

Hertsmere Borough Council

Landscape Sensitivity to Residential and Employment Development in Hertsmere

Final report

Prepared by LUC

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Hertsmere Borough Council

Landscape Sensitivity to Residential and Employment Development in Hertsmere

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Chapter 1

Introduction

This section sets out the background and purpose of the study and presents the policy context.

Background and purpose

1.1 Hertsmere's rural landscapes have a distinctive character and are a valuable resource for the Borough. At the same time the Borough is facing the need to accommodate more housing.

1.2 The Council recognises the need to balance accommodation of housing and employment development with conservation and enhancement of the Borough's landscapes.

1.3 LUC was commissioned by Hertsmere Borough Council in September 2019 to prepare a Landscape Sensitivity Assessment to Residential and Employment Development to:

- increase the understanding of the local landscape and settlement pattern;
- inform decisions on the allocation of sites in the new Local Plan; and
- guide consideration of individual planning applications in and around those areas assessed.

1.4 The study focuses on the relative landscape sensitivity of different areas of the Borough to residential and employment development.

National policy context

1.5 The Government published the latest update to the National Planning Policy Framework (NPPF), which sets out the environmental, social and economic planning policies for England, in February 2019.

1.6 The NPPF does not specifically address the topic of landscape sensitivity, but one of its overarching objectives, set out in Paragraph 8, is "*an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment*".

1.7 At Paragraph 170 the NPPF is explicit in its requirement for development plan policies to protect and where

appropriate, enhance the landscape, stating that “*planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes*” and “*recognising the intrinsic character and beauty of the countryside*”.

1.8 At paragraph 127(c) the NPPF states that “*Planning policies and decisions should ensure that developments ... are sympathetic to local character and history, including the surrounding environment and landscape setting*”.

Landscape Character of Hertsmere

1.9 The Landscape Character Assessment for Hertfordshire divides the landscape of Hertsmere into 18 areas of different character (called Landscape Character Areas or 'LCAs'), as shown on **Figure 1.1**. Each of these areas is described and evaluated in a series of web pages on Hertfordshire County Council's website¹. These LCAs provide a spatial framework, for this study, and the descriptions and evaluations for each area also provide some useful background information to inform the sensitivity assessment.

Settlement Hierarchy in Hertsmere

1.10 The settlements within Hertsmere have been divided into:

- Key settlements (Borehamwood & Elstree (east), Potters Bar, Bushey and Radlett;
- Key villages (Shenley, Elstree village and South Mimms); and
- Other villages Aldenham (Wall Hall), Aldenham, Letchmore Heath, Round Bush, Patchetts Green and Ridge.

1.11 The 'key settlements' and 'key villages' are marked by a hatch in **Figure 2.1** while the 'other villages' are assessed as part of the wider rural landscape.

¹ <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx>

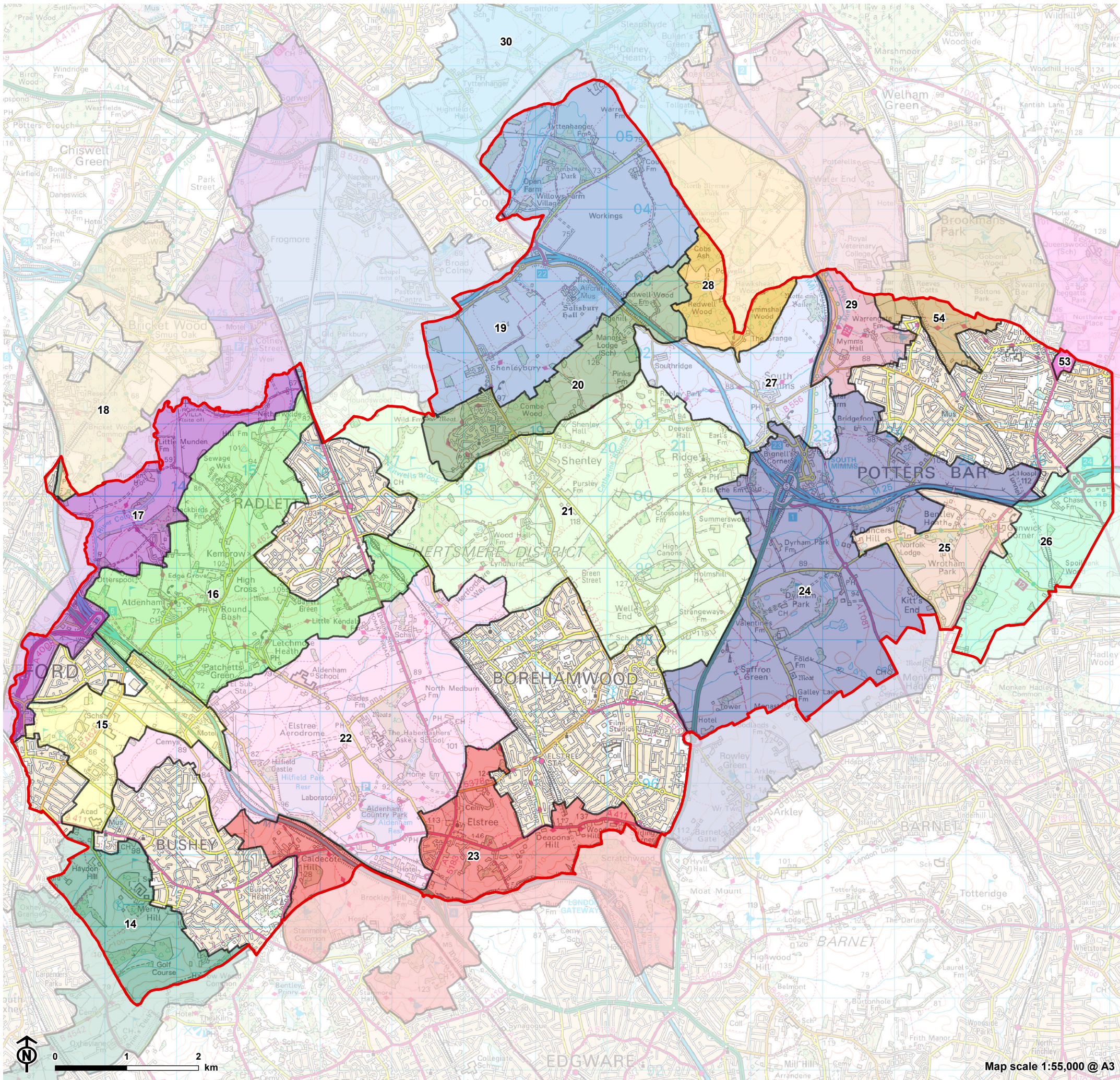


Figure 1.1: Hertsmere Landscape Character

- Hertsmere boundary**
- Landscape Character Area**
- 14: Bushey Hill Pastures
 - 15: Bushey Swards
 - 16: Aldenham Plateau
 - 17: Ver / Colne River Valley
 - 18: Bricket Wood
 - 19: Vale of St Albans
 - 20: Shenley Ridge
 - 21: High Canons Valleys and Ridges
 - 22: Borehamwood Plateau
 - 23: Elstree Ridge and Slopes
 - 24: Arkley Plain
 - 25: Wrotham Park and Bentley Heath
 - 26: Hornbeam Hills (Enfield Chase)
 - 27: Catherine Bourne Valley
 - 28: North Mymms Park and Redwell Woods
 - 29: Mimmshall Valley
 - 30: Colney Heath Farmland
 - 53: Northaw Common Parkland
 - 54: Potters Bar Parklands - B

Chapter 2

Methodology

This chapter presents the scope of the assessment and the approach to assessing landscape sensitivity.

Study area

2.1 This study assesses the sensitivity of all land in the Borough, making a distinction between the fringes of the settlements (where urban expansion might occur) and the wider landscape (where new settlements might occur).

Sensitivity to what?

2.2 This assessment considers sensitivity to housing and employment development.

2.3 Relevant development typologies to Hertsmere are set out in **Table 2.1** overleaf.

2.4 Each urban fringe is assessed in terms of sensitivity to urban expansion of:

- residential development (two sub-types: lower density housing, and medium density housing/ flats);
- Residential flats/ smaller scale commercial development (three sub-types: medium density flats, higher density flats and smaller scale commercial/industrial use and employment development);
- Large scale commercial/ industrial/ distribution development (two sub-types: larger office blocks and large-scale warehouse/ distribution development).



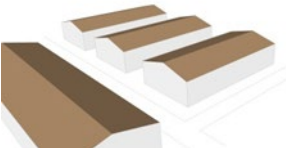


2.5 Each 'wider area' (i.e. beyond 500m from a key settlement) is assessed in terms of sensitivity to:



- 'Low density' two/two and a half-storey houses at approximately 30-40 dwellings per hectare (dph);
- Smaller scale commercial/industrial use and employment development – maximum 2 to 3 storeys with associated access roads, parking and open space – e.g. research establishments and local business park units (office/ light industrial);
- new housing/ employment settlement that is remote from an existing urban edge e.g. a new settlement.

2.6 These development types relate to the form of buildings rather than the quantity of development. The guidance provides information about mitigation measures to reduce adverse effects on landscape and views and to maximise benefits arising from development.

Table 2.1: Development typologies

Development typology	Sub-types and description	Examples
Residential housing development/ smaller flats 	'Low density' two/two and a half-storey houses at approximately 30-40 dwellings per hectare (dph) terraced, semi-detached or detached – with associated access roads, private gardens and garaging. e.g. Porters Park, Shenley [image: Google Earth]	
	'Medium' density mixed residential i.e. houses and flats at approximately 50-60 dph with associated access roads, private gardens and garaging. Maximum 3 storeys. e.g. Todd Close, Borehamwood [image: Google Earth streetview]	
Residential flats/ small scale commercial 	'Medium density' flats approximately 60-100dph (could also include care homes and hotels) with associated access roads, parking and communal open space. 3-4 storeys. e.g. Hitchcock Court and Garson Court, Korda Close, Studio Way, Borehamwood [image: Google Earth streetview]	

Development typology	Sub-types and description	Examples
	<p>'Higher density' flats over 100dph (could also include care homes and hotels) with associated access roads, parking and communal open space. 5-6 storeys.</p> <p>e.g. Gemini Park, Elstree Way Corridor, Borehamwood [image: Google Earth]</p>	
	<p>Smaller scale commercial/industrial use and employment development – maximum 2 to 3 storeys with associated access roads, parking and open space – e.g. research establishments and local business park units (office/ light industrial).</p> <p>e.g. The Waterfront and Lismirrane Industrial Park, Elstree [image: Google Earth]</p>	
<p>Large scale commercial/ industrial/ distribution</p> 	<p>Large scale commercial and office blocks, with access roads, car parks and associated landscaping.</p> <p>e.g. Centennial Park (around 15ha) on the edge of Elstree village [image: Google Earth]</p>	
	<p>Large scale warehouse/ distribution facilities with large expanses of cladding or glass, access roads, large car parks and associated landscaping.</p> <p>e.g. Porcelanosa, Otterspool Way, Bushey [image: Google Earth]</p>	

Development typology	Sub-types and description	Examples
<p>New settlement</p> 	<p>A new housing/ employment settlement that is remote from an existing urban edge e.g. a new settlement.</p> <p>e.g. the site of Northstowe in Cambridgeshire for around 10,000 homes, currently under construction https://www.scambs.gov.uk/media/9714/ns-development-framework-document_lr_0812.pdf (there are no existing examples in Hertsmere)</p> <p>[image: Google Earth]</p>	

Assessment units

2.7 The LCAs within Hertsmere have been subdivided into the parts that lie adjacent to a settlement, and those areas that lie beyond 500m from a settlement by drawing 500m buffers around each of the key settlements and key villages to create the assessment units.

2.8 Some of the settlement edge assessment units are less than 500m where:

- a physical barrier means that development would not be read as an extension to the settlement e.g. south of South Mimms new development east of the A1(M) or west of the M25 would not be related to the existing village, and so these areas have been included in the 'wider landscape' assessment unit, and east of Bushey the M1 forms a boundary; and
- two settlement edge buffers overlap (as in the case of Borehamwood/ Elstree where a line is drawn midway between the two).

2.9 A map showing the assessment units is presented in **Figure 2.1**.

2.10 The 'other villages' Aldenham (Wall Hall), Aldenham, Letchmore Heath, Round Bush, Patchetts Green and Ridge) are more rural settlements and so these have been assessed as part of the wider rural context.

Approach to assessing landscape sensitivity

2.11 This assessment draws on advice contained in Natural England's 'Approach to landscape sensitivity assessment' (DEFRA, 2019) which supersedes 'Techniques and criteria for judging capacity and sensitivity' (Natural England, 2002). This describes landscape sensitivity, within the context of spatial planning and land management, as

“ a measure of the resilience, or robustness, of a landscape to withstand specified change... without undue negative effects on the landscape and visual baseline and their value”.

2.12 It is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource.

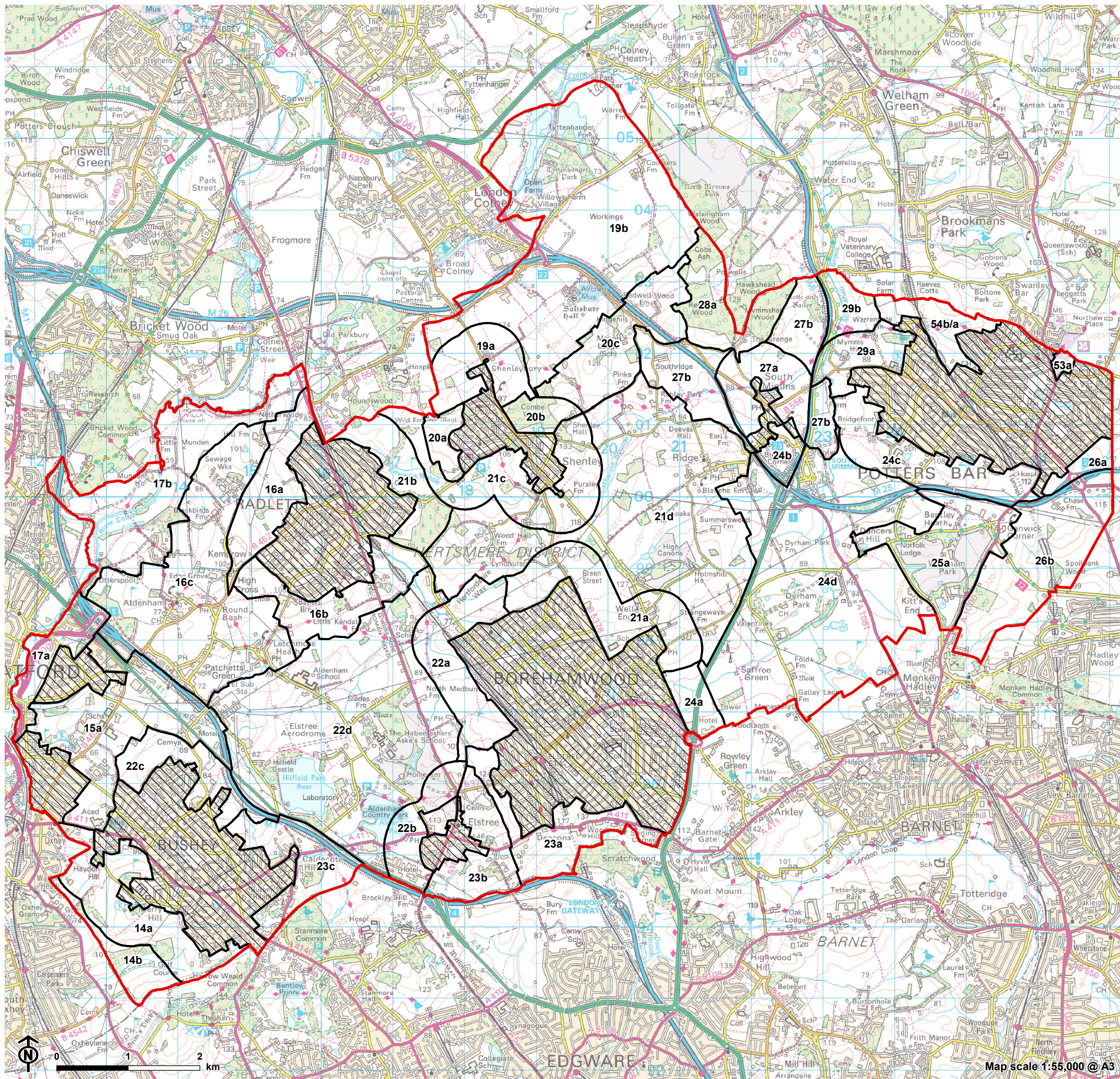


Figure 2.1: Landscape Sensitivity Assessment Units

- Hertsmere boundary
- Sensitivity assessment unit
- Key settlement

Indicators of landscape sensitivity

2.13 Landscape sensitivity assessment requires judgements on both landscape susceptibility (how vulnerable the landscape is to change from the type being assessed, in this case built development) and landscape value (consensus about importance, which can be recognised through designation as well as the 'distinctive features' and 'rarity and distinctiveness' indicators set out in The Hertfordshire Landscape Character Assessment, and recreational values).

2.14 The selection of landscape sensitivity indicators for this study has been informed by attributes of landscape that could be affected by housing or employment development. The sensitivity indicators include both 'landscape' and 'visual' aspects of sensitivity. **Table 2.1** overleaf sets out indicators of landscape sensitivity that are used to assess each landscape character area in this study.

2.15 The study presents a commentary against each sensitivity indicator ('assessment criterion') to inform the judgements on levels of sensitivity.

Making judgements on levels of landscape sensitivity

2.16 Two types of sensitivity judgements are made in this study:

1. For each LCA a judgement on level of sensitivity is provided against each sensitivity indicator (assessment criterion) to inform subsequent sensitivity judgements – this judgement relates to a generic sensitivity of each aspect of the landscape to any form of development.
2. For each assessment unit an overall judgement on landscape sensitivity² is made, drawing on the commentary provided for each sensitivity indicator (assessment criterion) – this judgement relates to the sensitivity of the assessment unit to the specific development types set out in **Table 2.1**.

2.17 A five-point rating from 'low' to 'high' landscape sensitivity is used to define levels of landscape sensitivity for both of these judgements, as follows:

Table 2.2: Landscape Sensitivity Ratings

Sensitivity judgement	Definition
High	Landscape and visual characteristics/ values of the assessment unit are very susceptible to change, and it is unable to accommodate the relevant type of development without adverse change and significant effects. Thresholds for significant change are very low
Moderate-high	Landscape and visual characteristics/ values of the assessment unit are susceptible to change. It may be able to accommodate the relevant type of development but only in limited situations without adverse change or significant effects. Thresholds for significant change are low.
Moderate	Landscape and visual characteristics/ values of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development if sited and designed sensitively. Thresholds for significant change are intermediate.
Low-moderate	Landscape and visual characteristics/ values of the assessment unit are more resilient and of lower susceptibility to change. The area is likely to be able to accommodate the relevant type of development, although care is still required in siting and design to minimise landscape and visual effects. Thresholds for significant change are high.
Low	Landscape and visual characteristics/ values of the assessment unit are robust and are not susceptible to change and it is likely to be able to accommodate the relevant type of development without significant change or adverse effects. Thresholds for significant change are very high.

Field verification

2.18 A structured process of field survey verification has been undertaken by landscape environment experts in order to test and refine the outputs from the desk study. Each assessment area was visited in turn to record information and take photographs. The field survey was undertaken from roads and Public Rights of Way.

² In some cases one criterion alone may be sufficient to determine overall landscape sensitivity; but more often it is the interaction of factors that determines overall landscape sensitivity.

