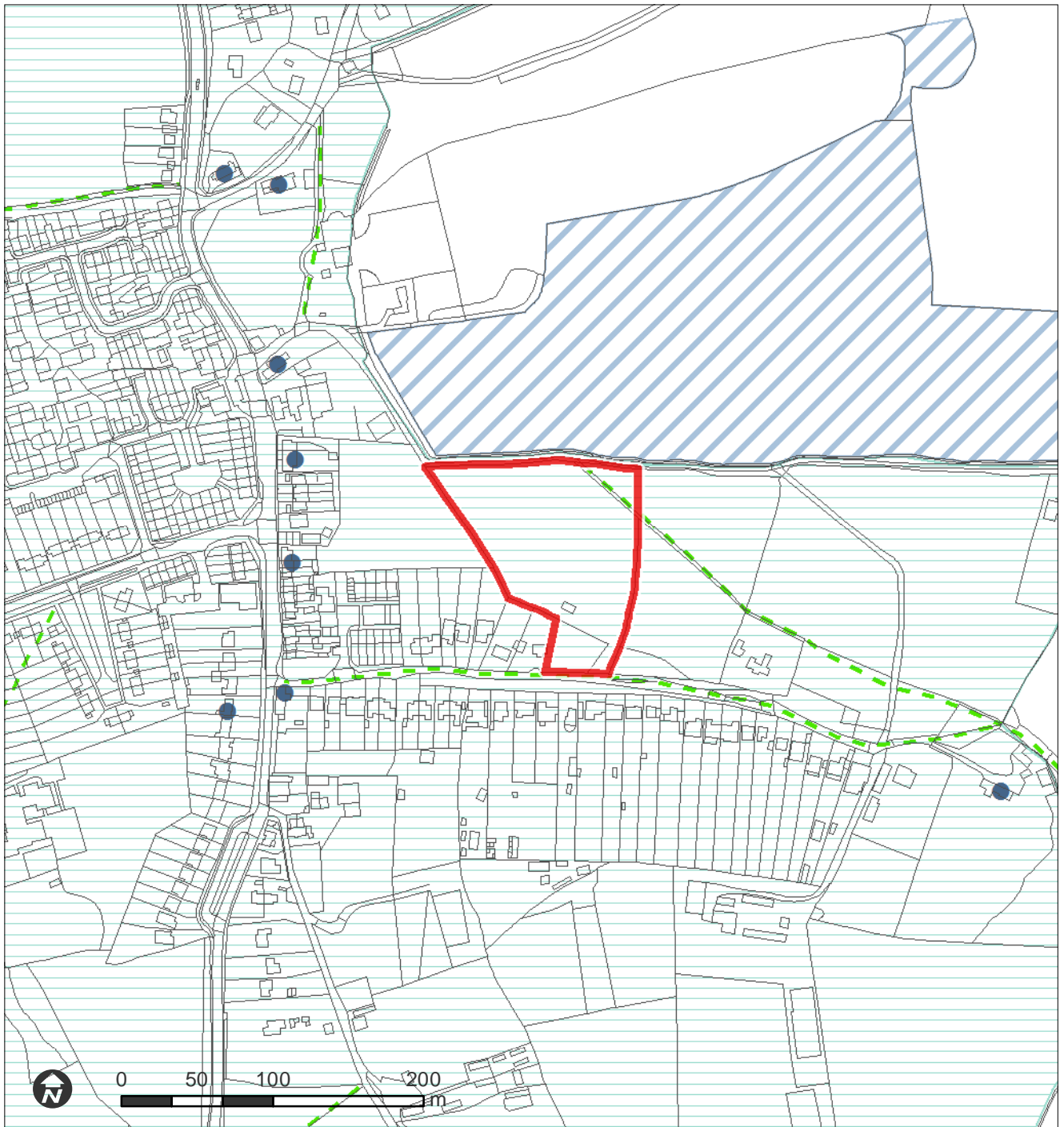
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the open grassland landscape is characteristic of the LCA, the sensitivity of the site is reduced by the simple flat landform and enclosed boundaries only open to the public footpath that runs along one boundary. The site's enclosure creates few views in or out of the site, therefore reducing the overall sensitivity.

For this reason, the land between Millhouse Lane and Bell Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px; margin-right: 5px;"></span> important hedges</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> </ul>	<p><b>CFS10</b> Bedmond</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS56

**SITE NAME** Church Hill Road, Bedmond

The site comprises of undulating grassland on the west side of Church Hill in Bedmond, and heads uphill towards the west. The site has a public footpath running down the southern boundary, which continues on through other agricultural fields. The site has vegetation on all boundaries, and is used for equine uses. Agricultural land extends towards the north west of the site, with residential houses extending towards the south of the site into Bedmond.



**Current use** Grazing land  
**Proposed use** Residential  
**Area (ha)** 2.924

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Undulating equestrian landscape used for grazing

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

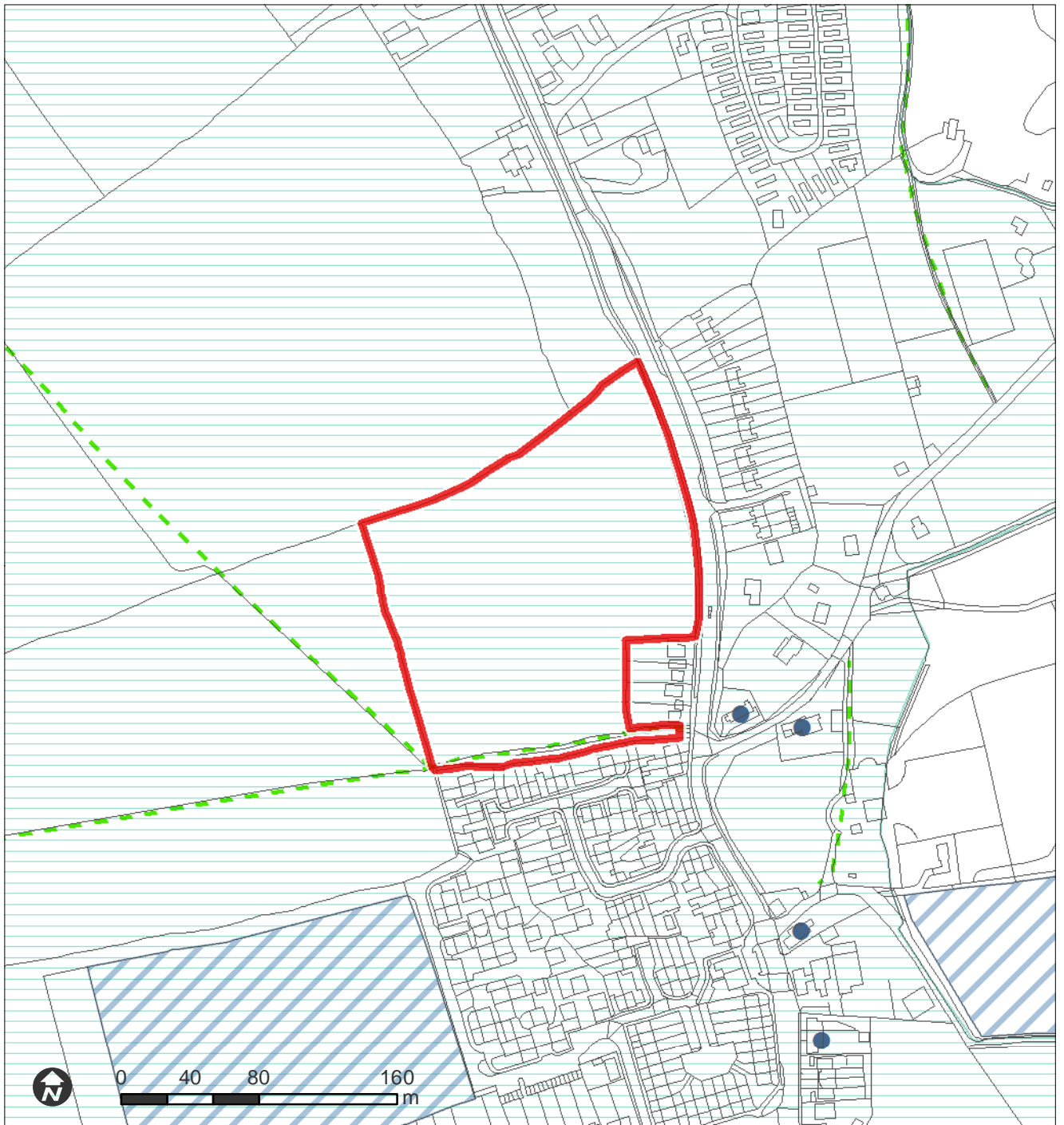
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The undulating grazing paddock is characteristic of the Bedmond Plateau Landscape Character Area, which would indicate a higher sensitivity when paired with the openness to public views along the footpath and the lack of enclosure along the necessary boundaries that provide views into the site. However, the simple landforms and single use site add to reducing the sensitivity of the site, alongside the limited views out towards landmark features and presence of built development in the adjacent area.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 2px dashed blue; display: inline-block; width: 20px; height: 0; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 2px dashed green; display: inline-block; width: 20px; height: 0; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS56</b> Bedmond</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS63

**SITE NAME** The Orchard, Land adj. Bedmond Road

Located to the west of Bedmond Road, the site is a small grassland area enclosed by vegetative hedgerows, with other agricultural fields extending out towards the west, To the north of the site there is an area of built development, with other development to the other side of Bedmond Road.



**Current use** -  
**Proposed use** Residential  
**Area (ha)** 0.512

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**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau

- Gently undulating grassland area

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**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

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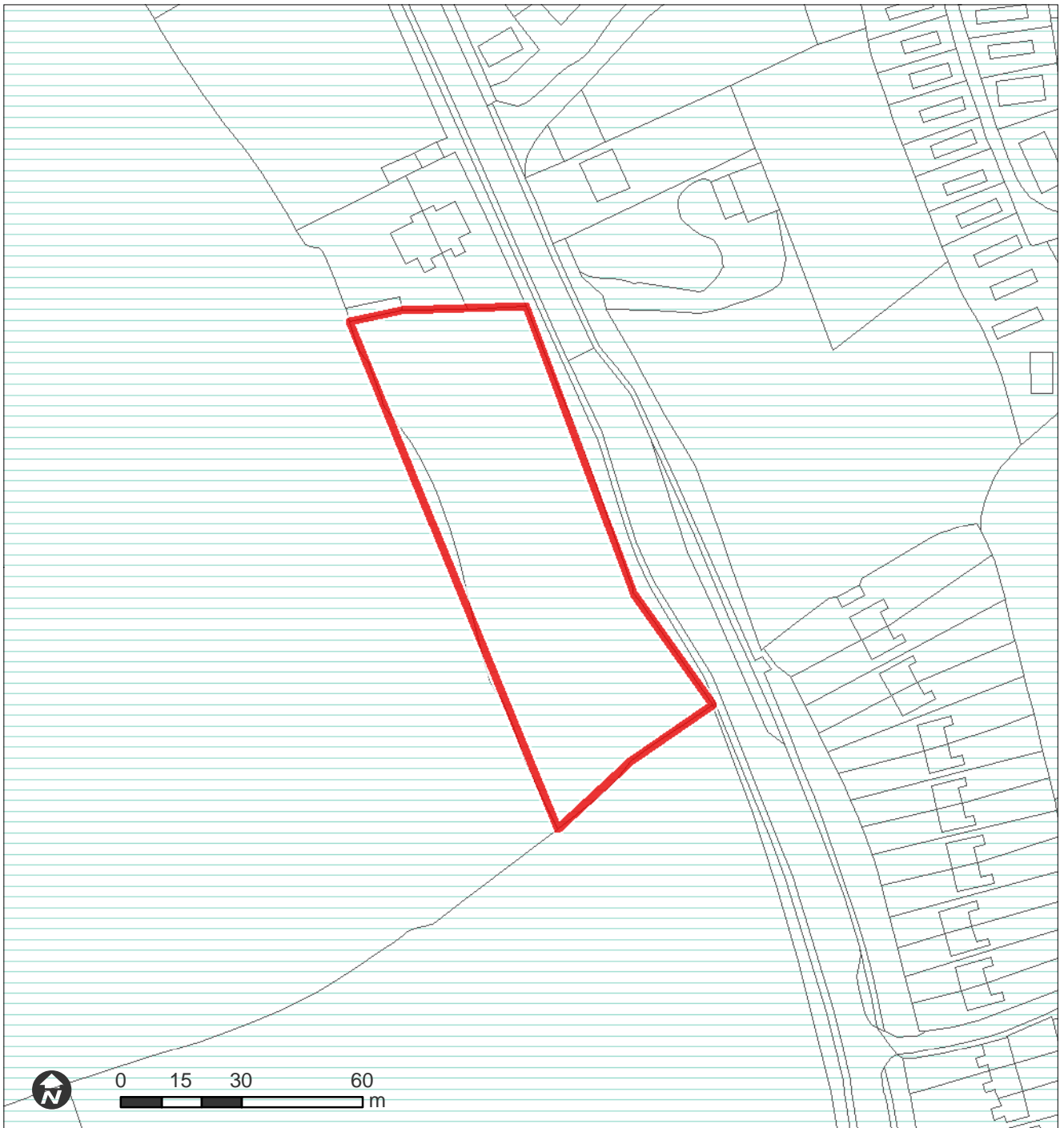
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**SUMMARY**



Although the site has few features characteristic of the Bedmond Plateau Landscape Character Area and has simple landforms with few external views, the sensitivity of the site is increased by the lack of built development in the immediate vicinity and opened to public and private views.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid #81c784; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed cyan; display: inline-block; width: 15px; margin-right: 5px;"></span> important hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid #f8bbd0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid #d1c4e9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW</li> </ul>	<p><b>CFS63</b> Bedmond</p>
<ul style="list-style-type: none"> <li><span style="background-color: #e2efda; border: 1px solid #c5e1a5; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: #bbdefb; border: 1px solid #90caf9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: #e0f2f1; border: 1px solid #cfe2f3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #b2dfdb; border: 1px solid #90caf9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 20px;">  </div>  </div>

**SITE REF NO.** PCS25

**SITE NAME** East Lane (Parcel 1), Bedmond

Located along East Lane to the south east of Bedmond, the site comprises of garden, vegetation and an equestrian ménage. The site boundaries are defined by East Lane to the west, residential gardens on Bell Lane to the north and a pet cemetery to the south.



**Current use** Residential  
**Proposed use** -  
**Area (ha)** 0.995

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Equestrian land visible within the ménage area of the space
- Discrete woodland located to the east of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

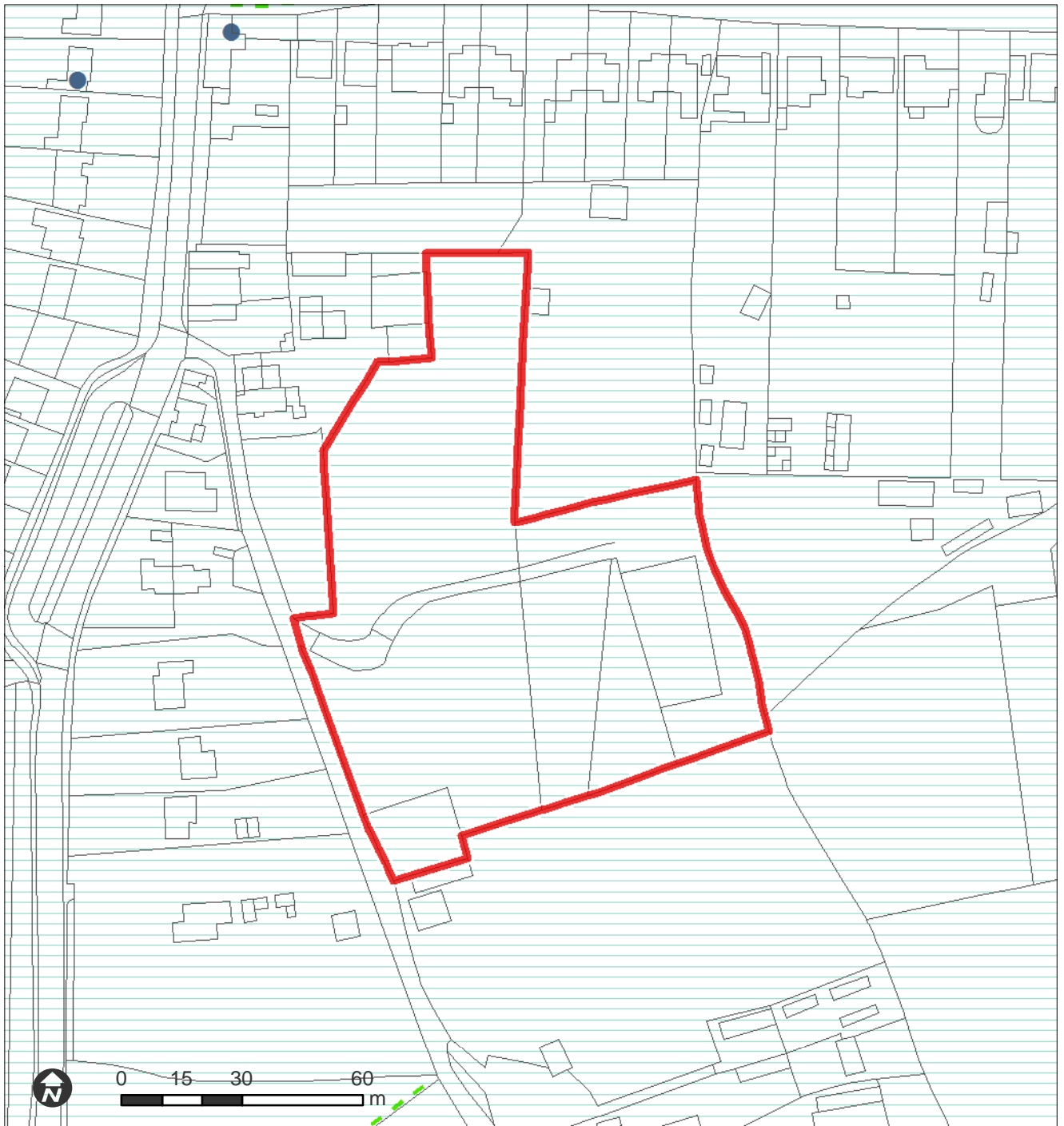
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

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

For this reason, the East Lane Parcel 1 has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<p><b>PCS25</b> Bedmond</p>
	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<p> </p>

**SITE REF NO.** PCS26

**SITE NAME** East Lane (Parcel 2), Bedmond

Located to the east of East Lane, the site comprises of an existing pet cemetery and kennels. The site heads downhill towards the east, where open grassland equestrian fields are situated beyond the boundary. There is mature vegetation around all boundaries, with some mature trees across the site.



**Current use** Pet cemetery  
**Proposed use** -  
**Area (ha)** 0.917

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating plateau area sloping towards the east
- East Lane runs to the west of the site as a winding narrow road

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

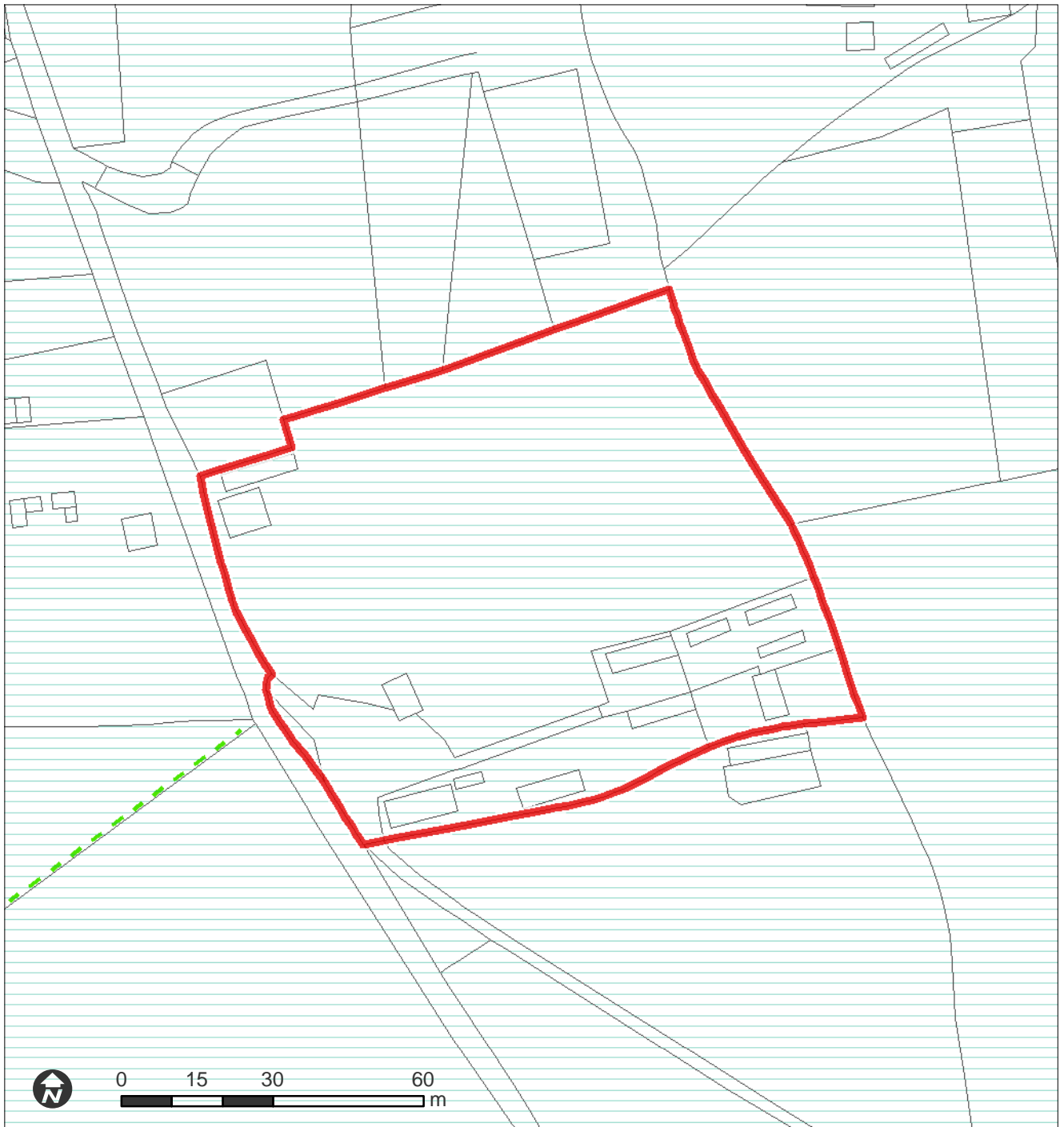
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

#### SUMMARY

Although there are no open views from public land and no views out of the site towards landmark features or buildings that could indicate a lower sensitivity, the sensitivity is increased to medium-low by the overall perceptual quality of the site and complexity of land due to its different uses.

For this reason, the East Lane Parcel 2 has been classed as having **Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<p><b>PCS26</b> Bedmond</p>
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e1f5fe; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #546e7a; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div>  </div>

**SITE REF NO.** PCS27

**SITE NAME** East Lane (Parcel 3), Bedmond

Towards the south of East Lane before the road reaches the M25, the site is situated on the east side of East Lane, coming to a point in the south. The wider part of the site in the north comprises of grassland area and a road running through the centre. Mature vegetation exists on all boundaries, with open agricultural fields surrounding the site on most sides. To the south west of the site, woodland is located across East Lane.



**Current use** Commercial  
**Proposed use** -  
**Area (ha)** 1.426

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Winding narrow road of East Lane to the west of the site
- Discrete woodland located opposite

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development Use

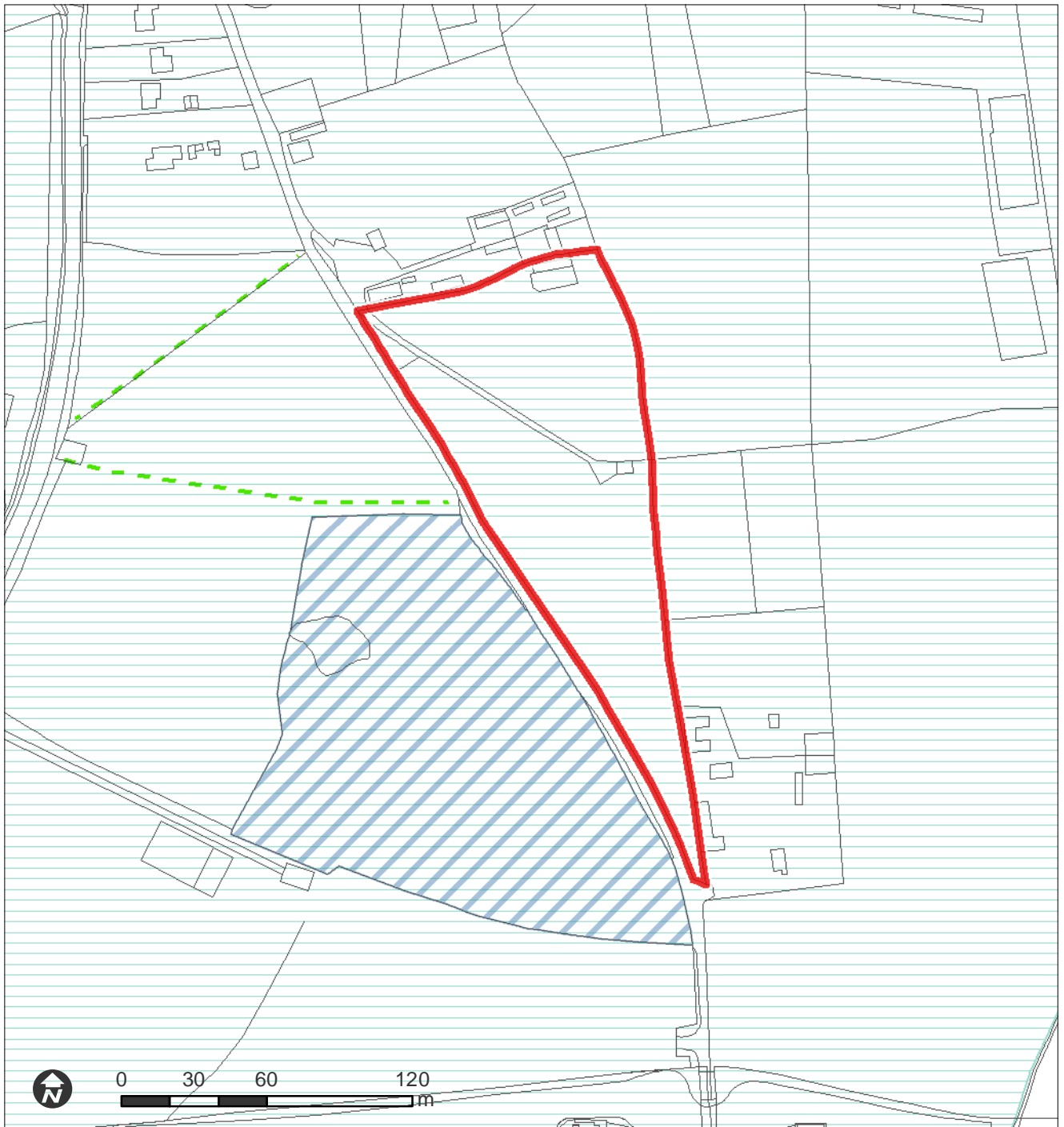
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Although the undulations of the landform, perceptual quality of areas of the site and lack of built development in the area add to the sensitivity of the site, the overall sensitivity is reduced by the sufficient containment of the boundaries blocking views out of and into the site through roadside banks and vegetation. The lack of historic character within the site and surrounding area also reduces the sensitivity of the simple and simple landscape.

For this reason, the Parcel 3 of East Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed cyan; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<p><b>PCS27</b> Bedmond</p>
<ul style="list-style-type: none"> <li><span style="background-color: #e2efda; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: #e1f5fe; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: #c5cae9; border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1129 1989 1198 2063" style="text-align: center;">  </div> <div data-bbox="1225 1989 1485 2063" style="text-align: center;">  </div> </div>

**SITE REF NO.** PCS29

**SITE NAME** East Lane (Parcel 5), Bedmond

Located to the south east of Bedmond, the site is not directly accessible by any roads, but it is situated south of Bell Lane and the east of East Lane. The north of the site is defined by mature vegetation and trees which separates the site from the residential gardens. The other boundaries have a mature hedgerow on each side, with other mature trees. The site comprises of open grassland used for grazing horses, which undulates down towards the south.



**Current use** Open land  
**Proposed use** -  
**Area (ha)** 2.064

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Undulating landscape with equestrian use

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

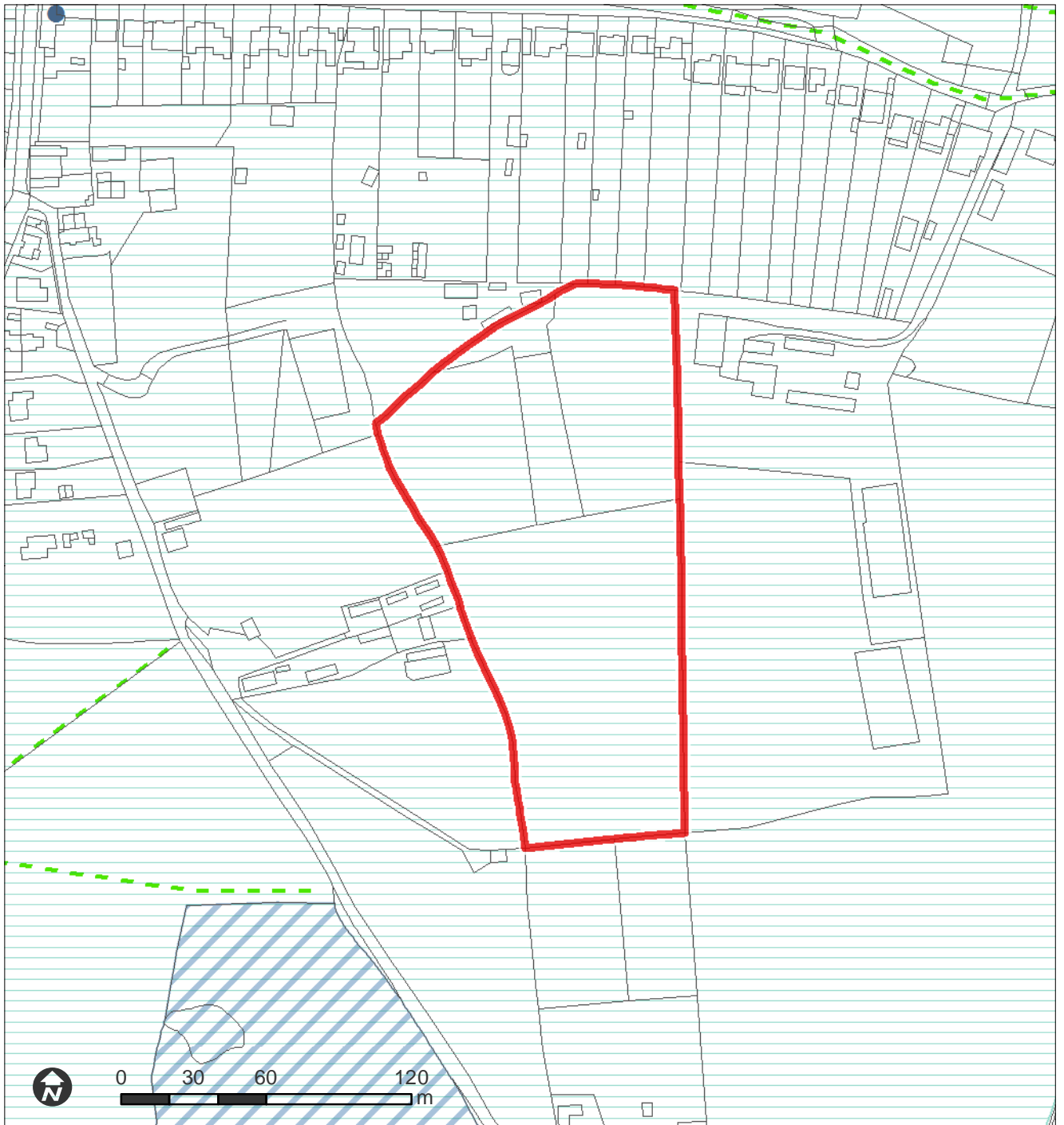
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Located with all boundaries surrounded by open fields and mature vegetation, the site sensitivity is reduced by its substantial vegetative enclosure, lack of private or public views into the site and no views out towards landmark buildings or natural features, therefore causing little impact on the surrounding environment. The sensitivity of the site however is increased to medium-low by the lack of built development in the immediate surroundings, and the interesting landforms such as the undulating landscape on the south side, therefore increasing the perceptual quality and meeting the characteristics of the LCA.

For this reason, Parcel 5 on East Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: #e1f5fe; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: #546e7a; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>PCS29</b> Bedmond</p> <p>Three Rivers Landscape Sensitivity Assessment</p>
		 

**SITE REF NO.** PCS30

**SITE NAME** East Lane (Parcel 6), Bedmond

The site at the end of Bell Lane is comprised of a yard and associated buildings with open grassland to the rear. The site is vegetated on all boundaries, which separates the site from open agricultural fields. The north of the site backs onto residential gardens off of Bell Lane.