Table 2.3: Indicators of Landscape Sensitivity

Indicators of Landscape Sensitivity		
Landform <i>This considers the shape of the landscape. Smooth, gently undulating or flat landforms are likely to be less sensitive to development. Dramatic landform changes or distinct landform features are likely to increase sensitivity.</i>		
Lower	Moderate	Higher
Absence of strong topographical variety. Featureless, smooth, very gently undulating or flat landform.	Undulating landform or some distinct landform features.	Presence of strong topographical variety or distinctive landform features e.g. incised valley with prominent slopes.
Landscape pattern and time depth <i>This considers the field pattern and historic time depth of the landscape area (which is recorded in the Hertfordshire landscape character assessment). Landscapes with more irregular field patterns, particularly those of historic origin, are likely to be more sensitive to the introduction of modern development than landscape with regular and more modern field patterns.</i>		
Lower	Moderate	Higher
Simple. Regular or uniform field patterns (mainly of modern origin).	Mixture of simple and complex landscape field patterns.	Complex. Irregular and varied field patterns (including historic field patterns i.e. piecemeal enclosure with irregular boundaries).
'Natural' character <i>This considers the 'naturalistic' qualities of the landscape area in terms of the coverage of semi-natural habitats and valued natural features (e.g. trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. Areas with frequent natural features (including large areas of designated habitats) result in increased sensitivity to development, while landscape with limited natural features will be less sensitive.</i>		
Lower	Moderate	Higher
Lack of semi-natural habitat coverage or valued natural features e.g. intensively farmed or areas with high levels of existing development or brownfield sites.	Some occurrence of valued semi-natural habitats and features (e.g. tree, hedgerows, woodland) .	Frequent occurrence of valued natural features (tree, hedgerows, woodland) and presence of larger areas of semi-natural habitats.
Historic features <i>This considers the presence of historic features that contribute to landscape character (i.e. features that may be designated as Conservation Areas, Scheduled Monuments, listed buildings or archaeological features). Landscapes with a high density of historic features important to the character of the area are likely to be more sensitive to the introduction of modern development.</i>		
Lower	Moderate	Higher
Absence of historic features in or adjacent to the area.	Presence of some historic features that contribute to landscape character, or adjacent to historic features.	Presence of many historic features that contribute to landscape character.
Recreational value <i>This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. This may include Public Rights of Way, open access land, country parks and outdoor tourist/ visitor attractions with facilities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes, country parks and outdoor tourist attractions often marked on Ordinance Survey maps. [NB Watling Chase Community Forest covers the whole administrative area although its status is currently unclear and its presence does not therefore influence the sensitivity ratings].</i>		
Lower	Moderate	Higher
Publicly inaccessible or limited provision of access routes. Recreational value limited to	Landscapes with green spaces or recreation areas valued in the local	Landscapes important for access and enjoyment of the landscape e.g. open access

community sports facilities (where enjoyment of the landscape is not integral to the activity).	context. Some Public Rights of Way and footpaths.	land, country parks or outdoor tourist attractions with visitor facilities. High density of well-connected Public Rights of Way.
Perceptual aspects <i>This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity/ disturbance and 'dark skies' would add to sensitivity in this criterion. This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.</i>		
Lower	Moderate	Higher
Close to visible or audible signs of human activity and modern development.	Some sense of rural character but with some signs of human activity and modern development.	A highly rural landscape, remote from visible or audible signs of human activity and modern development.
Settlement setting <i>The role the landscape plays in the setting of an adjacent settlement e.g. whether it provides an attractive backdrop or setting or plays an important role in views from a settlement.</i>		
Lower	Moderate	Higher
The area does not provide an attractive backdrop to adjacent settlement(s) or play an important part in views from it.	The area provides some contribution as a backdrop/ setting to existing settlements.	The area contributes positively as a scenic backdrop to a settlement(s) or contributes to views that are important to the character of a settlement e.g. occurs in views highlighted in Conservation Area appraisals.
Visual prominence <i>This considers the visual prominence of the landscape area, reflecting the extent of openness or enclosure in the landscape (due to landform and land cover), and extent to which potential development would be visible. It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.</i>		
Lower	Moderate	Higher
Visually enclosed landscape screened by landform or land cover. Does not form a visually distinctive or prominent skyline.	Semi-enclosed or has some enclosed and some open areas. The area may have some visually prominent skylines, but could be avoided if developing.	Open character with little screening land cover. Area is visually prominent or contains distinctive skylines.
Rarity and distinctiveness <i>This considers the presence of 'distinctive features' and scores for 'rarity and distinctiveness' as set out in the Hertfordshire Landscape Character Assessment.</i>		
Lower	Moderate	Higher
'Frequent' landscape (as reported in the Hertfordshire LCA) with few distinctive features.	'Fairly frequent' landscape, perhaps with some locally unusual features (as reported in the Hertfordshire LCA). Likely to contain some distinctive features.	'Rare' landscape (as reported in the Hertfordshire LCA) with many distinctive features.
Coalescence <i>This considers the potential for coalescence of two settlements with separate identities should development occur in an area.</i>		
Lower	Moderate	Higher
The area does not play a particularly important role in settlement separation/ risk of coalescence of separate settlements with separate identities is low.	The area plays some role in separation of settlements although development could be designed so as to retain separation between settlements.	The area plays an important role in settlement separation/ development could result in a high risk of settlement coalescence.

Chapter 3

Project Findings and Generic Guidance

This chapter summarises the findings of the assessment and presents generic guidance for accommodating built development into the landscape. It also includes the detailed sensitivity evaluations by landscape character area.

Project findings

3.1 **Table 3.1** provides a summary of the overall landscape sensitivity ratings for each of the assessment units to each type of development. The results are also shown on the maps in **Figures 3.1-3.8**.

3.2 Individual evaluations are presented in **Appendix A**. Each sensitivity evaluation in Appendix A includes:

- a map showing the location of the landscape character area in Hertsmere;
- a description of character and key characteristics (Hertfordshire Landscape Character Assessment);
- a description of typical settlement pattern in the landscape character area;
- presentation of descriptive information against the landscape sensitivity indicators for the landscape character area;
- a map summarising the key sensitivities identified;
- a list and map of the assessment units within the landscape character area;
- a map showing ecological and heritage designations that apply to the assessment units;
- representative photographs of the assessment units;
- landscape sensitivity judgement and guidance for each assessment unit, with justification.

Table 3.1: Summary of Landscape Sensitivity Assessment Scores

LCA	Assessment Unit	Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement (see Figure 3.8)
		'Low-density' two/two and a half-storey houses (see Figure 3.1)	'Medium-density' mixed residential (see Figure 3.2)	'Medium-density' flats (see Figure 3.3)	'Higher-density' flats (see Figure 3.4)	Smaller-scale commercial/ industrial use and employment development (see Figure 3.5)	Large-scale commercial and office blocks (see Figure 3.6)	Large-scale warehouse/ distribution facilities (see Figure 3.7)	
14 Bushey Hill Pastures	14a: Bushey Fringe	M-H	M-H	M-H	H	H	H	H	
	14b: Bushey Hill Pastures wider landscape	M-H	M-H			H			H
15 Bushey Swards	15a: Bushey Fringe	L-M	L-M	M	M	M	M-H	M-H	
16 Aldenham Plateau	16a: Radlett Fringe - north	M-H	M-H	M-H	M-H	M-H	H	H	
	16b: Radlett Fringe - south	M-H	M-H	M-H	M-H	M-H	H	H	
	16c: Aldenham Plateau wider landscape	M-H	M-H			M-H			H
17 Ver/Colne River Valley	17a: Bushey Fringe	M	M	M	M-H	M-H	M-H	H	

LCA	Assessment Unit	Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement (see Figure 3.8)
		'Low-density' two/two and a half-storey houses (see Figure 3.1)	'Medium-density' mixed residential (see Figure 3.2)	'Medium-density' flats (see Figure 3.3)	'Higher-density' flats (see Figure 3.4)	Smaller-scale commercial/ industrial use and employment development (see Figure 3.5)	Large-scale commercial and office blocks (see Figure 3.6)	Large-scale warehouse/ distribution facilities (see Figure 3.7)	
	17b: Ver/Colne River Valley wider landscape	M-H	M-H			M-H			H
19 Vale of St Albans	19a: Shenley Fringe	M	M	M-H	M-H	M-H	H	H	
	19b: Vale of St Albans wider landscape	M	M			M			M
20 Shenley Ridge	20a: Shenley Fringe - west	M-H	M-H	H	H	H	H	H	
	20b: Shenley Fringe - east	M-H	M-H	H	H	H	H	H	
	20c: Shenley Ridge wider landscape	M-H	M-H			H			H
21 High Canons Valleys and Ridges	21a: Borehamwood Fringe	M	M	M-H	M-H	M-H	M-H	M-H	
	21b: Radlett Fringe	M	M	M-H	M-H	M-H	M-H	M-H	

LCA	Assessment Unit	Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement (see Figure 3.8)
		'Low-density' two/two and a half-storey houses (see Figure 3.1)	'Medium-density' mixed residential (see Figure 3.2)	'Medium-density' flats (see Figure 3.3)	'Higher-density' flats (see Figure 3.4)	Smaller-scale commercial/ industrial use and employment development (see Figure 3.5)	Large-scale commercial and office blocks (see Figure 3.6)	Large-scale warehouse/ distribution facilities (see Figure 3.7)	
	21c: Shenley Fringe	M-H	M-H	H	H	H	H	H	
	21d: High Canons Valleys and Ridges wider landscape	M-H	M-H			M-H			M-H
22 Borehamwood Plateau	22a: Elstree and Borehamwood Fringe	M	M	M-H	M-H	M-H	M-H	H	
	22b: Elstree Village Fringe	M-H	M-H	M-H	M-H	H	H	H	
	22c: Bushey Fringe	M	M	M-H	M-H	M-H	H	H	
	22d: Borehamwood Plateau wider landscape	M-H	M-H			M-H			M-H
23 Elstree Ridge and Slopes	23a: Elstree and Borehamwood Fringe	M	M	M-H	M-H	M-H	H	H	
	23b: Elstree Village Fringe	M-H	M-H	H	H	H	H	H	

LCA	Assessment Unit	Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement (see Figure 3.8)
		'Low-density' two/two and a half-storey houses (see Figure 3.1)	'Medium-density' mixed residential (see Figure 3.2)	'Medium-density' flats (see Figure 3.3)	'Higher-density' flats (see Figure 3.4)	Smaller-scale commercial/ industrial use and employment development (see Figure 3.5)	Large-scale commercial and office blocks (see Figure 3.6)	Large-scale warehouse/ distribution facilities (see Figure 3.7)	
	23c: Bushey Fringe	M	M	M-H	M-H	M-H	H	H	
24 Arkley Plain	24a: Borehamwood Fringe	L-M	L-M	L-M	L-M	L-M	M	M-H	
	24b: South Mimms Fringe	M	M	M-H	M-H	M-H	H	H	
	24c: Potters Bar Fringe	M	M	M-H	M-H	M-H	M-H	H	
	24d: Arkley Plain wider landscape	M-H	M-H			M-H			M-H
25 Wrotham Park and Bentley Heath	25a: Wrotham Park and Bentley Heath wider landscape	H	H			H			H
26 Hornbeam Hills (Enfield Chase)	26a: Potters Bar Fringe	L-M	L-M	M	M-H	M	M-H	M-H	
	26b: Hornbeam Hills wider landscape	M-H	M-H			H			H

LCA	Assessment Unit	Landscape sensitivity to residential housing development/ smaller flats		Landscape sensitivity to residential flats/ small scale commercial			Landscape sensitivity to large scale commercial/ industrial/ distribution		Landscape sensitivity to a new settlement (see Figure 3.8)
		'Low-density' two/two and a half-storey houses (see Figure 3.1)	'Medium-density' mixed residential (see Figure 3.2)	'Medium-density' flats (see Figure 3.3)	'Higher-density' flats (see Figure 3.4)	Smaller-scale commercial/ industrial use and employment development (see Figure 3.5)	Large-scale commercial and office blocks (see Figure 3.6)	Large-scale warehouse/ distribution facilities (see Figure 3.7)	
27 Catherine Bourne Valley	27a: South Mimms Fringe	L-M	L-M	M	M-H	M-H	M-H	M-H	
	27b: Catherine Bourne Valley wider landscape	M	M			M-H			M-H
28 North Mymms Park and Redwell Woods	28a: North Mymms Park and Redwell Woods wider landscape	H	H			H			H
29 Mimmshall Valley	29a: Potters Bar Fringe	M	M	M-H	M-H	M-H	H	H	
	29b: Mimmshall Valley wider landscape	M-H	M-H			M-H			M-H
53 Northaw Common Parkland	53a: Potters Bar Fringe	H	H	H	H	H	H	H	
54b Potters Bar Parkland B	54Ba: Potters Bar Fringe	M	M	M	M	M	M-H	M-H	

Summary of Results

3.3 The landscapes of Hertsmere, particularly the areas of open countryside away from the urban fringes, generally have a moderate-high sensitivity to **low and medium density residential development** (see **Figures 3.1** and **3.2**). This is due to the generally rural character and ecological/ historic interest of the landscape outside the key settlements. However, there are some urban fringe areas with lower sensitivity (low-moderate sensitivity for areas LCA Bushey Swards 15a: Bushey Swards, LCA Arkley Plain 24a: Borehamwood Fringe and LCA Catherine Bourne Valley 27a: South Mimms Fringe and moderate sensitivity for areas LCA High Canons and Ridges 21a: Borehamwood Fringe and 21b: Radlett Fringe; LCA Borehamwood Plateau 22a: Borehamwood Fringe and 22c: Bushey Fringe; LCA Elstree Ridge and Slopes 23a: Elstree and Borehamwood Fringe and 23c: Bushey Fringe; LCA Arkley Plain 24b: South Mimms Fringe and 24c: Potters Bar Fringe; LCA Mimmshall Valley 29a: Potters Bar Fringe; and LCA Potters Bar Parkland B 54B/a). In addition the Vale of St Albans (LCA 19) has a moderate sensitivity due to the generally unremarkable agricultural landscape of arable prairie fields with relatively few priority habitats, former mineral workings and presence of the M25 (albeit the visually prominent sloping landform near the Shenley Ridge and areas of pre-18th century origin enclosure field pattern and parkland will have a higher sensitivity).

3.4 Only urban fringe assessment areas have been assessed for **medium and higher density flats**. The only area with a low-moderate sensitivity is LCA Arkley Plain 24a: Borehamwood Fringe, while all other areas are at least of medium sensitivity. Nevertheless, some of these types of development could be accommodated if sited and designed sensitively, in accordance with the guidance given for individual assessment units.

3.5 Landscape sensitivity is typically higher to **commercial/ industrial developments** (than residential) although there are some areas that have a moderate sensitivity to smaller scale commercial/ industrial developments. These smaller scale developments could be accommodated if sited and designed sensitively, in accordance with the guidance given for individual assessment units.

3.6 Only urban fringe assessment areas have been assessed for **large scale commercial and office blocks and distribution facilities** and only one part of Hertsmere has less than a moderate-high sensitivity to this scale and type of development (LCA Arkley Plain 24a: Borehamwood Fringe). This indicates that it will prove challenging to accommodate this scale and type of development without adverse change and some significant effects.

3.7 Only the wider landscape that is located over 500m from key settlement boundaries has been assessed for a potential **new settlement**. All of the wider landscape has at least a moderate-high sensitivity to a new settlement (typically as a result of the rural character, intact field patterns and ecological/ historic interest) although the Vale of St Albans (LCA 19) has a lower (moderate) sensitivity due to the generally unremarkable agricultural landscape of arable prairie fields with relatively few priority habitats, former mineral workings and presence of the M25 (albeit the visually prominent sloping landform near the Shenley Ridge and areas of pre-18th century origin enclosure field pattern and parkland will have a higher sensitivity).

3.8 As well as the landscape sensitivity results, consideration should be given to where development should best be located to maintain existing settlement pattern, maintaining gaps between settlements.

3.9 As a rule of thumb, the emphasis should be on focussing development in already developed areas and protecting the more rural areas which serve an important function in this populated Borough close to London.

3.10 It may be observed that there generally tends to be lower sensitivity to lower density and smaller scale development, and a higher sensitivity to higher density and larger scale development. However, it does not follow that low density development will be the best overall solution - higher density may make more efficient use of greenfield land, and so a balance may need to be struck, the level of impact being related to the execution of the development and its detailed siting, design and mitigation.

Generic guidance for accommodating development in Hertsmere

3.11 All development should aim to:

- Be located in more enclosed areas and avoid the most visually prominent slopes;
- Be in scale with the existing settlement pattern i.e. discrete larger settlements surrounded by areas of rural landscape containing small-scale villages;
- Preserve areas of historic field patterns and parkland as well as historic features (and their settings);
- Be located in areas enclosed by vegetation, or create a new strong landscape structure into which the development can be accommodated;
- Refer to the landscape character assessment guidance for ideas for mitigation and enhancement that will be in character with the landscape;

- Maintain, manage and expand priority habitats (including broadleaf woodland, species rich grassland and wood pasture) and hedgerow networks, aiming to link existing and new habitats to help minimise impacts on, and provide net gains for, biodiversity in the borough;
- Ensure the landscape components of the development are in character with the locality, form part of a coherent green infrastructure network and provides ecosystem services including increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing sense of place;
- Improve access networks and recreational opportunities to enable access to, and enjoyment of, the landscape where possible;
- Ensure a high quality and responsive design, making reference to the National Design Guide and particularly the section on character and context;
- Use 3D visual representations to understand impact of development proposals – as set out in Landscape Institute's Visual Representation of Development Proposals³; and
- Take opportunities to mitigate the impact of existing detracting features such as industrial style fencing/ buildings, open storage and poorly managed land in rural areas.

³ Landscape Institute (2019) Technical Guidance Note 06/19, Visual Representation of Development Proposals (https://landscapeinstitute.org/2019/09/LI_TGN-06-19_Visual_Representation.pdf). Accessed 22 January 2020.

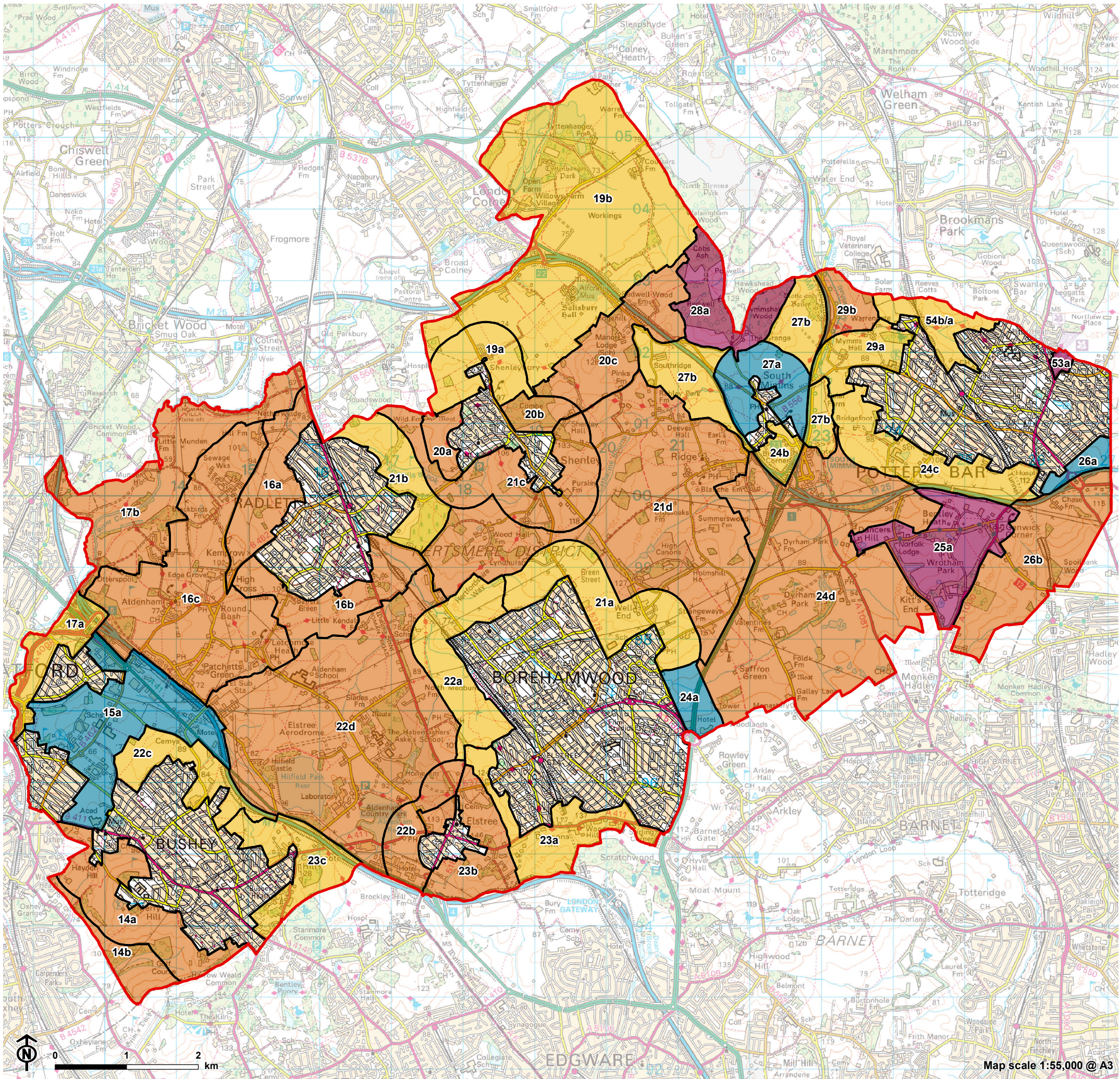
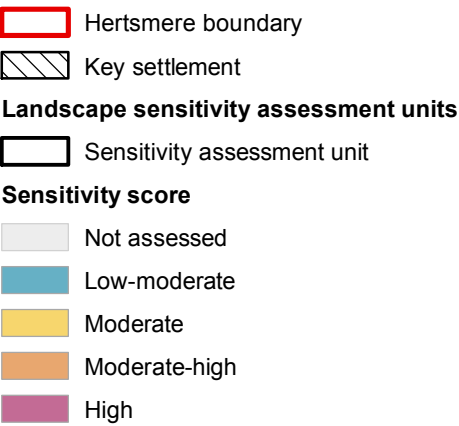