**Current use** Agricultural  
**Proposed use** -  
**Area (ha)** 2.051

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

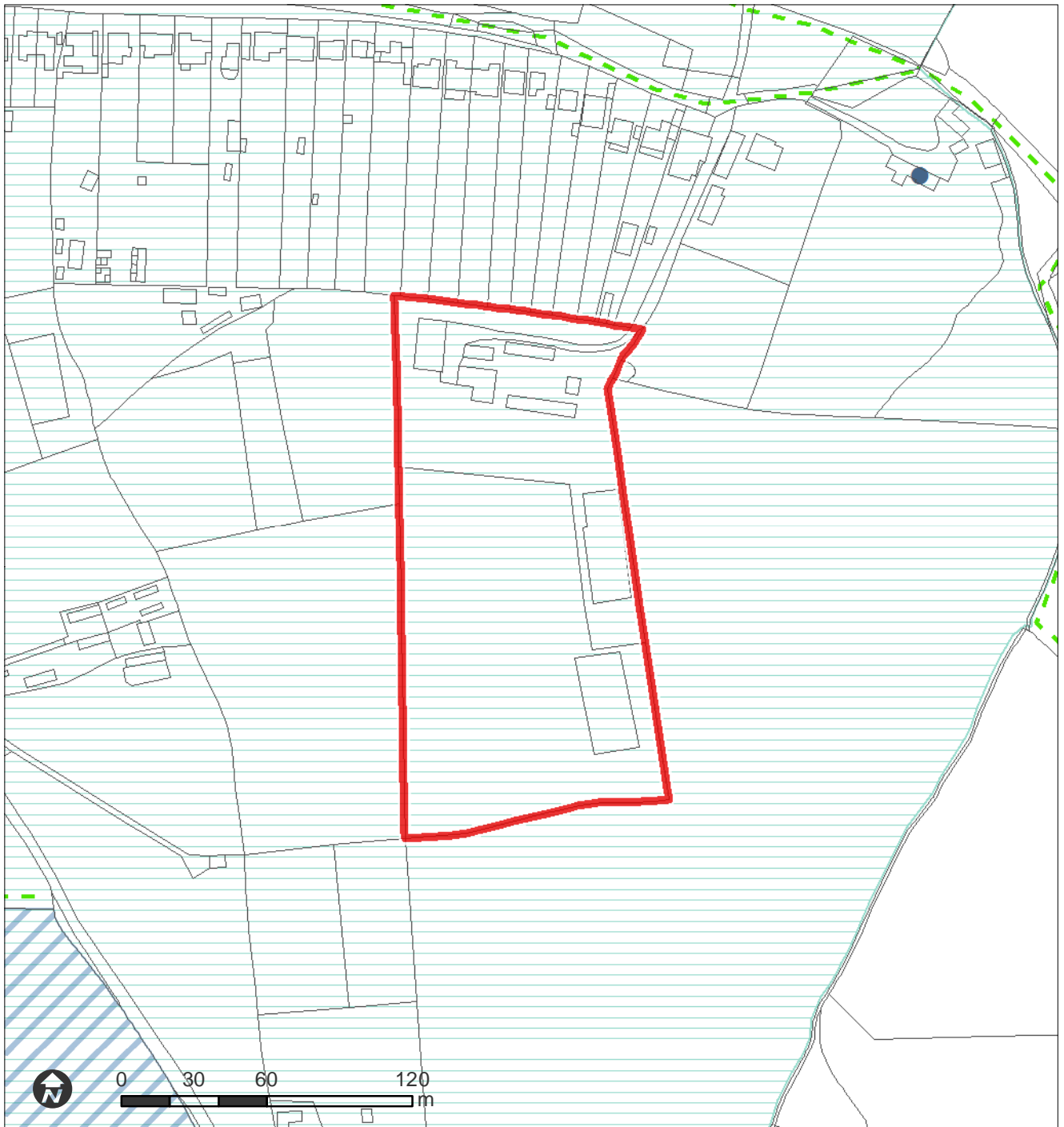
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

#### SUMMARY

With no notable landform or landscape features that are characteristic of the Bedmond Plateau Landscape Character Area, no public or private views into the site due to its rural enclosed location and no complex features within the site, the area has a low sensitivity to development.

For this reason, Parcel 6 on East Lane has been classed as having **Low** sensitivity to built development.

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



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

**SITE REF NO.** PCS33

**SITE NAME** Bluebell Drive (smaller site), Bedmond

Situated to the north of Toms Lane and alongside Bluebell Drive, the site comprises of part of an agricultural field and part of the Wildlife Site along Toms Lane. A public right of way defines the north of the site, with housing development and roads defining the east boundaries. The west boundary is not defined by any identifiable features, but cuts through the arable field and the Wildlife Site. The housing development located to the east of the site leads off of Church Hill in Bedmond.



**Current use** Open land  
**Proposed use** -  
**Area (ha)** 0.775

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau

- No significant Landscape Character Area features present within the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

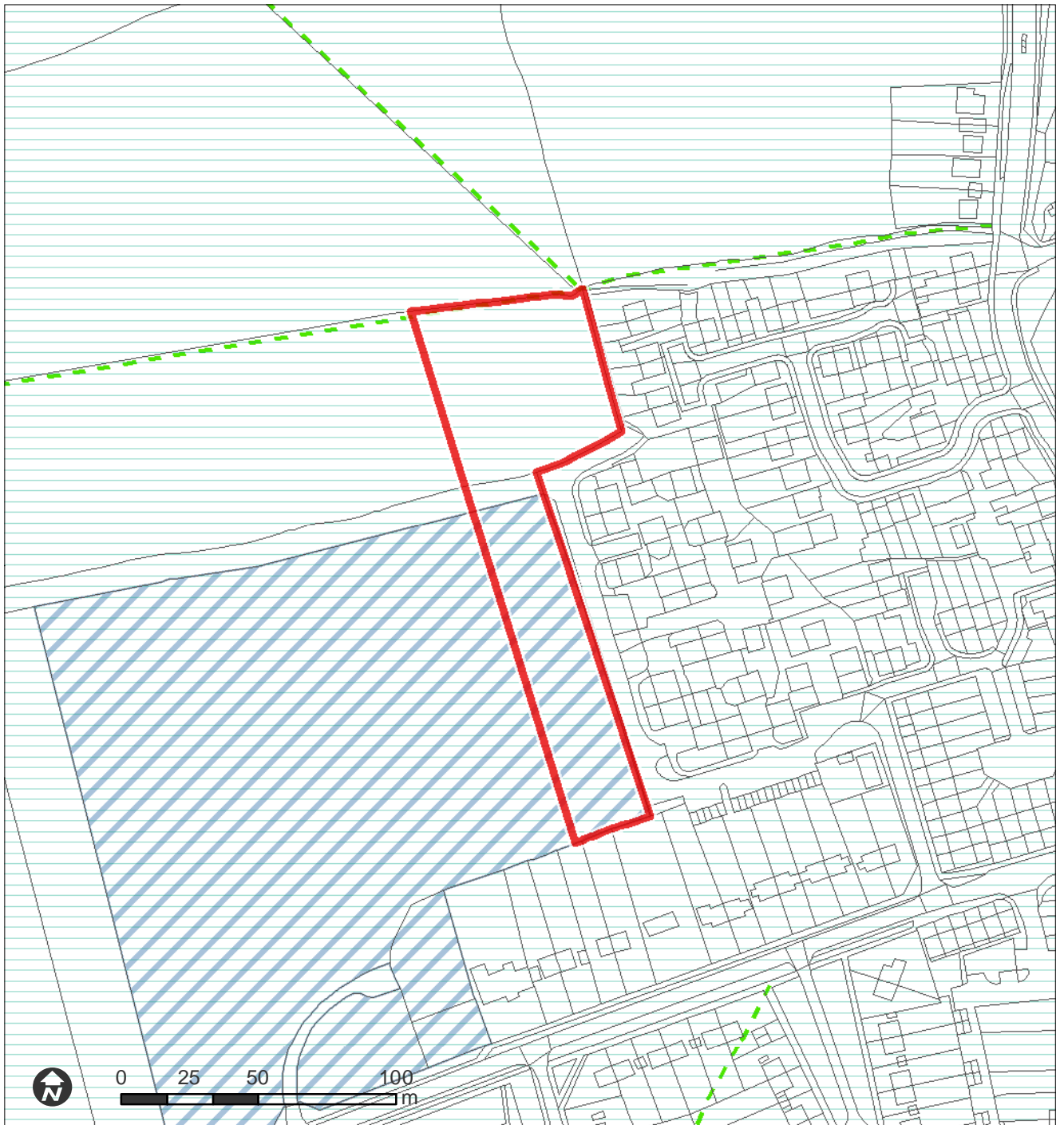
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the location of the site sits to the west of an existing development, and has few private views into the site, the site is situated within a Wildlife Site which increases the sensitivity to development. The landform and landscape features within the natural site increase the overall sensitivity, in addition to the views towards the natural Wildlife Site, the complexity of the biodiverse location and overall perceptual quality of the disused site.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed cyan; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>PCS33</b></p> <p><b>Bedmond</b></p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>
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**SITE REF NO.** PCS61 | **SITE NAME** Land at Bluebell Drive/Toms Lane

The Wildlife Site located off of Toms Lane comprises of vegetative boundaries and mature trees throughout, with no public access to the site. To the north of the site, the landscape opens up to undulating agricultural fields, with residential housing to the west along Toms Lane and to the east in Bedmond.



**Current use** Former landfill  
**Proposed use** -  
**Area (ha)** 3.335

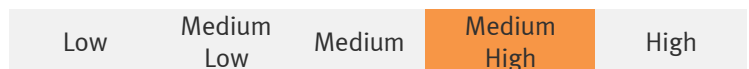
**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau

- No significant Landscape Character Area features present within the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

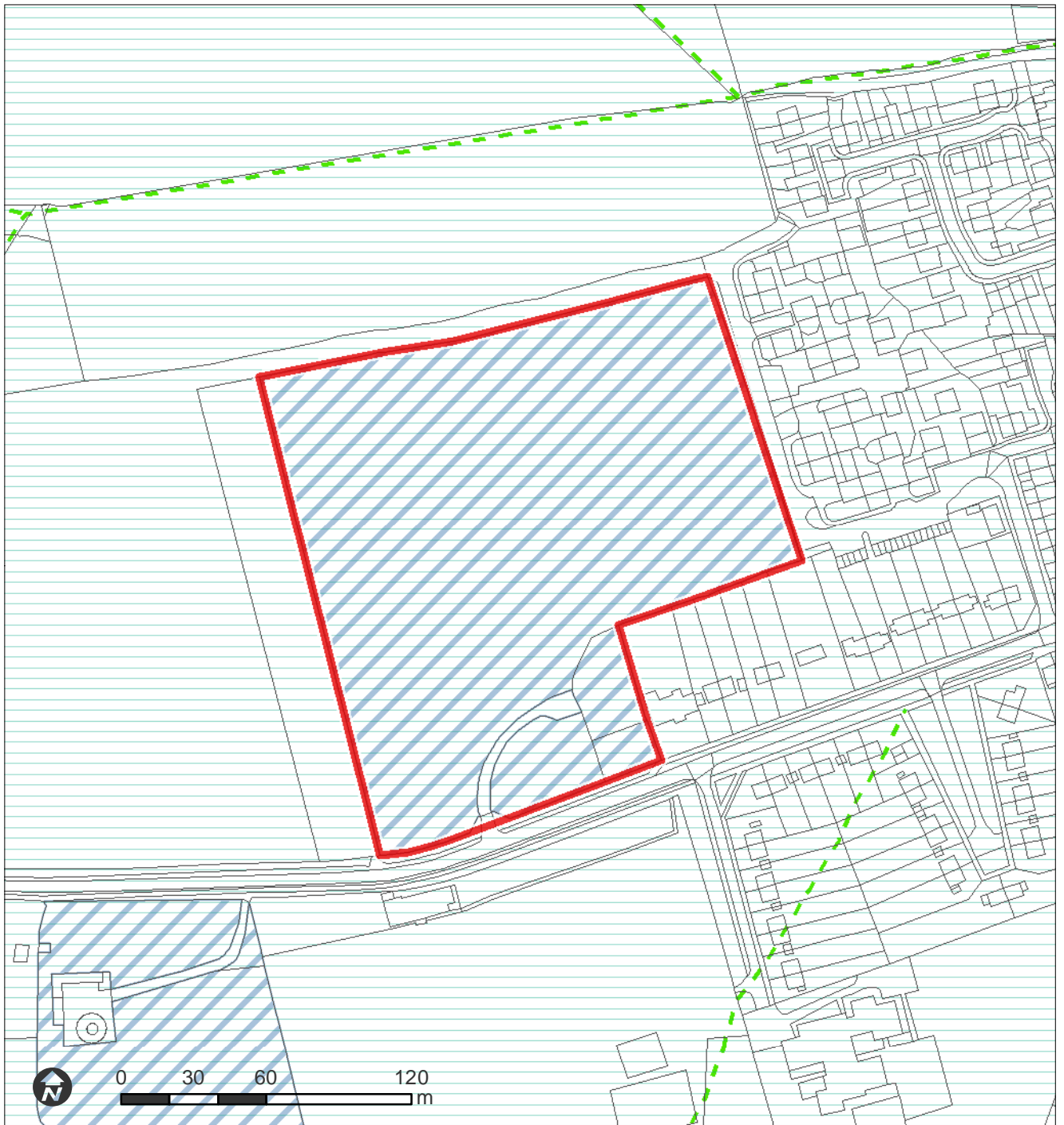


**SUMMARY**

Although the site has no public views into the site and has few private views due to the substantial vegetative enclosure on all boundaries, the Wildlife Site is an important natural landscape feature that is biodiverse and has important views towards the natural features within the landscape. The perceptual quality of the existing site remains high due to the sense of rurality and natural space, which increases the overall sensitivity to development.

For this reason, the land at Bluebell Drive 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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<ul style="list-style-type: none"> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div>  </div>

**SITE REF NO.** OSPF2

**SITE NAME** Land at Bell Lane, Bedmond

Located off of Bell Lane to the east of Bedmond, the site is a flat fenced garden with vegetation to the north and east boundaries. To the west, other residential properties exist along Bell Lane. On the opposite site of Bell Lane, residential houses run from the High Street to the west and to the end of Bell Lane to the east.



**Current use** -  
**Proposed use** -  
**Area (ha)** 0.094

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

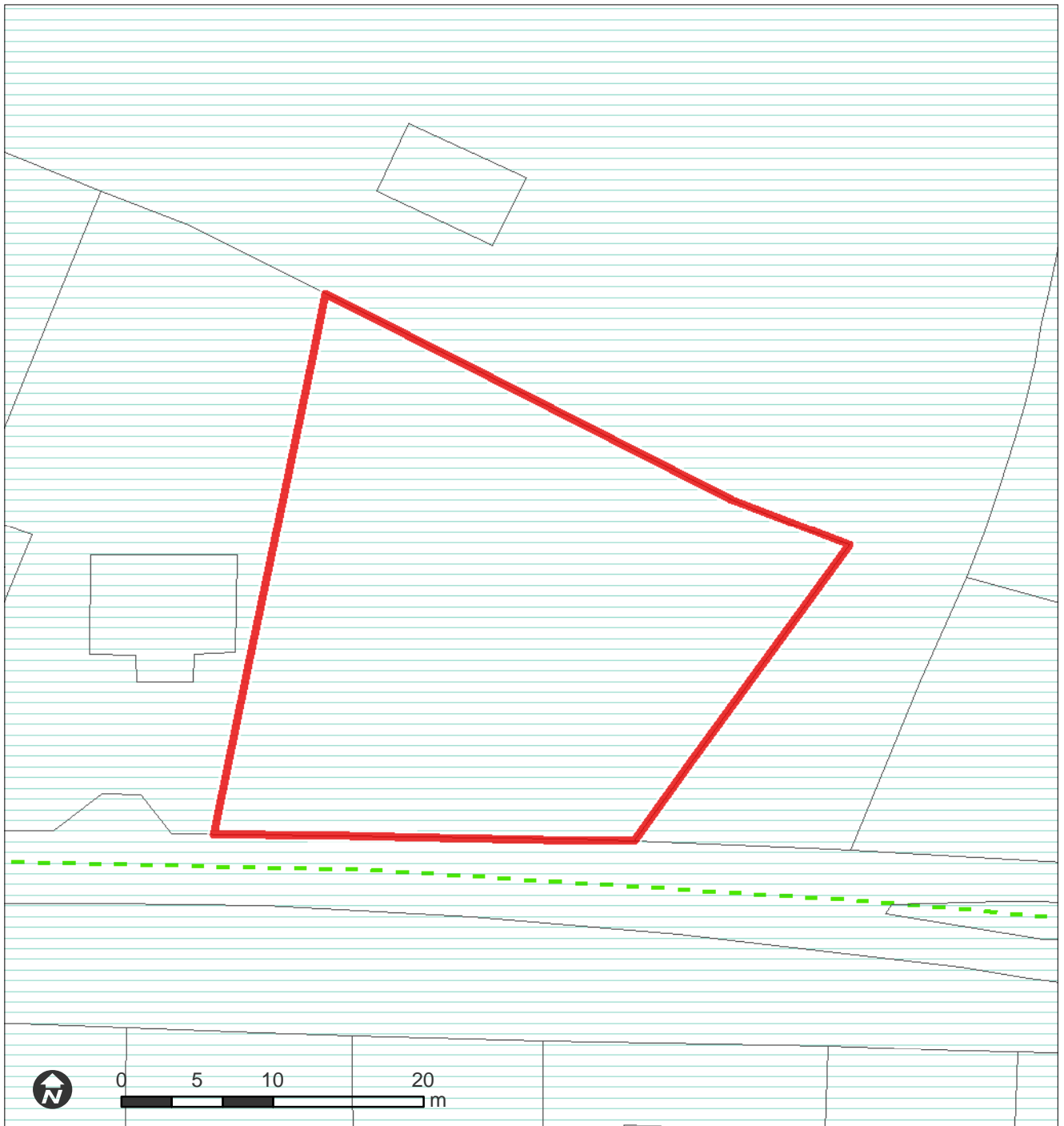
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site is not characteristic of the Landscape Character Area and remains largely simple with no views towards natural landscape features, the site sensitivity is increased as there is no enclosure on the road boundary opening up views into the site from the road users and the private residential properties located opposite. However, the site remains flat and vegetated to the rear boundaries, as well as having substantial built development in the local vicinity.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>OSPF2</b> Bedmond</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.** PSCFS4

**SITE NAME** The Woodlands, Bedmond Road, Abbots Langley

Situated to the west of Bedmond Road, the small grassland site is enclosed by mature vegetative hedgerows on all boundaries, with mature trees populating the rear of the site. The north and south boundaries border other built development, in addition to the development on the opposite side of Bedmond Road. The site backs onto open agricultural land to the west.



**Current use** Forestry Yard  
**Proposed use** Residential  
**Area (ha)** 0.309

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating grassland area

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

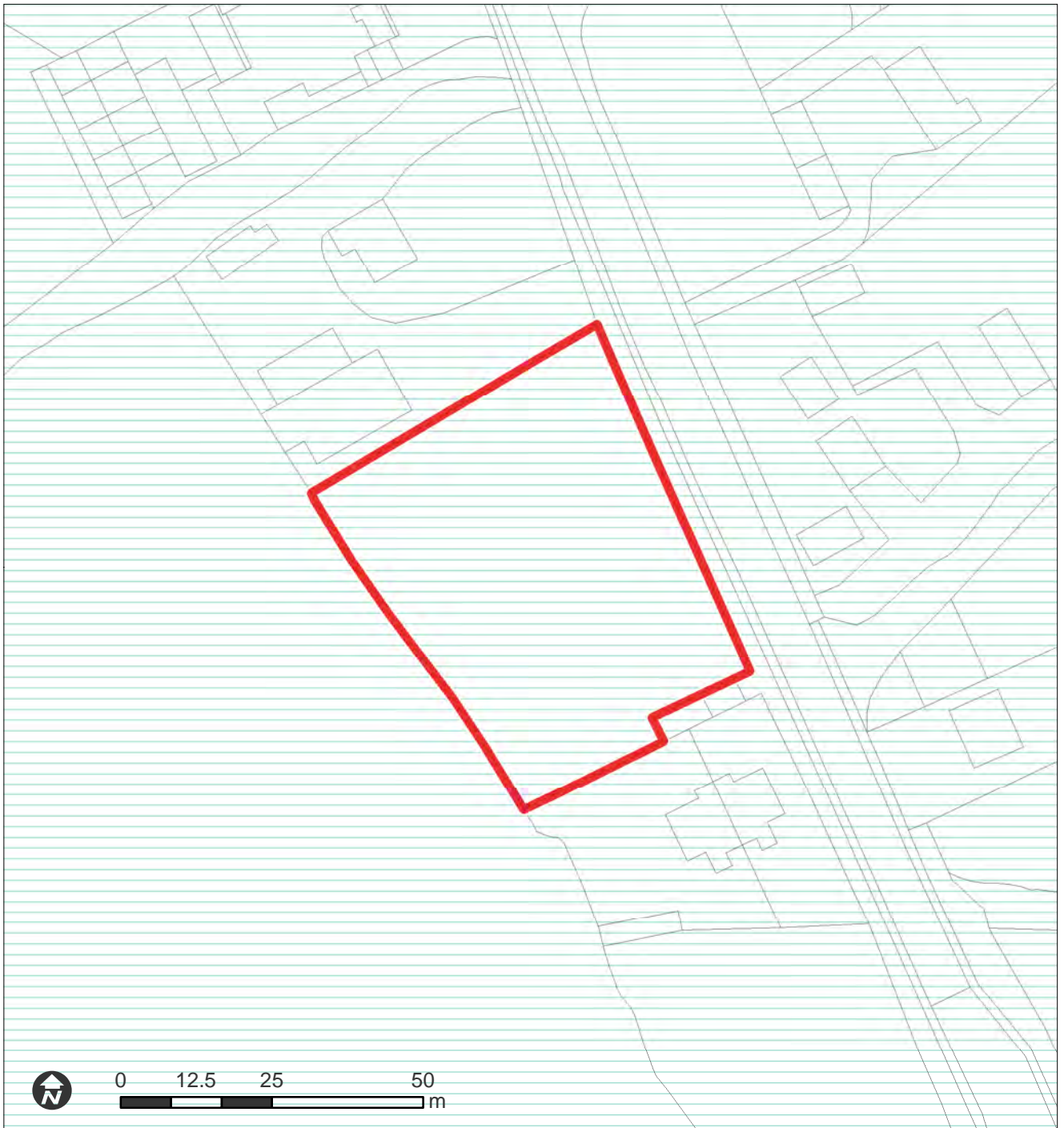
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site comprises of slightly undulating grassland to the edge of a main road, the site sensitivity is increased by the historic character of the area surrounding the site and the openness to public views as a result of the limited vegetative enclosure along the roadside boundary. However, the simple area and the lack of perceptual quality reduce the overall sensitivity.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid #81c784; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: #e91e63; border: 1px solid #c2185b; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW</li> <li><span style="background-color: #c8e6c9; border: 1px solid #81c784; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: #bbdefb; border: 1px solid #81c784; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="background-color: #e1f5fe; border: 1px solid #81c784; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #546e7a; border: 1px solid #81c784; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>PSCFS4</b> Bedmond</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** PSCFS13

**SITE NAME** Land between East Lane and Bedmond Road

The site is part of a much larger field, with a gently undulating agricultural landscape that extends out towards the north east. The site is partially contained by vegetation, with low hedgerows along the Bedmond Road boundary. The north east boundary is defined by an open public footpath that runs across the centre of the field. Beyond the north and east boundaries, open agricultural landscape extends towards the woodland close to the M1.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 5.757

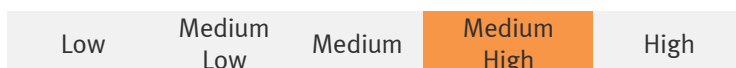
#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

St Stephens Plateau

- Dispersed settlements
- Gently sloping landscape
- Open arable fields

#### LANDSCAPE SENSITIVITY

Sensitivity to Development Use

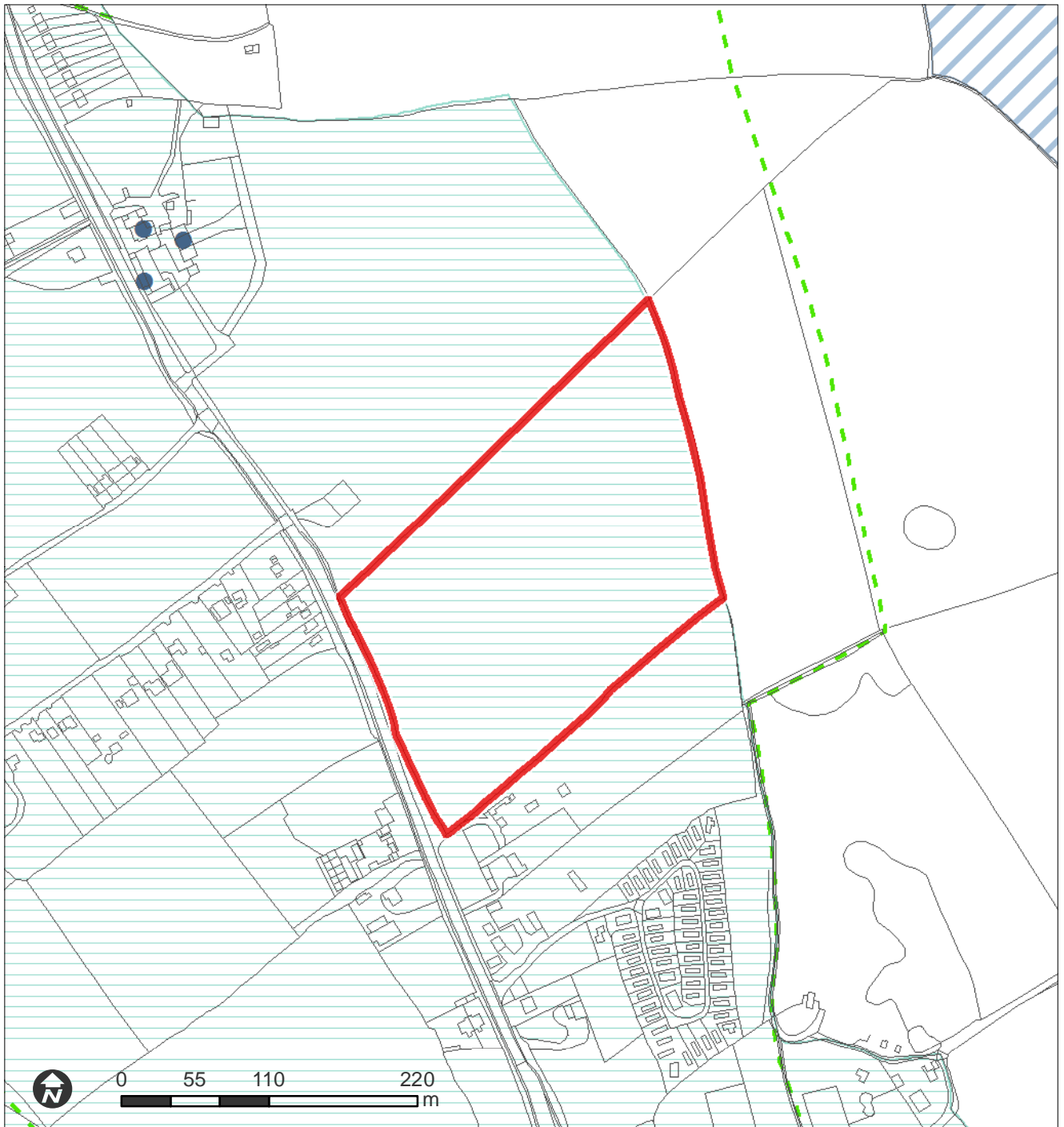


#### SUMMARY

The site with very subtly simple undulations and little historic character may indicate a lower sensitivity, although the large expanse of land that extends into view of the public footpaths at the north of the site, the road to the south the residential properties close by increases the overall sensitivity. As the site extends out of Bedmond into the countryside, the perceptual quality of the public footpath that leaves the village increases the sensitivity of this area, paired with the expansive views and panoramic landform and landscape features that extend towards the north.

For this reason, the land between East Lane and Bedmond Road has been classed as having **Medium-High** sensitivity to built development.

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



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<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e1f5fe; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #5e35b8; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<p>PLACE SERVICES </p>

**SITE REF NO.** CFS48

**SITE NAME** Land at Holly Tree Farm, Sarratt

Located to the north west of Sarratt, the site is access off of The Green via a public footpath which runs to the north of the site. The site comprises of grassland fields divided up by vegetative hedgerows and trees. The boundaries of the site are formed of mature vegetation on all sides. The site is located to the rear of the residential houses along The Green, extending to the woodland located towards the south west. To the north, open agricultural and grassland fields are seen.



**Current use** Mixed  
**Proposed use** Residential  
**Area (ha)** 3.855

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Extensively level plateau with equestrian use
- Woodland located to the south west of the site
- The site is located within the historic village of Sarratt

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

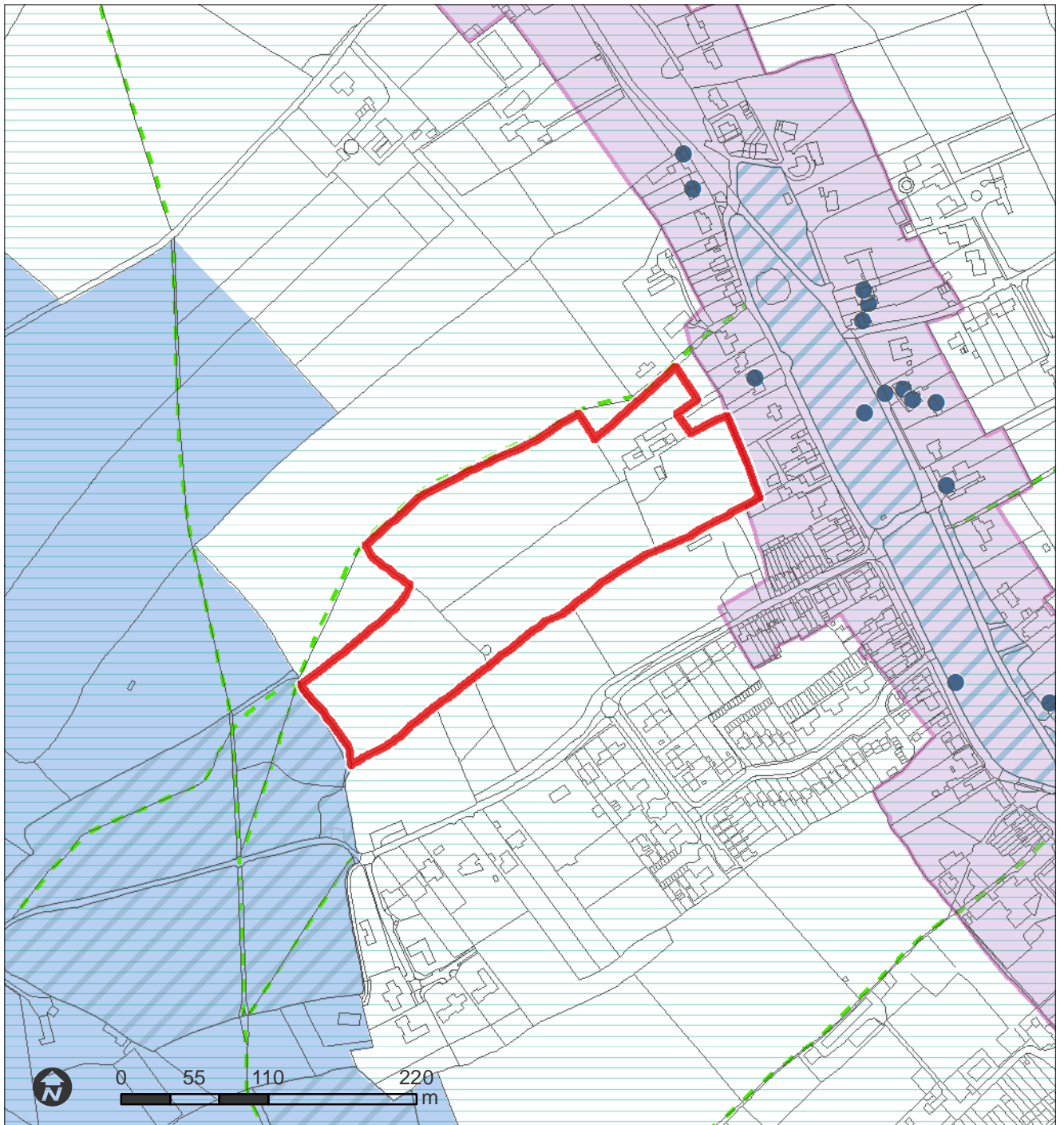
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site has a significant amount of mature vegetation on its boundaries and very few private views into the site, the overall sensitivity is increased by its location close to the border of the Chiltern Hills AONB and the characteristics that resemble that of the Sarratt Plateau Landscape Character Area. The extensive level plateau with equestrian uses, woodland located close by and proximity to the historic village of Sarratt increase the similarities with the Landscape Character Area and increase the overall perceptual quality.

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

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



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<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid blue; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid blue; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">  </div> <div>  </div> </div>

**SITE REF NO.** CFS46

**SITE NAME** Land at The Boot, Sarratt

Located to the north east of The Green, the site is situated behind The Boot, comprising of the grassland, car park and pub building. The pub is located close to the road, with access route to the rear of the site to the left of the building. The site is heavily vegetated along the south edge, with more open vegetation to the rear.