Figure 3.1: Sensitivity to Low-density houses (2/2.5 storeys)




 Hertsmere boundary


 Key settlement


Landscape sensitivity assessment units


 Sensitivity assessment unit


Sensitivity score

 Not assessed

 Low-moderate

 Moderate

 Moderate-high

 High



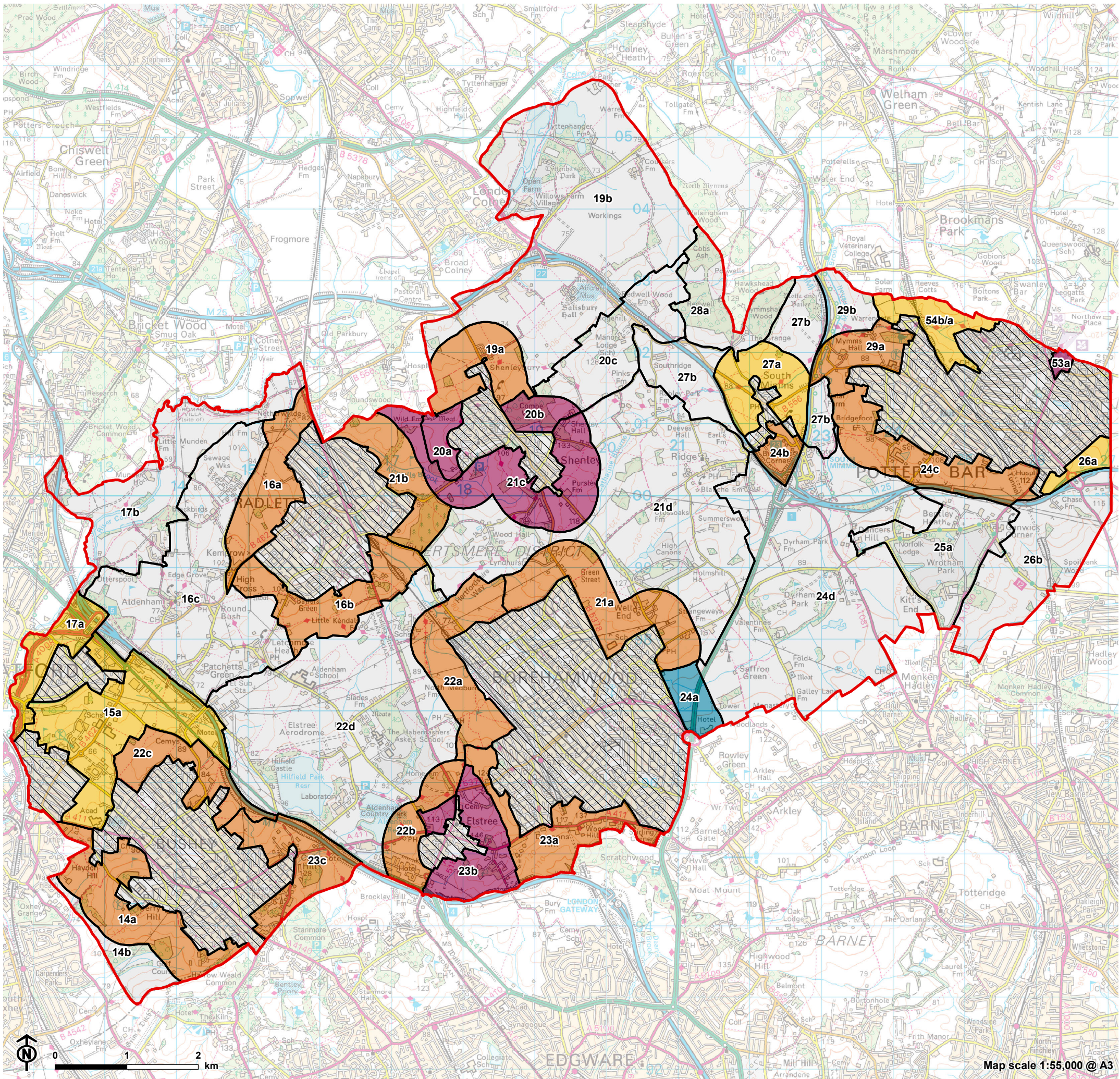


Figure 3.3: Sensitivity to Medium-Density Flats (3-4 Storeys)
(Urban Fringe Assessment Units Only)

- Hertsmere boundary
- Key settlement
- Landscape sensitivity assessment units
- Sensitivity assessment unit
- Sensitivity score
- Not assessed
- Low-moderate
- Moderate
- Moderate-high
- High

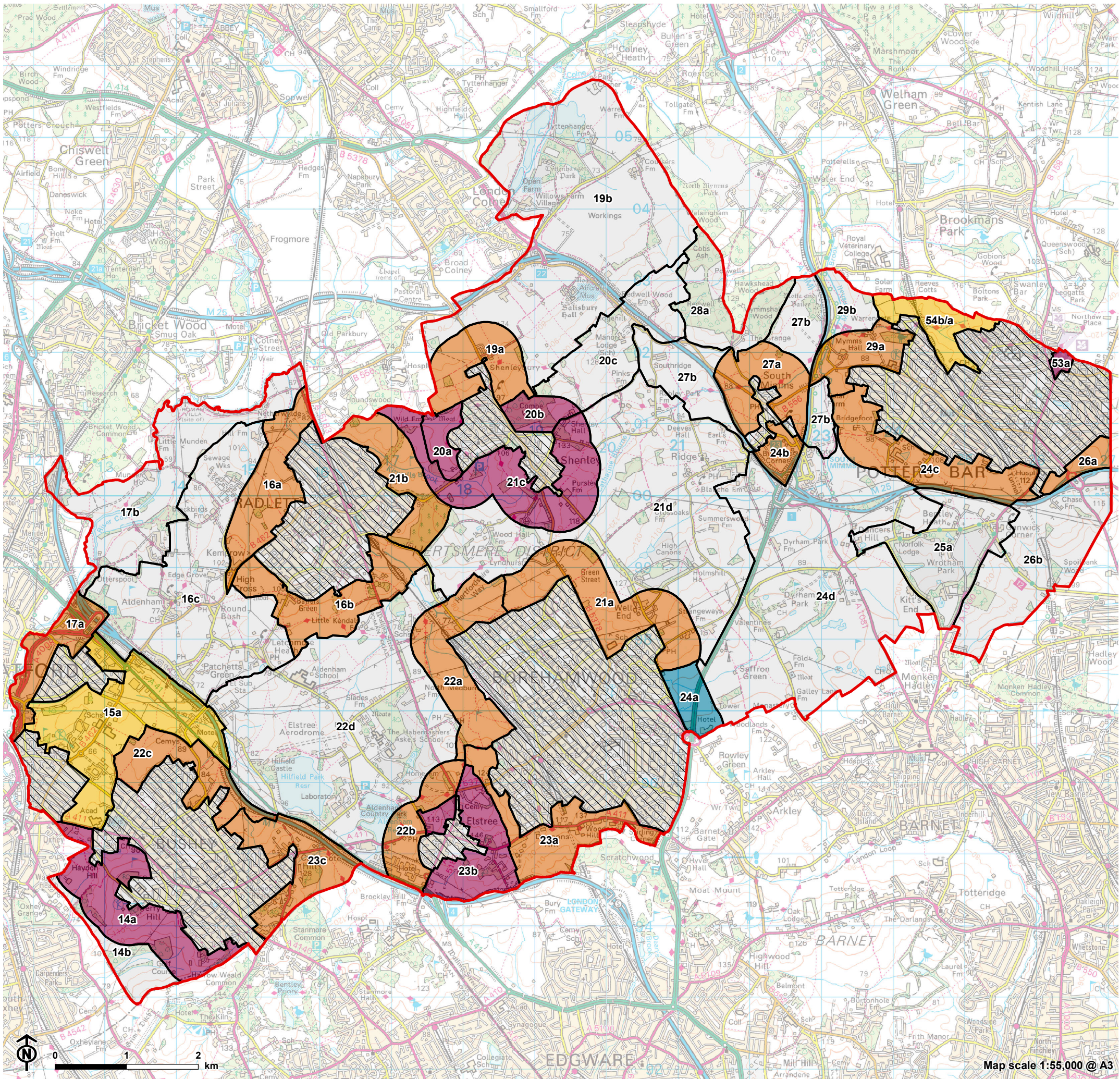


Figure 3.4: Sensitivity to High-Density Flats (5-6 Storeys)
(Urban Fringe Assessment Units Only)

- Hertsmere boundary
- Key settlement
- Landscape sensitivity assessment units
- Sensitivity assessment unit
- Sensitivity score
 - Not assessed
 - Low-moderate
 - Moderate
 - Moderate-high
 - High

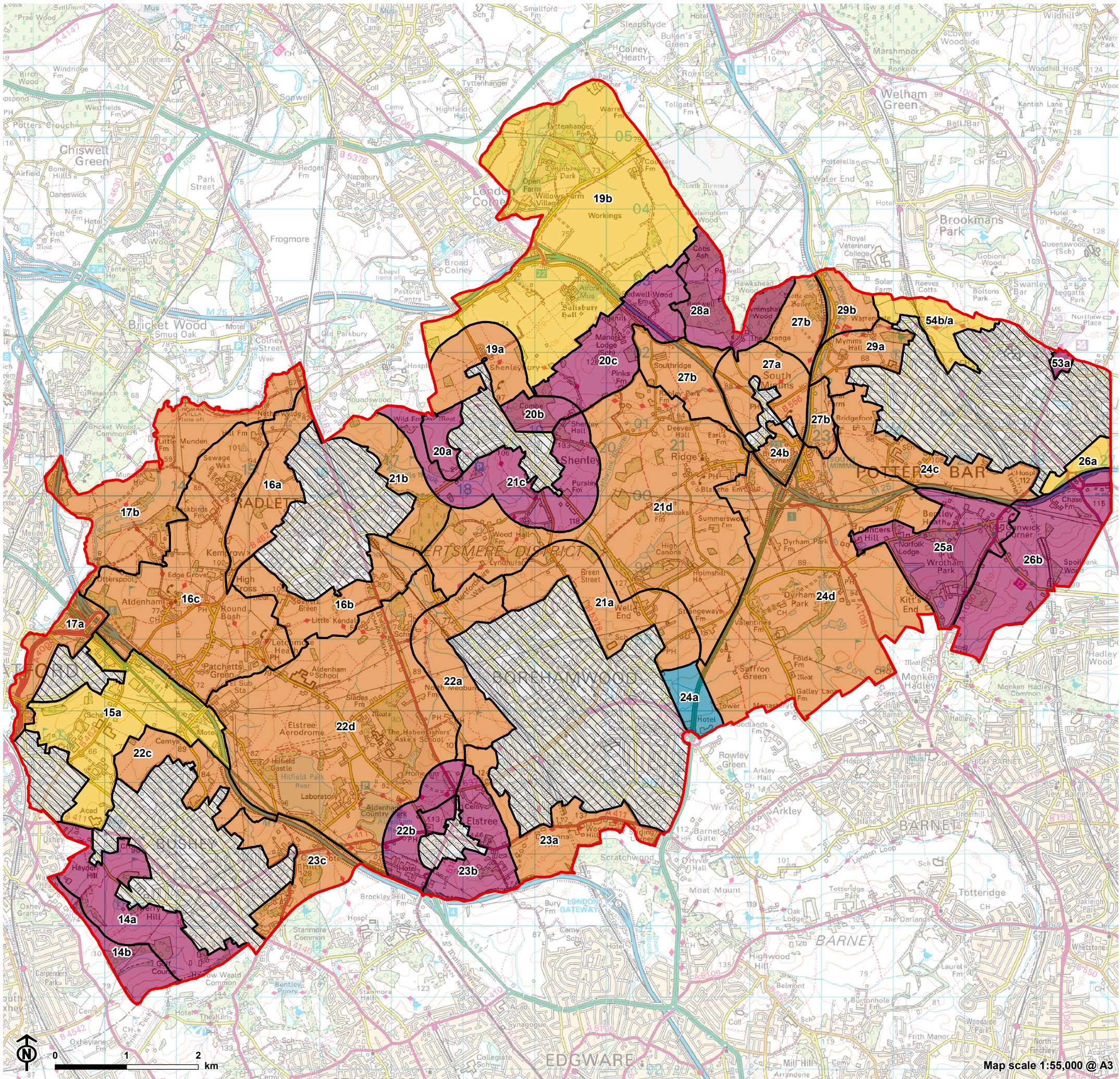


Figure 3.5: Sensitivity to Smaller-Scale Commercial/Industrial and Employment (2-3 Storeys)

- Hertsmere boundary
- Key settlement
- Landscape sensitivity assessment units
- Sensitivity assessment unit
- Sensitivity score
 - Not assessed
 - Low-moderate
 - Moderate
 - Moderate-high
 - High

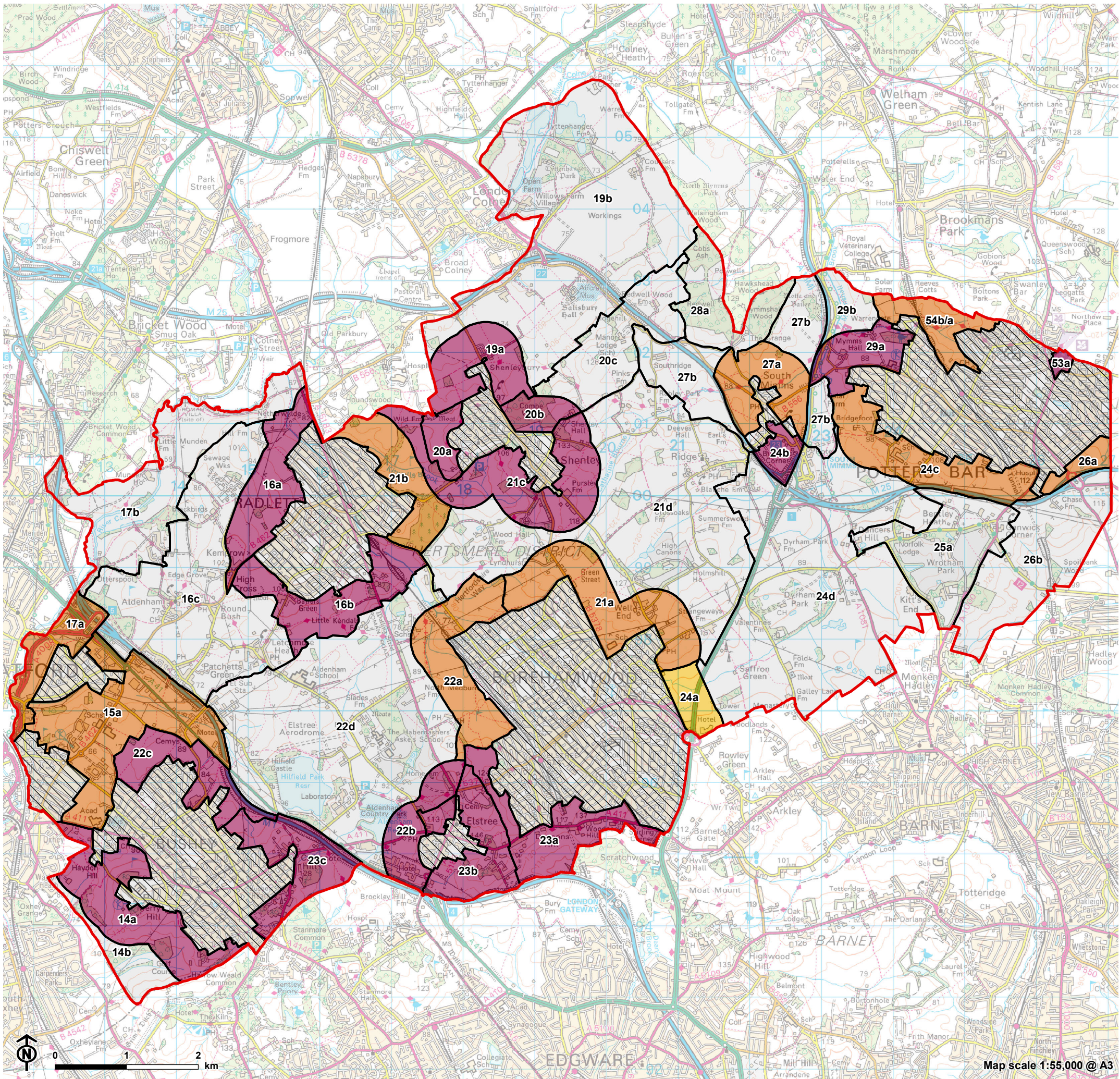
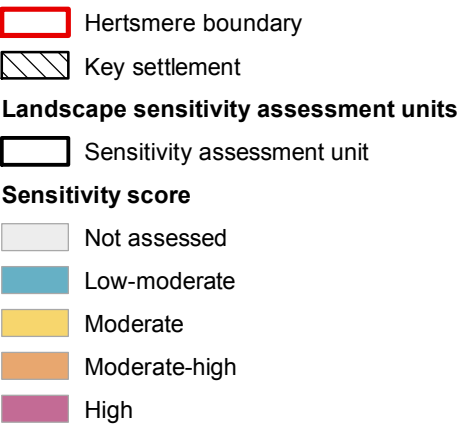


Figure 3.6: Sensitivity to Large-Scale Commercial and Office Blocks (Urban Fringe Assessment Units Only)



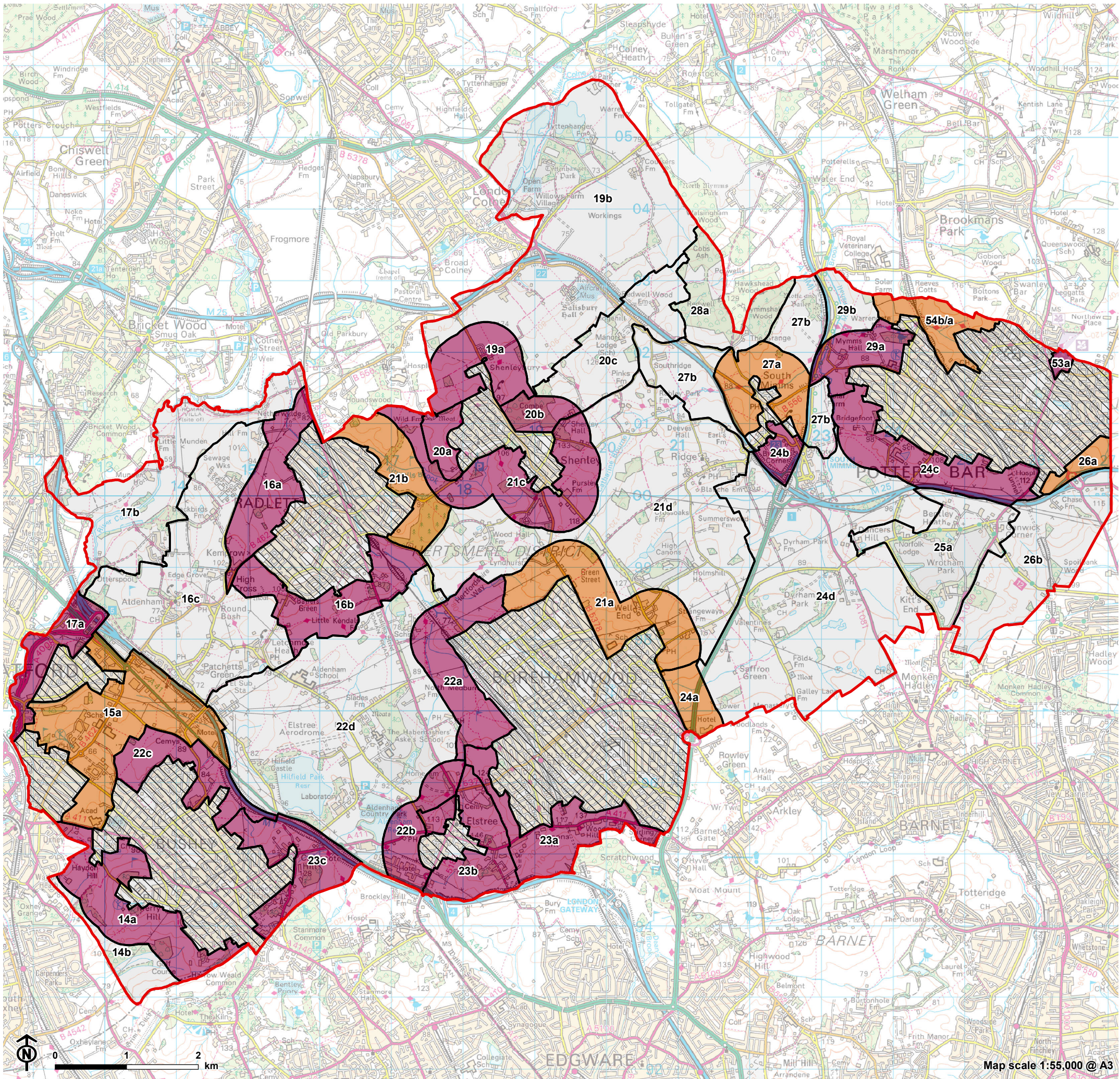
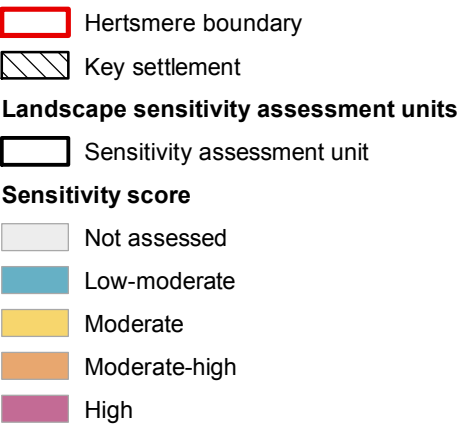