**Current use** Car Park  
**Proposed use** Mixed  
**Area (ha)** 0.628

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Site is located within the historic village of Sarratt which has many listed buildings in close proximity to the site, and is situated around the central village green

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

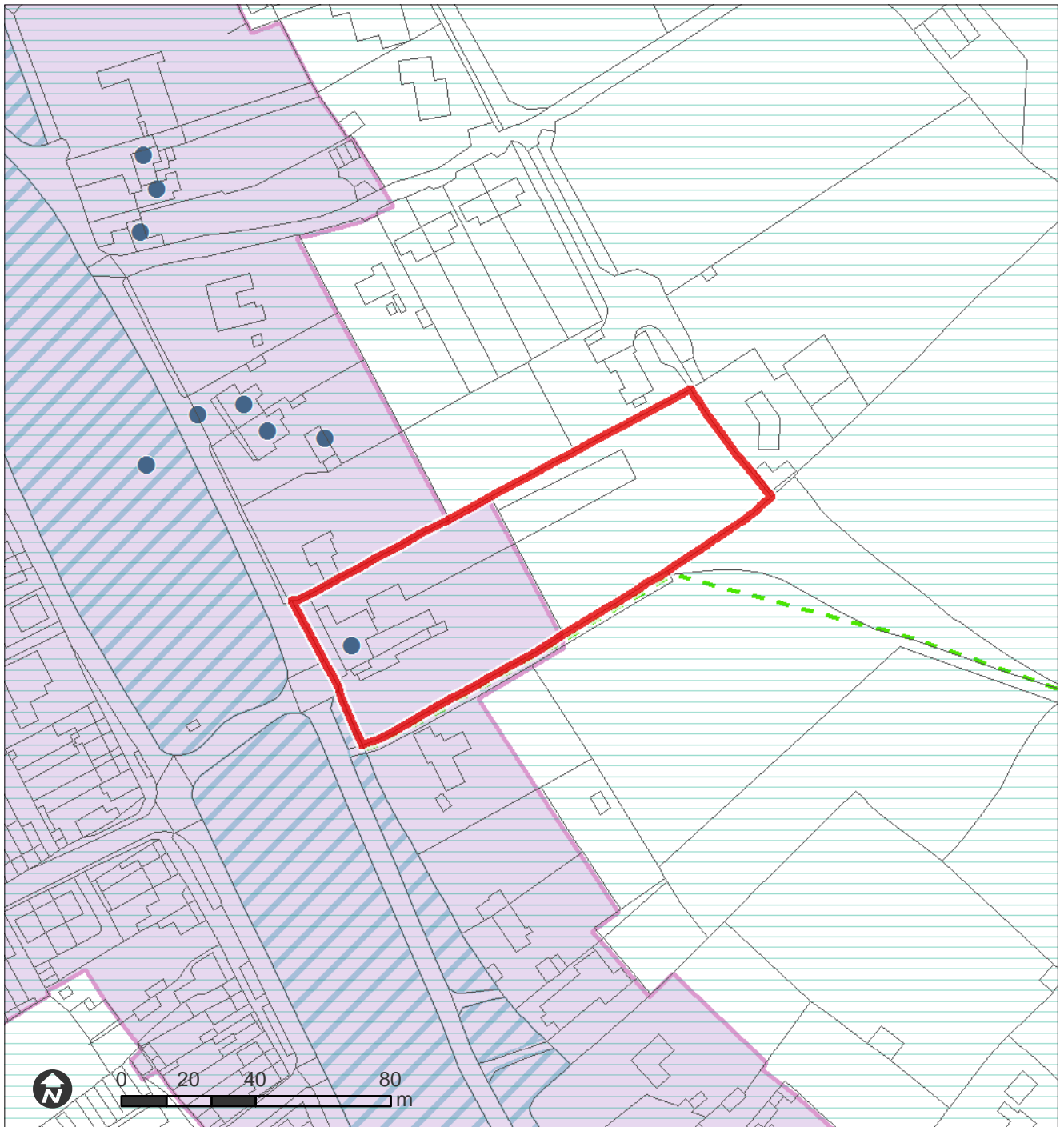
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site has relatively simple features with a car park, grass area and building with substantial built development in the local area, the overall sensitivity of the site is increased as the site is situated within Sarratt's conservation area that extends to both sides of the pub property. The site is located in close proximity to many listed historic buildings that have the characteristics of the Sarratt Plateau LCA. In addition, the site has many open views from the public road and from private properties in the local vicinity.

For this reason, The Boot has a been classed as having **Medium** sensitivity to built development.

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



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**SITE REF NO.** CFS47a

**SITE NAME** Land south of Downer Drive, Sarratt

Located to the rear of residential development to the south west of The Green, the site is an area of open grassland that is part of a much larger field. The site is bordered by residential properties off of Alexandra Road to the north west and properties off of The Green to the north east. A public footpath runs along the south east of the site.



**Current use** Pastures  
**Proposed use** Residential  
**Area (ha)** 2.029

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Level plateau grassland area
- Woodlands viewed from the site looking towards the south west
- Site is part of the historic village of Sarratt

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

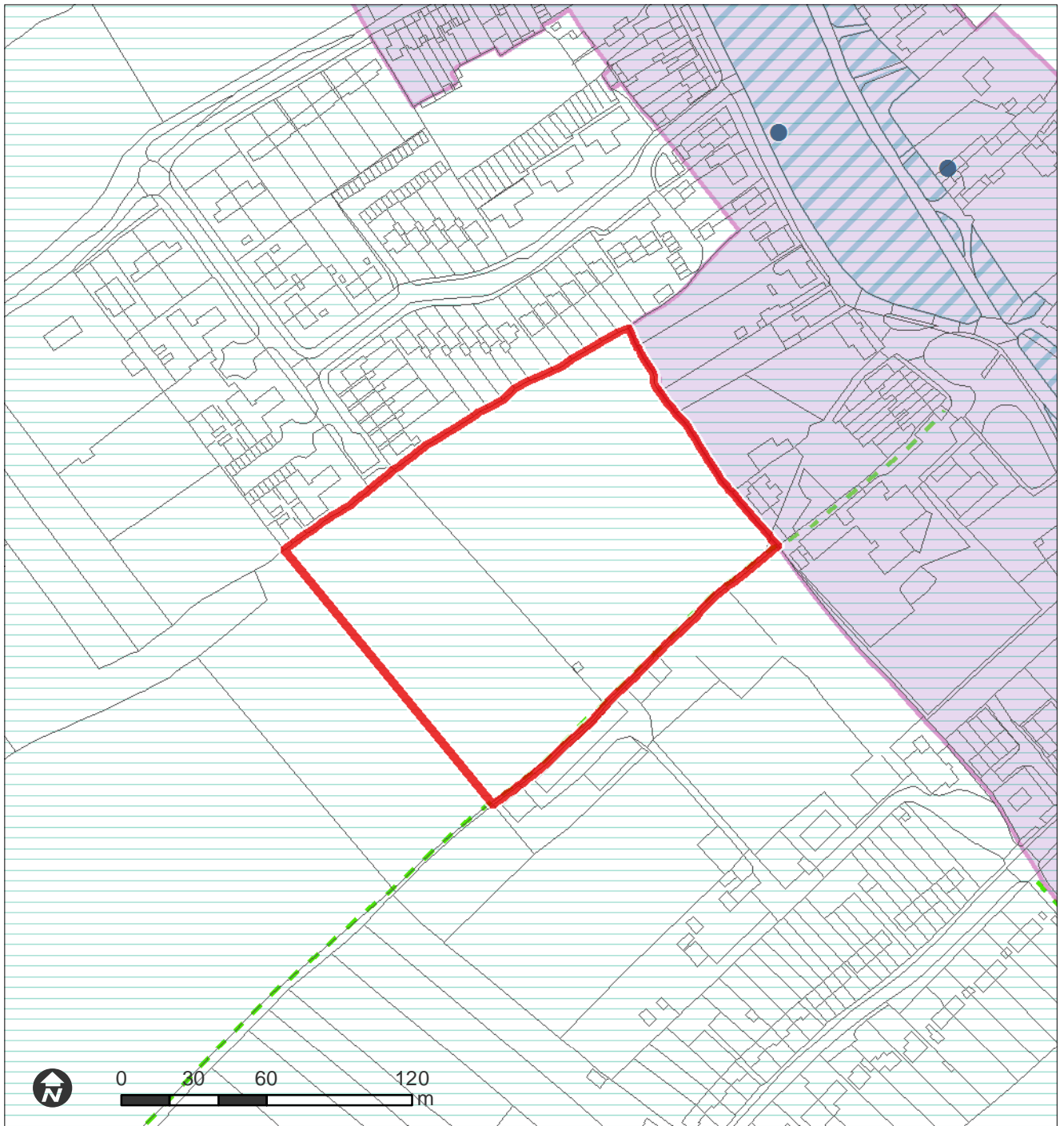
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The site located to the rear of residential houses within the conservation zone has strong characteristics of the Sarratt Plateau Landscape Character Area (level grassland plateau, woodlands views, part of the historic village) and little vegetation on the south west boundary providing open views from the public footpath that travels down the south east boundary, which indicates a higher sensitivity. The equally open private views from the north and the views out of the site towards the woodland also increase the sensitivity, although the overall sensitivity is reduced by the simple landforms and its location within existing built development.

For this reason, land south of Downer Drive has been classed as having **Medium** sensitivity to built development.

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



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<ul style="list-style-type: none"> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #d9ead3; border: 1px solid #cfcfcf; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 10px;">  </div>  </div>

**SITE REF NO.** CFS49

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

Situated to the south west of Dimmocks Lane, the site is located behind residential development towards the south of the village, and comprises of grazing land. Sarratt Road runs to the south east of the site. The site is largely vegetated by mature hedgerows and trees, with other dividing hedgerows throughout the site. The site also contains a house and pool, with stables and ménage.



**Current use** Open space  
**Proposed use** Residential  
**Area (ha)** 2.949

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Land used for equestrian activities
- The site is situated within the historic village of Sarratt

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

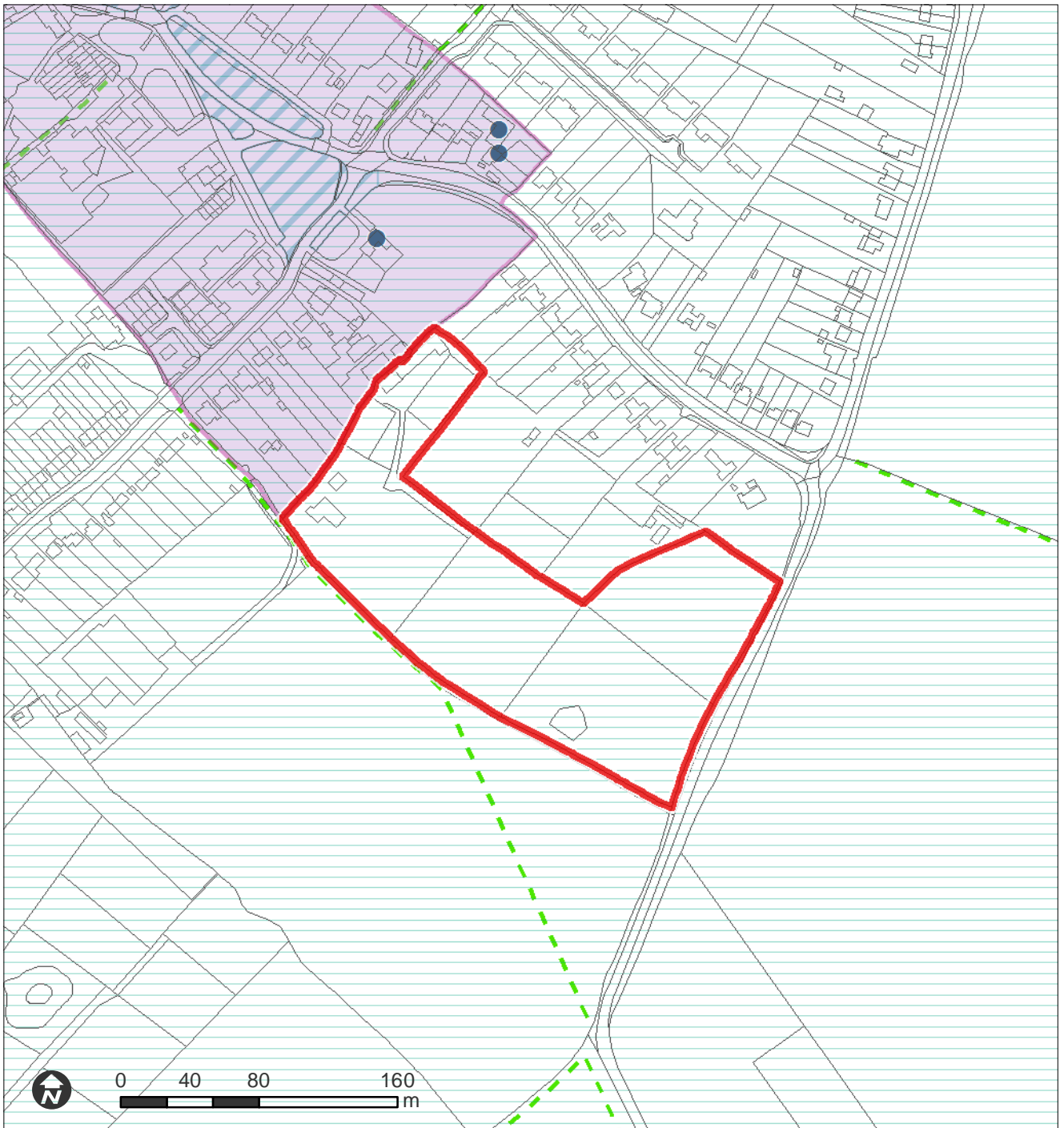


#### SUMMARY



Although the site is made up of gentle undulations with complex hedgerow boundaries dividing the site into smaller fields and a sense of rurality in some areas, the overall sensitivity of the site is reduced by the substantial enclosure along all boundaries which also reduces the views into and out of the site. However, there are some open views into the site from the public footpath through the gaps in the mature vegetation, which increases the overall sensitivity.

For this reason, the land to the west of Sarratt Road has been classed as having **Medium** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, lightgreen 2px, lightgreen 4px); border: 1px solid lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px; margin-right: 5px;"></span> important hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: #d8bfd8; border: 1px solid #d8bfd8; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="background-color: #c8e6c9; border: 1px solid #c8e6c9; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> </ul>	<p><b>CFS49</b> Sarrat &amp; Chipperfield</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS47c

**SITE NAME** Adams Nurseries, Church Lane, Sarratt

The site is a level field adjoined to Adams Nurseries, set back behind residential housing on Church Lane in Sarratt. A public footpath runs along the north east side boundary, following the field edge to Sarratt Road towards the east. The site boundary is defined by residential gardens to the north west, footpath to the north east, a mature hedgerow to the south east and the rear of the nursery building to the south west.



Current use	Garden Nursery
Proposed use	Residential
Area (ha)	0.894

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Extensive level plateau with entirely flat area
- Site located within the historic village of Sarratt

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

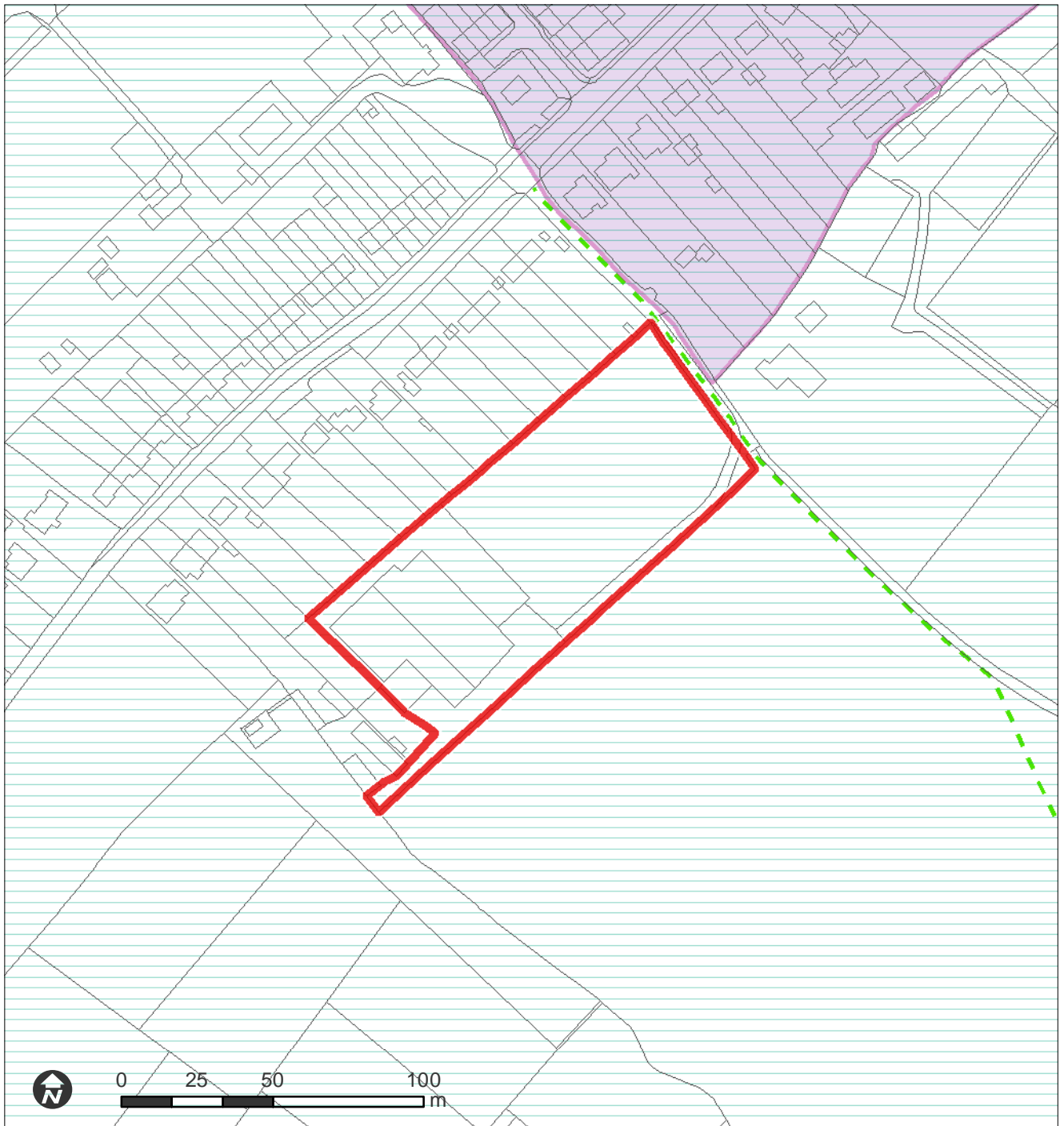
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Although the site is lack of vegetation makes the site susceptible to public views from the open footpath to the north east, the overall sensitivity is reduced by the flat simple grassland landscape that is situated in close proximity to over built development. The views of the existing building on the site lowers the sites sensitivity built development on the site.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS47c</b> Sarrat &amp; Chipperfield</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1129 1989 1198 2063" data-label="Image"> </div> <div data-bbox="1225 1989 1485 2063" data-label="Image"> </div> </div>
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**SITE REF NO.** CFS47b

**SITE NAME** Land south of Downer Drive, Church Lane, Sarratt

Grassland site located towards the centre of Sarratt, to the south west of The Green. The site is accessed via Church Lane to the south of Sarratt, with access along through a private track behind the residential houses. The site has a vegetative boundary on three sides, and a public footpath running just beyond the north west boundary. The site has a track running through the centre, providing access to a few barns from the buildings on the south east side of the site.



**Current use** Family smallholding  
**Proposed use** Residential  
**Area (ha)** 1.703

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Extensive level plateau with entirely flat area
- Site located within the historic village of Sarratt

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

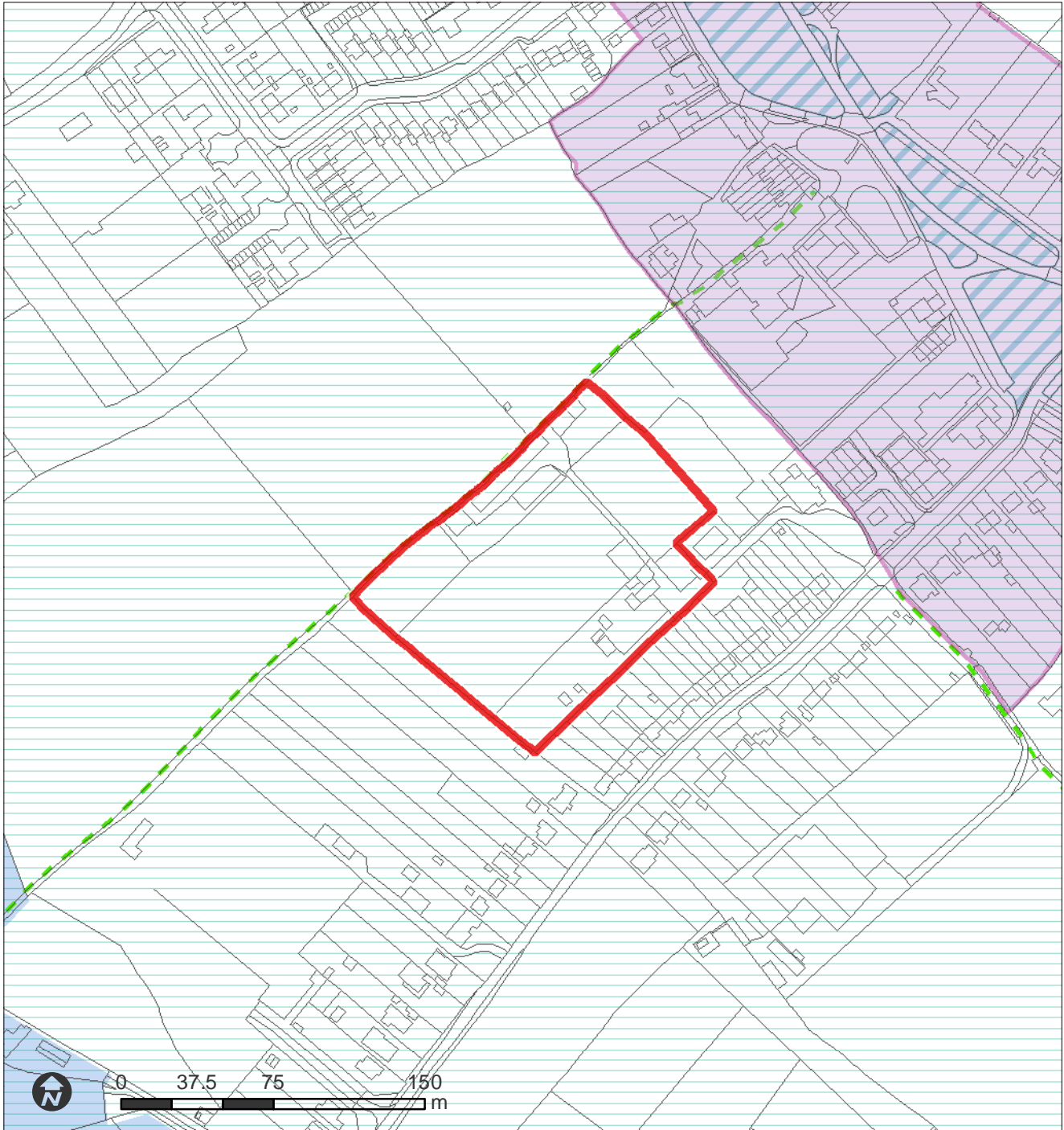
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

The low-lying, grassland pasture site with mature boundary vegetation and little historic character in this site reduce the sensitivity towards built development. However, the location of the site among other built development opens extensive private views into the site, increasing the sensitivity. The field boundaries are mostly defined by mature hedgerows giving the space a natural character, with several characteristics of the LCA present within the site.

For this reason, the land south of Downer Drive has Medium-**Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed cyan; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #d9ead3; border: 1px solid #c3c6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #d9e1f2; border: 1px solid #c3c6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: #e6f2ff; border: 1px solid #c3c6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #e6e6fa; border: 1px solid #c3c6cb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>CFS47b</b> Sarrat &amp; Chipperfield</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

**SITE REF NO.** ACFS12

**SITE NAME** Land rear of Fir Trees, Dawes Lane, Sarratt

Accessed from Downer Drive off of Alexandra Drive, the site is a flat grassland area on the south west side of Sarratt. The site has mature vegetation on most boundaries, with an open boundary to a mixed use site to the north west. The site is located behind a few residential buildings on Downer Drive.



**Current use** Paddock  
**Proposed use** Residential  
**Area (ha)** 0.519

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Sarratt Plateau

- Extensive level plateau with entirely flat area
- Site located within the historic village of Sarratt

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

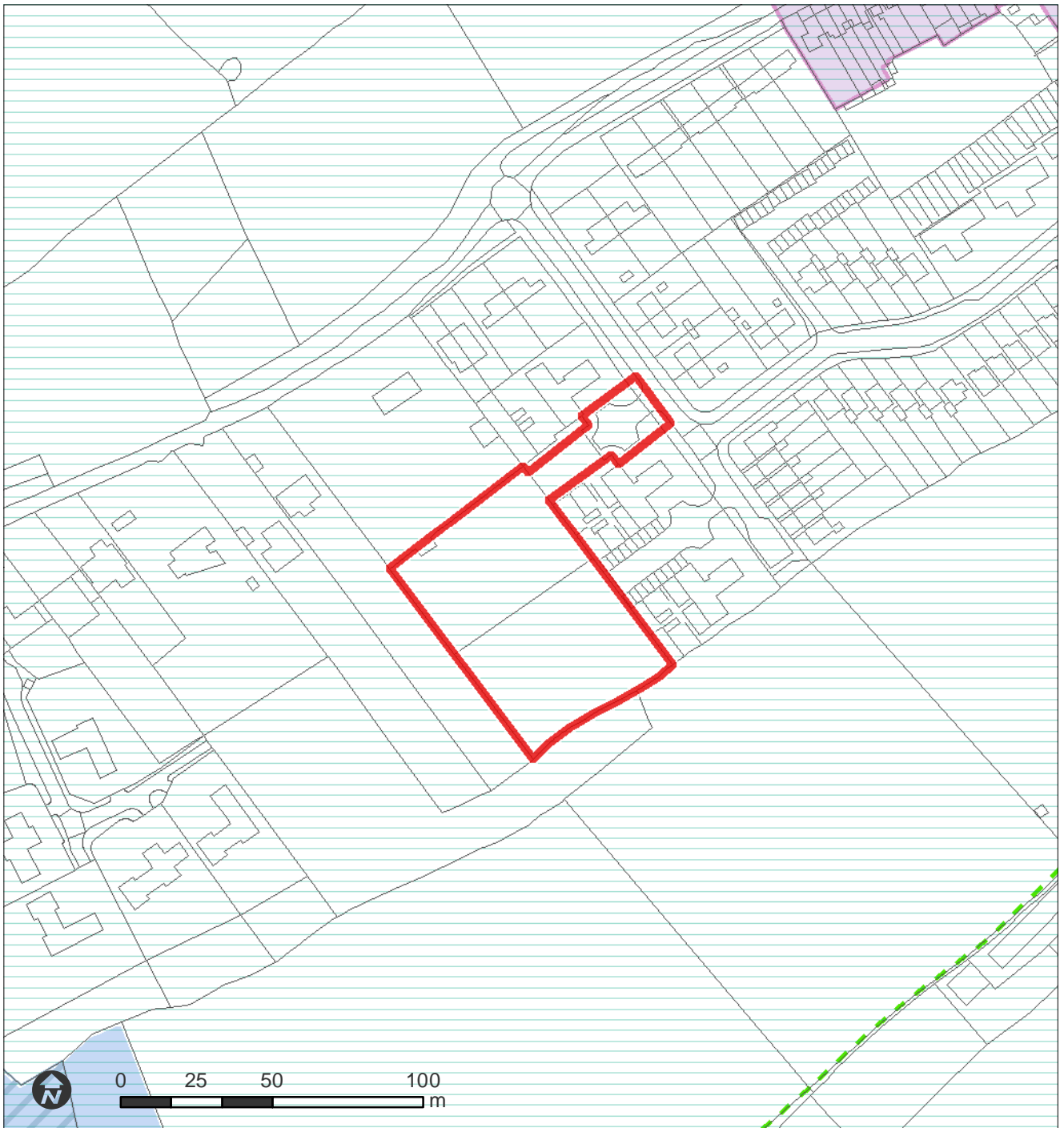
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

There is a good amount of vegetation on all boundaries with screening into and out of the site, in addition to the site location within an area of existing built development, which may indicate a low sensitivity. However, the openness to private views in the immediate surrounding increases the sensitivity to medium-low. The site has few characteristics of the Sarratt Plateau LCA (level plateau and located within the historic village), and little perceptual quality due to the close proximity to the other built areas in the vicinity, both of which reduce the overall sensitivity.

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

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



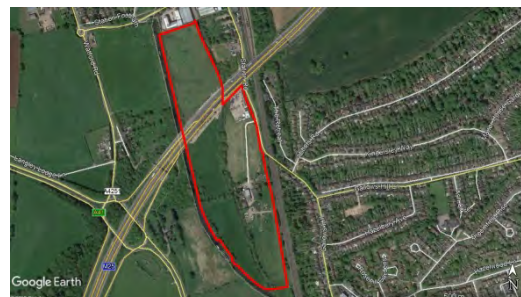
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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed cyan; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRowLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: lightblue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: blue; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>		<p><b>ACFS12</b> Bedmond</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>		
		

**SITE REF NO.** CFS55

**SITE NAME** Land at Station Road, Kings Langley

Located at Junction 20 of the M25, the site runs alongside the railway at Kings Langley and underneath the M25. A canal runs through the west boundary of the site, running from Kings Langley to the north and into Abbots Langley to the south. Station Road runs to the east of the site, and canal to the west. The site comprises of open grassland on west facing slopes of a river valley, with areas of mature vegetation and industrial use.



<b>Current use</b>	Mixed
<b>Proposed use</b>	Mixed
<b>Area (ha)</b>	16.977

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- Level valley floor around the canal at the base of the valley
- Multiple arterial routes around and close to the site, including roads, railway and canal
- Steep sloping valley to the east of the site
- Meadow pasture on the valley floor
- M25 viaduct is a major feature of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

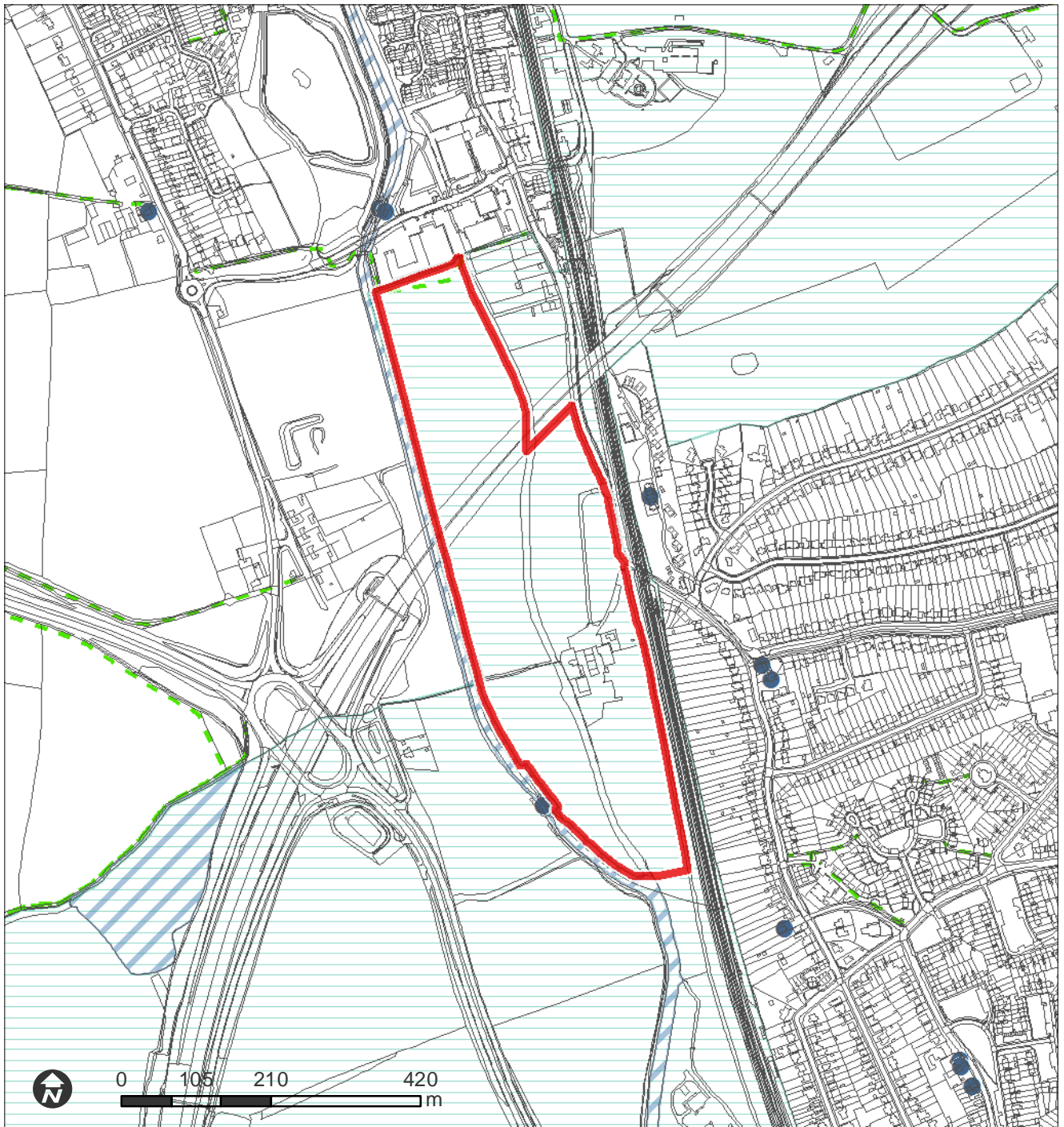
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The Upper Gade LCA has many features that are present within the site and increase the sensitivity, including the level valley floor surrounding the canal that runs from the top to the bottom of the site, the multiple arterial routes including the canal, railway and roads, the steep sloping valley sides with open pastureland and the M25 viaduct that cross the centre of the site as a main feature of many of the views. The views towards the M25, canal and sloping valley give the site a high sensitivity, in addition to the strong historic character (the canal) and the openness to public views from the footpaths that run through the centre of the site and from nearby roads. The highly complex site also gives potential for coalescence to occur with Abbots Langley to the south and Kings Langley to the north along the west side of the railway. However, the site sensitivity is reduced by the existing presence of built development in the local area.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid purple; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #e2efda; border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS55</b> Kings Langley</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.** CFS71

**SITE NAME** Land rear of Kings Head, Hunton Bridge

Located to the rear of the listed Kings Head pub to the east of the canal in Hunton Bridge, the site overlooks the waterway and the vegetation in the surrounding area. The site comprises of flat grassland and car park to the rear of residential properties along Old Mill Road and Bridge Road.