Figure 3.7: Sensitivity to Large-Scale Warehouse/Distribution Facilities (Urban Fringe Assessment Units Only)



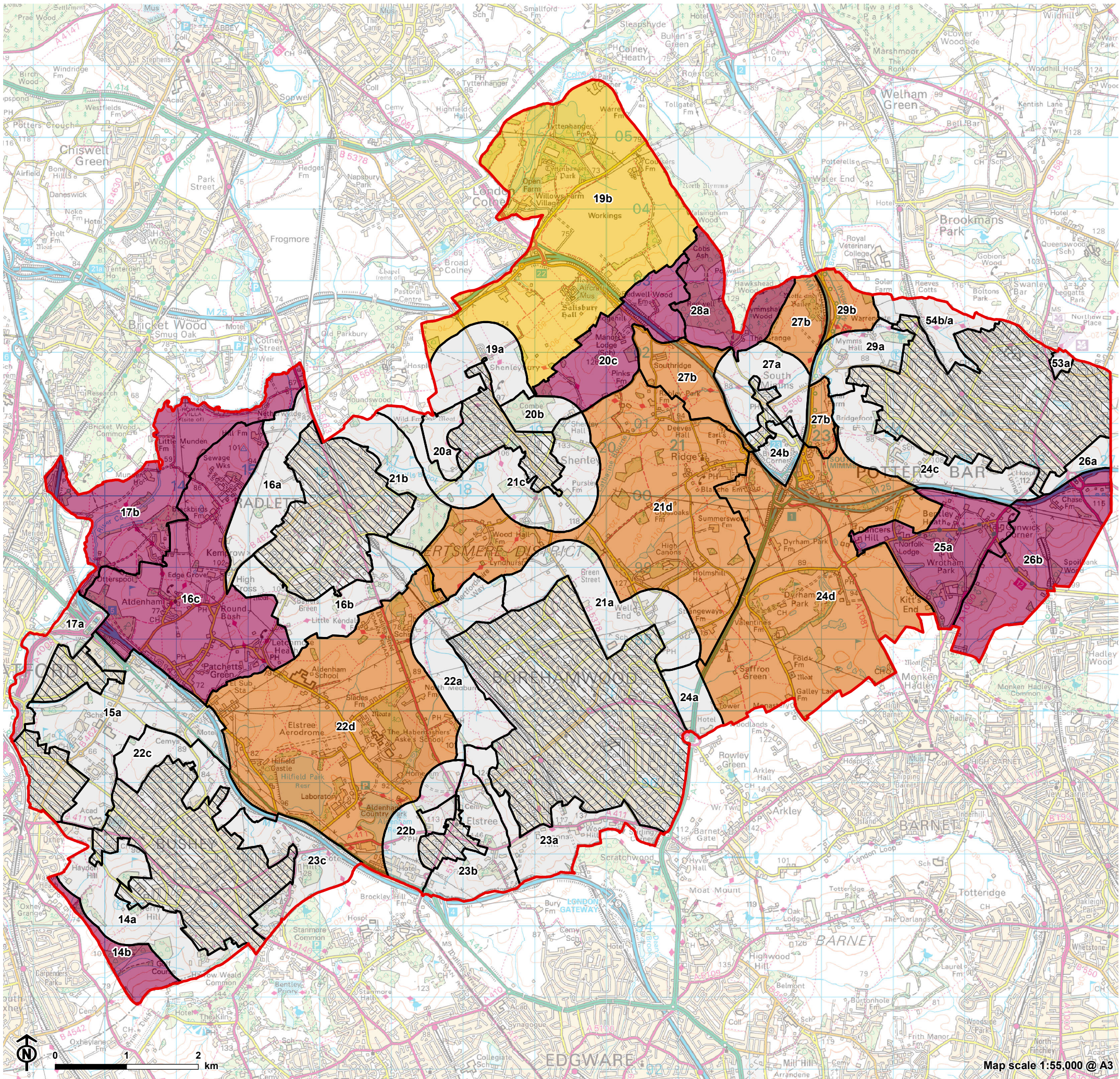


Figure 3.8: Sensitivity to New Settlement (Wider Landscape Assessment Units Only)

- Hertsmere boundary
- Key settlement
- Landscape sensitivity assessment units
- Sensitivity assessment unit
- Sensitivity score
- Not assessed
- Low-moderate
- Moderate
- Moderate-high
- High

A landscape photograph showing a grassy field with a small stream or ditch running through it. In the background, there are several bare trees and a building. The sky is blue. A white rectangular box is overlaid on the top right of the image, containing the title text.

Appendix A:

Landscape Sensitivity Assessments

Appendix A

Landscape Sensitivity Assessments

LCA 14: Bushey Hill Pasture

LCA 15: Bushey Swards

LCA 16: Aldenham Plateau

LCA 17: Ver / Colne River Valley

LCA 19: Vale of St Albans

LCA 20: Shenley Ridge

LCA 21: High Canons Valleys and Ridges

LCA 22: Borehamwood Plateau

LCA 23: Elstree Ridge and Slopes

LCA 24: Arkley Plain

LCA 25: Wrotham Park and Bentley Heath

LCA 26: Hornbeam Hills (Enfield Chase)

LCA 27: Catherine Bourne Valley

LCA 28: North Mymms Park and Redwell Woods

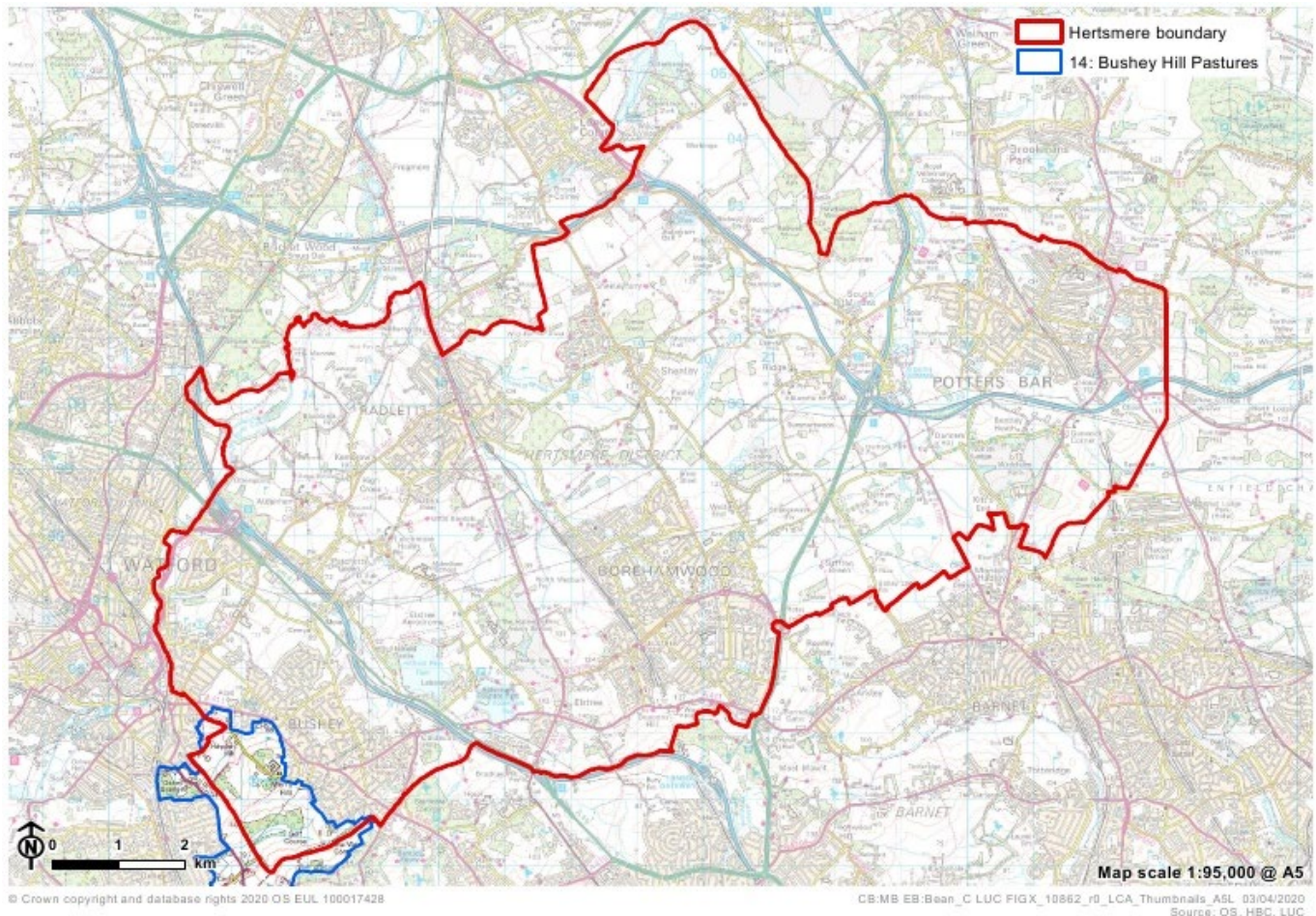
LCA 29: Mimmshall Valley

LCA 53: Northaw Common Parkland

LCA 54B: Potters Bar Parkland B

Landscape character area: 14 Bushey Hill Pastures

Fig 14.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

Only the north-eastern part of this landscape character area lies within Hertsmere (the south-west of the area lies within the Three Rivers District whilst the southeast is within the London Borough of Harrow). The part that falls within Hertsmere consists of the western slopes of Bushey Hill, a distinctive east-west ridge extending from Merry Hill to Caldecote Hill. Despite being almost surrounded by built development, the area maintains a comparatively rural and tranquil atmosphere. The area is a mixture of pasture, golf courses (on former parkland) and some large areas of planting associated with the Watling Chase Community Forest initiative. A good number of mature oak trees make a strong contribution to the character of the area. The key characteristics as described in the Hertfordshire Landscape Character Assessment (LCA)¹ which are relevant to Hertsmere are:

- Strong rising slopes up towards Merry Hill;
- Extensive grazing and equestrian activity;
- Considerable new planting;
- Rural and panoramic views to the west;
- Parkland areas at Haydon Hill;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- Golf courses;
- Strong containment by urban settlement although generally visually well screened.

The landscape strategy for this area is to 'conserve and strengthen' the landscape character

The Hertfordshire LCA reports that the landscape character is relatively unusual in the county. The main distinctive quality is the presence of rural and pastoral character within a wider urban context. The LCA identifies the following distinctive features: railings associated with the parkland at Haydon Hall; distant views as far as Windsor; groups of horses grazing by ponds; radio masts on horizon over Harrow Weald Wood; railway cutting severs open landscape corridor (outside Hertsmere) and pylons to south west.

Settlement Pattern

The Hertfordshire LCA records the settlement pattern as comprising a few widely dispersed farmsteads. Otherwise the area is sparsely settled up to the well-defined urban areas which mark the western, northern and eastern boundaries. Large individual houses sit in mature treed grounds on Merry Hill while to the north Haydon Hill House, with its distinctive chimneys (Victorian-Italian), faces both walled grounds and an area of parkland. Most farmsteads are modest in scale.

Sensitivity Evaluation: LCA 14 Bushey Hill Pastures

Commentary against evaluation criteria for LCA 14 Bushey Hill Pastures	
Assessment Criteria	Commentary
Landform	Undulating landform, rising to a central north-south ridge and hill at Merry Hill House of 135m AOD. The area is cut by several small streams which drain into the Colne to the west. The lowest elevation is in the southwest (80m AOD). Moderate sensitivity.
Landscape pattern and time depth	A relatively intact small-moderate-scale, irregular, 18 th century organic enclosure field pattern and areas of former parkland (now golf courses) - higher sensitivity.
'Natural' character	Comprised of parkland, open access land, common land, pasture, golf courses and broadleaved woodland. Fields are mostly medium-sized grass ley or pastoral, often grazed by horses and bound by hedges with frequent in-field and hedgerow mature trees. Local Wildlife Sites include neutral grassland at Haydon Hill and mixed grassland at Hartsbourne School. There are also several areas of broadleaved woodland. Overall, the area has many features that give it a naturalistic character. Higher sensitivity.
Historic features	There are four Grade II listed buildings within the area. Part of Bushey High Street Conservation Area falls within this area and the area provides a rural setting. Moderate sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). Public Rights of Way and informal access paths enable enjoyment of the landscape. Moderate sensitivity.
Perceptual aspects	A strong sense of rural character, with limited visible or audible signs of surrounding settlement. Urbanising features within the area include two large golf courses and a pylon route crossing the area. Moderate to higher sensitivity.
Settlement setting	The area provides a general rural setting to Bushey. The golf course at Bushey Country Club provides a park-like setting to the Bushey Conservation Area and Merry Hill. Moderate sensitivity.
Visual prominence	Elevated areas such as Merry Hill are visually prominent, particularly the open field slopes. However, the wooded character and undulating landform, means that views are localised and often screened by mature vegetation. Moderate sensitivity.
Rarity and distinctiveness	The landscape has a relatively distinctive character for Hertsmere, with its most distinguishing feature being the presence of rural and pastoral character within a wider urban context. Higher sensitivity.
Coalescence	The area separates Bushey from Watford Heath (in Three Rivers District) although development could be designed to retain separation between settlements. Moderate sensitivity.

Fig 14.2: Summary map

LCA 14: Bushey Hill Pastures



Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 14a: Bushey Fringe
- 14b: Bushey Hill Pastures wider landscape.

Fig 14.3: Aerial map of assessment units

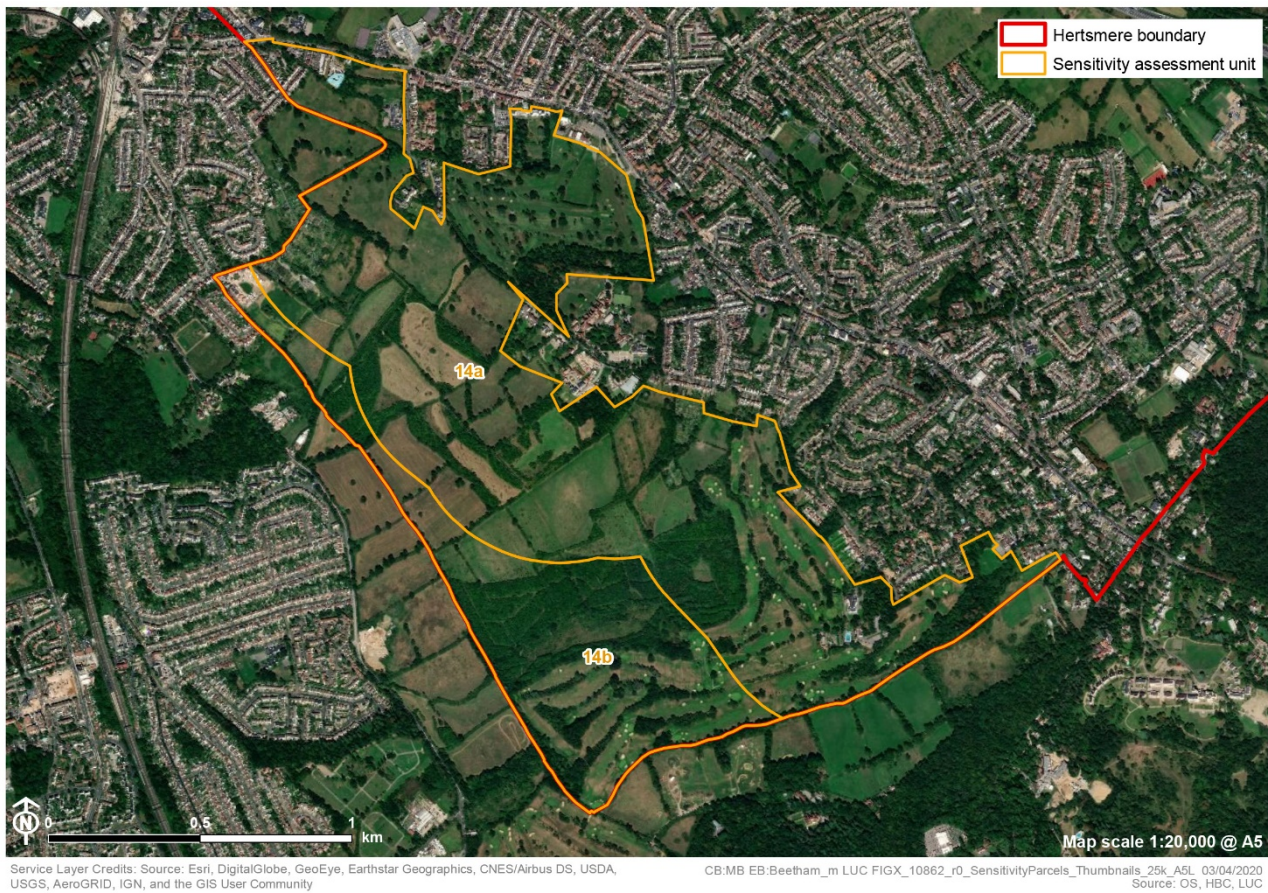
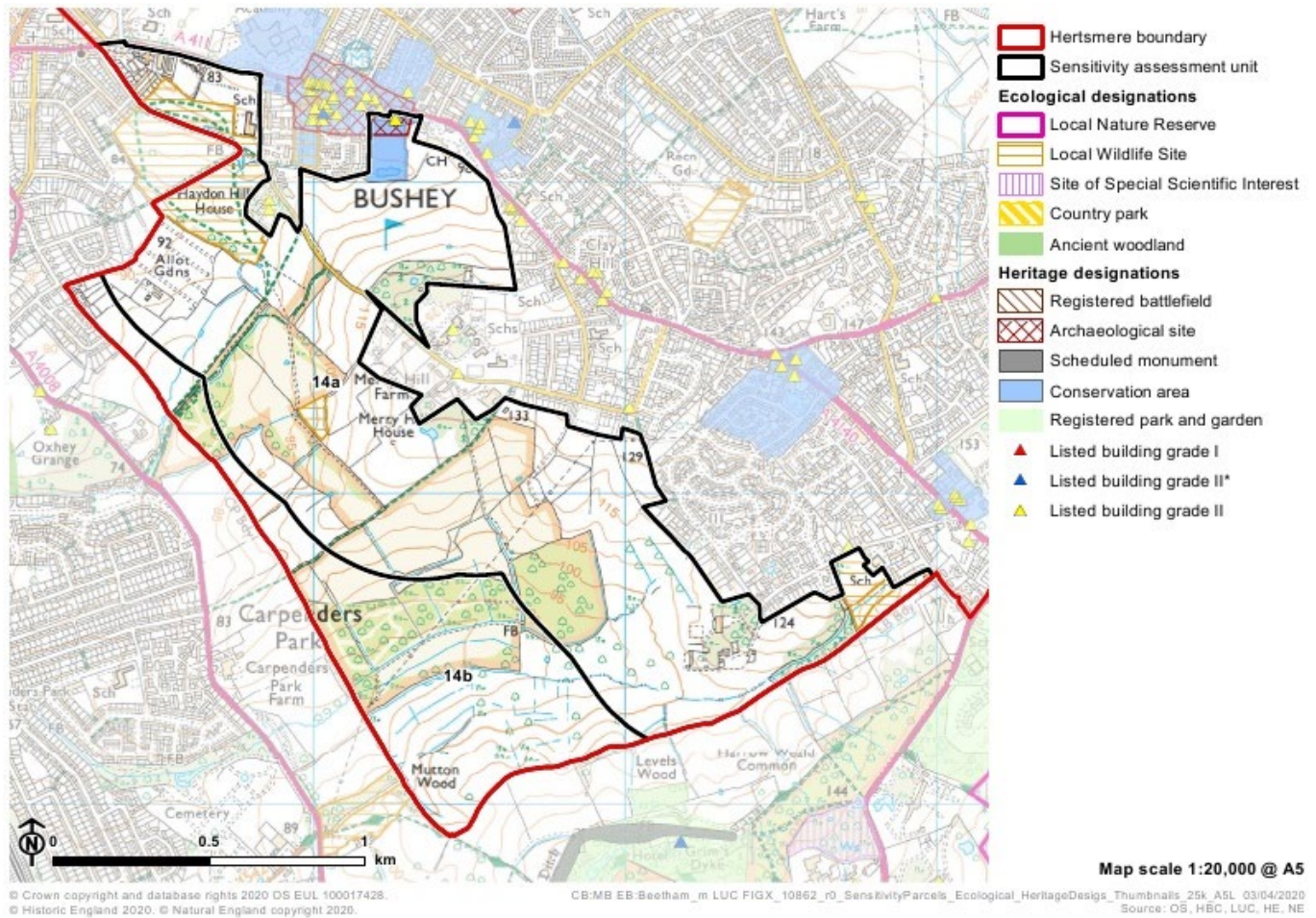


Fig 14.4: Map showing designations



Photos showing the assessment units



14a Bushey Fringe showing grazing cattle, woodland and in-field trees.