**Current use** Pub grounds  
**Proposed use** Residential  
**Area (ha)** 1.052

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Lower Gade Valley

- Located next to the canal in the valley floor

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

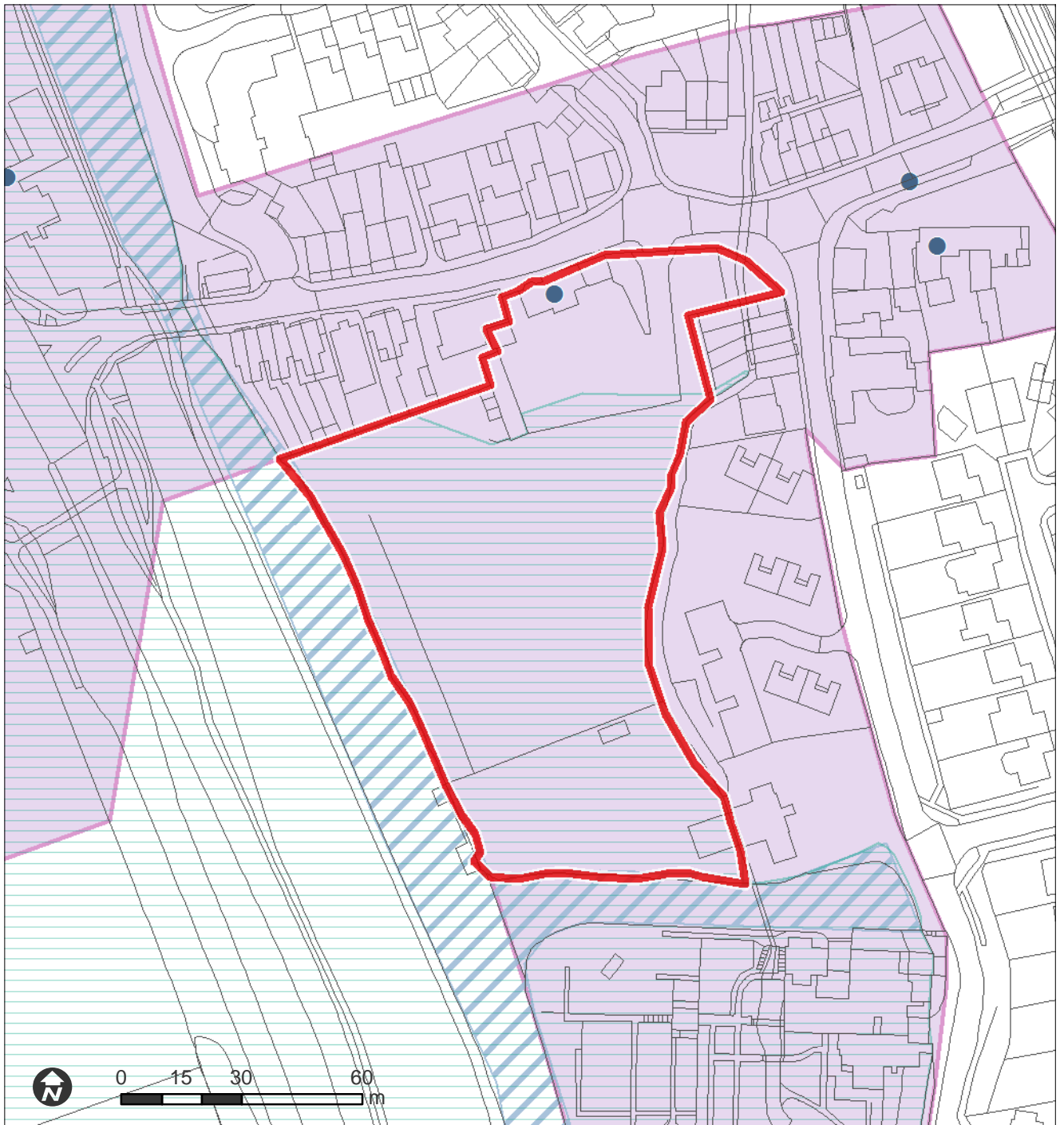
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The presence of historic character within this site increases the overall sensitivity, as the Kings Head pub is a listed building that overlooks the natural feature of the historic canal that runs to the west of the site. However, the sites sensitivity is reduced by the existing built development within the site boundaries and in the surrounding area, and the flat level floor that has few complex features.

For this reason, the land to the rear of the Kings Head has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important hedges</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRowLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS71</b> Kings Langley</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** ACFS8b

**SITE NAME** Flower House, 2-3 Station Road, Kings Langley

Located on Station Road and opposite the train station, the site is a small grassland, car park and built site with mature vegetation on the side and rear boundaries. The site is open fronted, with the building located close to the road. Behind the site, the landform drops down the valley towards the canal at the base of the valley floor. The industrial area and warehouses are located to the north of the site along Home Park Mill Link Road.



**Current use** Retail Car park, Field  
**Proposed use** Residential  
**Area (ha)** 0.381

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- Multiple arterial roads located nearby include roads and railway, although canal does not have as much presence within the site
- Meadow pasture and sloping sides towards the valley floor

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

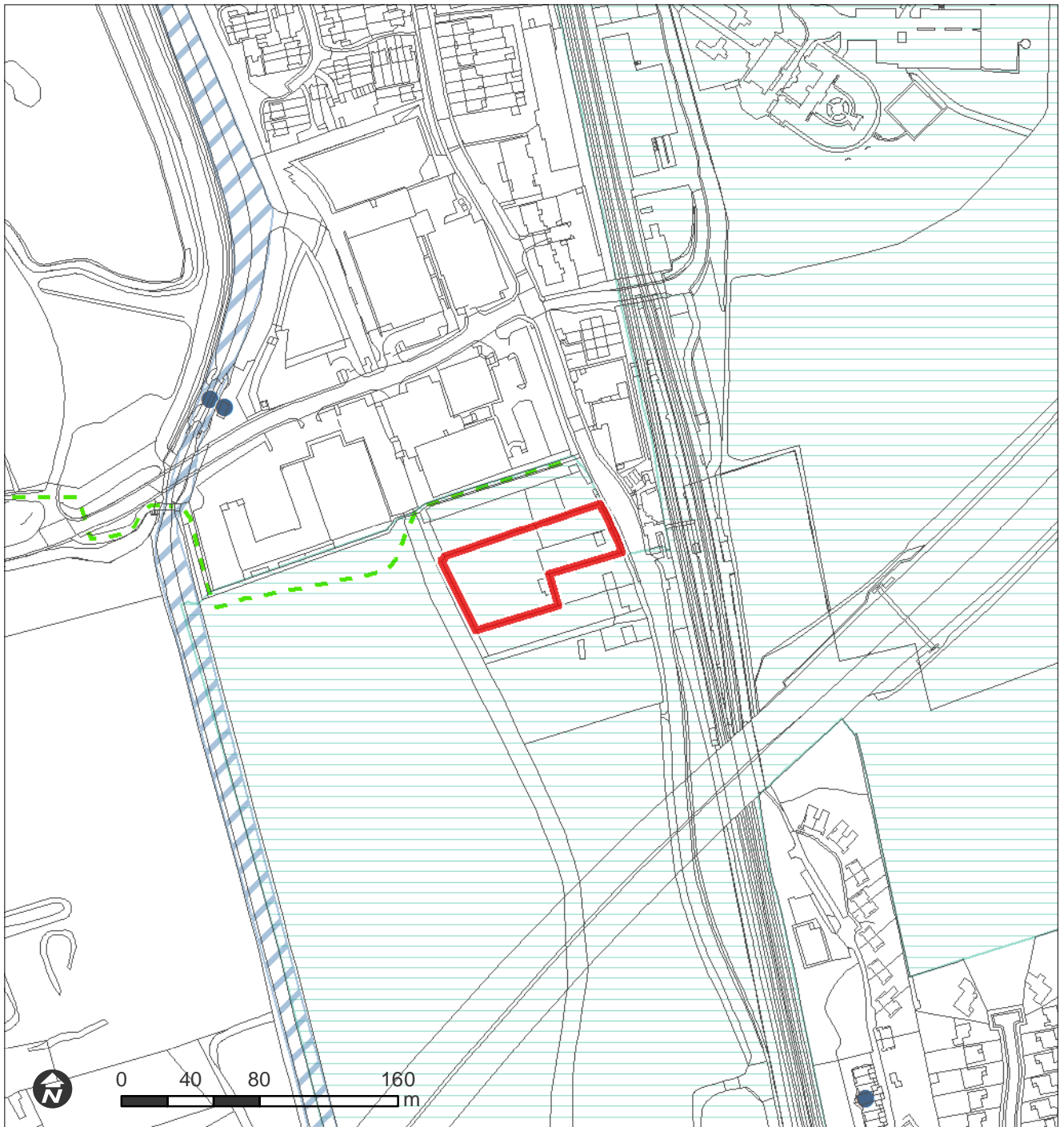
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site has a few characteristics of the Upper Gade Valley Landscape Character Area (multiple arterial routes include road and railway and meadow pasture land on slopes located behind the site), the features do not have much impact on the site, due to the vegetative boundaries and no views out of the site towards the characteristic features. The site has no complex landform and landscape features and has a low perceptual quality considering its location next to travel routes and the business park.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green Belt (SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC Local Wildlife Sites 2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local Nature Reserves</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 20px; margin-right: 5px;"></span> important hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site of Special Scientific Interest (SSSI)</li> <li><span style="border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation Areas</li> <li><span style="border-bottom: 1px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> PRoW Lines</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> </ul>	<p><b>ACFS8b</b> Kings Langley</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.** PCS36

**SITE NAME** Land opposite Alpine Press, Kings Langley

Situated on Station Road close to the train station, the site is a small car park with mature vegetation on the side and rear boundaries. To the rear of the site, the grassland landform drops down the valley towards the canal at the base of the valley floor. To the north of the site, The industrial area and warehouses are located along Home Park Mill Link Road.



**Current use** Open land  
**Proposed use** -  
**Area (ha)** 0.201

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- Multiple arterial roads located nearby include roads and railway, although canal does not have as much presence within the site
- Meadow pasture and sloping sides towards the valley floor

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

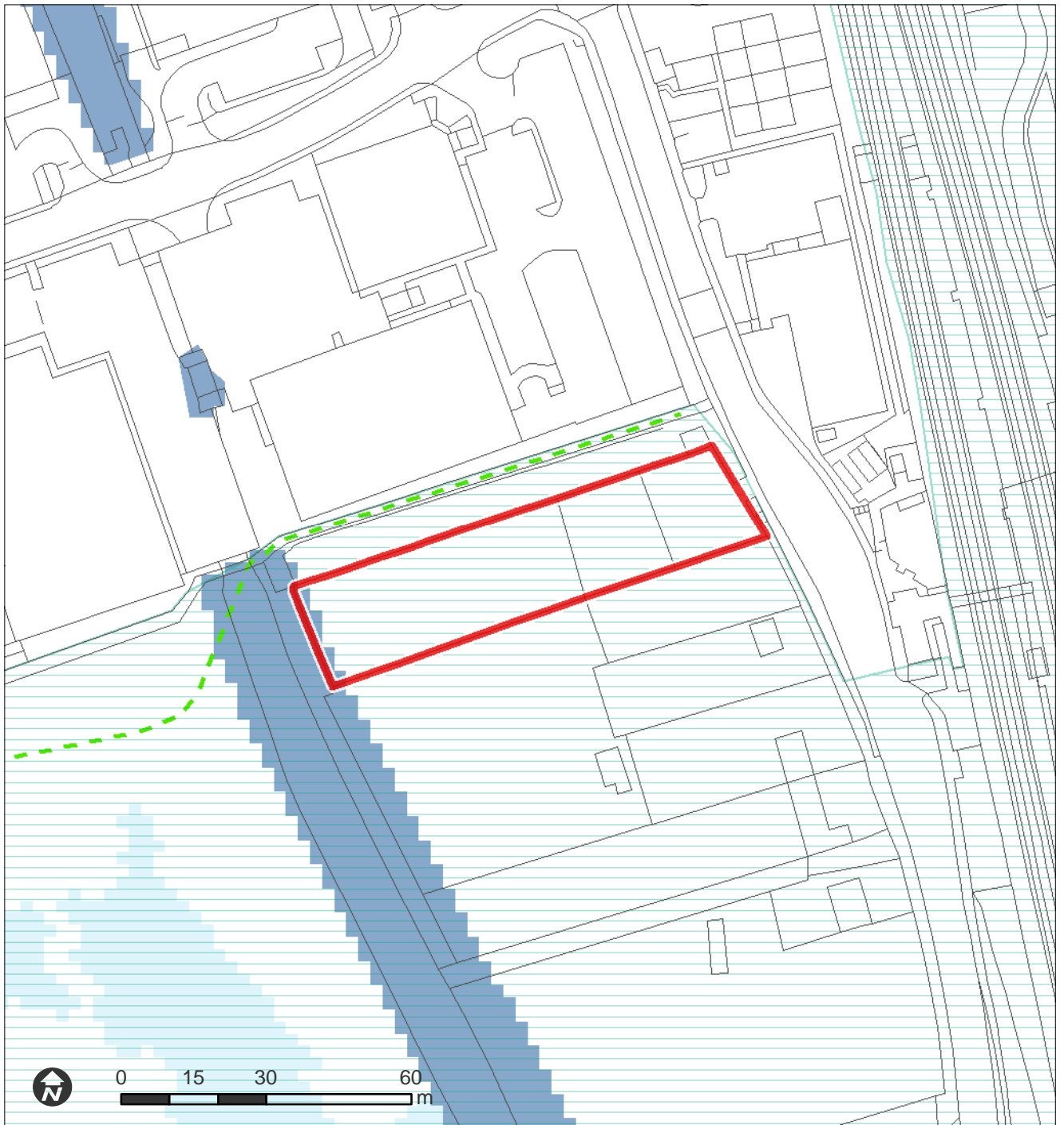
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

#### SUMMARY

Although the site has historic character, the site has a low sensitivity to development as there are no complex characteristic landform features, the vegetation on all boundaries is mature and screens views into and out of the site, giving the site little perceptual quality and no views across the valley to the rear.

For this reason, land opposite Alpine Press 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><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoWLines</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: #e1bee7; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: #9575cd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>PCS36</b> Kings Langley</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.** PSCFS6

**SITE NAME** Land south of Junction 20, m25, Kings Langley

Situated to the west of Abbots Langley, the site is an agricultural field that follows Ladybury Lane round to the M25 from Watford Road in Hunton Bridge. The site contains an area of woodland to the north west, and has vegetative hedgerows on other boundaries. To the west, the site borders the M25. The site is located next to listed building St. Paul's Church on the south east corner.



**Current use** Grazing  
**Proposed use** Residential, industry, warehousing, business  
**Area (ha)** 14.736

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- Sloping sides down to the valley floor

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

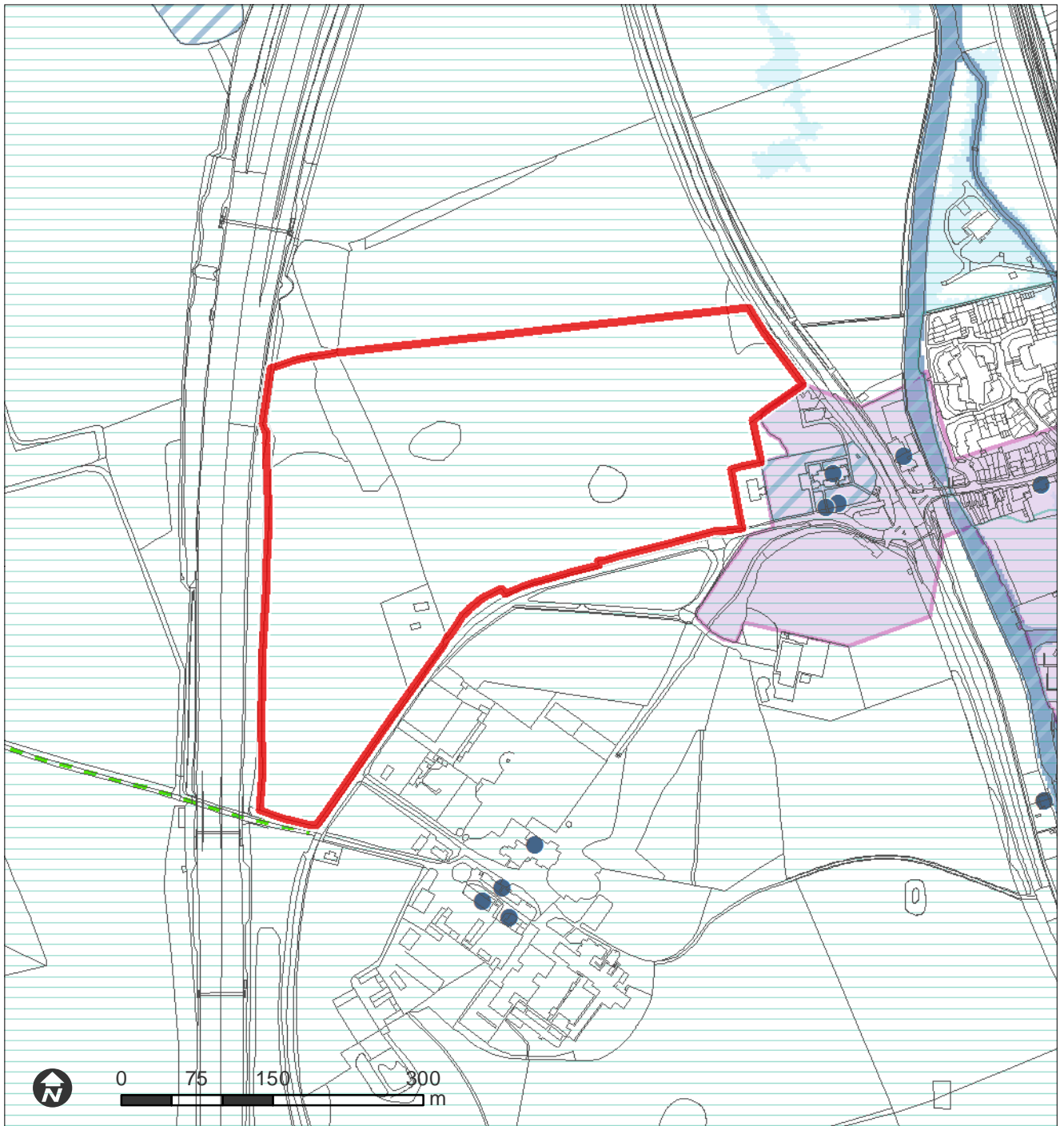
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

Although the site is simple and, has substantial vegetation on most boundaries and has a low perceptual quality as the M25 is located to the west boundary, the overall sensitivity is increased by the lack of built development in some areas of the site and openness to public and private views. The sensitivity is also increases by the presence of listed St. Paul's Church that sits to the east boundary, therefore increasing the views towards landmark buildings and the historic character of the site.

For this reason, the land south of Junction 20 of the M25 has been classed as having **Medium** sensitivity to built development.

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



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<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #bbdefb; margin-right: 5px;"></span> Areas of Outstanding Natural Beauty</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e1f5fe; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #b39ddb; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p>Three Rivers Landscape Sensitivity Assessment</p>
	<p>PLACE SERVICES </p>

**SITE REF NO.** PSCFS14

**SITE NAME** East Lodge, East Lane, Kings Langley

The site is located along Essex Lane to the east of Hunton Bridge, on the opposite side of the road to South Way Playing Fields. To the east is Warner Bros. Studios and to the north are the playing fields and Evergreen Football and Social Club. The site comprises of a residential house, garden and pool, with Essex Lane to the north, private road to the west and south, and car park to the east. There are mature hedgerows on all boundaries, and some mature trees.



**Current use** Residential garden  
**Proposed use** Residential  
**Area (ha)** 0.179

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Lower Gade Valley

- Woodland areas located close to the south of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

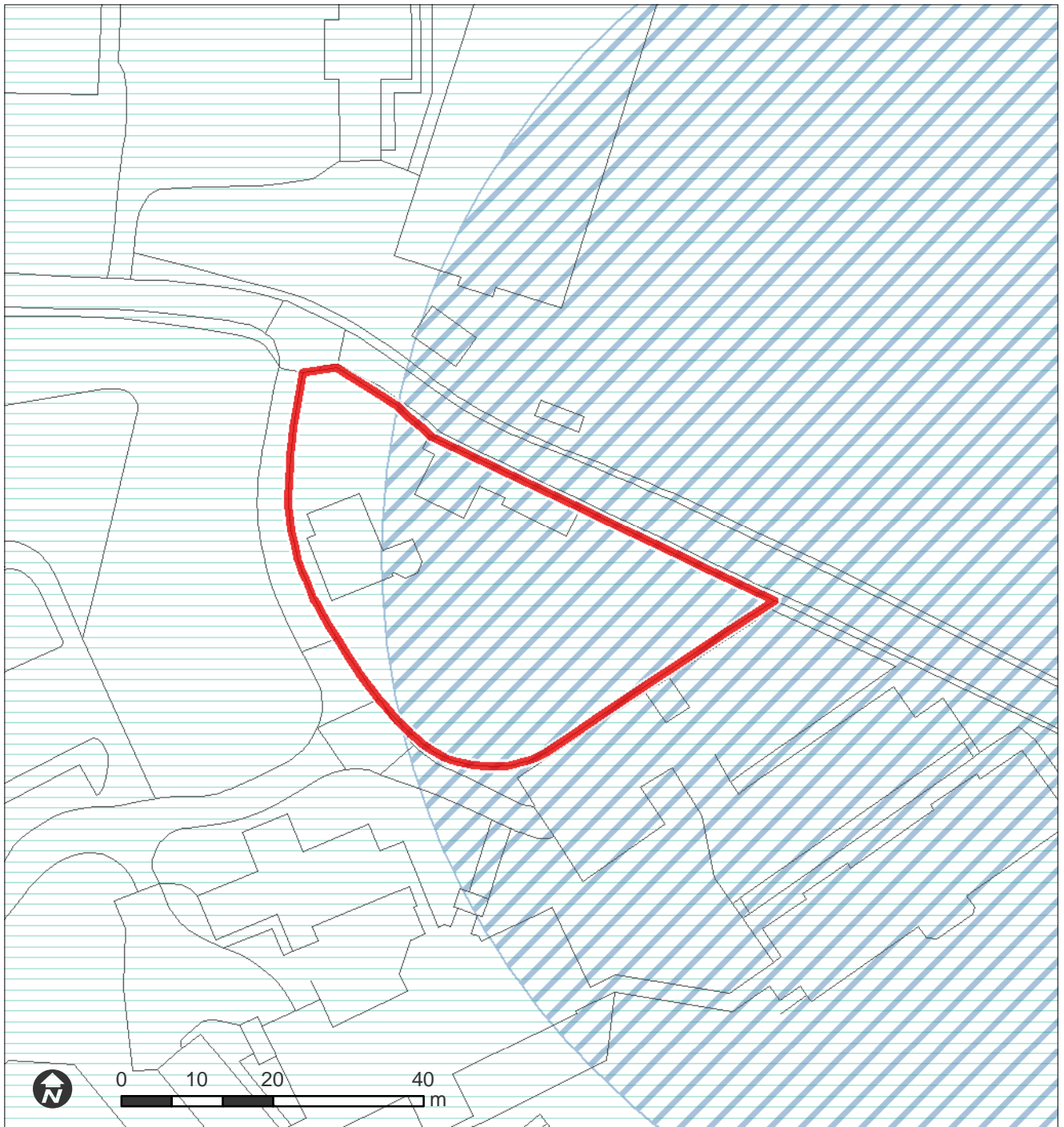
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Although the small site is located amongst other built development with substantial vegetation on the boundaries, and has no complex or important landscape and landform features which may indicate a low sensitivity, the private views from the houses located close by and the location of the site within a Wildlife Site increase the sensitivity of the site.

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

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



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**SITE REF NO.** CFS3

**SITE NAME** Land adjacent to Fortunes Farm, High Elms Lane, Abbots Langley

Located to the east of Abbots Langley, the site runs to the south west of High Elms Lane and the South east of Woodside Road. The Shires private housing development sits to the south east corner of the site. The area is divided up into three fields, separated by vegetative boundaries. A public right of way runs through the centre of the site from High Elms Lane towards the south west.



**Current use** Open grazing  
**Proposed use** Residential  
**Area (ha)** 7.331

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- A gently undulating area with pastoral and equine use across all fields

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

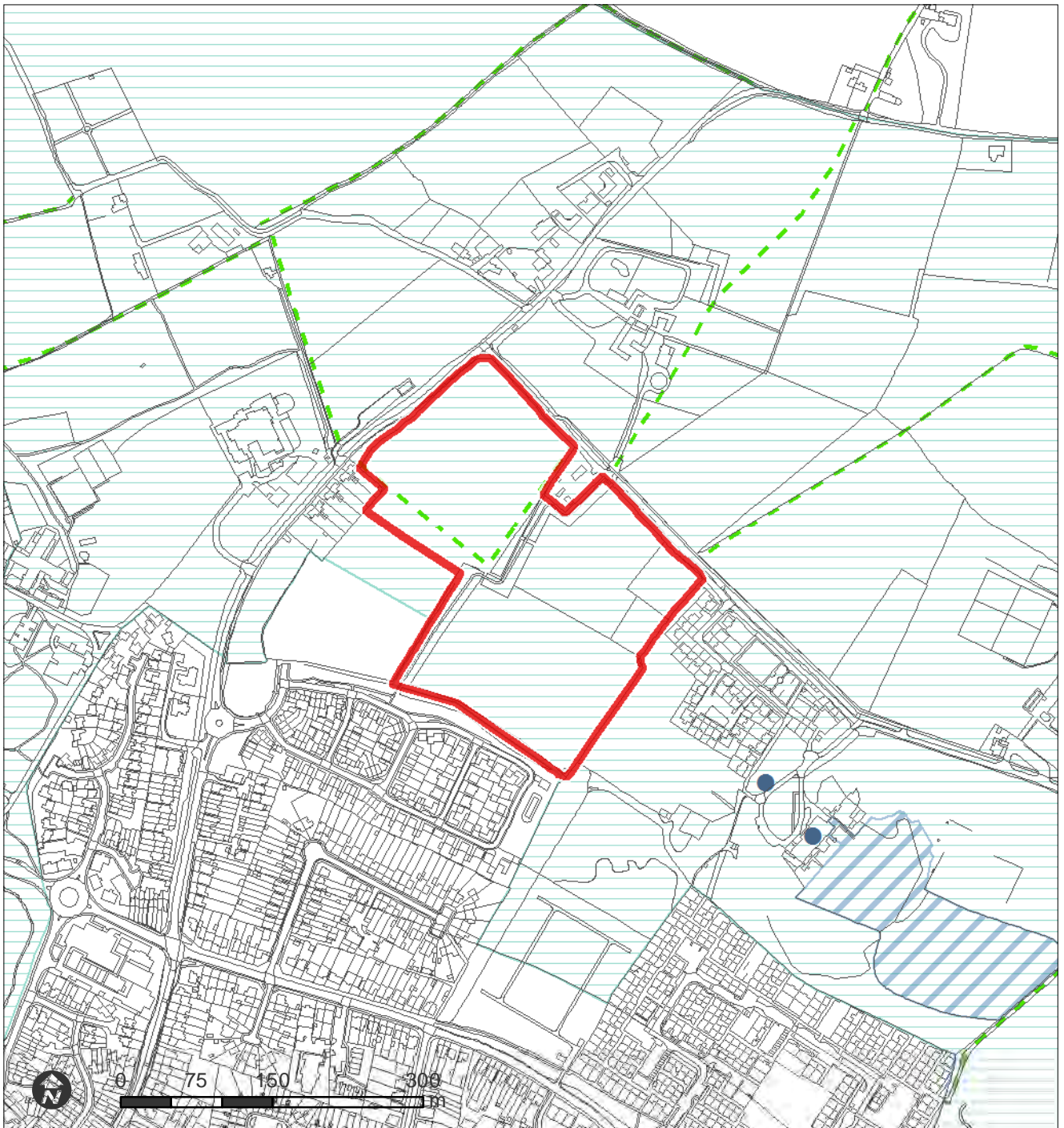
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the gentle undulations of pastoral grassland are not particularly important landscape or landform features, the presence of the features within the Bedmond Plateau LCA increase the sensitivity, in addition to the openness to public views from the footpath and road, the absence of built development close to the north of the site and the perceptual quality of the open grassland undulations. However, the vegetative enclosure along the boundaries and limited views out of the site decrease the overall sensitivity.

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

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



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**SITE REF NO.** CFS5

**SITE NAME** Land Adjacent to Parmiters School, High Elms Lane

The site is an area of flat grassland to the north of Leavesden Green urban area. Mature vegetation forms the boundaries, with field boundaries forming the north west boundary line. There is limited existing development close by, apart from small private development at The Shires and Parmiters School to the South.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 3.526

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- A woodland is situated to the north east of the site, alongside the site boundary

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

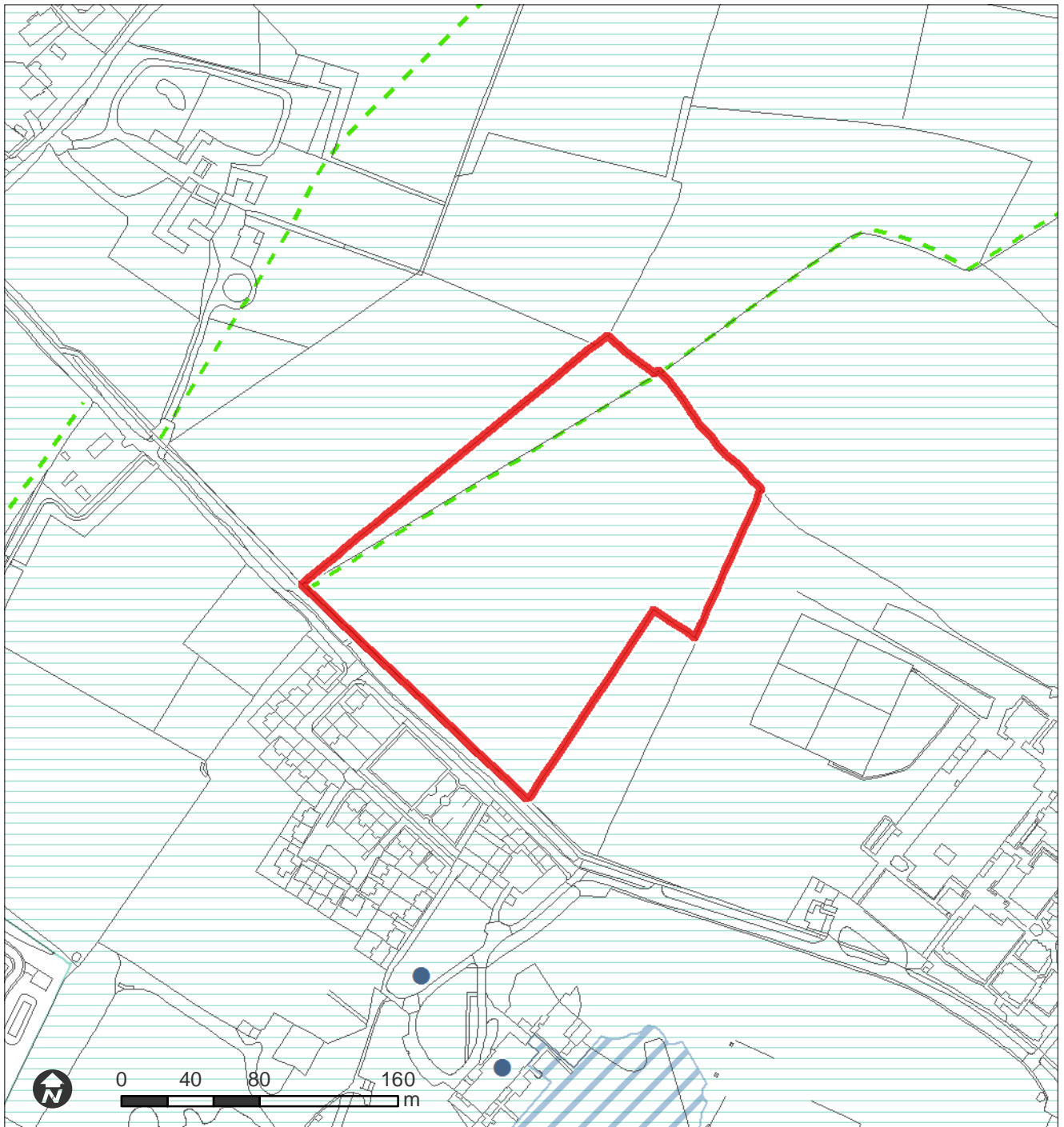
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site's sensitivity is reduced by the mature vegetation on all boundaries, the flat simple grassland and lack of historic character, the sensitivity is increased by the lack of built development close to the woodland area of the site, the openness to public views from the footpath that crosses the site and the perceptual quality created by the sense of rurality from the complete enclosure that the vegetation provides.