14a Bushey Fringe showing the settlement edge of Bushey on Merry Hill Road



14b Wider landscape showing an area of wetland



14b Wider landscape showing fields and overhead electricity lines

14a Bushey Fringe: Landscape sensitivity judgement and guidance

Bushey and its interaction with LCA 14 Bushey Hill Pastures

There are three separate areas known as 'Bushey', all of which are situated to the east of Watford and south of the M1, in the south-west of the Hertsmere District.

The largest area includes the 'original' Bushey which has now merged with Bushey Heath. The 'original' Bushey is a settlement that has managed to retain its village character despite expansion in the 20th century which has led to it merging with Bushey Heath to the South, an area of 20th century housing. The expansion in the early 20th century was largely a result of railway related industry. The historic core of the settlement is designated as a Conservation Area and contains the Grade II* listed Church of St James, a village pond and the high street largely comprising of 18th century buildings, many of which are listed.

The 'original' Bushey and Bushey Heath adjoin this character area. Part of the Bushey High Street Conservation Area overlaps with this area in the grounds of Bushey House. The rest of the edge of Bushey that adjoin this area is typically well treed and includes the large buildings at Merry Hill.

Sensitivity analysis



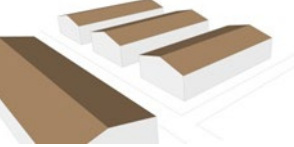
The sloping landform, intact 18th century field pattern/ areas of former parkland, strong sense of rural character, distinctive settlement at Merry Hill and role the area plays in separating Bushey from Watford Heath increase sensitivity, while the sense of enclosure provided by woodland and thick hedgerows, and relatively infrequent public access, reduce sensitivity. Proximity of part of the area to Bushey High Street Conservation Area increases sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Sloping and visually prominent landform, including Merry Hill;
- Areas of deciduous woodland and areas of former historic parkland;
- Areas for nature conservation owned by the Woodland Trust, including Merry Hill, Merry Hill Fruit Field and Little Hartsbourne Wood;
- Rural setting provided to Bushey (including Bushey High Street Conservation Area);
- Public rights of way and informal access routes which enable access to, and enjoyment of, the landscape;
- The rural character of the area and relative lack of settlement;
- The long views west.

Guidance: Any development within this landscape should respect the intact field pattern, parkland characteristics and overall rural character, including the role the area plays as a rural setting to Bushey. Enhance the parkland character of former areas of parkland where possible. Impact on Bushey's Conservation Areas will be a key consideration. Any development should be located in areas which are, or can be, enclosed by woodland so that the rural character of the wider area can be retained. Built development should not detract from the undeveloped wooded skylines (unless designed as a landmark feature). Assess impact on public views and seek opportunities to access and enjoy the long views to the west.

Landscape sensitivity to residential housing development/ smaller flats				M-H	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate-high due to the				

	presence of a number of higher sensitivity indicators. Any development would have to be sensitively sited and designed.				
				M-H	
	'Medium density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate-high due to the presence of a number of higher sensitivity indicators. Any development would have to be sensitively sited and designed.				
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 				M-H	
	'Medium-density' flats: The sensitivity analysis above indicates that sensitivity to medium density flats is moderate-high due to the presence of a number of higher sensitivity indicators. Any development would have to be sensitively sited and designed.				
					H
	'Higher density' flats: The rural character and historic edge to parts of Bushey means that sensitivity to higher-density flats is high .				
					H
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 					H
	Large scale commercial and office blocks: The rural character, small scale landscape pattern, undulating topography and historic edge to parts of Bushey means that sensitivity to large-scale commercial units/office blocks is high .				
					H
	Large scale warehouse/ distribution facilities: The rural character, small scale landscape pattern, undulating topography and historic edge to parts of Bushey means that sensitivity to larger-scale warehouse/distribution facilities is high .				

14b Wider character area: Landscape sensitivity judgement and guidance




Sensitivity analysis

This area has a rural character despite its location close to Carpenders Park (in Three Rivers District). The sloping landform, intact 18th century field pattern/ areas of former parkland, strong sense of rural character, and role the area plays in separating Bushey from Watford Heath increase sensitivity, while the sense of enclosure provided by woodland and thick hedgerows, and relatively infrequent public access, reduce sensitivity. Overall sensitivity to different types of development is set out in the rows below. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

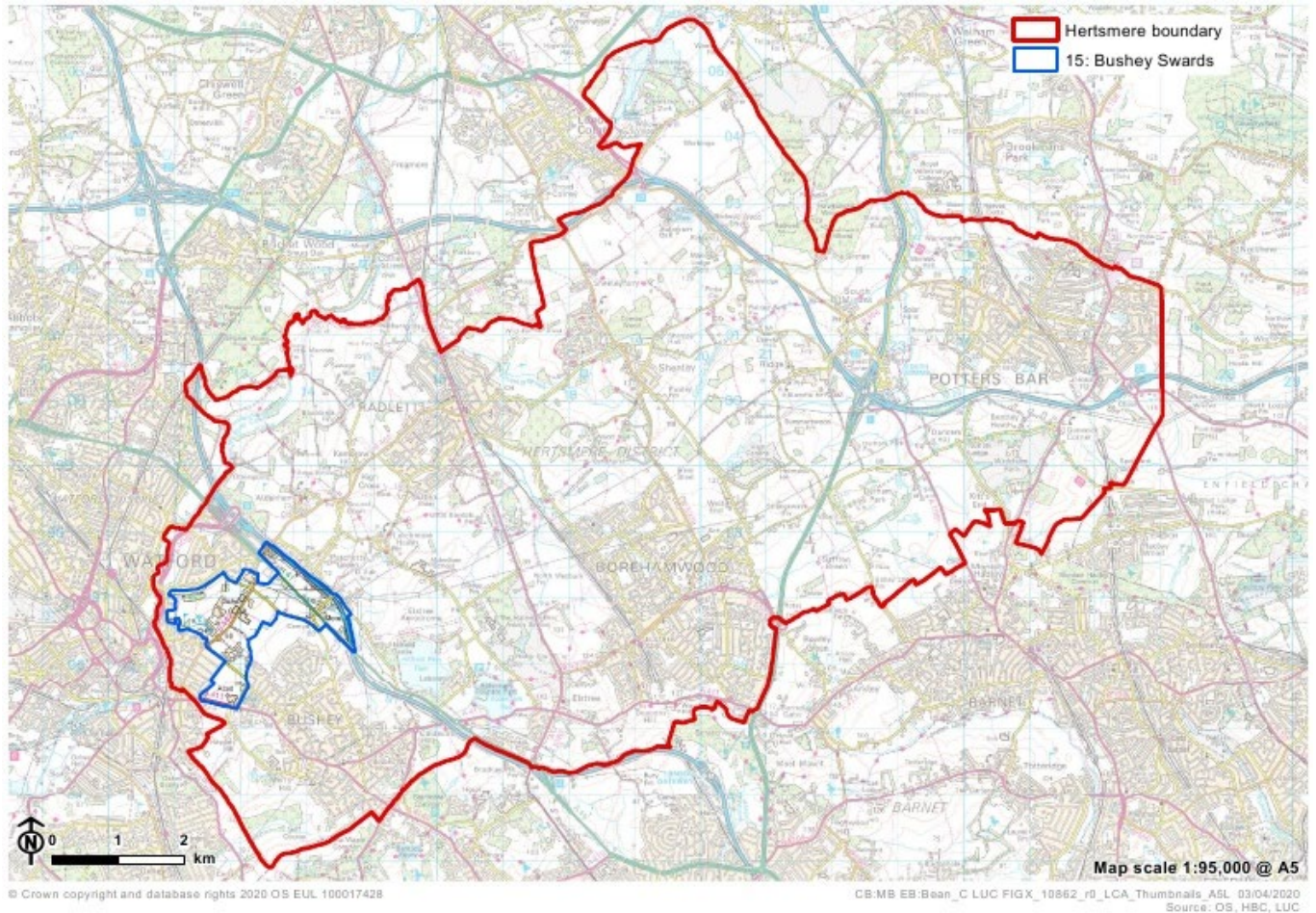
- Sloping and visually prominent landform;
- Areas of deciduous woodland including Little Hartsbourne Wood;
- Historic field pattern bound by mature hedgerows with mature trees;
- Traditionally grazed meadow fields;
- Public rights of way and informal access paths which enable access to, and enjoyment of, the landscape;
- The rural character of the area and relative lack of settlement.

Guidance: Any development within this landscape should respect the intact field pattern, parkland characteristics and overall rural character, including the role the area plays as a rural setting to Carpenders Park. Conserve areas of open access land, deciduous woodland and species rich grasslands. Enhance the parkland character of former areas of parkland where possible. Any development should be located in areas which are, or can be, enclosed by woodland (avoiding visually prominent slopes) so that the rural character of the wider area can be retained. Assess impact on public views and seek opportunities to access and enjoy the long views across the undulating landscape.

<p>Landscape sensitivity to residential housing development/smaller flats remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 					H
<p>Landscape sensitivity to a new settlement</p> 					H
<p>The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to new housing development (with associated access roads, private gardens and garaging) due to the presence of a number of higher sensitivity indicators. Any development would have to be sensitively sited and designed.</p>					
<p>The sensitivity analysis above indicates that the wider landscape will have a high sensitivity to smaller-scale commercial/industrial use and employment development (maximum 3 storeys with associated access roads, parking and open space) that is remote from an existing urban edge due to the strong rural character, small scale landscape pattern, undulating topography and role the area plays in separating Bushey from Carpenders Park.</p>					
<p>The sensitivity analysis above indicates that the wider landscape will have a high sensitivity to a new settlement that is remote from an existing urban edge due to the strong rural character, small scale landscape pattern, undulating topography and role the area plays in separating Bushey from Carpenders Park.</p>					

Landscape character area: 15 Bushey Swards

Fig 15.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This landscape character area is entirely within Hertsmere, occupying the area of land that lies between Bushey and Watford (and bordered by the M1 to the north-east). The area is strongly influenced by the surrounding urban settlements and land use is dominated by schools, playing fields, a golf course, cemetery, hotels, storage uses and a caravan park, as well as some farmland and woodland. The key characteristics as described in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- large number and range of schools with large grounds and tree belts;
- recreational facilities, both public and private;
- residential development backing onto and fronting area;
- arterial roads running into Watford with mature street trees;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- Bushey Hall golf course with parkland trees and woodlands;
- two parallel major roads with adjacent derelict and commercial uses; and
- defensive character to many land uses, with fencing common.

The LCA evaluation states that the number of schools within the area is unusual. The distinctive features recorded are the Jewish cemetery, Lincolnsfield Centre with range of commercial and recreational uses in former parkland (N.B. the southern part of this site has planning permission for housing and is being built), Fishers Field Nature Reserve and Former Royal Masonic School buildings (now converted and expanded for residential use).

Settlement Pattern

Most settlement within this area is for leisure and educational or religious facilities, with little residential settlement. Much of the greenspace between the built features functions as sports fields and golf courses rather than agricultural land.

Sensitivity Evaluation: LCA 15 Bushey Swards

Sensitivity Evaluation for LCA 15 Bushey Swards	
Assessment Criteria	Commentary
Landform	An area of flat to gently undulating land with an elevation ranging from 60m to 85m AOD. Containing a tributary of the Colne. Lower sensitivity.
Landscape pattern and time depth	A largely altered field pattern, with most fields dating from 20 th field enclosure/ reorganisation and few native original hedges remaining. Some remnants of older parkland. Lower sensitivity (with localised higher sensitivity in areas of remnant parkland).
'Natural' character	An area of largely recreational land including sports pitches and golf courses or marginal agriculture, with short mown grassland being the dominant vegetation type. There are some areas of mature deciduous woodlands (a priority habitat) as well as some areas of meadow/ habitats of interest associated with the tributaries of the Colne. There are remnants of informal parkland with some mature in field specimen trees and hedgerow trees. Lower sensitivity with some areas of localised higher sensitivity (woodland, grassland/ wetland and parkland).
Historic features	There are two Grade II listed buildings, both associated with the former Royal Masonic School for Boys and the south-eastern corner of this area lies within the Bushey High Street Conservation Area. Lower sensitivity with some areas of localised higher sensitivity (Royal Masonic School buildings, Bushey High Street Conservation Area, remnant parkland).
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). There is limited public access, with a few footpaths. Bushey Manor Field Trust in the south is an informal open access area. The remaining recreational facilities are largely private. Lower sensitivity.
Perceptual aspects	Most of the area has an urban fringe character and includes major transport routes. Lower sensitivity.
Settlement setting	The landscape does not provide a strong setting to the surrounding settlement, except the land around the Bushey Academy which forms a setting to the Bushey High Street Conservation Area. Lower sensitivity (with localised area of higher sensitivity at Bushey Academy).
Visual prominence	The relatively flat landform, frequency of mature trees and several tall hedges and fences means, most of the landscape is not visually prominent (lower sensitivity). Skyline features include frequent mature trees, as well as some taller buildings (both commercial and residential) the most distinctive of which being the clocktower of the former Royal Masonic School for Boys (moderate sensitivity).
Rarity and distinctiveness	Although the landscape itself is 'frequent' in the county context, the large number of schools is unusual. The Edwardian schools and houses are the most distinctive features. Moderate sensitivity.

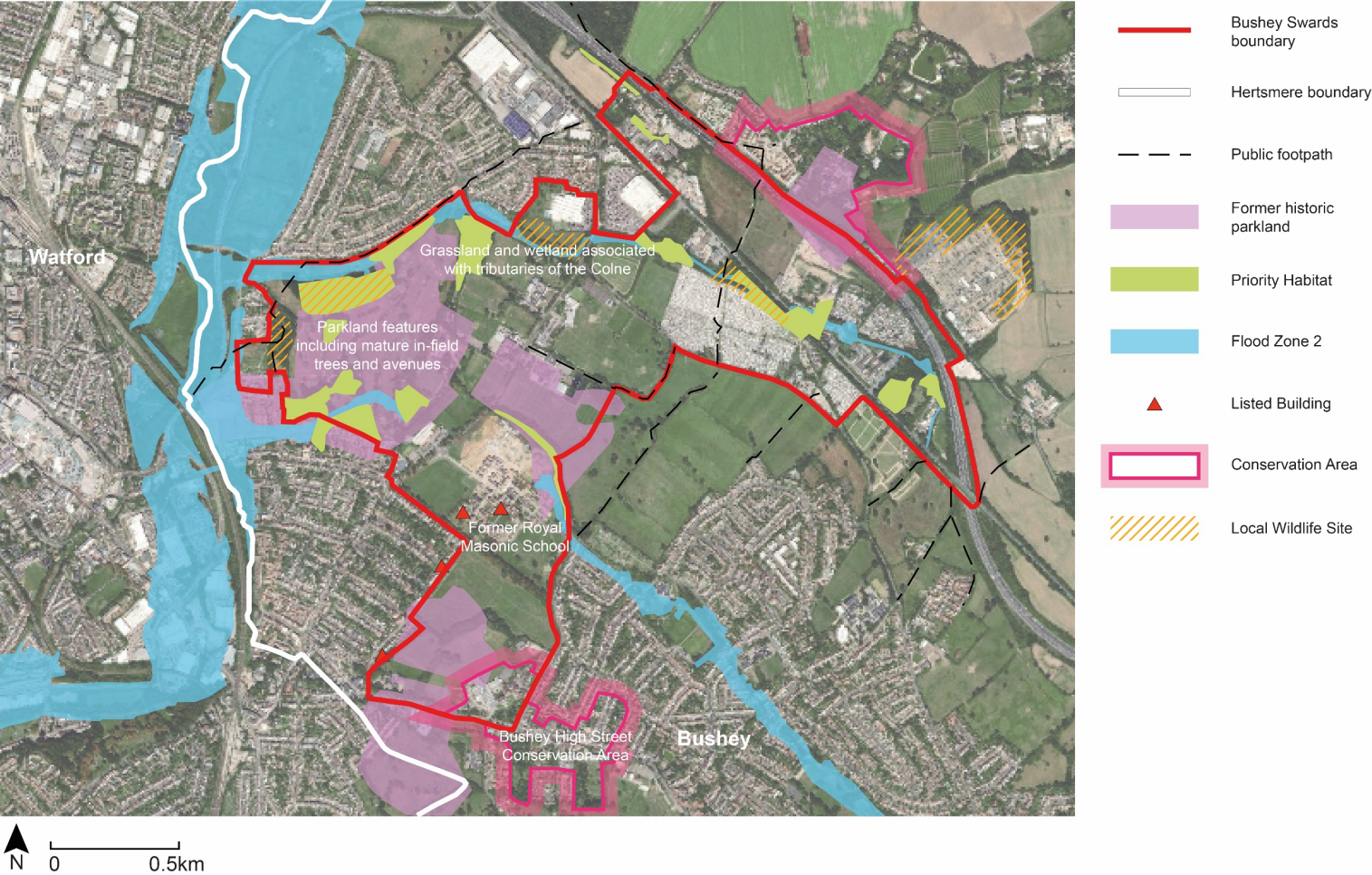
LCA 15: Bushey Swards

Hertsmere Landscape Sensitivity Assessment
September 2020

Sensitivity Evaluation for LCA 15 Bushey Swards	
Coalescence	The area provides a role in separating Bushey from Watford. Moderate sensitivity.

Fig 15.2: Summary map

LCA 15: Bushey Swards



Assessment Units

This landscape character area has been considered as one assessment unit for the purpose of this landscape sensitivity assessment:

- 15a: Bushey Fringes

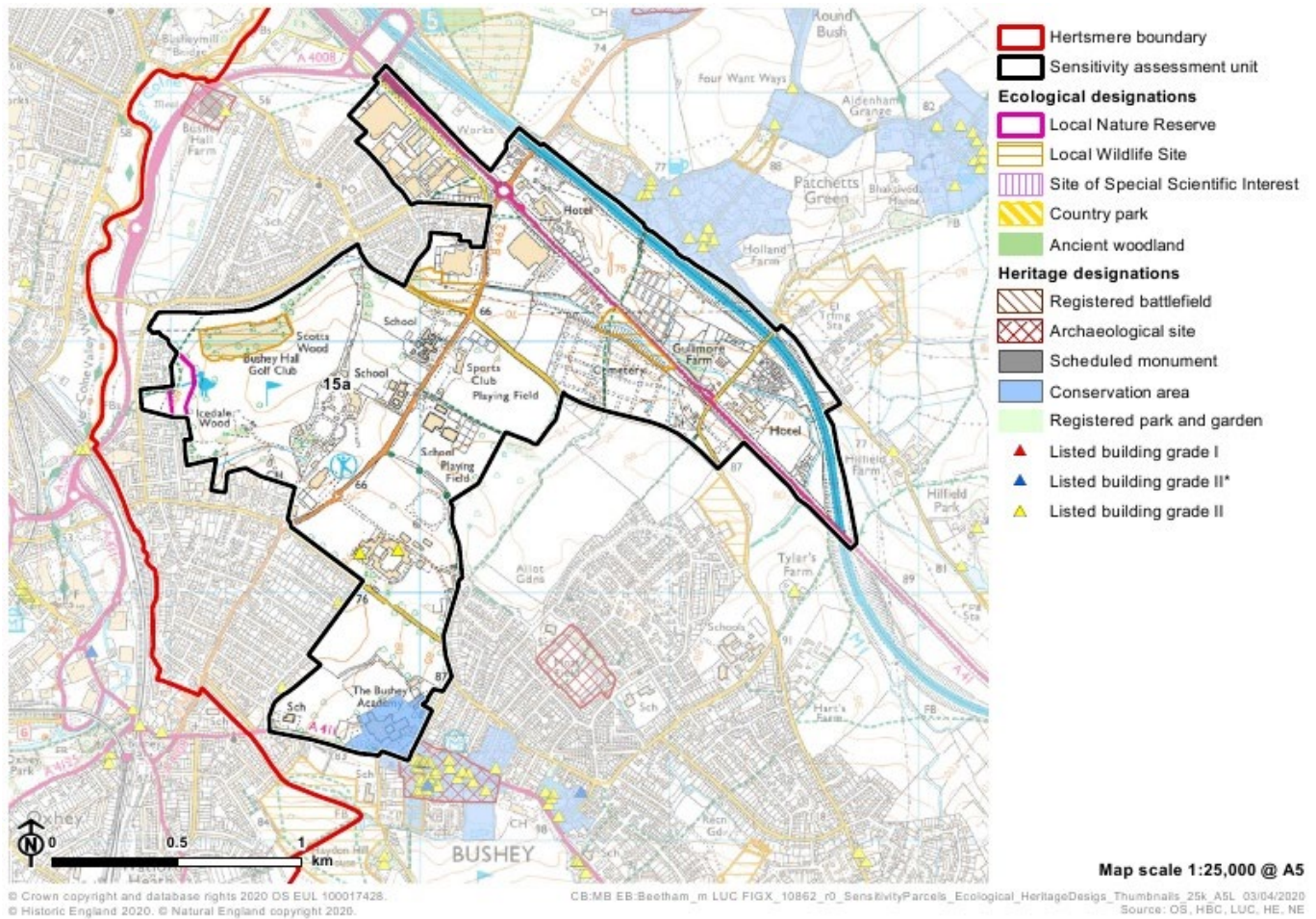
Fig 15.3: Aerial map of the assessment unit



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_25k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 15.4: Map showing designations



Photos showing the assessment unit



15a Bushey Fringe showing settlement edge behind trees



15a Bushey Fringe showing the converted Royal Masonic School for Boys and associated grounds



15a Schools are typical in the Bushey Fringe



15a Remnant parkland character associated with Bushey Grange

15a Bushey Fringe: Landscape sensitivity judgement and guidance

Bushey and its interaction with LCA 15 Bushey Swards

There are three separate areas known as 'Bushey', all of which are situated to the east of Watford and south of the M1, in the south-west of the Hertsmere District.

The largest area includes the 'original' Bushey which has now merged with Bushey Heath. The 'original' Bushey is a settlement that has managed to retain its village character in its core despite expansion in the 20th century (due to the railway) which led to the merging of Bushey with Bushey Heath. The historic core of the settlement is protected by a small Conservation Area, which contains the Grade II* listed Church of St James, a village pond and the high street largely comprising 18th century buildings, many of which are listed. Bushey Heath is an area of 20th century housing.

The western outlier is also known as 'Bushey' and comprises mainly 20th century residential development. The northern outlier is known as 'North Bushey' and this is also predominantly 20th century residential housing.

All three parts of Bushey adjoin this character area and these are largely residential, comprising two storey houses enclosed by hedgerows and trees. The exception is the Bushey Academy in the south which also forms part of Bushey High Street Conservation Area.



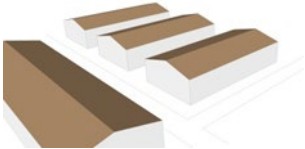
Sensitivity analysis:

The relatively flat landform, relative lack of time depth, strong urban influences and limited public access reduce sensitivity while the role the area plays in providing a separation between the different parts of Bushey increases sensitivity. Remnant areas of parkland and parkland features, deciduous woodlands (a priority habitat), the listed Royal Masonic School buildings, Bushey High Street Conservation Area and the presence of tributaries of the Colne increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

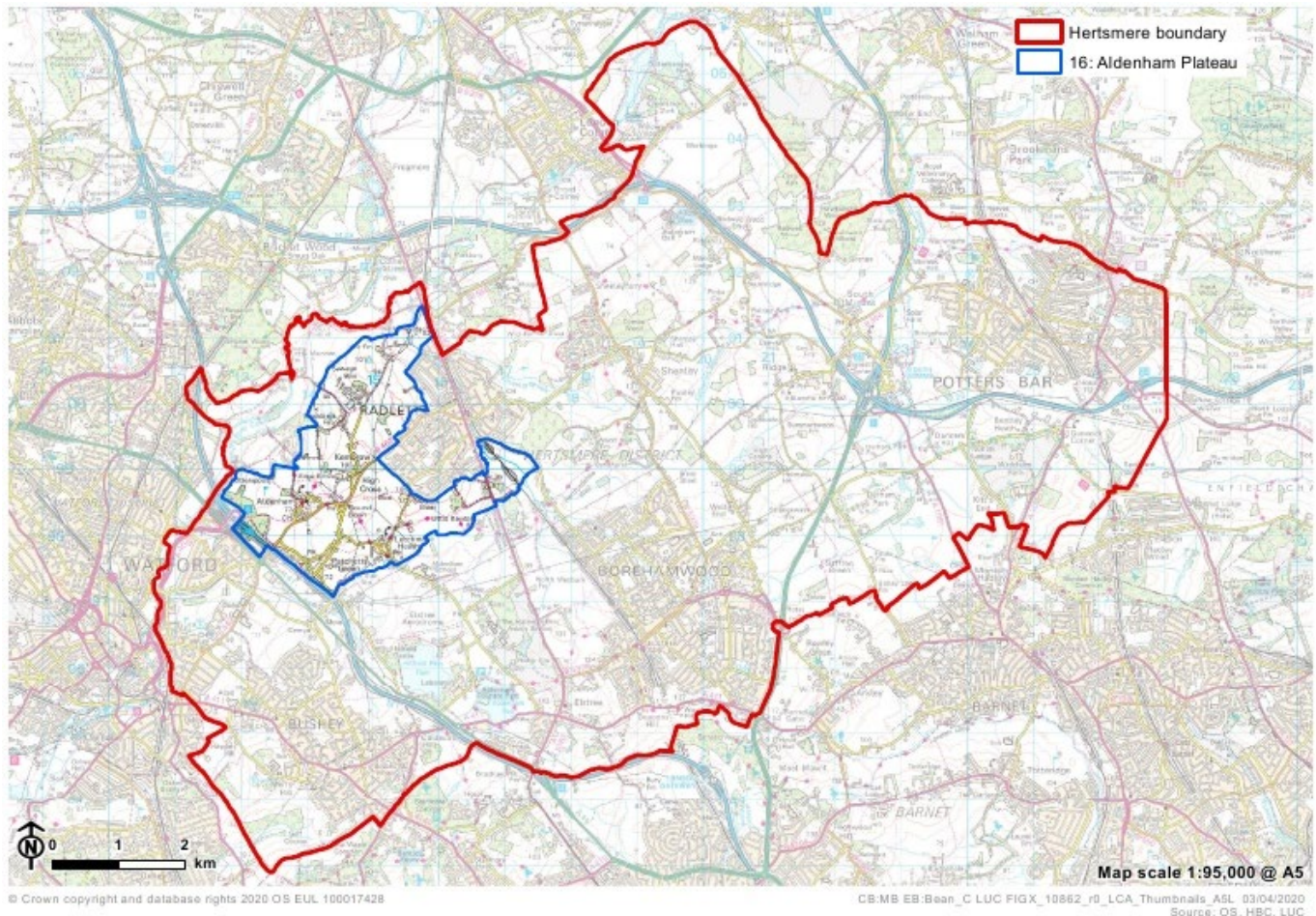
- Fragments of parkland features including mature in-field trees, and avenues of trees;
- The two Grade II listed buildings at the former Royal Masonic School and their setting (including the role of the clock tower as a landmark feature);
- The Bushey High Street Conservation Area and its landscape setting;
- Areas of grassland and wetland associated with tributaries of the Colne;
- Areas of deciduous woodland (a priority habitat);
- Areas of remnant parkland and parkland features include avenues of trees and mature specimen in- field trees;
- Public footpaths and Bushey Manor Field Trust open access area which enable access to, and enjoyment of, the landscape;
- The role the area plays in separating Bushey from Watford.

Guidance: Any development should avoid loss of valued grassland/ wetland habitats along the tributaries of the Colne, deciduous woodland (a priority habitat) and remnant parkland features. Development should utilise existing vegetation to integrate it into the landscape and new planting should be in character with the locality. Impact on the Bushey High Street Conservation Area and views to and from the Conservation Area will be a key consideration, as will impact on listed buildings and the landmark role of the clock tower at the former Royal Masonic School. Opportunities to access and enjoy the landscape should be preserved and enhanced. Any development should ensure the distinct separation between Bushey and Watford is maintained, and larger scale buildings would be better located close to existing larger

scale buildings and the M1 corridor, set within woodland. Consider opportunities to further mitigate the impact of existing detracting features such as industrial style fencing/ buildings.				
Landscape sensitivity to residential housing development/ smaller flats 		L-M		
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is low-moderate for the area due to the presence of lower sensitivity indicators. Note the individual sensitive features highlighted.			
		L-M		
Landscape sensitivity to residential flats/ small scale commercial 				
			M	
	'Medium density' flats: The generally low-rise settlement edges mean that sensitivity to medium density flats will be slightly higher than two/two and a half storey houses and smaller flats (moderate). Note the individual sensitive features highlighted.			
			M	
	'Higher density' flats: The generally low-rise settlement edges means that sensitivity to higher-density flats will be slightly higher than two/two and a half storey houses and smaller flats (moderate). Note the individual sensitive features highlighted.			
Landscape sensitivity to large scale commercial/ industrial/ distribution 			M-H	
	Large scale commercial and office blocks: The generally residential character of the urban edge and the role the area plays in settlement separation between Watford and Bushey means that sensitivity to large scale commercial units/office blocks will be moderate-high .			
			M-H	
	Large scale warehouse/ distribution facilities: The generally residential character of the urban edge and the role the area plays in settlement separation between Watford and Bushey means that sensitivity to large scale warehouse / distribution facilities will be moderate-high .			

Landscape character area: 16 Aldenham Plateau

Fig 16.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This landscape character area is entirely within the Borough of Hertsmere and lies between Radlett and Bushey. The Colne valley lies to the north-west and the Borehamwood plateau to the south-east. It is an area of mixed agricultural land with a number of distinctive villages clustered around greens and with a good mix of vernacular buildings. Areas of grazing tend to be located around the hamlets/ villages and on former parkland. Medium to tall hedgerows and sunken lanes help to enclose the open arable fields and retain a rural and tranquil character which only changes at the approaches to the noisy M1/A41 corridor. The key characteristics as described in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- gently undulating landform;
- large tenanted estates with arable dominant and some secondary grazing;
- small organic clustered villages around village greens;
- declining pattern of hedgerows within arable areas;
- limited woodland except adjacent to M1.

The landscape strategy for this area is to 'improve and restore' the landscape character.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

The landscape evaluation contained in the LCA states that the landscape type is 'frequent' in the county. Distinctive features are reported to be the small villages clustered around greens, Aldenham church and the high proportion of elm in hedges. These are considered in the analysis below, where relevant.

Settlement Pattern

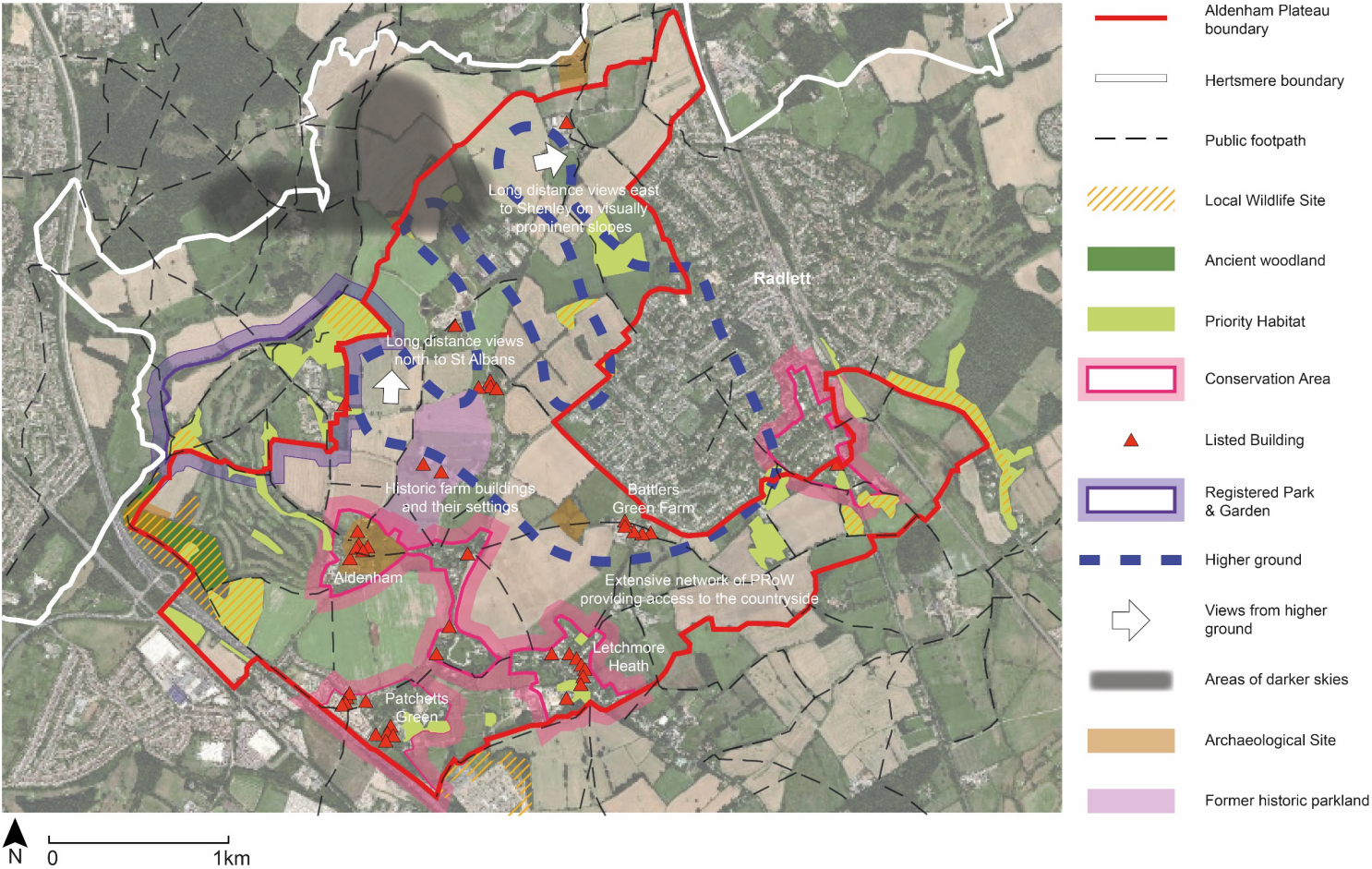
The LCA states that the small historic villages are one of the key features of the area. Building materials include brick, clay tile and flint. Letchmore Heath is a picturesque village centred around a village green, pond and groupings of 16th and 17th century cottages. Aldenham is centred around a leafy village green and church. The tower and buttresses of the parish church are unique, being made of Hertfordshire 'puddingstone', a hard conglomerate rock.

Sensitivity Evaluation 16 Aldenham Plateau

Commentary against evaluation criteria for LCA 16 Aldenham Plateau	
Assessment Criteria	Commentary
Landform	A gently undulating plateau area, with the highest ground to the east and centre around Kemprow and Radlett. The edges of the plateau have steeper slopes. Moderate sensitivity.
Landscape pattern and time depth	The historic field pattern is a mostly intact pre-18 th century organic enclosure, with small to medium-sized irregular fields (higher sensitivity). There is localised 20 th -century enclosure in the north, and there has been considerable hedgerow removal throughout the area (lower sensitivity). Aldenham Golf Club has altered the field pattern in the west (lower sensitivity).
'Natural' character	Land use is mostly agricultural (a mixture of arable and pasture), interspersed with small deciduous woodlands, which are often designated as Local Wildlife Sites. There are limited remaining hedgerows, but many in-field trees which add to the treed character around the small villages. Moderate sensitivity with areas of localised higher sensitivity.
Historic features	The rural villages of Aldenham, Round Bush, Letchmore Heath and Patchetts Green/Delrow all have designated Conservation Areas, and the Radlett South Conservation Area extends into the landscape character area. Listed buildings are clustered in the villages, as well as at a number of farmsteads. The Church of St John the Baptist in Aldenham is Grade I listed, and is a unique feature within Hertfordshire, as it is constructed from puddingstone. A small section of the Wall Hall Registered Park and Garden extends to Aldenham. There are also a number of Archaeological Sites within the area. Higher sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). There is a high occurrence of Public Rights of Way including sections of the Hertfordshire Way long distance footpath, which enables access and enjoyment of the countryside in this area. Higher sensitivity.
Perceptual aspects	A rural character area (higher sensitivity) with localised detractors of the M1/A41 in the west, sewage works on Oakridge Lane, two rows of pylons some views to tower blocks in Bushey/Watford (lower sensitivity).
Settlement setting	The area contributes positively as a scenic backdrop to parts of Radlett. The open aspect of Watling Street/Cobden Hill, wooded dells at Cobden Hill and open land to the south-west are all highlighted as important to the setting within the Radlett South Conservation Area Appraisal (higher sensitivity). The area provides a more limited contribution as a rural setting to the northern and western edges of Radlett (moderate sensitivity). Elsewhere the rural area also forms a setting to the rural villages of Letchmore Heath, Patchetts Green, Round Bush and Aldenham (higher sensitivity).
Visual prominence	This gently undulating plateau landscape is semi-enclosed by topography, hedgerows and woodlands. It does not have visually prominent skylines. There are some long views in the north towards St Albans in which the cathedral is visible. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA reports this landscape as 'frequent' in the county, although the small villages clustered around greens are distinctive features. Moderate sensitivity.

Commentary against evaluation criteria for LCA 16 Aldenham Plateau	
Coalescence	The area plays some role in the separation of the small villages, and between Radlett and Batlers Green/Letchmore Heath, although development could be designed to retain separation between settlements. Moderate sensitivity.