For this reason, the land adjacent to Parmiters School has been classed as having **Medium-Low** sensitivity to built development.

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



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**SITE REF NO.** CFS8b

**SITE NAME** Notley Farm, Bedmond Road, Abbots Langley

The site is an area of agricultural land located close to Jackets Field development. The site part of a larger field, with the site boundary largely enclosed with mature vegetation. Located to the east of Abbots Langley, the agricultural site has a gently rolling landform that heads downhill towards the south. Residential development is located to the south of the site. A public right of way runs to the north of the site, beyond a thin vegetative boundary.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 4.170

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating plateau with rolling landforms
- Discrete woodlands located close to the south on the east corner

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

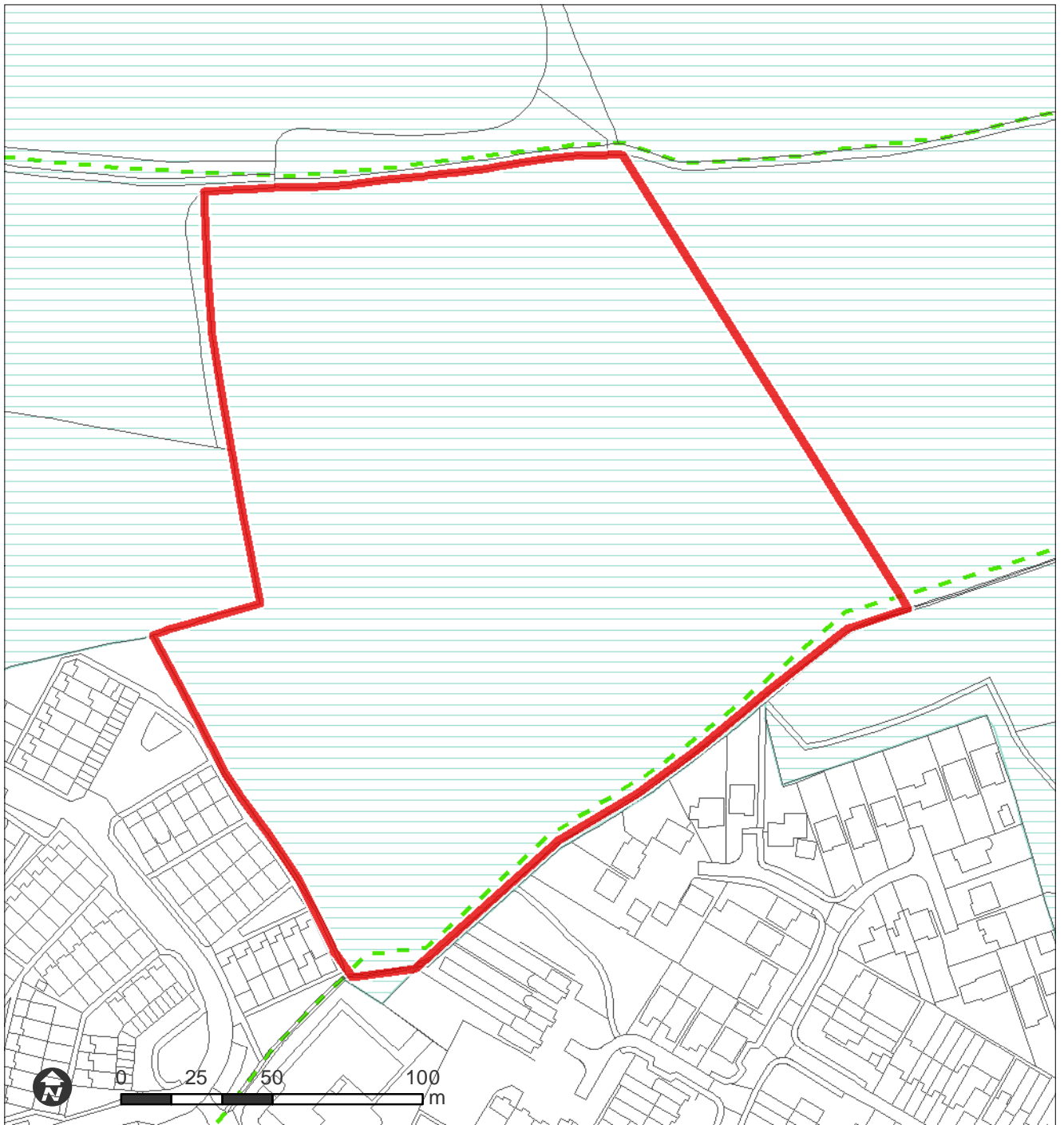
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Comprising of part of a larger field, the site sensitivity is increased due to the open boundary along the east edge, creating more sensitive views across the site from the public footpath that runs towards the north of the site. Open private views also exist along the south of the site due to the lack of mature trees to screen views, increasing the overall sensitivity. Although the site is undulating with rolling landforms and discrete woodlands located close by (which are characteristic of the Bedmond Plateau LCA) which can increase sensitivity, the overall sensitivity is reduced by the simple agricultural land use and little historic character.

For this reason, Notley farm has **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS8b</b> Abbots Langley</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.** CFS8c

**SITE NAME** Notley Farm, Bedmond Road, Abbots Langley

A gently rolling landscape with mature vegetation on all boundaries. The site comprises of grassland and trees, and is situated between two public rights of way to the north and the south. The site is situated to the west of Abbots Langley and the residential area along Summerhouse Way. Towards the north and east extends a series of arable and grassland fields.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 5.405

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gradually undulating grassland field with pastoral use

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

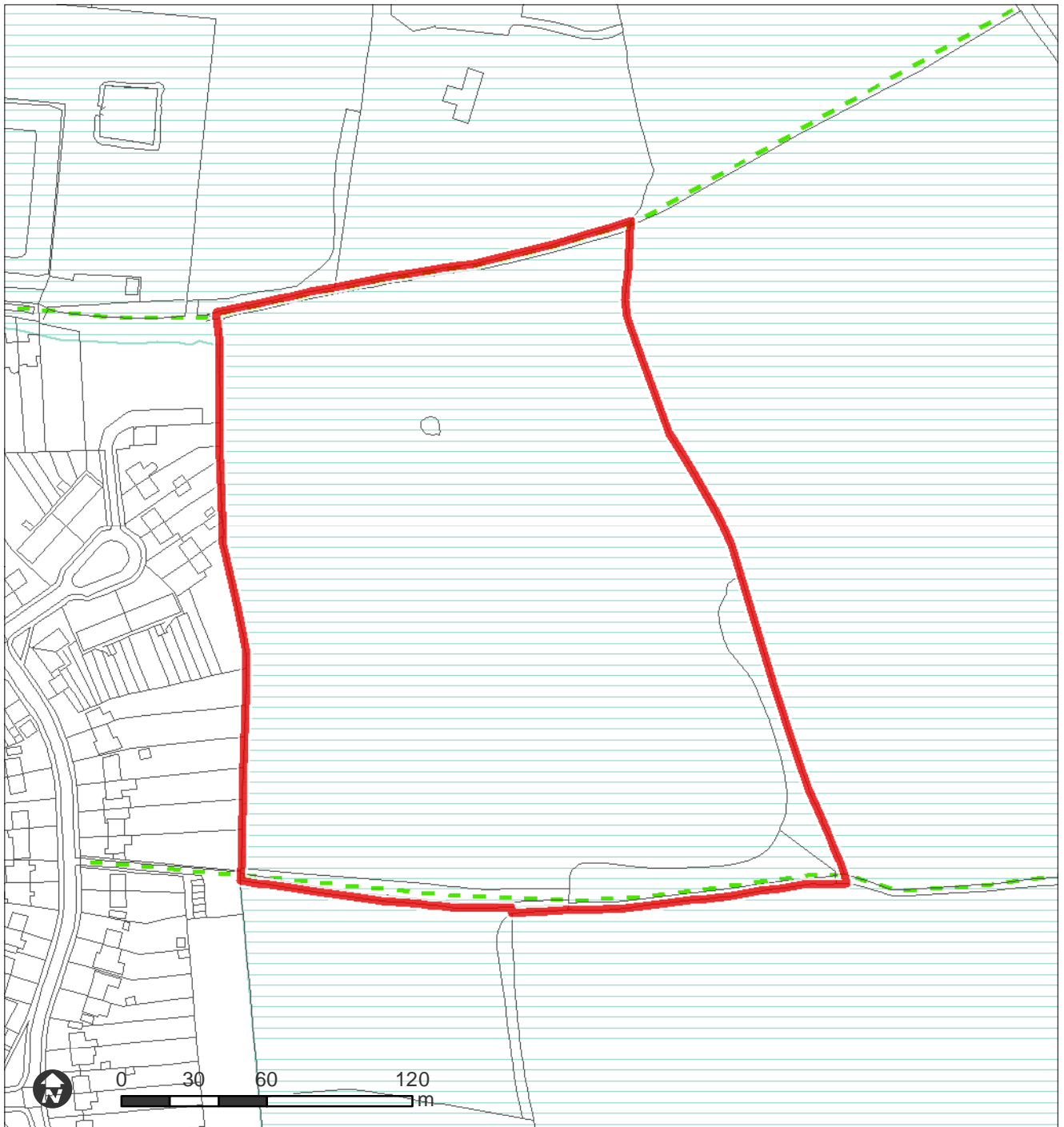
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The open public views across the site from the footpath onto the site and perceptual quality indicate a higher sensitivity. However, the overall sensitivity of the site may be reduced by simple landforms and sufficient vegetative enclosure.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">---</span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="color: green; font-weight: bold; margin-right: 5px;">---</span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS8c</b> Abbots Langley</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.** CFS8a

**SITE NAME** Notley Farm, Bedmond Road, Abbots Langley

A gently rolling landscape with mature vegetation on the south and east boundaries, and a row of trees positioned across the centre of the site. The site comprises of grassland and trees, and is situated below a public right of way to the north. The site is situated to the west of Abbots Langley and the residential area along Summerhouse Way. Towards the north and east extends a series of arable and grassland fields.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 1.782

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gradually undulating grassland field with pastoral use

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

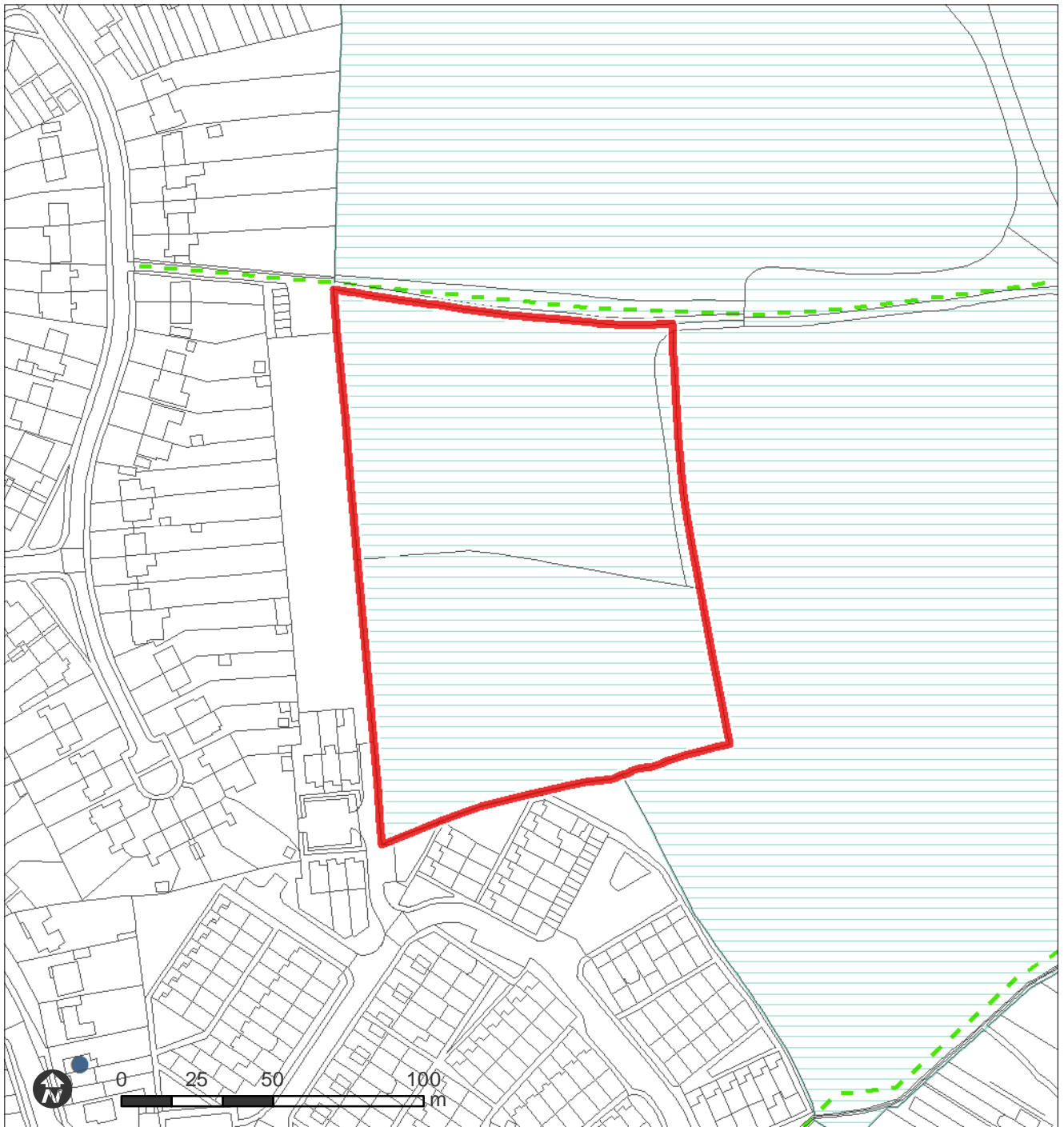
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site has very open public views across the gradually undulating grassland field with strong characteristic of the Bedmond Plateau LCA, alongside the rural perceptual quality of the location, the overall sensitivity is reduced by the low complexity of the grassland site, the sufficient vegetative enclosure and limited private views into the site.

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

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



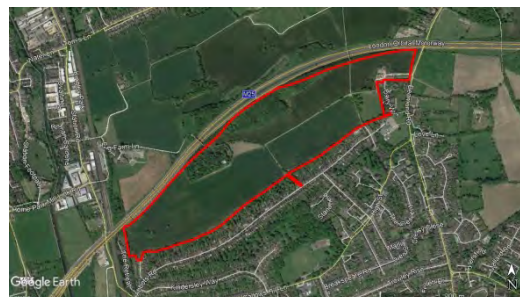
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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS8a</b> Abbots Langley</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.** CFS26a

**SITE NAME** The Kings Langley Estate, Abbots Langley

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



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

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley/Bedmond Plateau

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

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

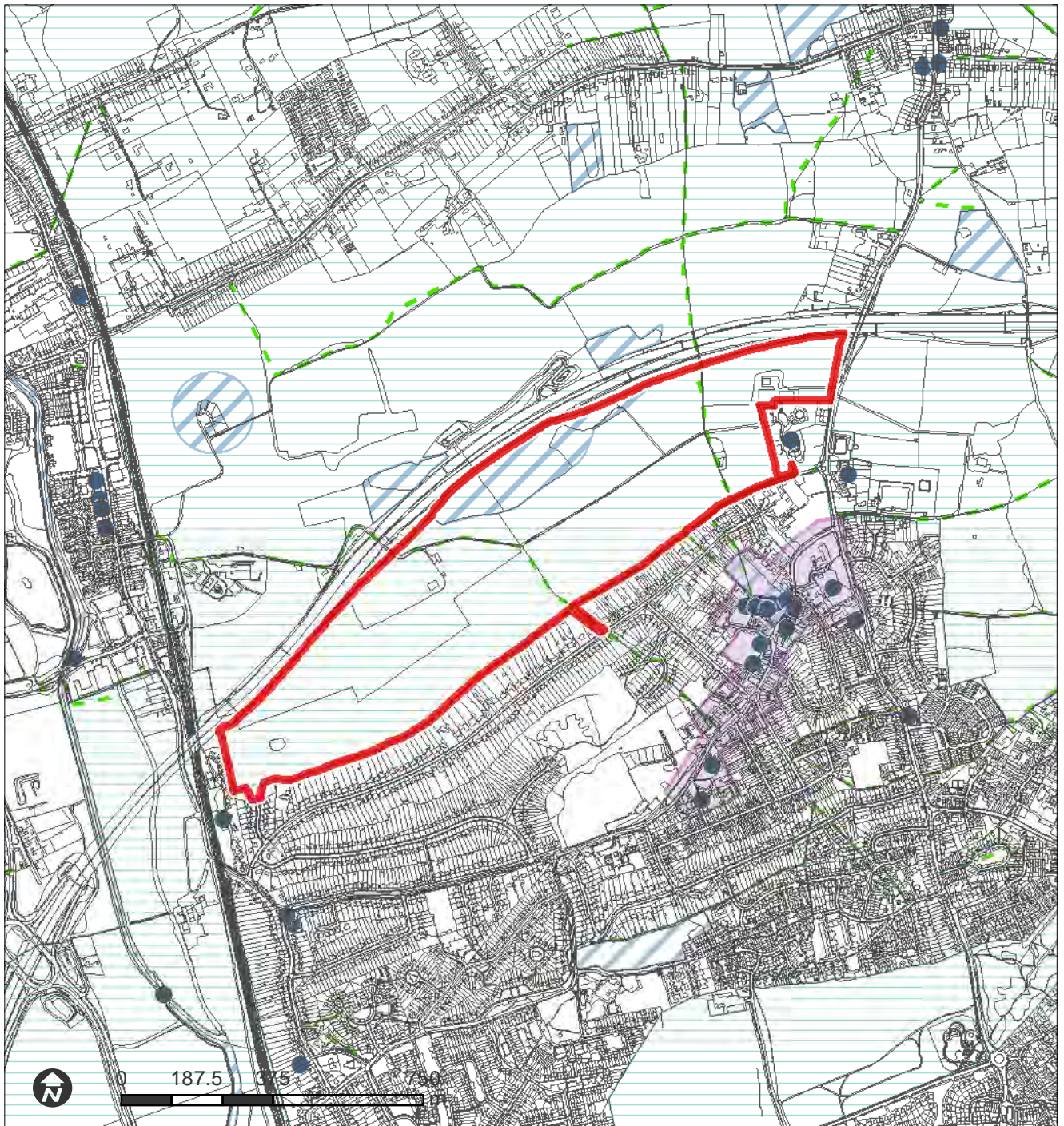
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



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

For this reason, the Kings Langley Estate has been classed as having **Medium-High** sensitivity to built development.

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



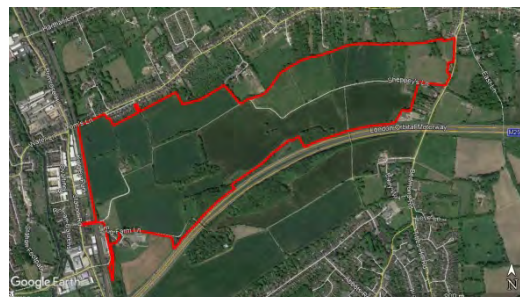
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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background: repeating-linear-gradient(-45deg, transparent, transparent 2px, magenta 2px, magenta 4px); border: 1px solid magenta; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 2px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS26a</b> Abbots Langley</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS26b

**SITE NAME** The Kings Langley Estate, Abbots Langley

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



**Current use** Agricultural & Brownfield  
**Proposed use** Residential  
**Area (ha)** 95.590

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley/Bedmond Plateau

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

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

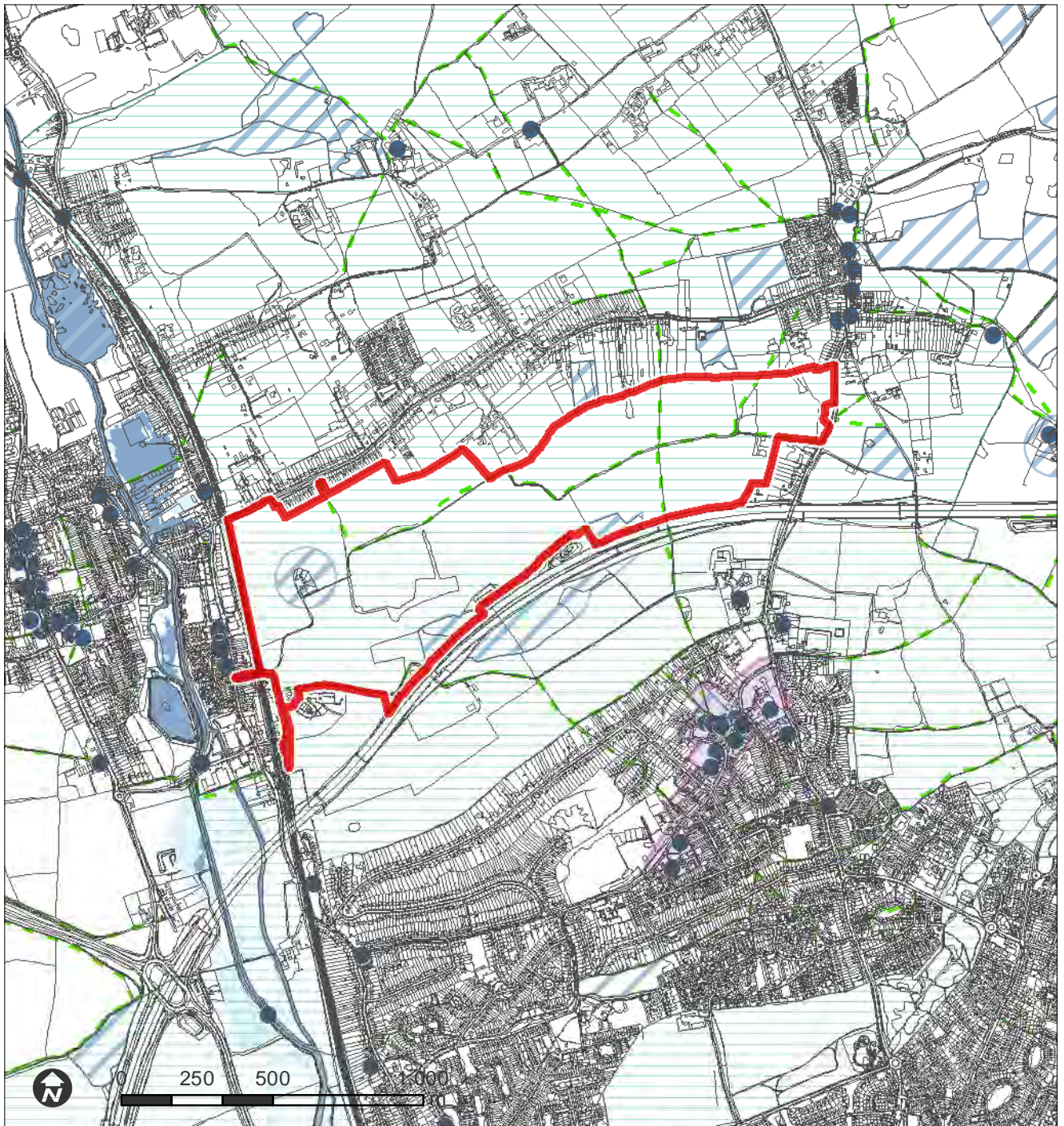
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

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

For this reason, the Kings Langley Estate has been classed as having **Medium-High** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="color: red; font-weight: bold;">▭</span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; padding: 2px;"> </span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; padding: 2px;"> </span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; padding: 2px;"> </span> Local_Nature_Reserves_</li> <li><span style="border: 1px dashed blue; padding: 2px;"> </span> important_hedges</li> <li><span style="border: 1px solid pink; padding: 2px;"> </span> Site_of_Special_Scientific_Interest_(SSI)</li> <li><span style="border: 1px solid purple; padding: 2px;"> </span> Conservation_Areas</li> <li><span style="border: 1px dashed green; padding: 2px;"> </span> PRoWLines</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: #bbdefb; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: #e1bee7; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: #9575cd; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>CFS26b</b> Abbots Langley</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.** CFS65

**SITE NAME**

South of Waterdale Household Waste Recycling Centre and Mullany's Coaches

Located to the north of Bucknalls Lane off of the N Orbital Road St Albans, the site is a flat fenced area that is highly vegetated with trees. The site sits south of Mullany's Coaches, and has the M1 running close to the east boundary, separated by an area of grassland. The site sits east of Abbots Langley, with Bricket Wood close by to the north east. Residential development sits to the south of the site between the M1 and the N Orbital Road.



**Current use** Golf course  
**Proposed use** Residential  
**Area (ha)** 5.764

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Visually linked to small parkland area and plantations

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

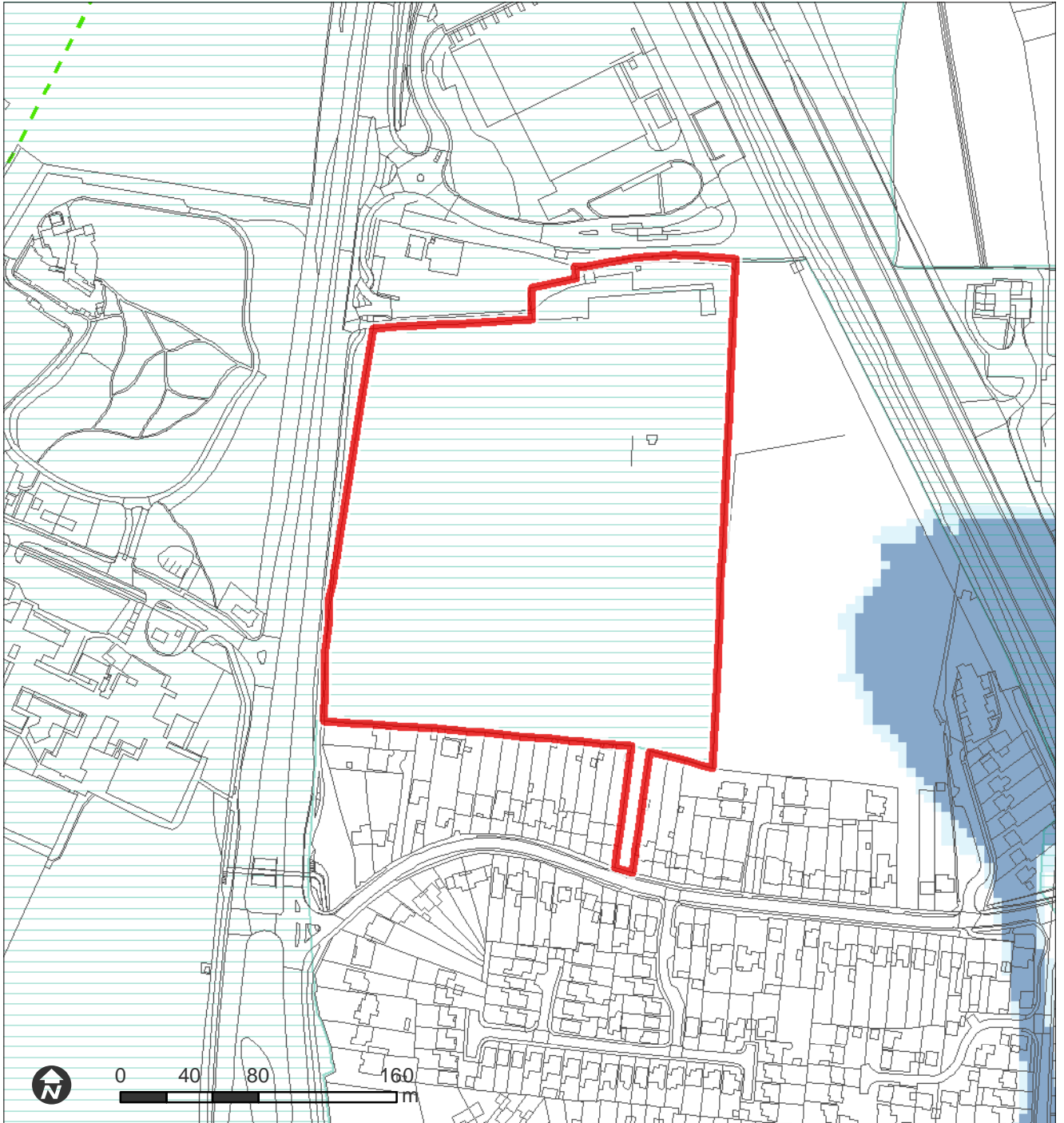
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site is located between other built developments and is enclosed by vegetation along the rear boundaries, the overall sensitivity is increased by the visual similarities of the site to small parkland areas and plantations that are features of the Bedmond Plateau LCA. The openness of the site to the public from the road and the private views from Mullany's Coaches and residential houses also increase the sensitivity, as a result of the lack of mature trees on boundaries that provide inward views. The location of the site also begins to merge Bricket Wood and Leavesden Green, as this space provides a green buffer between the two areas of development.

For this reason, the land north of Bucknalls 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><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW</li> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: #bbdefb; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e1bee7; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #9575cd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>CFS65</b> Abbots Langley</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS76

**SITE NAME** Rear of 45 Harthalls Lane

The site sits to the north of Toms Lane close to Kings Langley, as a flat grassland area with a high level of vegetative enclosure. The site sits to the rear of residential gardens along Toms Lane, with further buildings located around the site perimeter less densely. The railway exists close to the west of the site, with surrounding landscape predominantly belonging to farmland and residential houses.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 7.099

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- No significant Landscape Character Area features present within the site

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

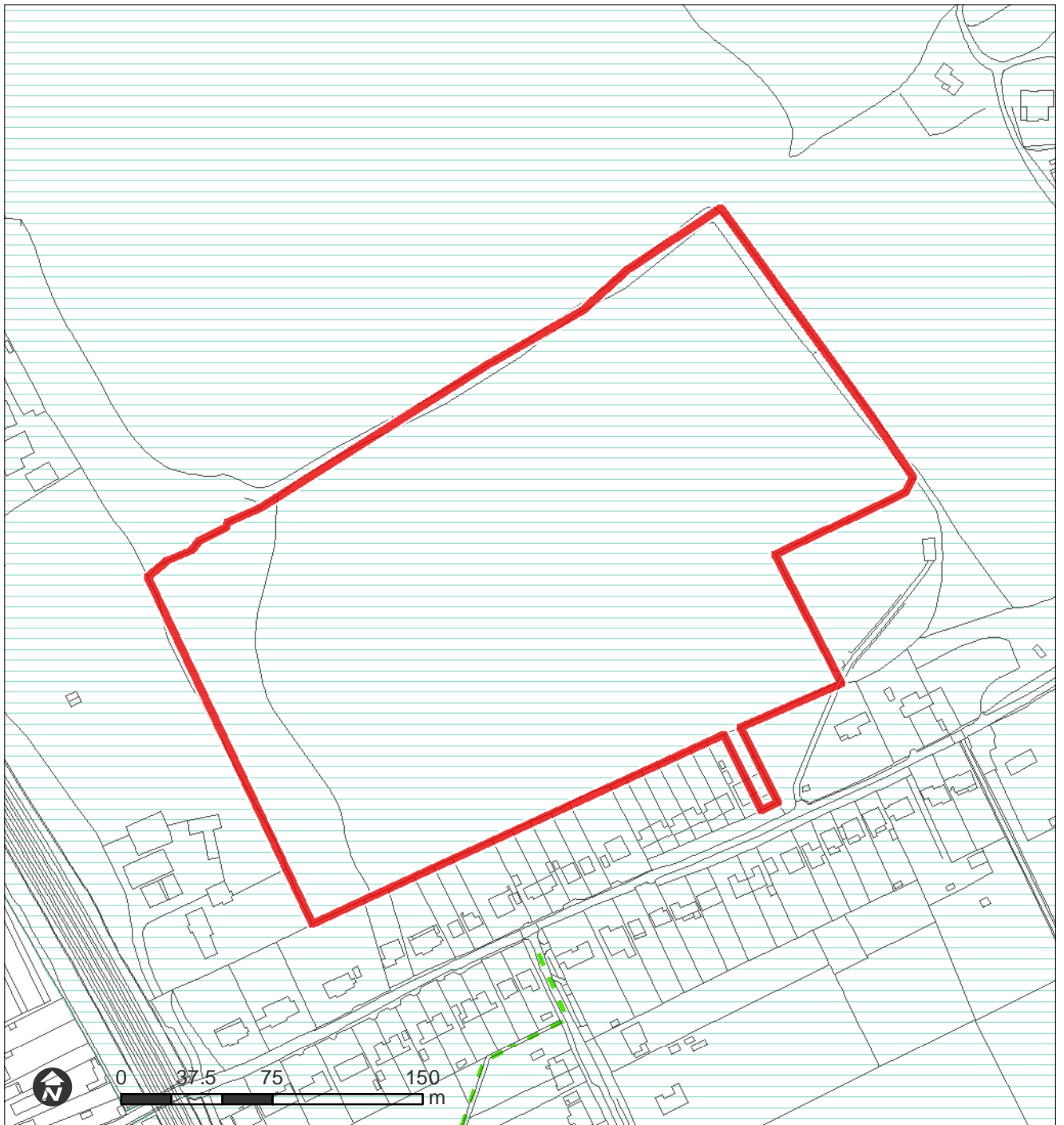
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**

The sensitivity of the site is reduced by its proximity to built development along Toms Lane, and its substantial vegetative enclosure along all boundaries. However, the residential properties located to the south of the site have views into the site, which increases the overall sensitivity, in addition to the views towards the tree parcel that is situated within the site boundary to the west. Although the site is relatively simple with simple landforms, the site sensitivity is increased.