Fig 16.2: Summary map
LCA 16: Aldenham Plateau

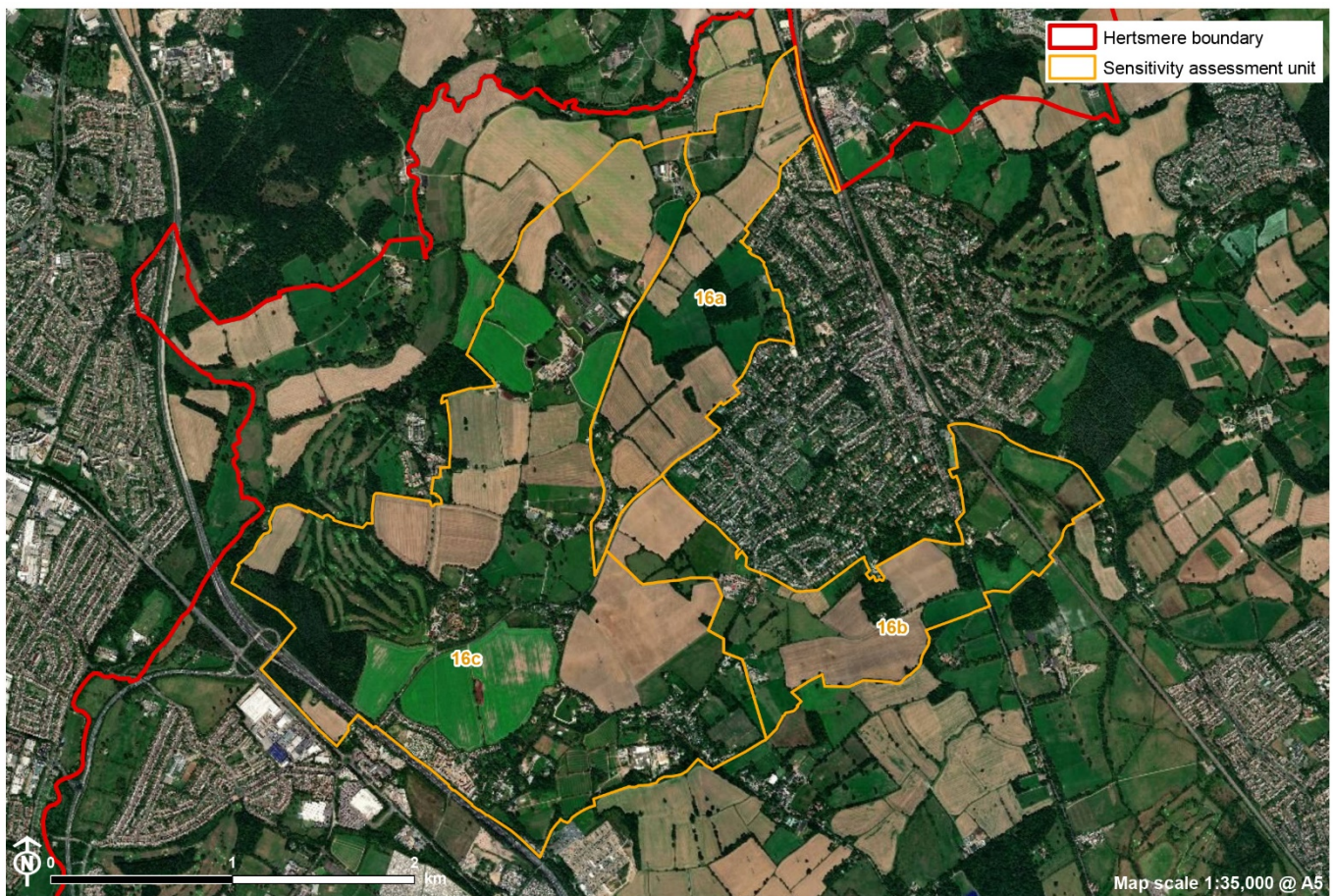


Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 16a: Radlett Fringe - north
- 16b: Radlett Fringe - south
- 16c: Aldenham Plateau wider landscape

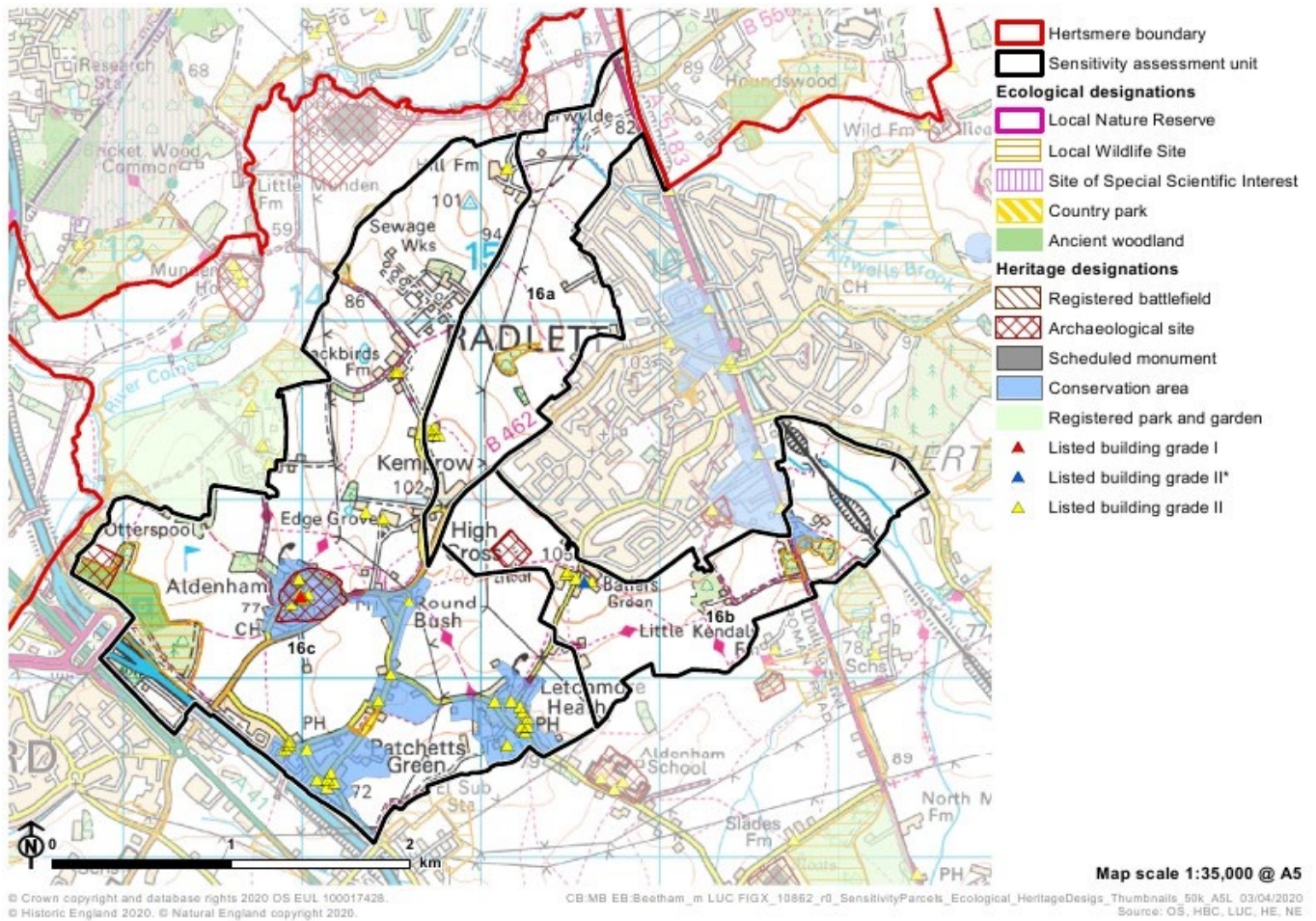
Fig 16.2: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_50k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 16.3: Map showing designations



Photos showing the assessment units



16a: Radlett Fringe – north: undulating arable fields provide rural setting to Radlett settlement edge along Watford Road



16a: Radlett Fringe – north: arable fields with pylon route and long-distance views to Shenley



16b: Radlett Fringe – south provides rural setting to Radlett settlement edge along The Ridgeway



16b: Radlett Fringe – south: open arable fields south of The Ridgeway popular for recreation



16c: Wider landscape containing Aldenham Conservation Area



16c: Wider landscape showing open arable fields with in-field trees, north of Oakridge Lane

16a Radlett Fringe north: Landscape sensitivity judgement and guidance

Radlett and its north-western interaction with LCA 16 Aldenham Plateau:

Radlett is a busy commuter settlement located in the valley of a tributary of the River Colne (the Tykeswater stream), on the ancient trackway/ road of Watling Street (now the A5183 in this area). It has grown from a small medieval settlement, with the largest change being the arrival of the Midland Railway in the late 19th century, which connected it to London.

The north-western fringe of Radlett is low-rise residential, consisting of large detached houses set in large gardens with lots of garden vegetation. Fair Field Junior School lies on the western settlement edge.



Sensitivity analysis:

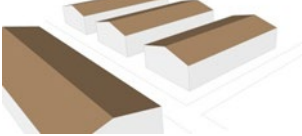
This assessment area is a mixture of arable and pastoral farmland, with an irregular field pattern and small woodland copses, including Dellfield Wood LWS. The rural character, largely intact pre-18th century field pattern, historic farm buildings, public access and occasional long-distance views north to St Albans and east to Shenley increase sensitivity, while the unremarkable agricultural landscape, its semi-enclosed character (as a result of vegetation cover), proximity to the urban edge of Radlett and presence of man-made features (in this case pylons) reduce sensitivity to built development. Ecologically valued small deciduous woodlands enhance sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Visually prominent slopes;
- Intact pre-18th century field patterns;
- Historic farm buildings and their rural settings;
- Mature deciduous woodlands and thick hedgerows with hedgerow trees;
- Public Rights of Way which provide access to, and enjoyment of, the countryside;
- Rural character of the area;
- Long distance views north to St Albans and east to Shenley.

Guidance: Any development should respect the grain and scale of the landscape (including its historic field pattern) and be located in areas enclosed by vegetation, avoiding the most visually prominent slopes. Any development should retain all deciduous woodland and hedgerows/in-field trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape. Impact on historic listed buildings and their setting will be a key consideration. Preserve long-distance views north to St Albans where they exist and seek opportunities to provide access to, and enjoyment of, these views. Maintain public access to, and enjoyment of, the landscape.

Landscape sensitivity to residential housing development/ smaller flats 				M-H	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate-high due to the historic features, natural heritage, long-distance views and recreational value of the landscape. Note the individual sensitive features highlighted. Fields adjacent to the urban edge may have lower sensitivity.				
				M-H	
Landscape sensitivity to residential flats/ small scale commercial 	'Medium density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density residential houses and smaller flats is moderate-high due to the historic features, natural heritage, long-distance views and visually prominent slopes. Note the individual sensitive features highlighted. Fields adjacent to the urban edge may have lower sensitivity.				
				M-H	
	'Medium density' flats: The low-rise residential character of the urban edge, rural character, visually prominent slopes and long-distance views means that sensitivity to medium-density flats will be similar to two/two and a half storey housing (moderate-high). Note the individual sensitive features highlighted. Fields adjacent to the urban edge may have lower sensitivity.				
				M-H	
	'Higher density' flats: The low-rise residential character of the urban edge, rural character, visually prominent slopes and long-distance views means that sensitivity to higher-density flats will be similar to two/two and a half storey housing (moderate-high). Note the individual sensitive features highlighted.				
Landscape sensitivity to large scale commercial/ industrial/ distribution 					H
	Large scale commercial and office blocks: The undulating landform, intact field pattern and rural character of this area means that sensitivity to large-scale commercial and office blocks is judged to be high .				
					H

	<p>Large scale warehouse/ distribution facilities: The low-rise residential character of the urban edge, the intact field pattern and rural character of this area means that sensitivity to large-scale warehouse/distribution facilities is judged to be high.</p>
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16b Radlett Fringe south: Landscape sensitivity judgement and guidance

Radlett and its south-western interaction with LCA 16 Aldenham Plateau

Radlett is a busy commuter settlement located in the valley of a tributary of the River Colne (the Tykeswater stream), on the ancient trackway/ road of Watling Street (now the A5183 in this area). It has grown from a small medieval settlement, with the largest change being the arrival of the Midland Railway in the late 19th century, which connected it to London.

The south-western and southern edges of Radlett are mostly low-rise residential, with Radlett South Conservation Area extending into the rural landscape along Watling Street where the settlement is lower density with larger detached houses set within woodland. The whole edge is fairly well enclosed by trees.


Sensitivity analysis:


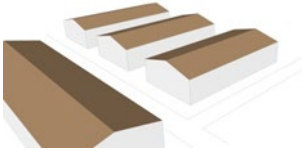
This assessment area is a mixture of arable and pastoral farmland, with an irregular field pattern and small deciduous woodlands, designated as Local Wildlife Sites. Letchmore Heath lies south-west of Radlett and the Thameslink railway line crosses the area to the east. The rural character of the area, the setting it provides to Radlett South Conservation Area, the role the area plays in separating Radlett from Letchmore Heath and the good public access increase sensitivity, while the area's semi-enclosed character (as a result of vegetation cover), proximity to the urban edge of Radlett and presence of man-made features (e.g. pylons and railway) reduce sensitivity to built development. Ecologically valued small deciduous woodlands, areas of intact pre-18th century field pattern and the historic buildings at Battlers Green Farm increase sensitivity locally. Overall sensitivity to different types of development is set out in the table rows below.

Sensitive features:

- Areas of intact pre-18th century field patterns;
- Ecologically valued small deciduous woodlands;
- The rural character of the area, and the setting it provides to Radlett South Conservation Area;
- The historic buildings at Battlers Green Farm and their rural setting;
- The role the area plays in separating Radlett from Letchmore Heath;
- Public Rights of Way which provide access to, and enjoyment of, the countryside.

Guidance: Any development should respect the scale and grain of the landscape (including the areas of historic field pattern). Development should utilise existing vegetation to integrate it into the landscape. All deciduous woodlands, hedgerows and trees should be retained or replaced, and new planting should be in character with the locality. Impact on the Radlett South Conservation Area and views to and from the Conservation Area will be a key consideration in this area, as will impact on historic listed buildings and their settings. The rural setting to Battlers Green Farm and the sense of settlement separation between Radlett and Letchmore Heath should be retained. Opportunities to access and enjoy the landscape should be preserved and enhanced.

Landscape sensitivity to residential housing development/ smaller flats				M-H	
	<p>'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate-high due to the historic features, natural heritage, long-distance views and recreational value of the landscape. Note the individual sensitive features highlighted.</p>			M-H	
	<p>'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density houses and flats is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.</p>				
Landscape sensitivity to residential flats/ small scale commercial				M-H	
	<p>'Medium-density' flats: The sensitivity analysis above indicates that sensitivity to medium-density flats is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.</p>				

				M-H	
	'Higher-density' flats: The sensitivity analysis above indicates that sensitivity to higher-density flats is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.				
					H
	Smaller-scale commercial/industrial use and employment development: The rural character of the area and proximity to Radlett South Conservation Area means that sensitivity to commercial/industrial uses is high . Note the individual sensitive features highlighted.				
Landscape sensitivity to large scale commercial/ industrial/ distribution 					H
	Large-scale commercial and office blocks: The rural character of the area and proximity to Radlett South Conservation Area means that sensitivity to commercial/industrial uses is high . Note the individual sensitive features highlighted.				
					H
	Large-scale warehouse/ distribution facilities: The rural character of the area and proximity to Radlett South Conservation Area means that sensitivity to large scale warehouse/ distribution facilities is high . Note the individual sensitive features highlighted.				

16c Wider character area: Landscape sensitivity judgement and guidance


Sensitivity analysis:



The wider landscape of the Aldenham Plateau is predominantly agricultural land (a mixture of arable with areas of pasture near to villages), with a small-medium sized field pattern, interspersed with small deciduous woodlands. The historic pattern of small villages around village greens is a distinctive feature of this area, and all the villages are covered by Conservation Area designation. The historic features and landscape pattern, recreational value of the Public Rights of Way, rural character of the area and the role the area plays in the separation of the small villages indicates a higher sensitivity to built development, while the area's semi-enclosed character (as a result of vegetation cover) reduce sensitivity a little. The presence of manmade elements such as Aldenham Golf Club, pylon routes, the M1 and sewage works lower sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Historic field pattern of pre-18th century enclosure (where present);
- Historic settlement pattern of small villages around greens, now designated as Conservation Areas;
- Rural character of the landscape, which is close to large populations;
- Historic features listed buildings and Archaeological Sites and part of Grade II listed Wall Hall Registered Park and Garden;
- Recreational routes which allow access to, and enjoyment of, the landscape.

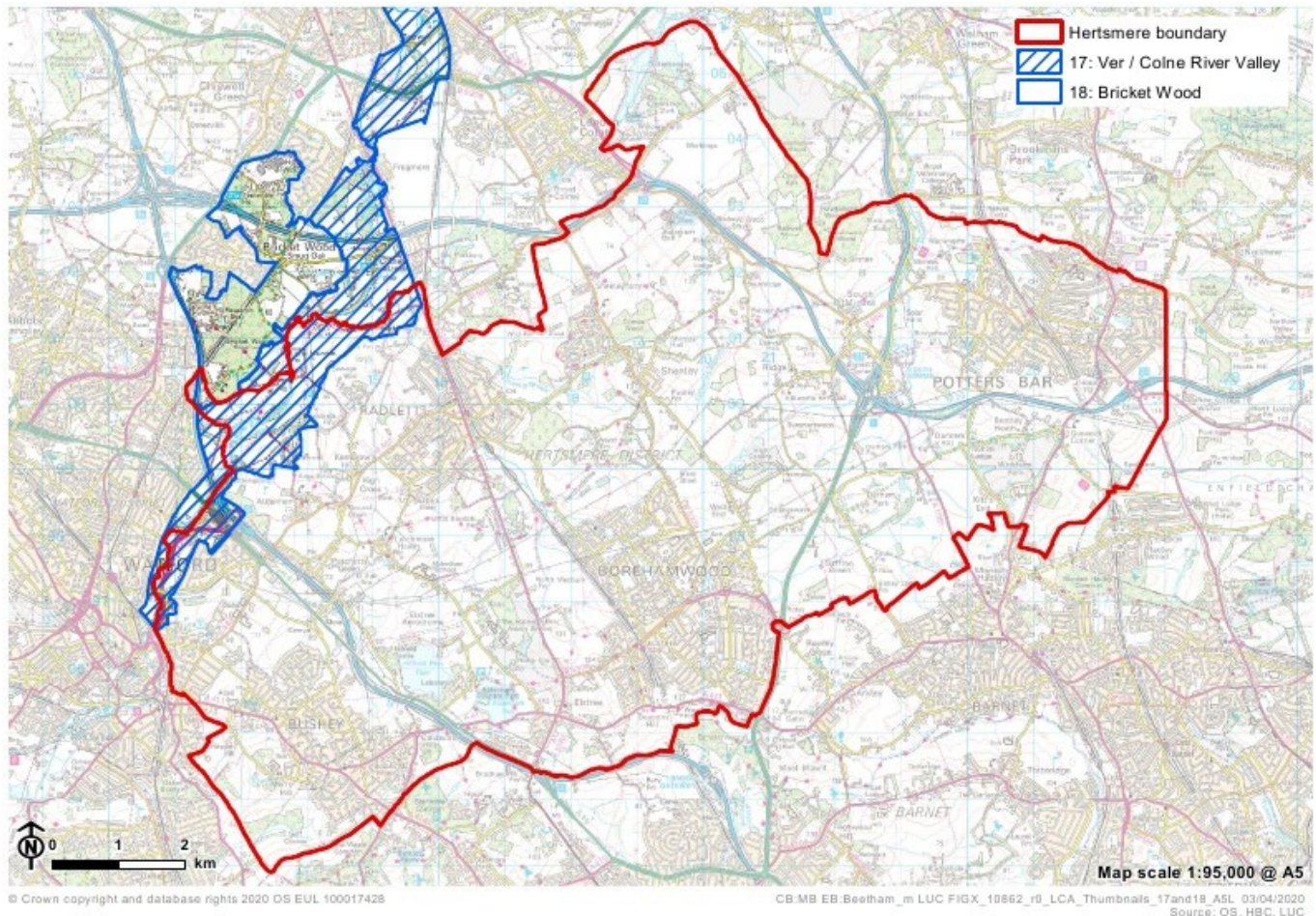
Guidance: Development should respect and maintain the rural character of the wider landscape, preserve areas of historic field patterns, and respect the pattern of and character of the small villages. The historic integrity of Wall Hall Registered Park and Garden and the village Conservation Areas should be conserved and any impact on these will be a key consideration. Maintain and enhance public access to, and opportunities for enjoyment of, the landscape. Any new development should be integrated into the landscape using locally characteristic vegetation. The extent of development should be in scale with the existing settlement pattern and the height of buildings in scale with vegetation (and below the height of existing trees, except where intended to be a landmark) to minimise their impact – opportunities are likely to be restricted to minor infill or conversion of existing buildings.

Landscape sensitivity to residential housing development/ smaller flats remote from the urban edge 				M-H	
	The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to new housing development (with associated access roads, private gardens and garaging) that is remote from an existing urban edge due to its predominantly rural character. Opportunities are likely to be restricted to minor infill or conversion of existing buildings.				

<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to a new settlement</p> 					H
	<p>The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to smaller-scale commercial/industrial use and employment development (maximum 3 storeys with associated access roads, parking and open space) that is remote from the existing urban edge due to its predominantly rural character. Opportunities are likely to be restricted to conversion of existing buildings, or buildings that are rural in character in a local farmstead vernacular.</p>				
	<p>The sensitivity analysis above indicates that the wider landscape will have a high sensitivity to a new settlement that is remote from an existing urban edge due to the rural character of the area, its historic villages and the role the landscape plays in separating the villages.</p>				

Landscape character area: 17 Ver/Colne River Valley

Fig 17.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This landscape character area extends outside Hertsmere Borough boundary into St Albans District to the north and Watford District to the west. The part that falls within Hertsmere is located between Radlett and Watford and occurs as a river valley within which the modest River Ver and upper Colne meander within a floodplain. Riparian willows line the rivers along part of the course and the valley contains pasture, parkland and fords. The valley is visually contained by valley slopes and vegetation which generally conceal the presence of the adjoining settlements. The Ver-Colne Valley walk provides good pedestrian access.

The key characteristics within Hertsmere, as described in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- well-defined linear river corridor;
- flat sinuous floodplain with ecologically important floodplain meadows;
- steeper valley sides including arable conversions, golf courses and restored land;
- parklands fronting river at Munden Hall and Wall Hall;
- fragmentation of linear valley form and a loss of tranquillity where crossed by the M1 and A414;
- sense of rural seclusion between Otterspool and Colne/Ver confluence with attractive riverside views;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- visual intrusion from urban fringe development at Watford, Park Street, Colney Street and St Albans.

The landscape strategy for this area is to 'conserve and strengthen' the landscape character.