For this reason, the rear of 45 Harthalls Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">---</span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="color: green; font-weight: bold; margin-right: 5px;">---</span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS76</b> Abbots Langley</p> <hr/> <p>Three Rivers Landscape Sensitivity Assessment</p> <hr/> <div style="display: flex; justify-content: space-between; align-items: center;"> <div data-bbox="1129 1989 1198 2063" data-label="Image"> </div> <div data-bbox="1225 1989 1485 2063" data-label="Image"> </div> </div>
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**SITE REF NO.** PCS60 | **SITE NAME** Land at Furtherfield

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



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

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

No LCA

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

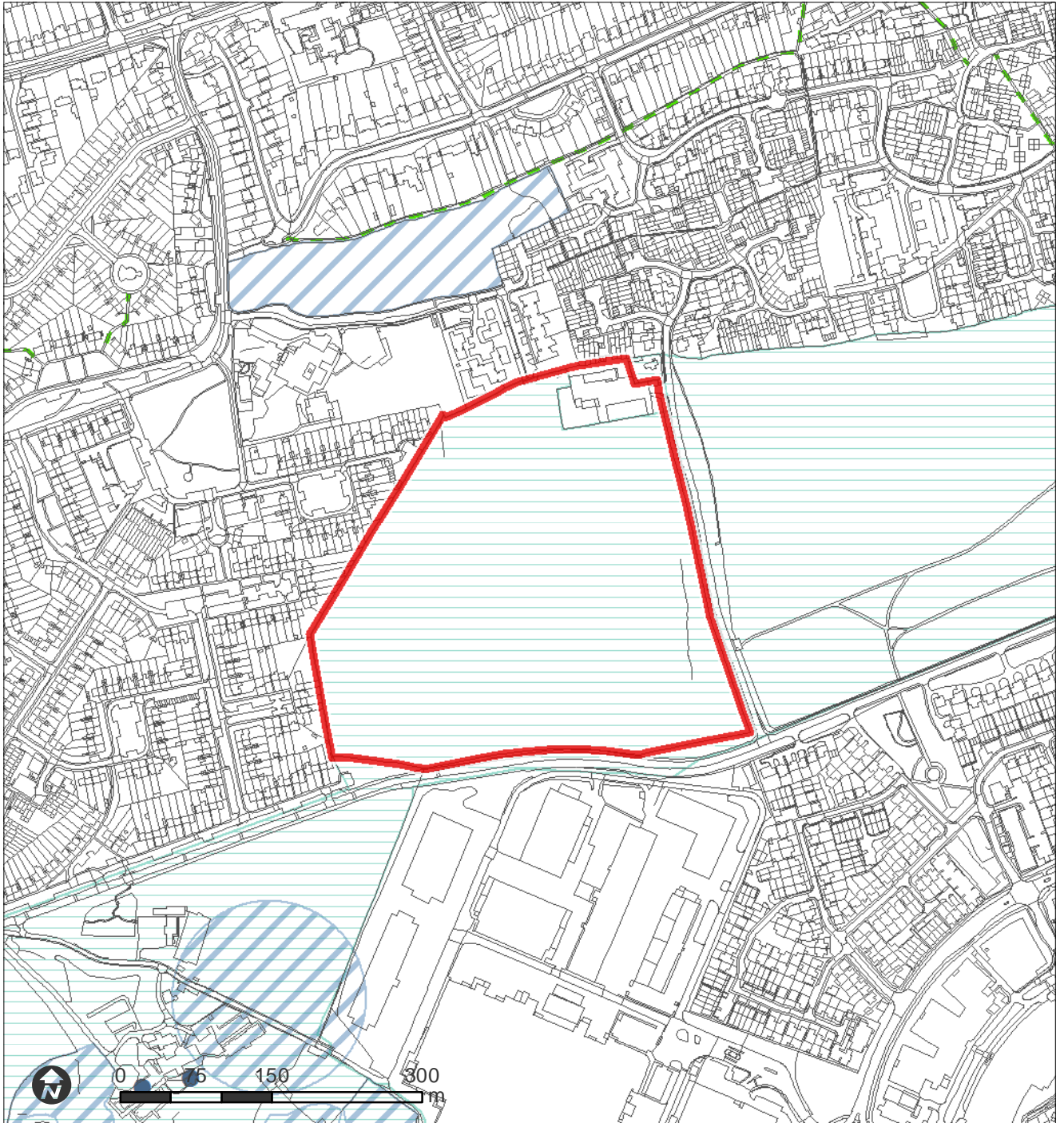
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

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

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border-bottom: 2px solid green; width: 20px; display: inline-block; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border-bottom: 2px dashed blue; width: 20px; display: inline-block; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border-bottom: 2px dashed green; width: 20px; display: inline-block; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 2px dashed cyan; width: 20px; display: inline-block; margin-right: 5px;"></span> important_hedges</li> <li><span style="border-bottom: 2px dashed magenta; width: 20px; display: inline-block; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSI)</li> <li><span style="border-bottom: 2px solid purple; width: 20px; display: inline-block; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; width: 20px; display: inline-block; margin-right: 5px;"></span> PRoWLines</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: cyan; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>PCS60</b></p> <p>Abbots Langley</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.** CFS1 | **SITE NAME** 114-118 Toms Lane

Situated to the south of Toms Lane, the site sits opposite 114-118 Toms Lane, comprising of grassland and vegetation to the rear. The site is located between other residential properties either side of the area along Toms Lane. Towards the rear of the site, there is a dense area of woodland and vegetation, which is partially included within the site boundaries.



**Current use** Vacant  
**Proposed use** Residential  
**Area (ha)** 0.615

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

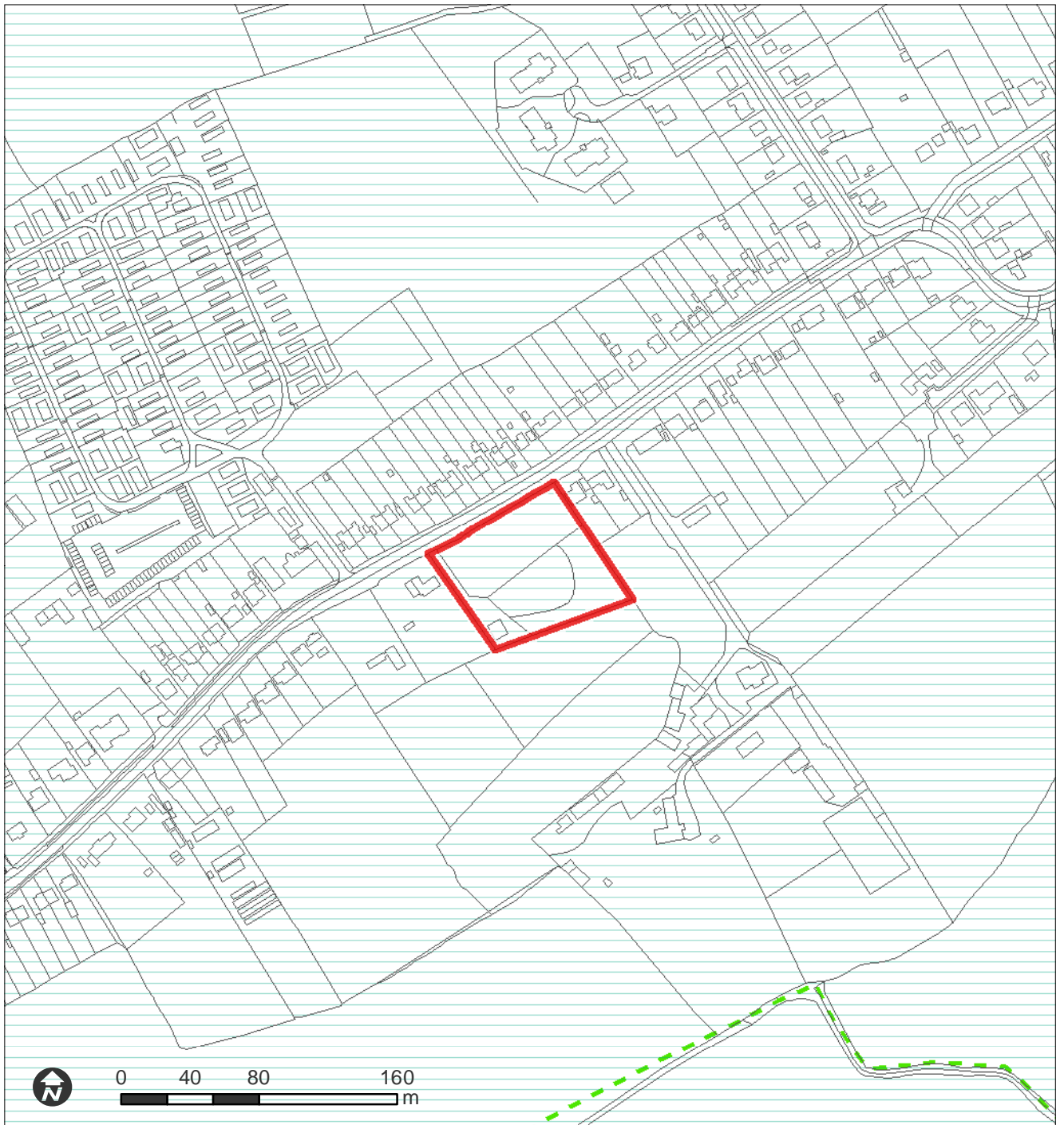
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Located between existing residential houses along Toms Lane, the site may indicate a lower sensitivity due to the substantial vegetation on the boundaries and few views out of the site. However, the gaps in vegetation provide public and private views into the site, which has some interesting vegetative landscape features that increase the perceptual quality and complexity.

For this reason, 114-118 Toms Lane has been classed as having **Medium-Low** sensitivity to built development.

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



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**SITE REF NO.** CFS2

**SITE NAME** Land at Three Acres, Toms Lane

Located at the end of west end of Toms Lane, the site borders the railway to the west with dense vegetation separating the two. The site includes an areas of grassland and mature vegetation, and areas of built development for industrial purposes. The site sits close to the area of Kings Langley.



**Current use** Private dwelling and business  
**Proposed use** Residential  
**Area (ha)** 1.145

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

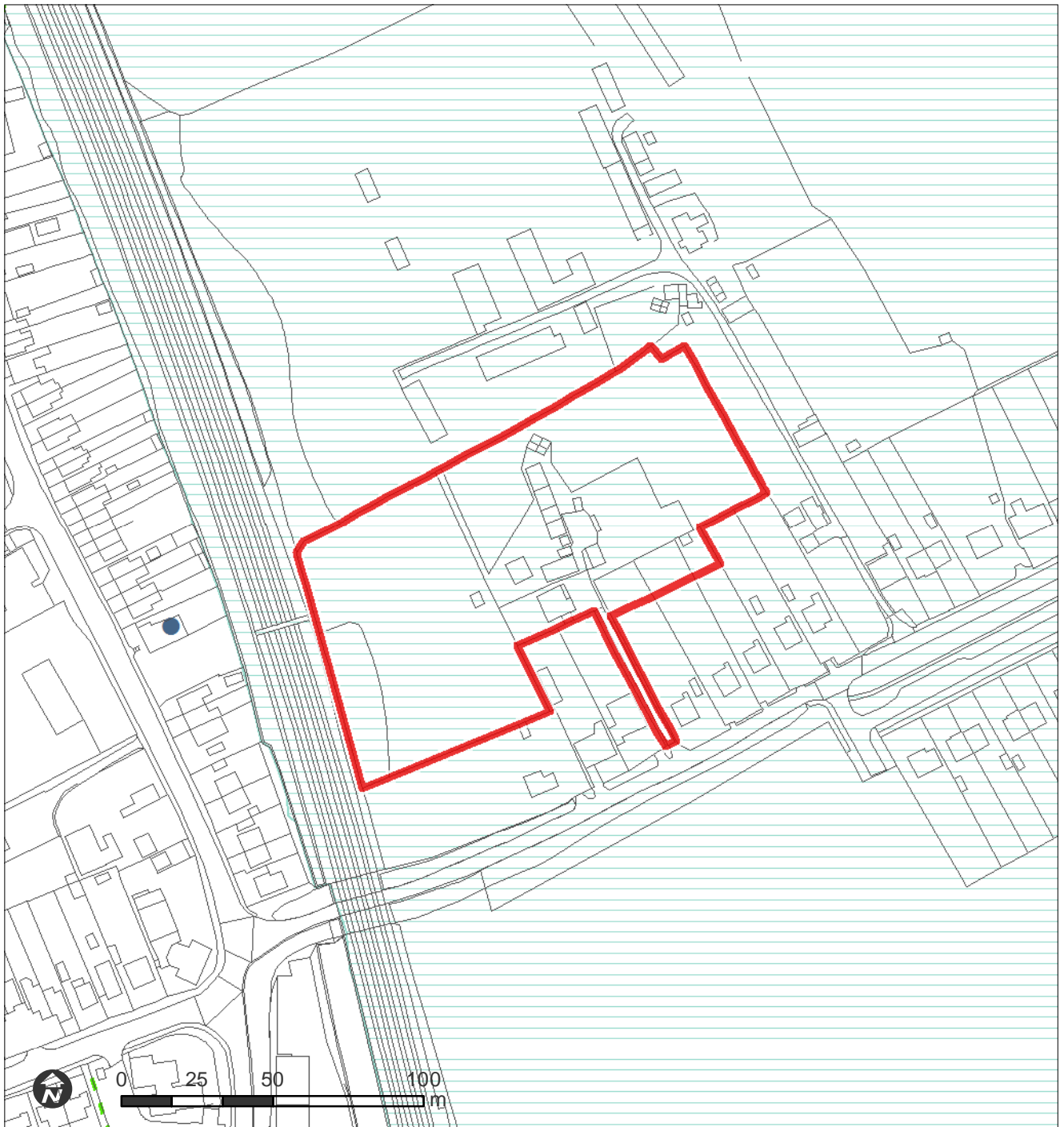
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

#### SUMMARY



Although the site has open private views, the overall sensitivity of the side is low due to the substantial vegetative boundaries that reduce the public views into the site and the views out of the site towards important natural features. The low perceptual quality of the developed site and lack of historic character keeps the sensitivity low as there is little natural quality about the site.

For this reason, the land at Three Acres has been classed as having **Low** sensitivity to built development.

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



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

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

**SITE NAME** Land at Warren Court, Woodside Road

The site is situated towards the east of Abbots Langley and the north of Leavesden Green, close to Leavesden Country Park. The site borders Woodside Road to the south east, and opens up to The Copse residential development off of College Road to the south. The site is enclosed by mature vegetation to the north west and south east, and opens up to the north east to Warren Court entrance. Surrounding the site, the landscape is predominantly agricultural and grassland, with the main residential development existing within the south west.



**Current use** Allotments  
**Proposed use** Residential  
**Area (ha)** 0.537

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- No significant LCA features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

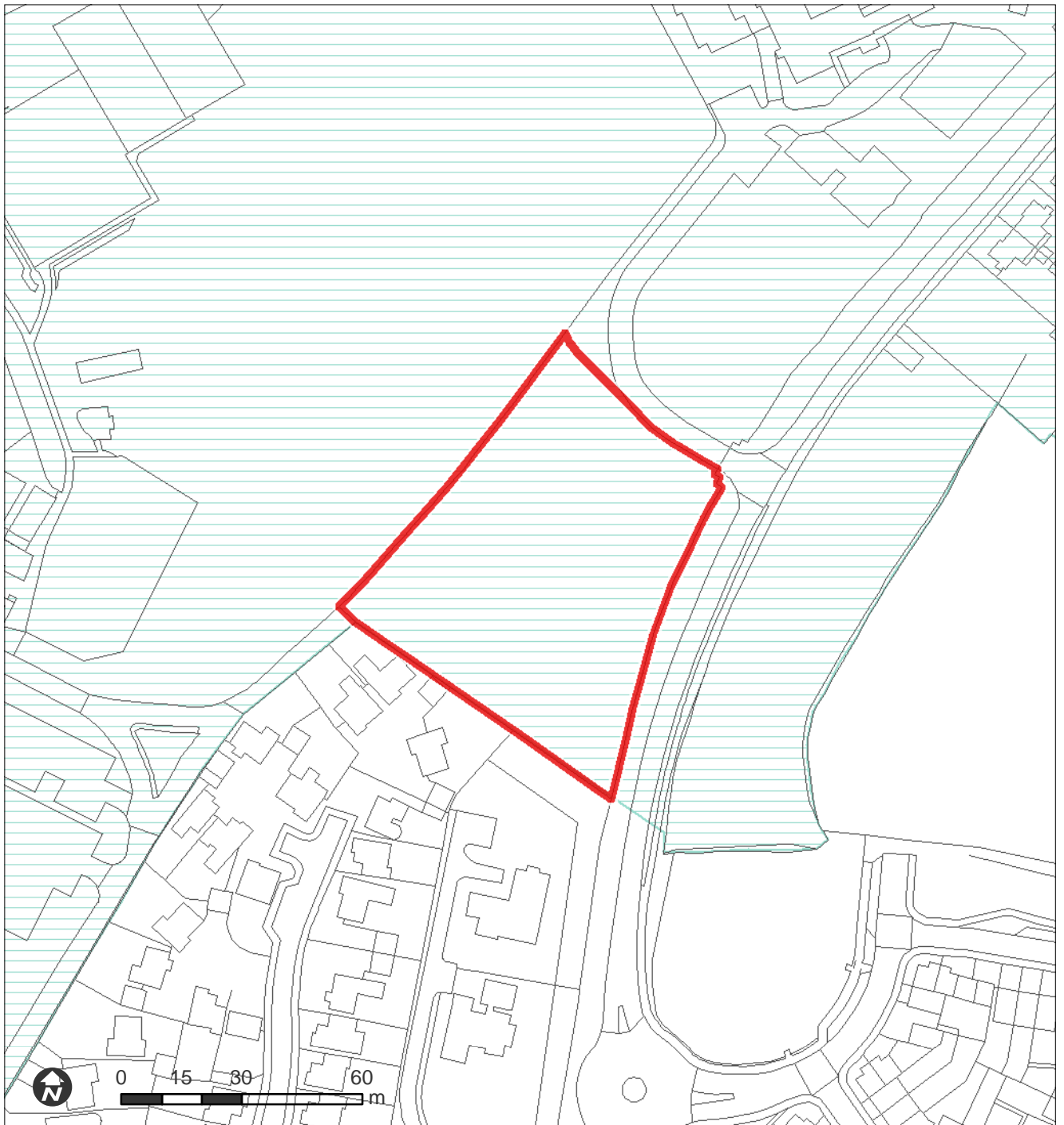
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site has few important landform and landscape features with substantial boundary vegetation that screens from public views which may indicate a higher sensitivity, the site sensitivity may be increased by the private views from the residential housing to the south west and the perceptual quality of the site amongst the trees.

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

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



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**SITE REF NO.** CFS6 | **SITE NAME** Mansion House Equestrian Centre

Situated to the east of Bedmond Road, the site extends towards the east, before entering a second field separated by vegetation, and turning to corner towards the south. The L shaped site comprises of flat grassland with mature vegetation on all boundaries. A public footpath runs along the south of the site. The residential development in the local area extends towards the south, entering the north of Abbots Langley. Close to the north of the site lies the M25.



**Current use** Horse Grazing  
**Proposed use** Residential  
**Area (ha)** 2.821

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Equestrian use land as an Equestrian Centre

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

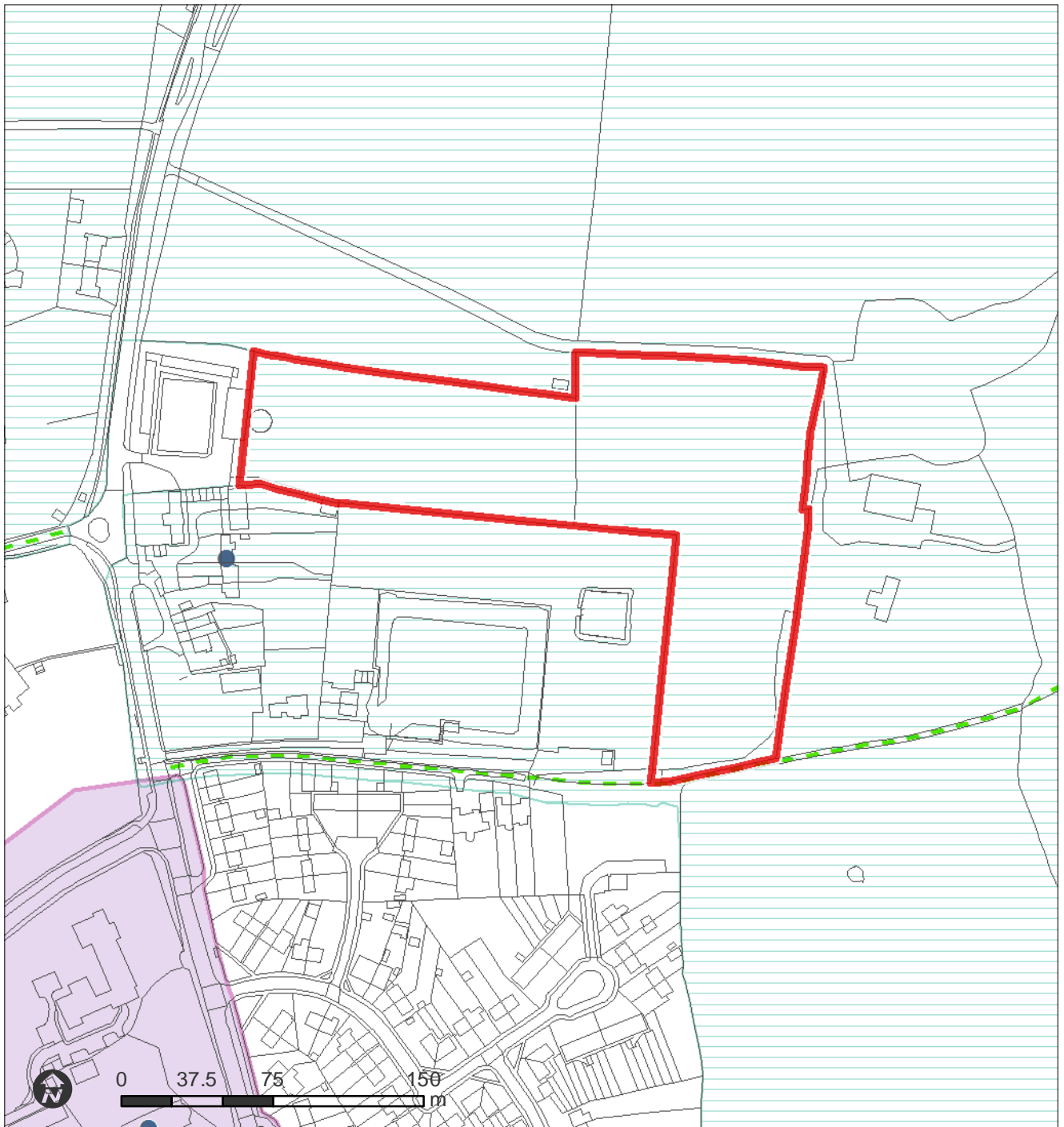
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site is substantially enclosed by mature vegetation which provides few views out of the site to natural features, the site is increased in sensitivity by the openness of private views from the west and the little built development surrounding elements of the site. While the simple grassland site has few important landform or landscape features, the equestrian use is evident within the LCA.

For this reason, the Mansion House Equestrian Centre has been classed as having **Medium-Low** sensitivity to built development.

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



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**SITE REF NO.** CFS7

**SITE NAME** South of Toms Lane, North of Abbots Langley

Located to the north of Abbots Langley, the site boundaries are defined by the M25 to the north and Bedmond Road to the east, without including the woodland area. The site is an agricultural field, as part of a much larger field, with a downhill slope towards the east. The site borders the private road to Bedmond Tyres to the south, and has no identifiable boundary to the east.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 2.892

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating plateau sloping down towards the east
- M25 important feature in the immediate landscape

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

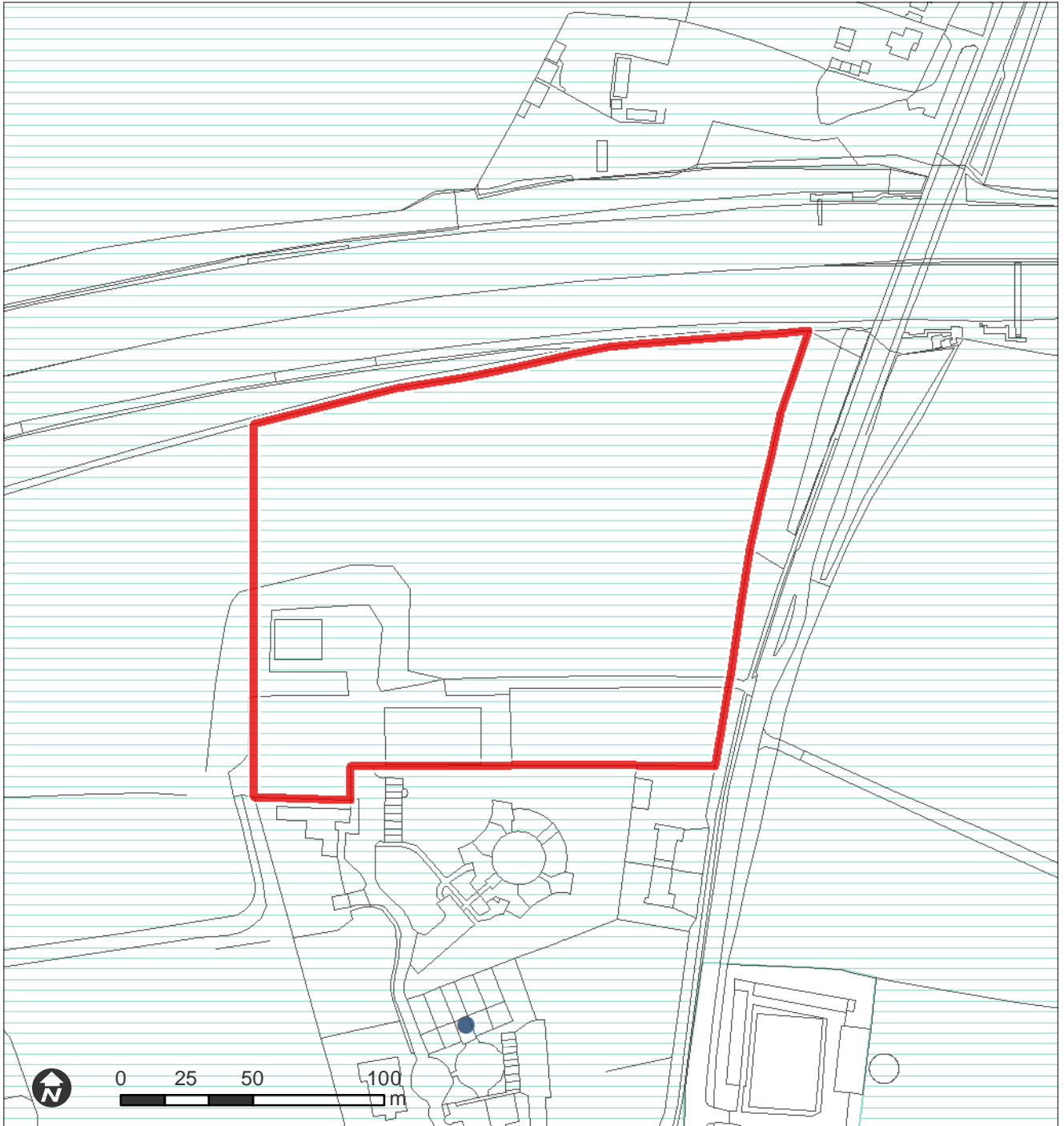
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site is located on a gently undulating area with the M25 as an important feature in the immediate landscape (features of the Bedmond Plateau LCA), the sensitivity of the site is reduced as its a single use agricultural field with little perceptual quality due to the proximity of the M25. The openness to public and private views from surrounding houses, the road and the west footpath increase the sensitivity to medium-low, in addition to the semi-open vegetation on the boundaries and the lack of large scale built development in the local area.

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

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



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**SITE REF NO.** PCS21 | **SITE NAME** Land at Love Lane

Situated to the south of the M25 and the north of Abbots Langley, the site boundary is identified by vegetation on all sides, and is comprised predominantly grassland. Love Lane runs to the south of the site, which also acts as a public footpath, which identifies the south boundary. Residential houses exist to the west of the site, and continue south into more substantial development areas along Summerhouse Way. The site contains mature vegetative features including trees and hedgerows.



**Current use** Open land  
**Proposed use** -  
**Area (ha)** 1.282

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

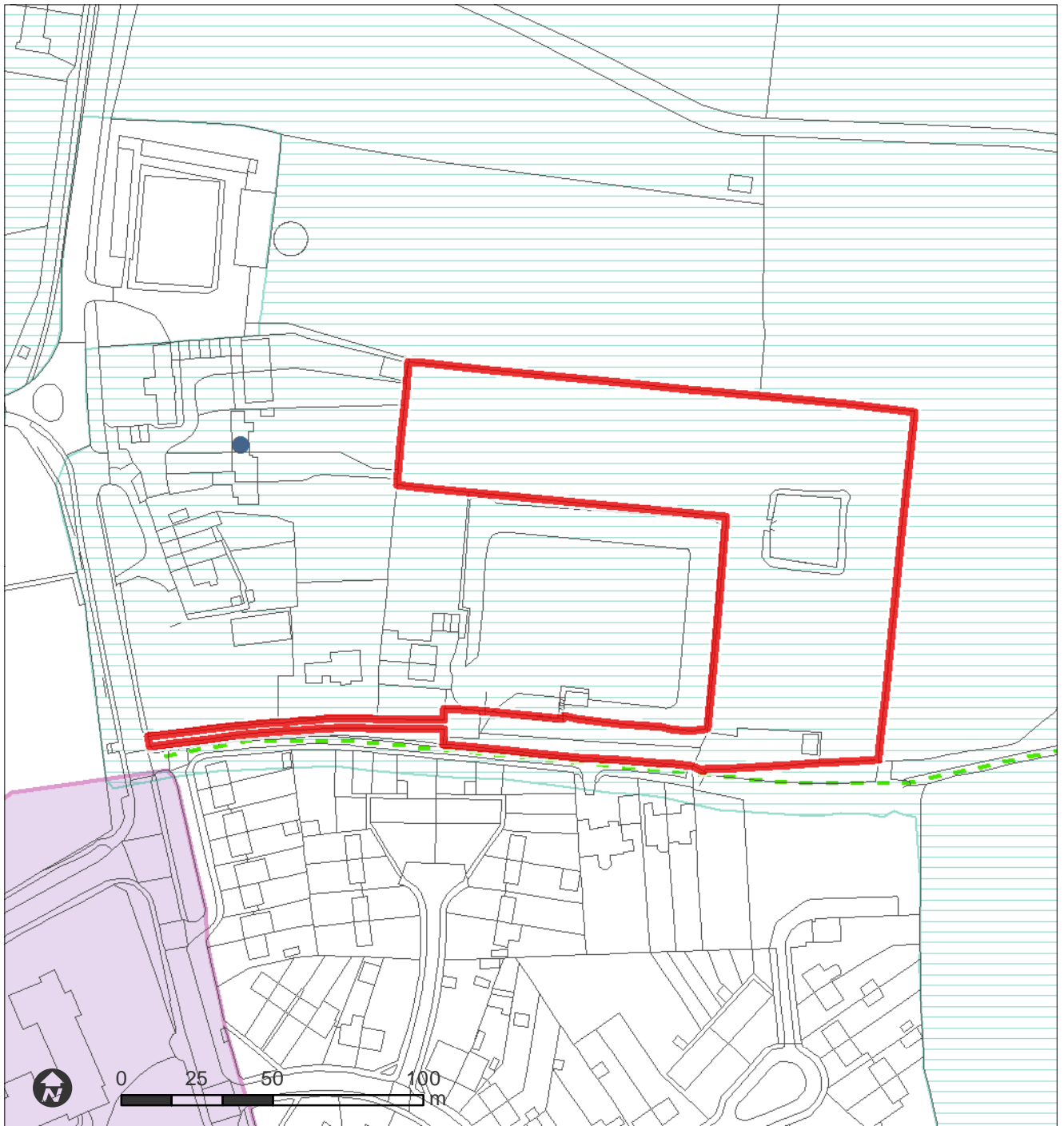
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

Although the site has few views out towards natural or landmark features, the sites overall sensitivity is increased by its complexity of the human influenced topography at the centre of the site, in addition to the sparse vegetation along the edge of the footpath to the south and the openness to private views from the west.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border: 1px dashed cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty_England</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ2</li> <li><span style="background-color: darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> SW_Herts_FZ3b</li> </ul>	<p><b>PCS21</b> Abbots Langley</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS25

**SITE NAME** Four Winds off Toms Lane, Kings Langley

Located down a private drive off of Toms Lane, the site is set back from the road behind several other residential buildings and associated gardens. The site comprises of a few buildings towards the west and a concreted area towards the east. A grassland area exists to the centre of the site. All boundaries of the site are defined by mature vegetation on all sides.



**Current use** Residential  
**Proposed use** Residential  
**Area (ha)** 0.910

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

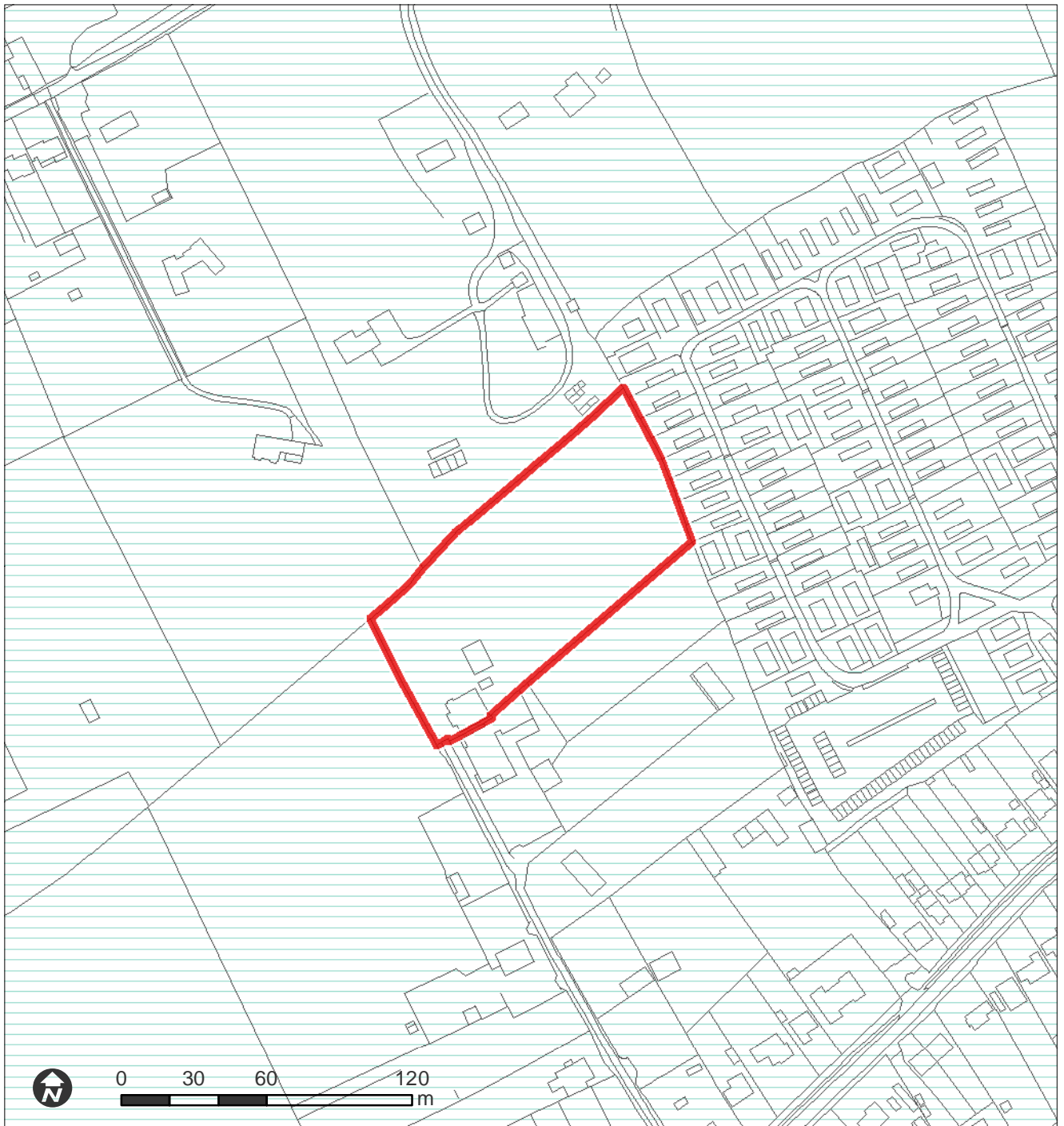
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site is set back from the road creating no public views onto the site, has no important landform features and no important external views, the sensitivity of the site is increased to medium-low due to the sparse vegetation in some areas and openness to private views. However, as the site is already developed, the impact of the private views is of less importance.

For this reason, Four Winds off Toms Lane has been classed as having **Medium-Low** sensitivity to built development.

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



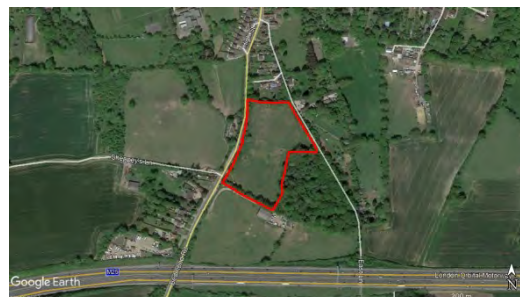
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<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** CFS54

**SITE NAME** Land south of Bedmond

Located to the south of Bedmond, the site runs between Bedmond Road and East Lane, with two public footpaths running through the centre. To the north of the site, a few residential properties sit amongst large gardens and vegetation. The site has an undulating landform, and is used for equestrian activities. The south east of the site has a woodland area, which runs along the west side of East Lane. The site boundaries are defined by mature vegetation.



**Current use** Open space  
**Proposed use** Residential  
**Area (ha)** 2.705

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating landforms with equestrian activities taking place within the site
- Winding narrow road of East Lane runs to the east of the site
- Discrete woodland to the south east of the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

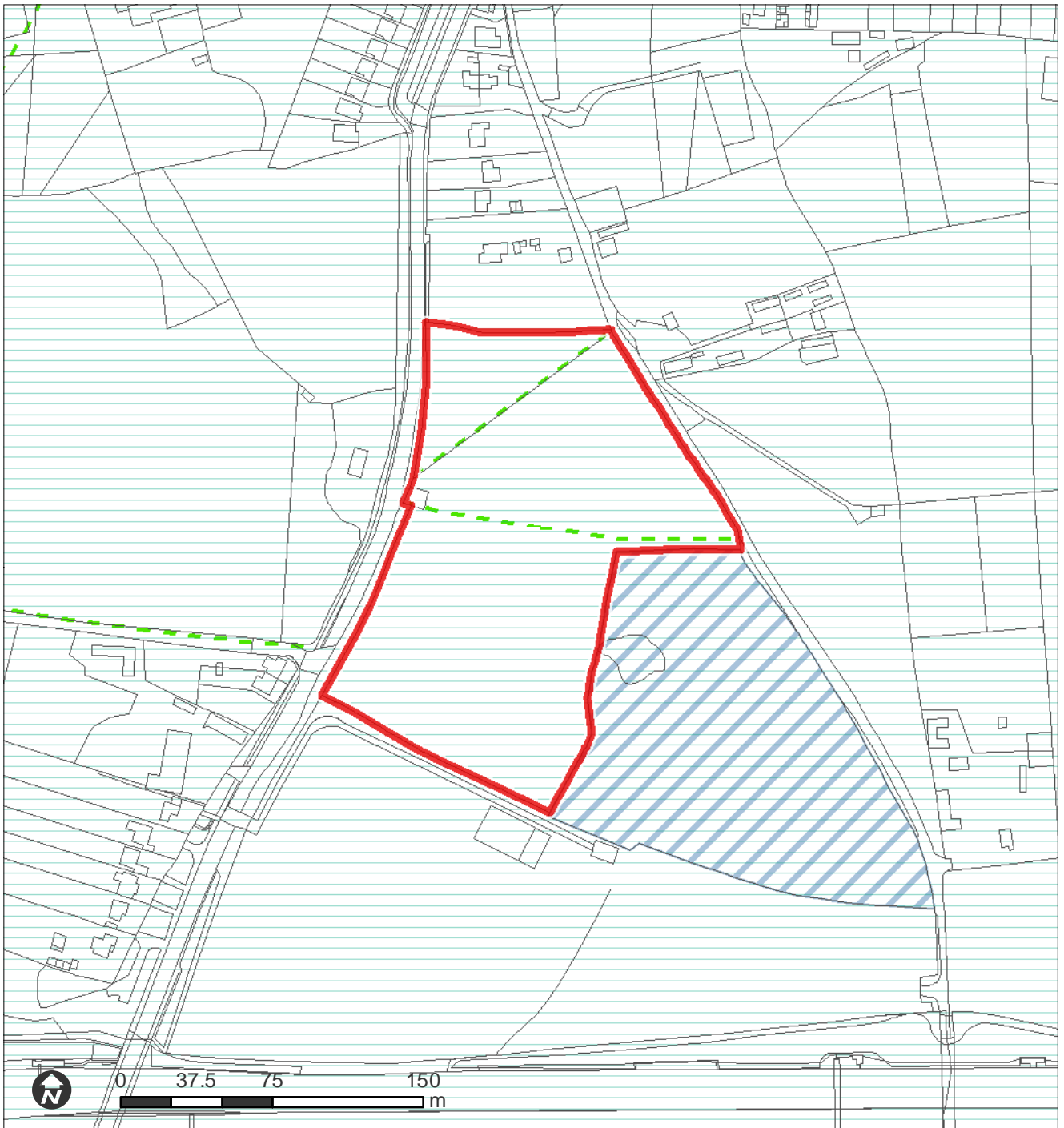
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



As the site public footpath runs through the centre of the site, the vegetation on the boundaries does not protect the site from screening, therefore increasing the overall sensitivity. The undulating grassland pastures with discrete woodland to the south east and winding narrow road to the east of the site are characteristic of the Bedmond Plateau LCA, which increases the importance of the landform and landscape features in this area. Although the complexity of the site is low, the lack of built development around some areas of the site and views towards the woodland increase the overall sensitivity and perceptual quality.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e1bee7; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRowLines</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>CFS54</b> Abbots Langley</p>
<p>Three Rivers Landscape Sensitivity Assessment</p>	
	

**SITE REF NO.** ACFS9a | **SITE NAME** Land off Tom’s Lane

The site is part of a much larger field, and is situated to the south of Toms Lane as the road meets the railway to the west. The site is located close to the east of Kings Langley, and is situated at the top of a sloping landscape which travels downhill towards the south. The site boundary is identified by the residential houses to the east, the road to the north, the railway to the west and no features to the south.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 1.214

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- Multiple arterial routes close by including the railway and the road
- Steep sloping valley sides facing south

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

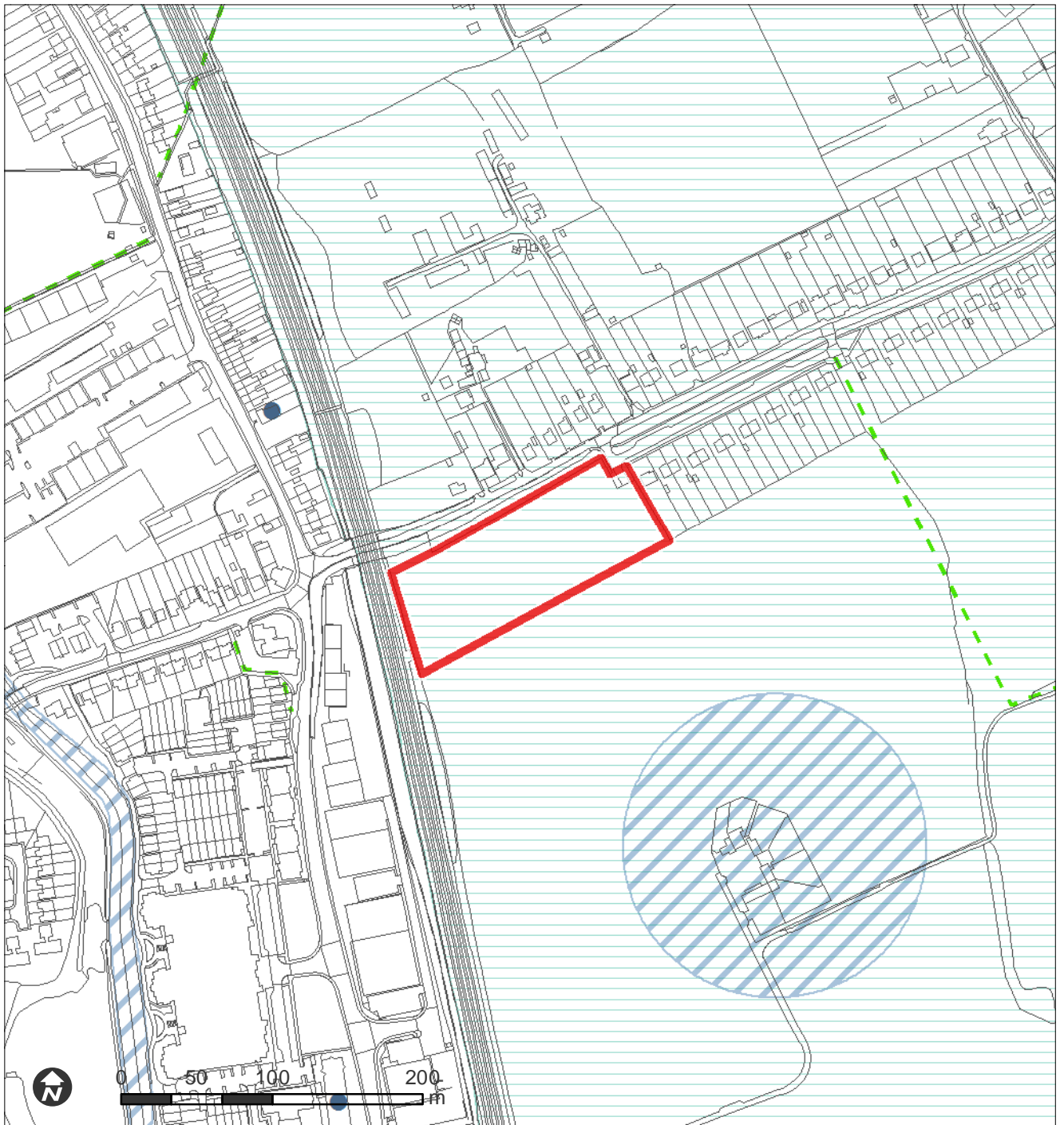
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The strong characteristics of the Upper Gade Valley LCA increase the sensitivity of the site (multiple arterial routes close by, steep sloping valley sides) in this area, with strong panoramic views out of the site across the railway to Kings Langley that sits on the side of a valley and little enclosure by vegetation due to the open boundaries towards the south. The strong undulations and overall perceptual quality of the site are increased for the same reasons, although the simple site with existing built development in the local area lower the overall sensitivity, The views into the site in the immediate surroundings are limited due to the mature vegetation along the road sides, however there are extensive views from Kings Langley across the valley into the site which again increases the overall sensitivity.

For this reason, land off Toms Lane has been classed as having **Medium** sensitivity to built development.

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



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**SITE REF NO.** ACFS9b

**SITE NAME** Land off Little How Croft, Abbots Langley

The site is located to the south west of a much larger field, and comprises of agricultural land. The site is situated where the M25 meets the railway close to Kings Langley station. The site borders residential properties at Little How Croft and The Retreat roads, with open boundaries to the north and east.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 0.980

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- Arable land to the east
- Gentle south facing slopes

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

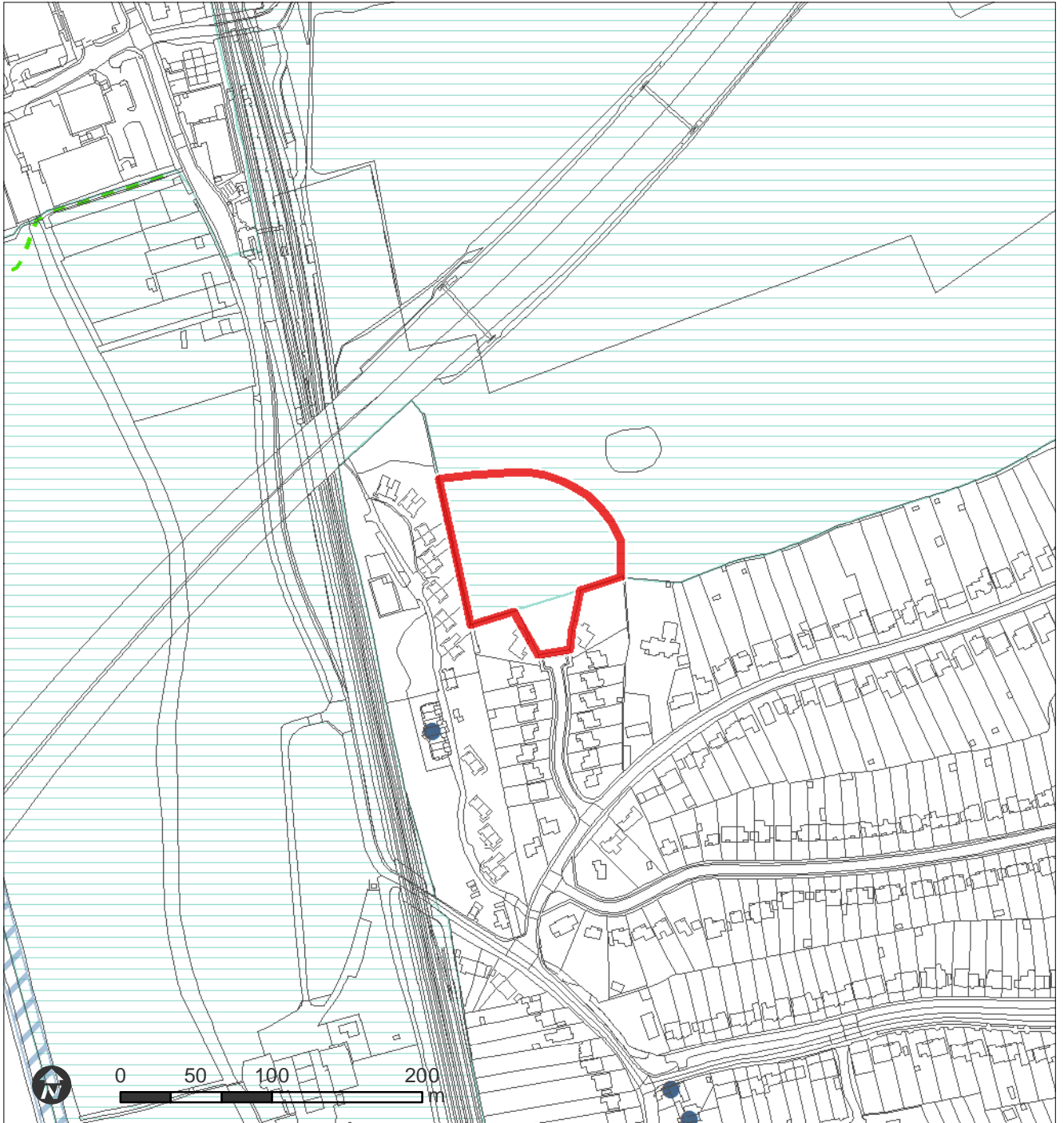
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



Although the arable site with a gently south facing slope is characteristic of the Upper Gade Valley LCA, the overall site sensitivity is reduced by the limited complex landforms and landscape features of visual interest, and few public views into the site. However, the lack of enclosure of the site increases the sensitivity, opening private views from the residential development to the south, in addition to the open views out of the site up the rolling landscape that is characteristic of the area.

For this reason, the land off Little How Croft has been classed as having **Medium-Low** sensitivity to built development.

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border-radius: 50%; margin-right: 5px;"></span> EH Listed Buildings</li> <li><span style="border: 1px solid lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px; margin-right: 5px;"></span> important_hedges</li> <li><span style="border: 1px solid pink; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 20px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>ACFS9b</b> Abbots Langley</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.** ACFS9c | **SITE NAME** Egg Farm Lane

The site to the west of Egg Farm Lane and the west of the railway comprises of rough grassland and some vegetation to the west boundary. The site has little vegetation to the surrounding boundaries, and has a public footpath running to the south of the site. Kings Langley is located close to the west of the site on the opposing side of the railway.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 0.602

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- Small meadow pasture area

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

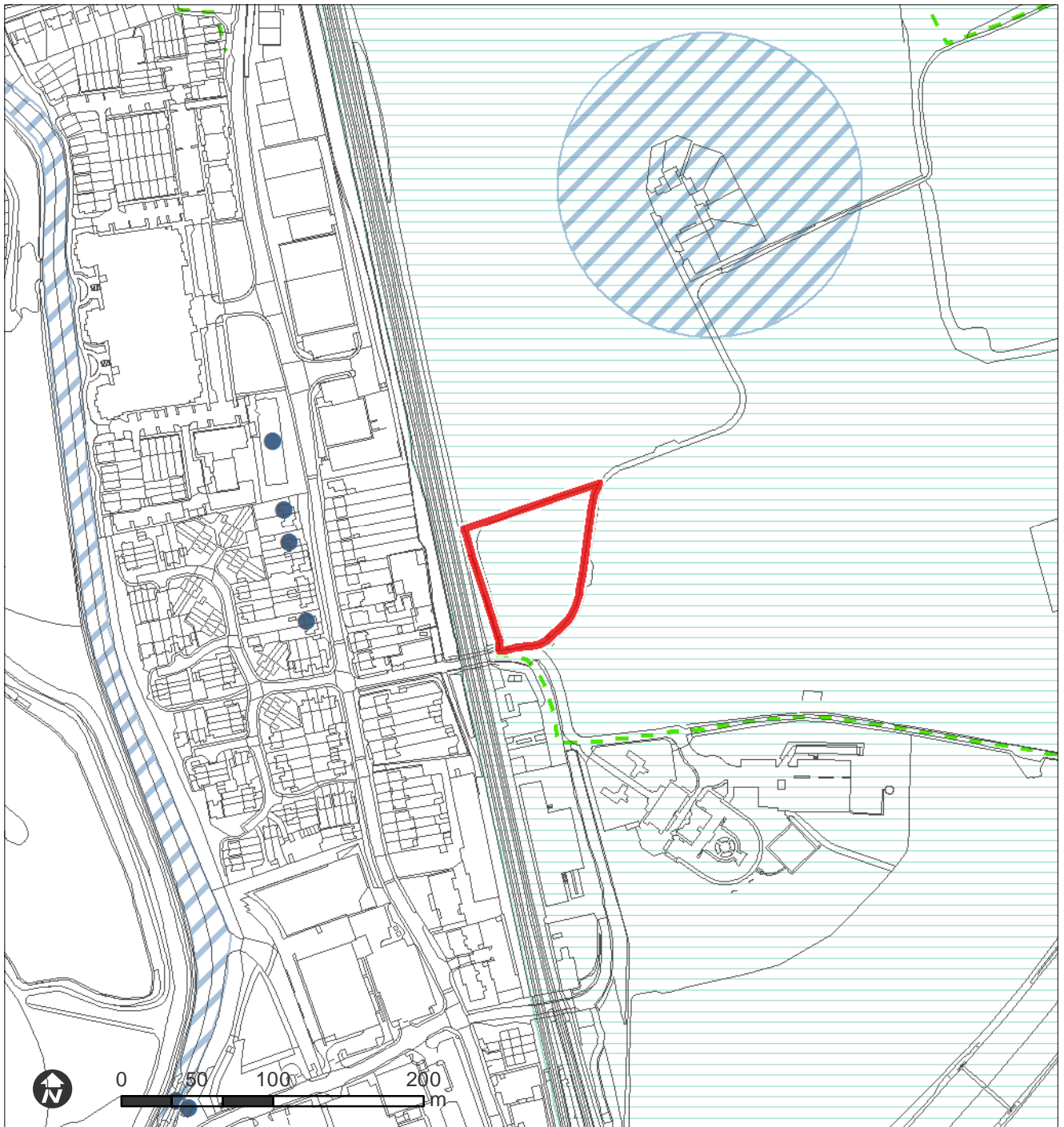
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



The site has little vegetative enclosure along its boundaries, which provides open views from the public footpath that runs down the side a slope towards the site, and from private views towards the north and the south. The open boundaries also allow open views out from the site, towards the rolling landscape that surrounds, increasing the sensitivity of the site. Although there is little built development in the local vicinity which may indicate a higher sensitivity when considering the previous observations, the site is simple and has a railway located directly to its west which would impact the rurality and perceptual quality of the site.

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

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



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**SITE REF NO.** ACFS9d

**SITE NAME** Bedmond Road, Abbots Langley

The site is located close to the south of the M25, and to the west of Bedmond Road to the north of Abbots Langley. The site comprises of Bedmond Tyres company and all associated buildings and built features. The site includes the access road and grassland the runs up the side. The site is located north of several interesting buildings along Dairy Way. The site has a good vegetative boundary to the north at the west end, although has little boundary along the entrance route.



**Current use** -  
**Proposed use** Residential  
**Area (ha)** 0.987

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- No significant Landscape Character Area features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

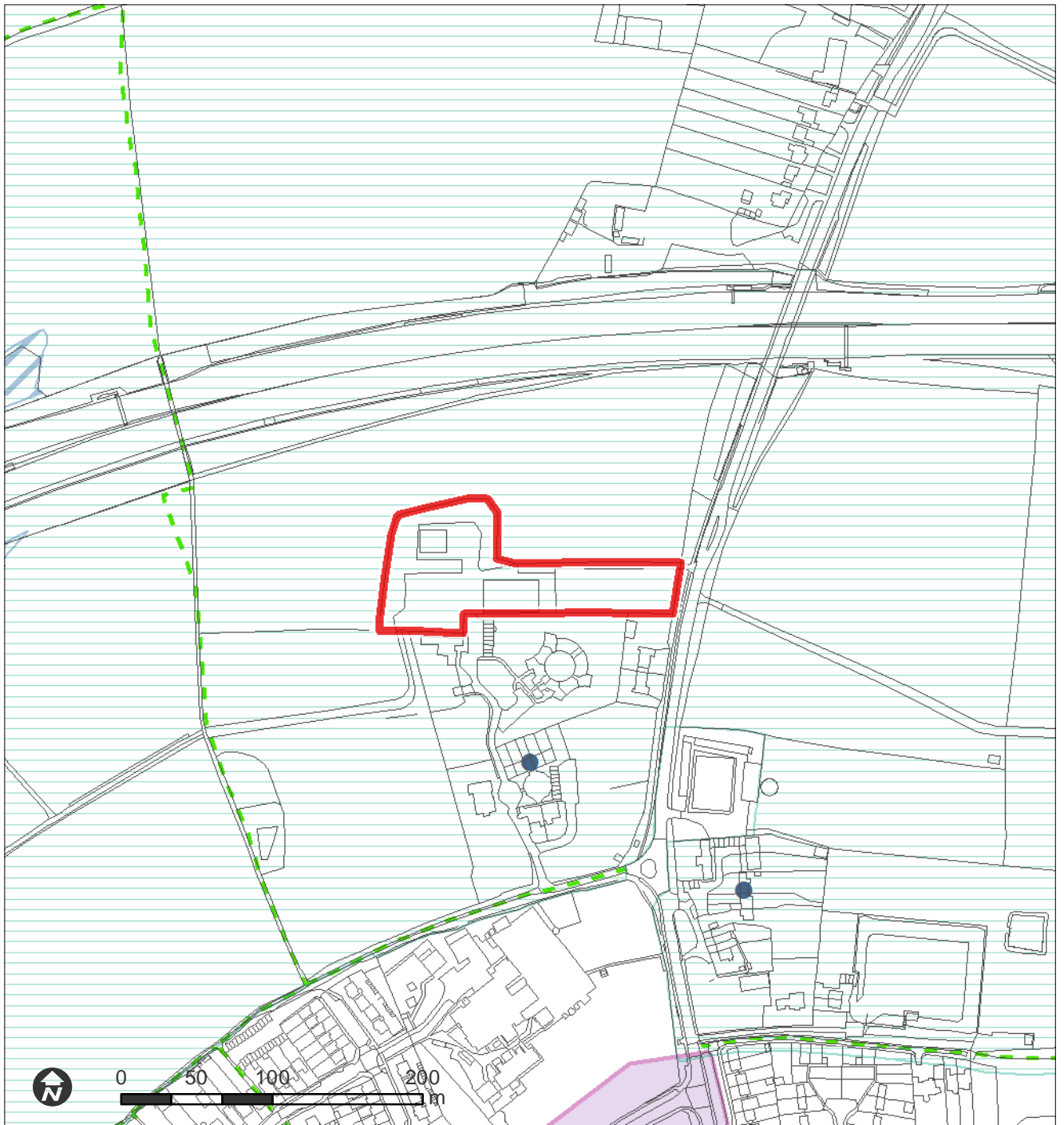
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



The site has no significant features of the Upper Gade Valley LCA and therefore few important landform or landscape features. It also has little historic character and minimal perceptual quality due to the proximity of the M25 which would indicate a low sensitivity to development. However, the lack of enclosure by vegetation opens up views to the road and private residencies in the immediate area, which increases the overall sensitivity.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-size: 1.2em; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves_</li> <li><span style="border-top: 1px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: pink; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: lightpurple; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-top: 2px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PRoWLines</li> <li><span style="background-color: lightgreen; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RegisteredParkGardensDistrict</li> </ul>	<p><b>ACFS9d</b> Abbots Langley</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.** ACFS9e

**SITE NAME** Land west of Bedmond Road

Located along the west of Bedmond Road, the site comprises of a sloping grassland field used for grazing in the south of Bedmond. The site borders other residential houses at the edge of Bedmond, with mature vegetation on most boundaries. To the south of the site, a residential house sits close to the edge of Bedmond Road.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 0.960

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- Gently undulating landform with pastoral and grazing uses

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

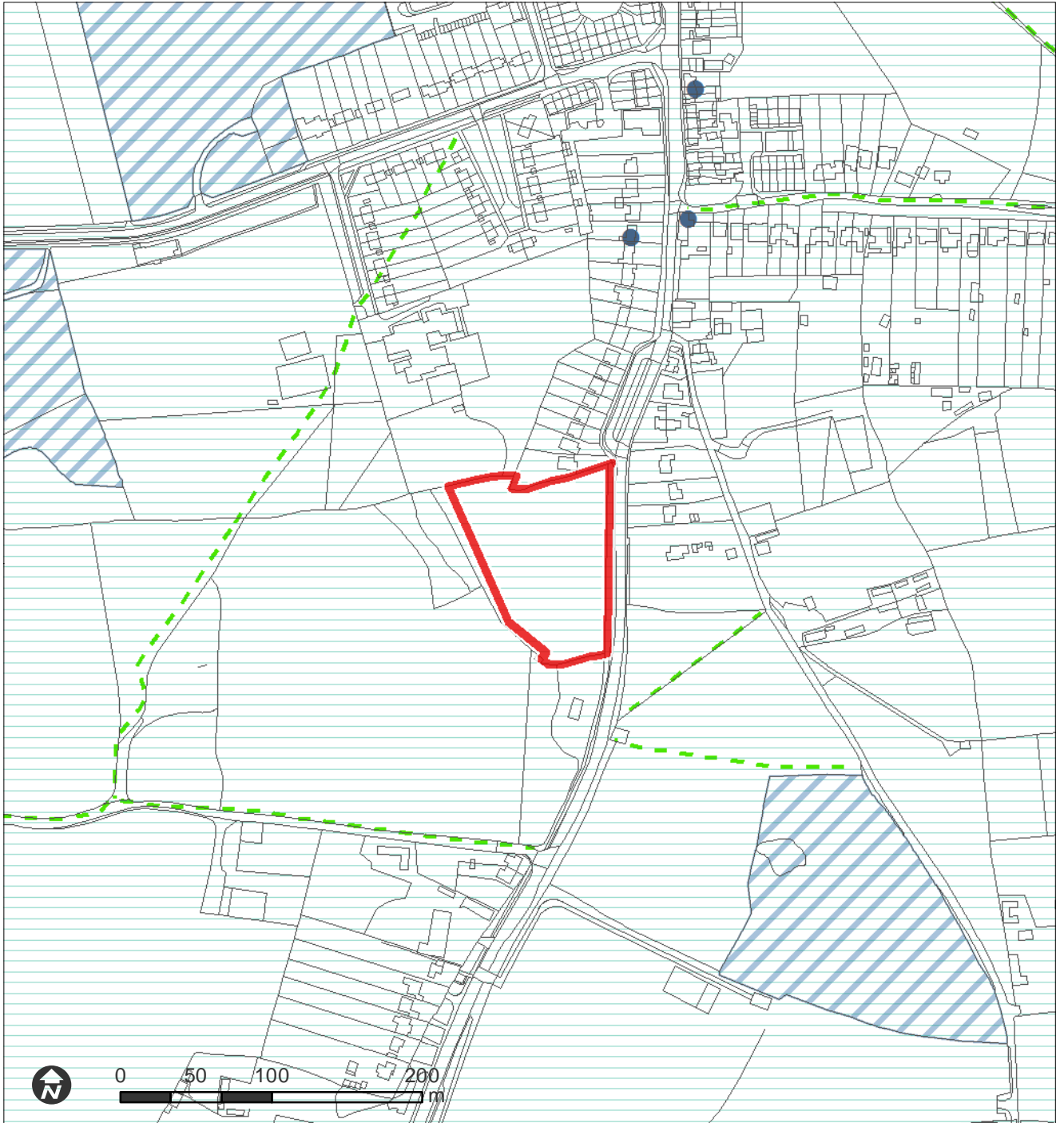
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site has undulating landform and landscape features that are characteristic of the LCA of Bedmond Plateau and has open private views from the adjoining private residential properties which increases the overall sensitivity, the vegetation along the roadside boundary and to the rear of the site reduce views in from the public road users. The site is located close to other residential development which reduces the overall sensitivity to development.

For this reason, the land west of Bedmond Road has been classed as having **Medium-Low** sensitivity to built development.

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



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**SITE REF NO.** ACFS9f

**SITE NAME** Land west of Bedmond Road & North of Sheppey's Lane

The site is an agricultural site which is part of a much larger field, and borders Bedmond Road to the west boundary. The site borders a public footpath to the south, and a grass field to the north. A residential property sites to the north east corner of the site but outside of the boundaries. The west boundary is not defined by any physical features in the ground.



**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 1.016

**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Bedmond Plateau

- Gently undulating with a downhill slope towards the east

**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

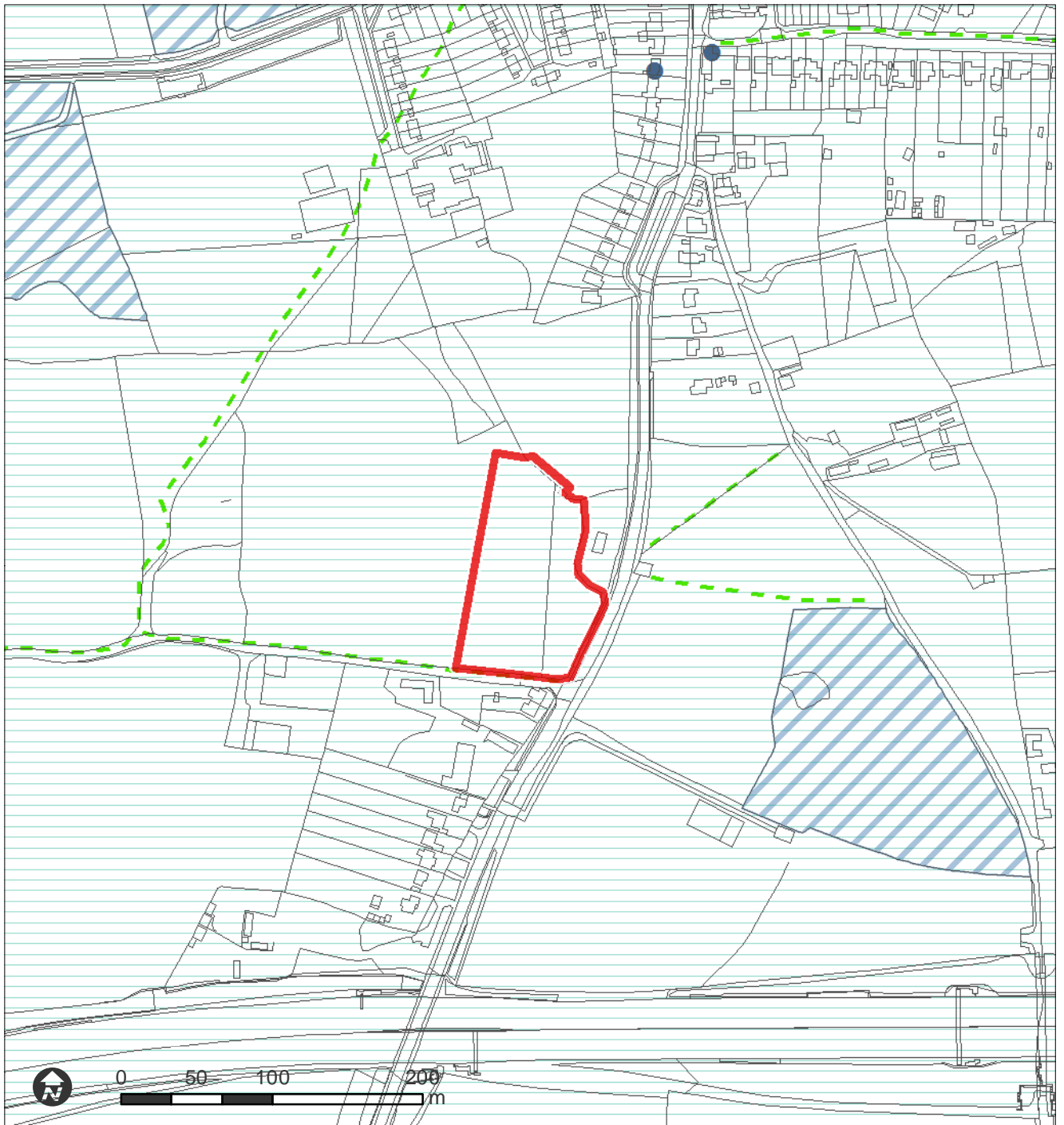
Low	Medium Low	Medium	Medium High	High
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**SUMMARY**



AS part of much larger field, the site is open to one side, which provides open views along the public footpath to the rear, which increases the overall sensitivity. The sensitivity is also increased by the lack of substantial built development in close proximity, the views out towards the gently undulating landscape to west that is characteristic of the Landscape Character Area and the perceptual quality of the characteristic site. However, the overall sensitivity is reduced by the few private views and simple site.

For this reason, the land west of Bedmond Road and north of Sheppey's Lane has been classed as having **Medium** sensitivity to built development.

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



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**SITE REF NO.** PCS42

**SITE NAME** Leavesden Pumping Station, East Lane, Abbots Langley

Situated to the south of East Lane to the east of Abbots Langley, the site comprises of a concreted area and disused historic buildings surrounded by mature vegetation and trees on all sides. The site buildings are largely derelict. The site borders a woodland and highly vegetated area to the south.



**Current use** Former Gas Works  
**Proposed use** -  
**Area (ha)** 0.484

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Bedmond Plateau

- No significant LCA features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

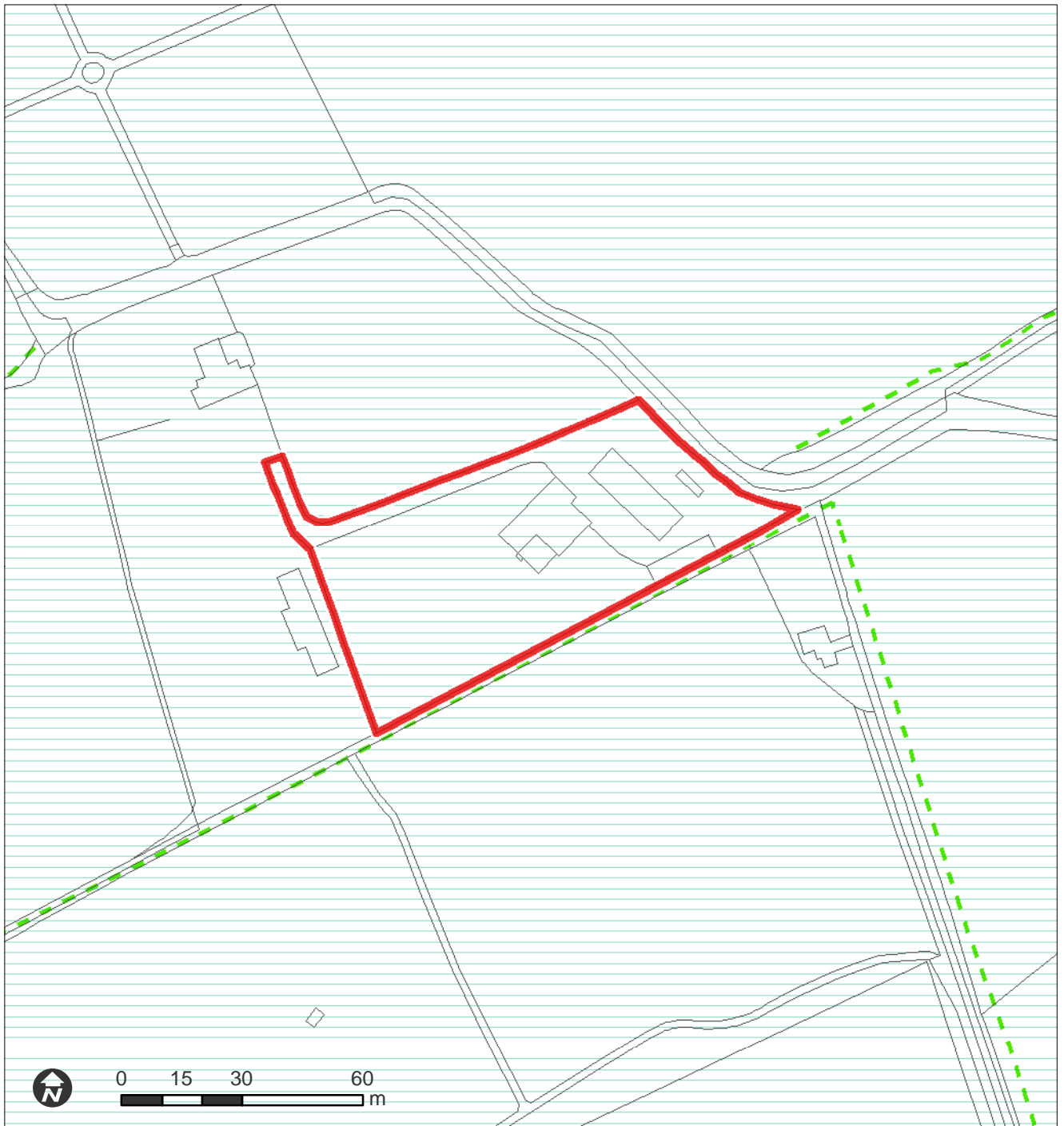
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY

The former gas works indicate a higher sensitivity due to their historic buildings located across the site, the high perceptual quality of the rural enclosed space and the openness to public view from the road and footpath that travel to the east of the site. However, the site has substantial vegetative enclosure that protects from most views, and has existing built development within the area, reducing the sense of rurality and views out of the site. The location increases the sensitivity of the site, as there are no other built elements in the local area, although the small scale of the site would see no large impact on the visual character of the area.

For this reason, Leavesden Pumping Station has been classed as having **Medium** sensitivity to built development.

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



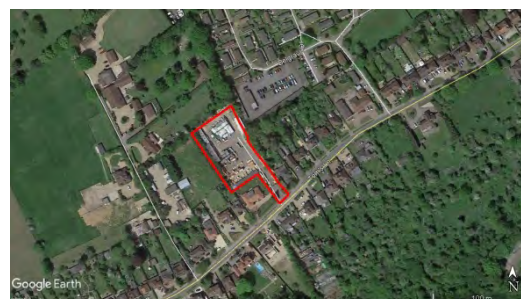
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<p>Three Rivers Landscape Sensitivity Assessment</p>		
 		

**SITE REF NO.** OSPF21

**SITE NAME** The Timber Yard, 65 Toms Lane

Located at the Timber Yard in Toms Lane, the site is set back behind a residential property, with a private access road down the right hand side. The concreted site has several buildings around the outer edge and located close to the centre, with mature vegetation on the side and rear boundaries. Other residential properties and a car park along Belgrade Drive surround the site.



**Current use** -  
**Proposed use** -  
**Area (ha)** 0.381

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- No significant LCA features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

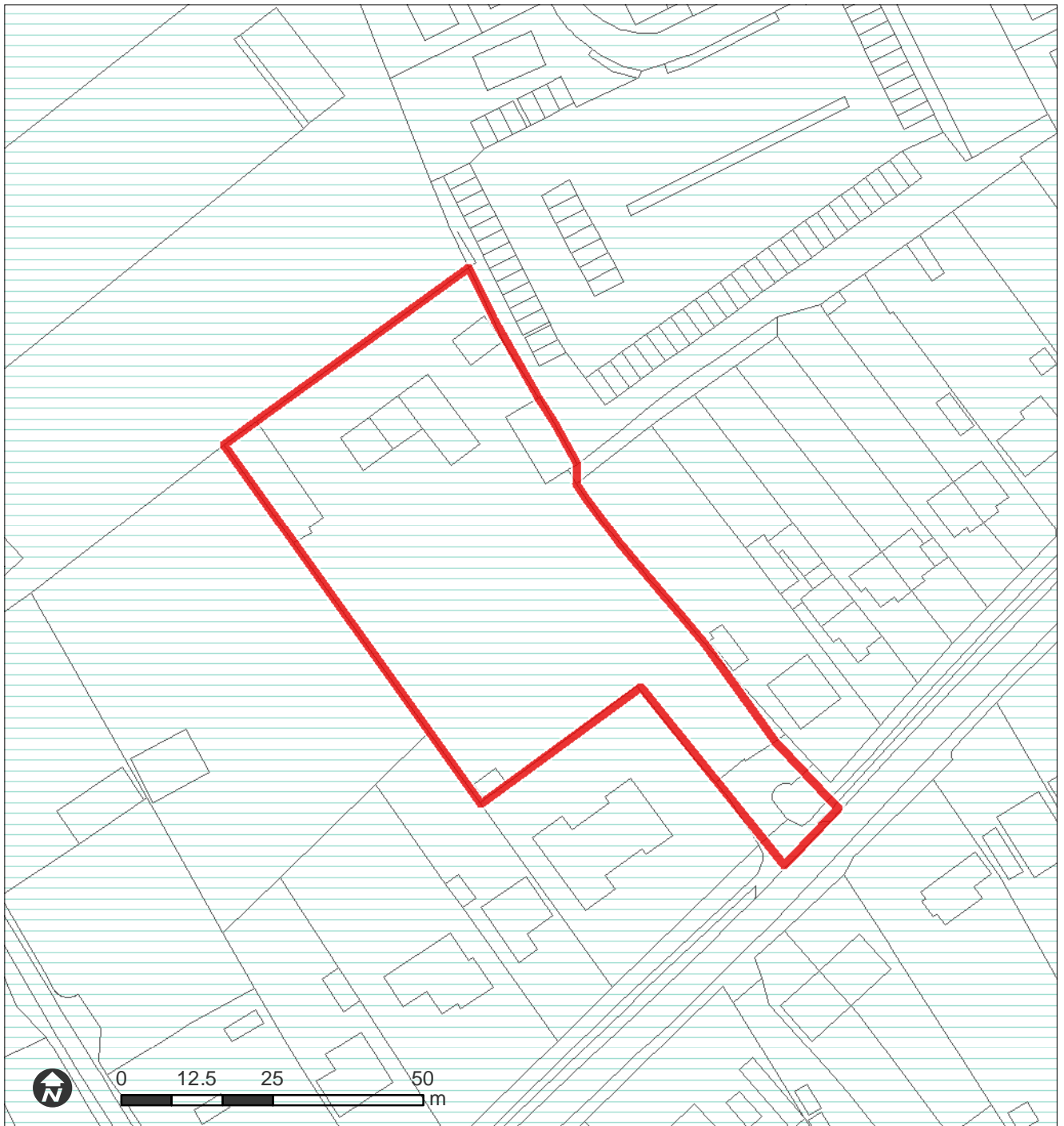
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

#### SUMMARY



Although the site has open private views from the surrounding properties due to the close proximity to other built development and some areas of sparse vegetation which could indicate a higher sensitivity, the site sensitivity remains low due to the existing built development within the site. The sensitivity of the site is reduced by the absence of important landform or landscape features, perceptual quality or complexity.

For this reason, the Timber Road 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.** PSCFS12

**SITE NAME** Land between East Lane and M25

The site is situated to the east of Abbots Langley, and comprises of an open undulating agricultural field that extends from East Lane to the south to the M25 to the north. A public right of way runs along the south of the site, up the north east edge and back across in a south easterly direction towards the north of the site. The site is surrounded by open agricultural fields on all sides, with areas of mature vegetation and parcels of trees toward the north and south.



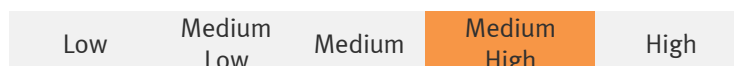
**Current use** Agricultural  
**Proposed use** Residential  
**Area (ha)** 20.742

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

St Stephens Plateau

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

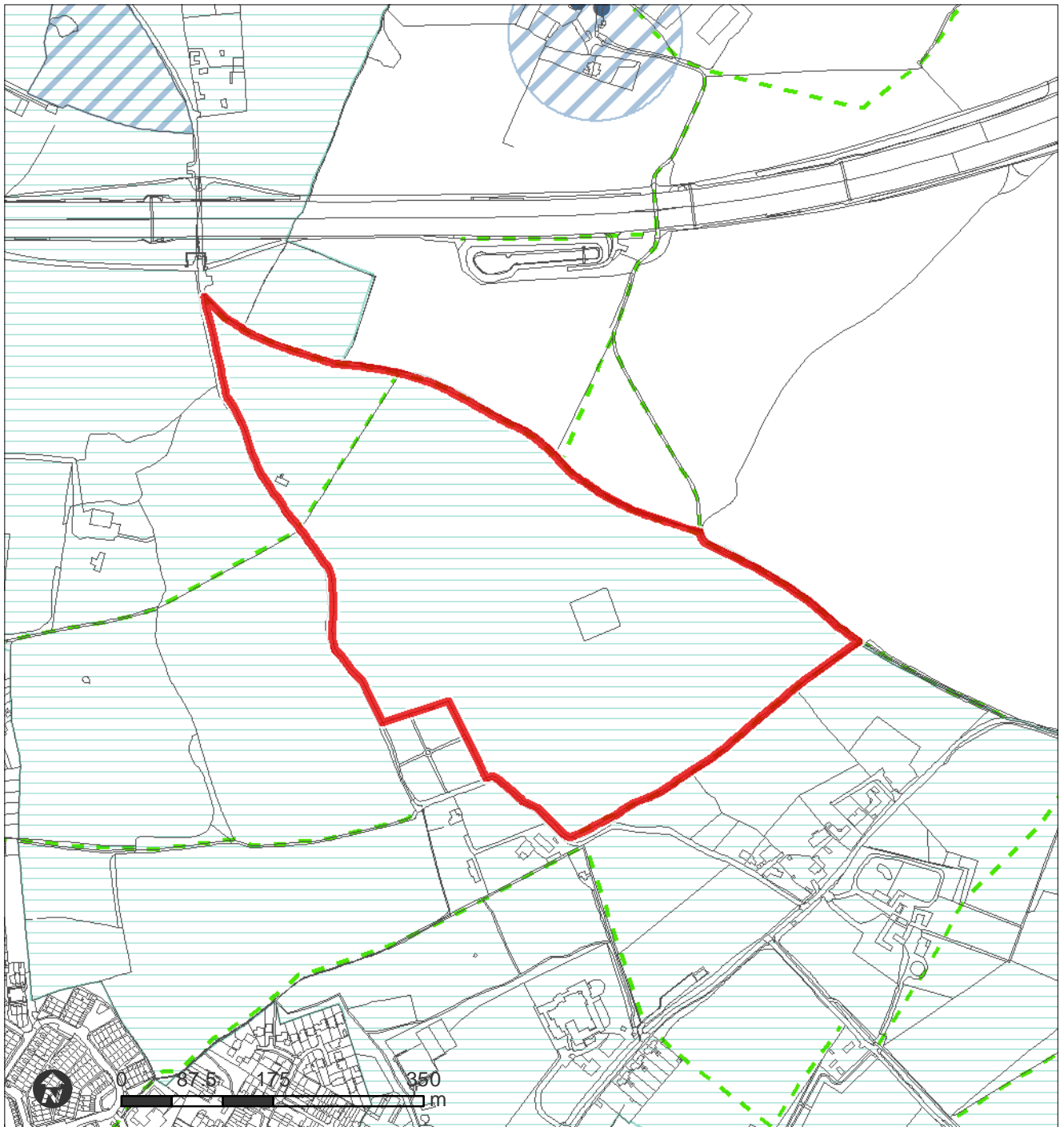


#### SUMMARY

Although the open arable site is very simple, it has undulating landforms that make up a large amount of the agricultural landscape which increases the visual sensitivity of the site. The public footpath that runs around three sides of the site provides open views of the M25 which is a prominent feature in the landscape. Furthermore, the local area has an absence of built development and limited vegetation on the boundaries which increases the perceptual quality of the site.

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

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



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**SITE REF NO.** PSCFS17

**SITE NAME** Rear of Glenwood, Harthall Lane

Located to the rear of residential houses off of Harthall Lane, the site is a woodland area that is enclosed by vegetation on most boundaries. The site opens up to the residential property to the west. A track off of Harthall Lane runs towards the south east close to the west of the site, providing access to the adjoining properties.



**Current use** Orchard  
**Proposed use** Residential  
**Area (ha)** 0.537

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**LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT**

Upper Gade Valley

- Woodland area makes up the entirety of the site

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**LANDSCAPE SENSITIVITY**

Sensitivity to Built Development

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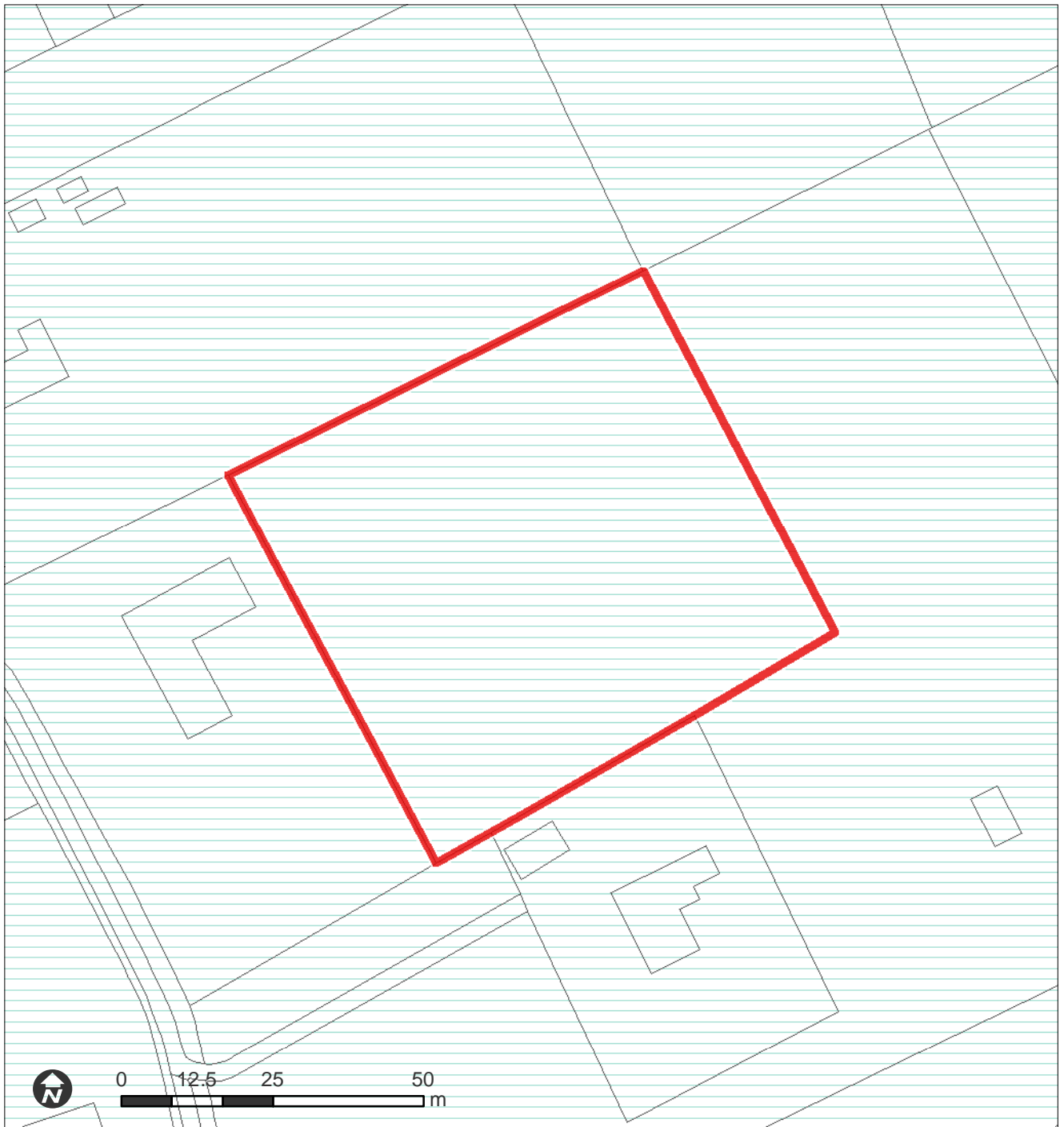
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**SUMMARY**



The mature trees that form the woodland parcel are characteristic of the Upper Gade Valley LCA and therefore increase the sensitivity of the area. However, the significant enclosure by vegetation, absence of public views and views out of the site reduce the overall sensitivity.

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

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



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<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Sensitivity assessment area</li> <li><span style="color: blue; font-weight: bold; margin-right: 5px;">●</span> EH Listed Buildings</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Green_Belt_(SALDD)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HCC_Local_Wildlife_Sites_2018</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Local_Nature_Reserves</li> <li><span style="border-bottom: 2px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> important_hedges</li> <li><span style="background-color: #fce4ec; border: 1px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site_of_Special_Scientific_Interest_(SSSI)</li> <li><span style="background-color: #e91e63; border: 1px solid purple; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Conservation_Areas</li> <li><span style="border-bottom: 2px dashed green; display: inline-block; width: 15px; margin-right: 5px;"></span> PRoW</li> <li><span style="background-color: #c8e6c9; border: 1px solid green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Registered Park Gardens District</li> <li><span style="background-color: #bbdefb; border: 1px solid blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Areas_of_Outstanding_Natural_Beauty</li> <li><span style="background-color: #e1f5fe; border: 1px solid lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 2</li> <li><span style="background-color: #546e7a; border: 1px solid darkblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Flood zone 3b</li> </ul>	<p><b>PSCFS17</b> Abbots Langley</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.** PSCFS22 | **SITE NAME** Land to the rear of Harthall Lane

Situated to the south of Harthall Lane, the site is accessed via a private drive that runs between other private properties. The site comprises of an open grassland field that's sits to the rear of several properties along Harthall Lane. A woodland area sits to the south west of the site, with other pockets of woodland to the north of Harthall Lane.



**Current use** Builder's Yard, Repair Yard, Grazing  
**Proposed use** Residential  
**Area (ha)** 0.830

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- Pastoral slopes and grassland area within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

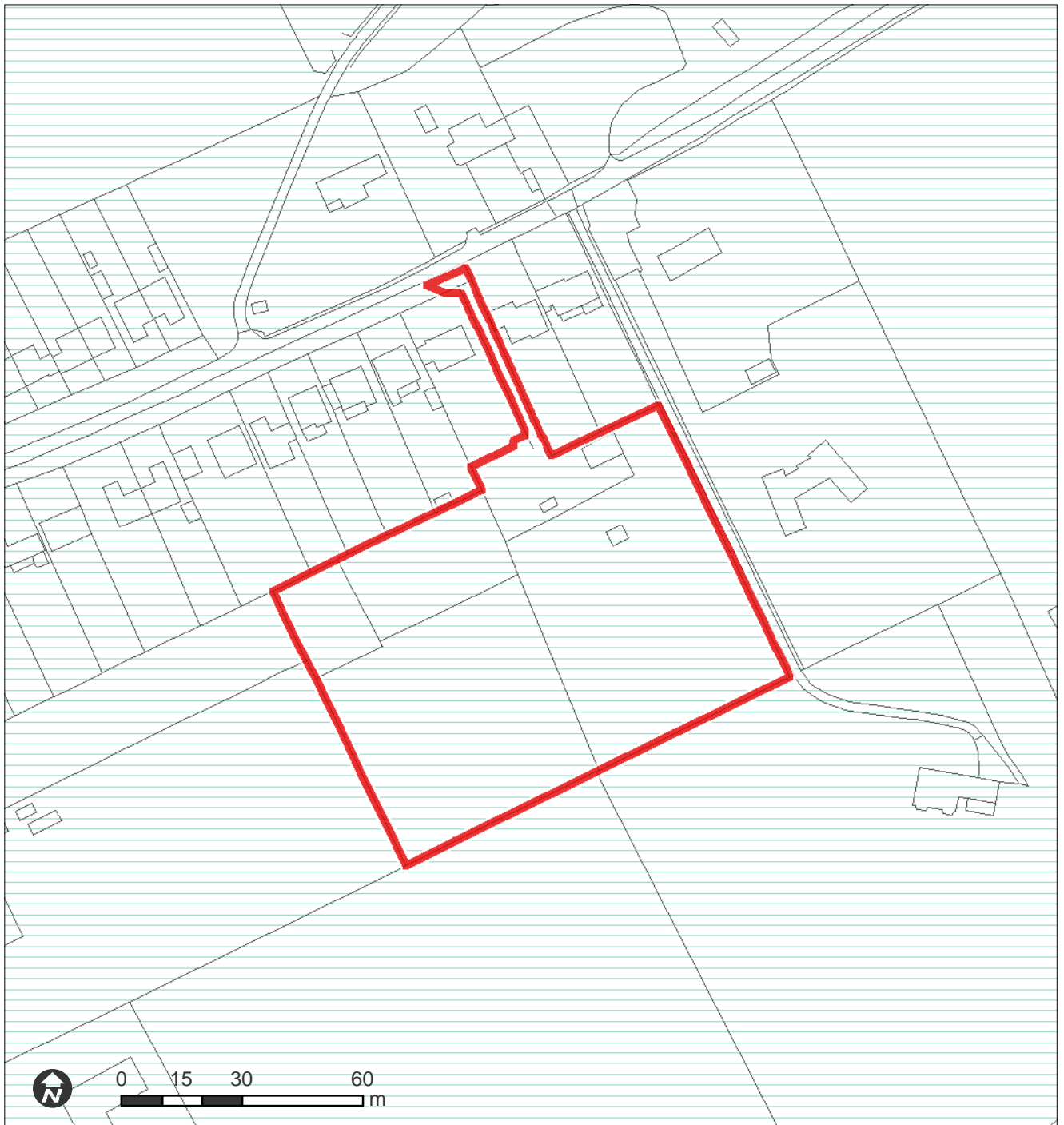
Low	Medium Low	Medium	Medium High	High
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#### SUMMARY



Although the site includes both built development and open green space and open views from private residential houses indicate a higher sensitivity, the overall sensitivity is reduced by the good enclosure by vegetation, the absence of public views and views out of the site towards natural features.

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

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



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	<p>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.** PSCFS23

**SITE NAME** Former Chicken Processing Plant, Woodlands Road

The site is located close to the east side of the railway in Nash Mills, located off of Woodlands Road that leads off of Hyde Lane and Lower Road. The site is inclusive of the plant, associated buildings and grassland. The site has mature vegetation on all boundaries with the exception of the south. Towards the north of the site, a residential development exists between the plant and Hyde Lane. Towards the east, the landscape opens up to grassland spaces with mature vegetation separating the fields. The site slopes towards the west.



**Current use** Former Chicken Processing Plant  
**Proposed use** Residential  
**Area (ha)** 1.342

#### LANDSCAPE CHARACTER AREA – KEY CHARACTERISTICS PRESENT

Upper Gade Valley

- No significant LCA features present within the site

#### LANDSCAPE SENSITIVITY

Sensitivity to Built Development

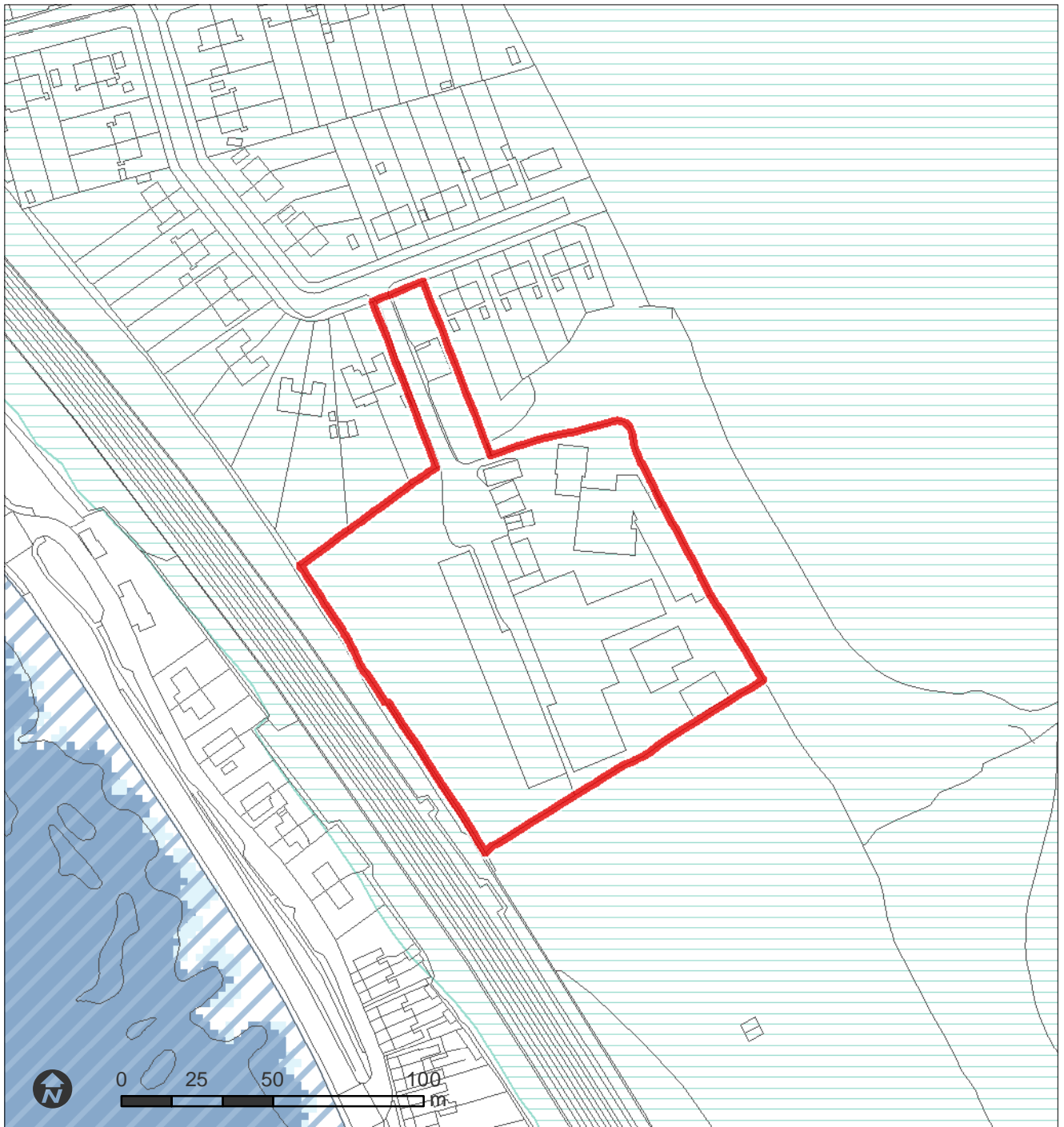
Low	Medium Low	Medium	Medium High	High
Low	Medium Low	Medium	Medium High	High

#### SUMMARY



Although the site has less vegetative enclosure along the south boundary due to being part of a larger grassland field, the overall sensitivity of the site is reduced due to the existing built development within the site, the flat landform and absence of public and private views into the site.

For this reason, the former Chicken Processing Plant has been classed as having **Low** sensitivity to built development.

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



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

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