The landscape evaluation contained in the Hertfordshire LCA states that the landscape type is relatively common being one of several river valleys in the county, although certain lengths are important for the flood meadows. Distinctive features, relevant to the section within Hertsmere, are reported to be the mature beech avenue at Munden; ford river crossings; stands of willows, vernacular 'Three Valleys' pumping stations and the threaded river course south of Munden Hall.

Settlement Pattern

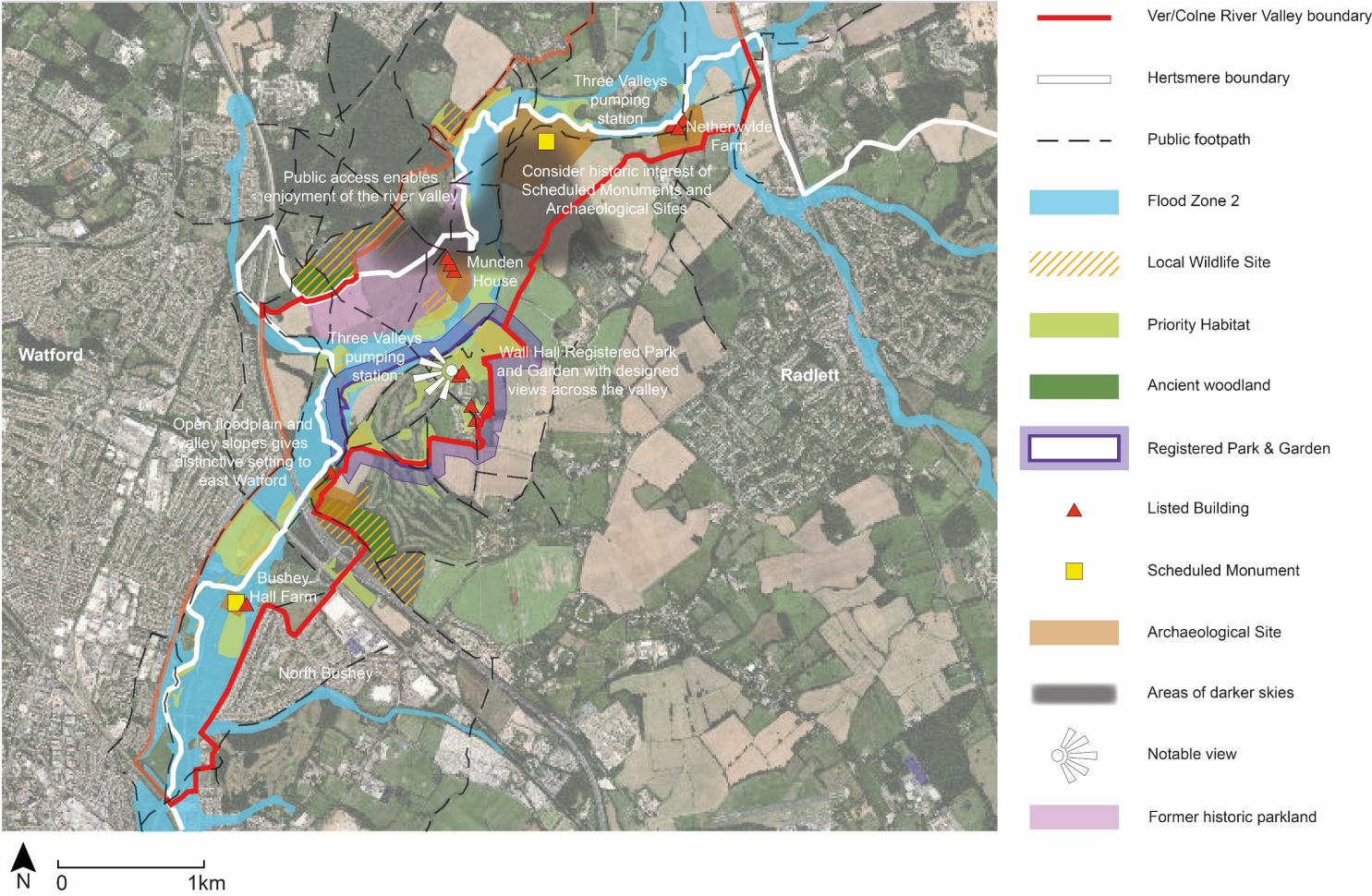
There is limited settlement in the valley, and none in the floodplain. The two principal houses in the area (Munden Hall and Wall Hall), which are highlighted in the Hertfordshire LCA, are positioned on opposite valley sides above the floodplain. There are also some farms on the lower valley slopes and two pockets of residential development on the valley side, set within woodland (one within the grounds of Wall Hall). Local building materials utilised are brick and clay tile with weathered timber-framed barns.

Sensitivity Evaluation: 17 Ver/Colne Valley

Commentary against evaluation criteria for LCA 17 Ver/Colne River Valley	
Assessment Criteria	Commentary
Landform	A flat river floodplain of the rivers Ver and Colne (lower sensitivity from a topography point of view) with sloping valley sides of varying degrees of slope and ranging from 60m to 90m AOD (moderate or higher sensitivity).
Landscape pattern and time depth	The field pattern is often irregular and varies in scale, comprising some 18 th century Parliamentary enclosure fields (moderate sensitivity) and some 20 th century enclosure/reorganisation (lower sensitivity). In the south, field patterns have been disrupted by transport infrastructure (lower sensitivity).
'Natural' character	Land use is mixed, but with pasture (including an extensive area of parkland/ wood pasture) and deciduous woodland dominating. There are also some arable fields and areas of floodplain grazing marsh and other riparian habitats associated with the Rivers Colne and Ver. Some golf courses and sports fields, as well as a small traditional orchard, in the south. Many habitats are designated as Local Wildlife Sites. Overall the landcover indicates a higher sensitivity.
Historic features	There are many historic features which contribute to landscape character including the Grade II listed Wall Hall Registered Park and Garden, a number of listed buildings and Archaeological Sites and two Scheduled Monuments. Higher sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). Public Rights of Way are frequent in the north and include the Ver-Colne Valley Walk and Hertfordshire Way long distance recreational routes (higher sensitivity).
Perceptual aspects	The area north-east of the M1 has a relatively naturalistic character as a result of the woodland and wetland habitats and a pastoral parkland character. There is relatively little built development and limited visible or audible signs of modern development from outside the area (higher sensitivity). The M1, including Junction 5 where it joins the A4008 produces localised disturbance (lower sensitivity) and in general the area north-east of the M1 is more tranquil with darker skies than the area to the south-west.
Settlement setting	The landscape provides a distinctive valley setting to the east of Watford (higher sensitivity).
Visual prominence	The valley floodplain and slopes are visible from within the valley (moderate sensitivity). Open floodplain areas and steeper valley slopes are particularly prominent. However, wooded areas provide some enclosure (lower sensitivity).
Rarity and distinctiveness	The Hertfordshire Landscape Character Assessment notes that this is one of several river valleys in the county, but that certain lengths are important for the flood meadows and under the 'strength of character' section it records the area as 'unusual' (higher sensitivity).
Coalescence	The southern part of the area provides a role in the separation of Watford and Bushey (moderate sensitivity).

Fig 17.2: Summary map

LCA 17: Ver/Colne River Valley



Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 17a: Bushey Fringe;
- 17b: Ver/Colne River Valley wider landscape (N.B. a very small part of LCA 18 Bricket Wood has been included in this assessment parcel as it is too small to assess independently).

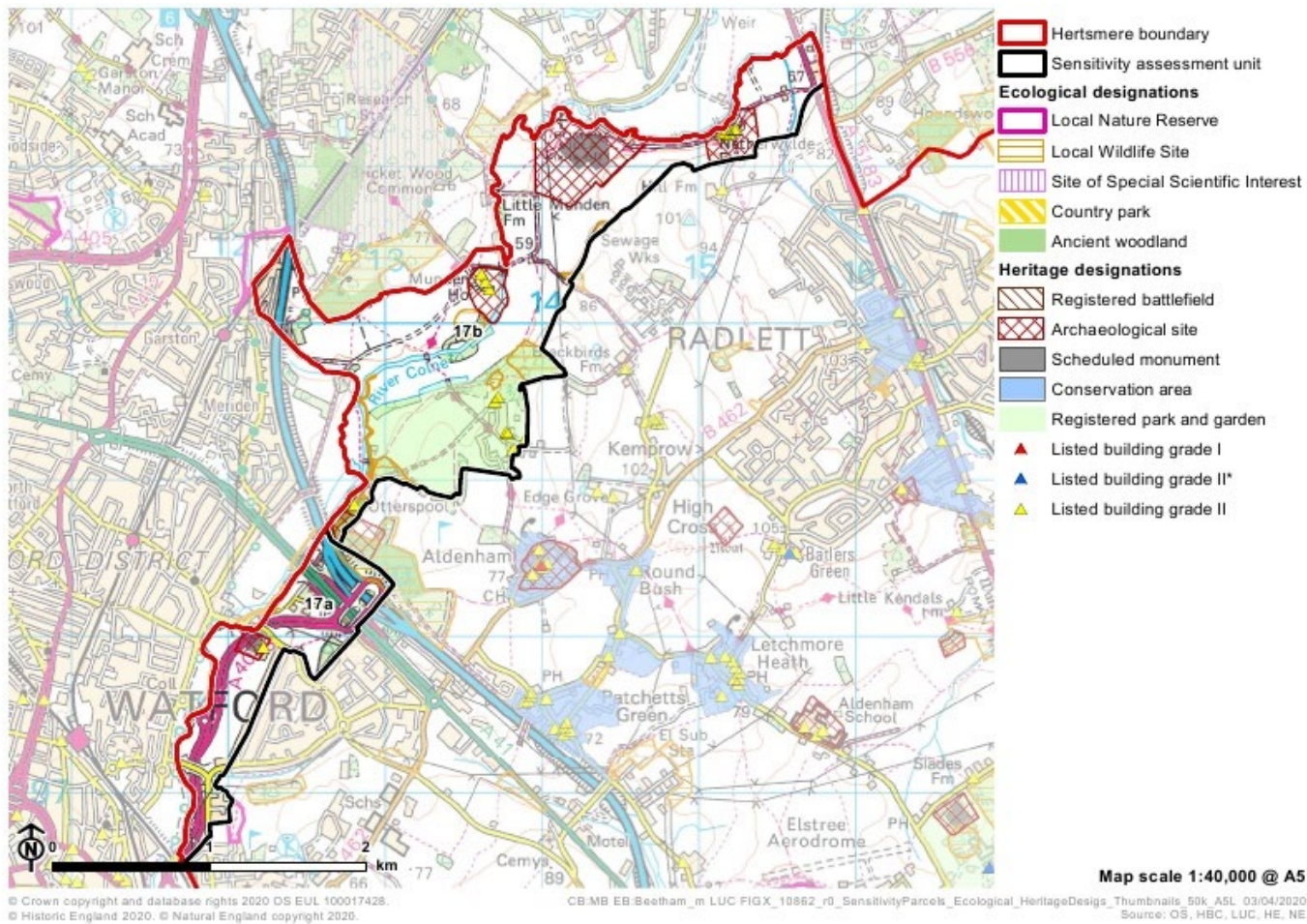
Fig 17.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails 50k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 17.4: Map showing designations



Photos showing the assessment units



17a: Bushey Fringe open fields with pylons and industrial edge of Bushey from Bushey Mill Lane



17a: Bushey Fringe pasture fields with transport infrastructure behind tree line from Park Avenue Play Area



17b: Ver/Colne River Valley wider landscape showing the river floodplain landscapes



17b: Ver/Colne River Valley wider landscape showing the parkland character surrounding Munden House

17a Bushey Fringe: Landscape sensitivity judgement and guidance

Interaction of Watford and North Bushey with LCA 17 Ver/Colne River Valley

Watford is a market town that developed on the River Colne on land belonging to St Albans Abbey. Although the centre of Watford is located outside Hertsmere, the eastern edges of Watford extend into Hertsmere. The character area passes between the urban areas of North Bushey and Watford. The edge of North Bushey that adjoins this character area within Hertsmere is largely residential with some industrial/commercial development in the north-east along the A41.


Sensitivity analysis:


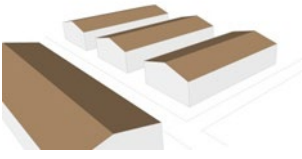
This part of the valley is affected by major infrastructure (including the M1 and A4008) and proximity to urban development which reduces sensitivity. However, the floodplain, the course of the Colne and presence of Public Rights of Way increase sensitivity, as does the role the area plays as a valley setting to Watford. Areas that have lost their historic field patterns and areas affected by major road infrastructure and lacking public access have a lower sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- The river floodplain (including any floodplain grazing marsh) and river course which is typically devoid of settlement;
- Areas of deciduous woodland (a priority habitat);
- The historic interest at Bushey Hall Farm including the moated site (Scheduled Monument), Archaeological Site, and the listed farmhouse;
- Some remnant parkland close to Bushey Hall Farm on the valley side;
- The visual prominence of the open floodplain and valley slopes;
- The public access which enables enjoyment of the river valley;
- The role the areas plays as a distinctive valley setting to Watford.

Guidance: Any new development should avoid the floodplain and sensitive habitats including deciduous woodland, mature trees and floodplain grazing marsh. The historic and archaeological interest associated with Bushey Hall Farm and the former Bushey Hall parkland should also be a consideration. Any development should be set within enclosed areas so that it is not prominent within the valley. Consider views along and across the valley when planning development. Seek opportunities to enhance public access to, and enjoyment of the valley landscape, and to reduce the visual impact of existing built features such as the road infrastructure.

Landscape sensitivity to residential housing development/ smaller flats 			M		
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses in the area south-west of the M1 is moderate due to the balance of higher and lower sensitivity indicators. The floodplain would be unsuitable for any development.				
			M		
	'Medium' density mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller flats is				

	moderate due to the balance of higher and lower sensitivity indicators. The floodplain would be unsuitable for any development.			
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 			M	
	'Medium density' flats: The sensitivity analysis above indicates that sensitivity to medium-density flats is moderate due to the balance of higher and lower sensitivity indicators. The floodplain would be unsuitable for any development.			
				M-H
	'Higher density' flats: The generally low-rise settlement edge and rural character of the valley means that sensitivity to higher-density flats will be slightly higher than two/two and a half storey houses and smaller flats (moderate-high). The floodplain would be unsuitable for any development.			
				M-H
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 	Smaller scale commercial/industrial use and employment development: The generally low-rise settlement edge and rural character of the valley means that sensitivity to smaller-scale commercial/industrial use and employment development will be slightly higher than two/two and a half storey houses and smaller flats (moderate). The floodplain would be unsuitable for any development.			
				M-H
	Large scale commercial and office blocks: The low-rise residential and commercial edge of Bushey and valley landform means that sensitivity to large-scale commercial/office blocks will be moderate-high .			
				H
	Large scale warehouse/ distribution facilities: The valley landform and rural character means that sensitivity to large-scale warehouse/distribution facilities will be high .			

17b Wider character area: Landscape sensitivity judgement and guidance




Sensitivity analysis:

This assessment area is a rural valley landscape. The relatively 'naturalistic' character of the valley including presence of floodplain grazing marsh, wood pasture/ parkland and deciduous woodland; the presence of historic features (Wall Hall Registered Park and Garden, a number of listed buildings and Archaeological Sites and two Scheduled Monuments); the visual prominence of the open floodplain and valley slopes; and the general lack of settlement all increase sensitivity, while the presence of enclosure provided by woodland reduces sensitivity in some places. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

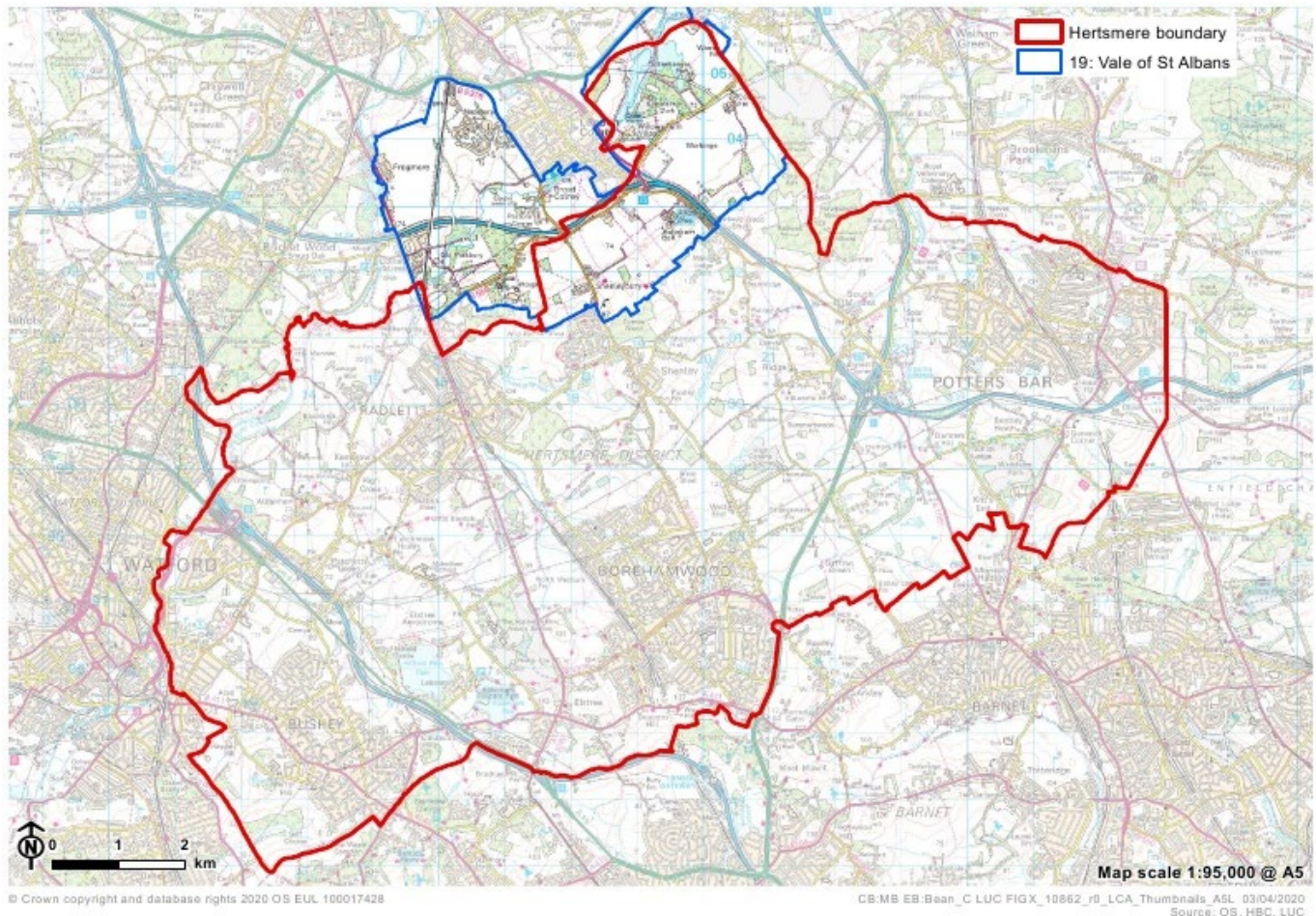
- The relatively 'naturalistic' character of the valley including presence of floodplain grazing marsh, wood pasture/ parkland, traditional orchard and deciduous woodland;
- The Wall Hall Registered Park and Garden and its setting and designed views across the valley to Watford and south to Aldenham parish church tower.
- The listed buildings associated with Wall Hall, Munden House and Netherwylde Farm and their settings;
- The historic interest within the valley including the Scheduled Monument (Roman remains) and sites of archaeological interest;
- The visual prominence of the open floodplain and valley slopes;
- The public access which enables enjoyment of the river valley;
- The role the areas plays as a distinctive valley setting to the east of Watford.

Guidance: Any new development should avoid the floodplain and sensitive features of the landscape, including the floodplain grazing marsh, wood pasture/ parkland, traditional orchard and deciduous woodland; Wall Hall RPG; Wall Hall, Munden House and Netherwylde Farm and their settings; and the Scheduled Monument (Roman remains). The archaeological interest of the 'sites of archaeological interest' will also be a consideration. Any development should be limited in extent and set within existing vegetation/ woodland so that it is not prominent within the valley. Consider views to and from Wall Hall RPG (including designed views) when planning any development, as well as views along and across the valley.

<p>Landscape sensitivity to residential housing development/smaller flats remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to a new settlement</p> 					H
	<p>The valley will have a high sensitivity to a new settlement due to the presence of a number of higher sensitivity indicators and the fact that housing and commercial development is atypical of the valley settlement pattern. The floodplain would be unsuitable for any development.</p>				

Landscape character area: 19 Vale of St Albans

Fig 19.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

The southern and eastern parts of this character area lie within Hertsmere borough – the remainder of the character area lies in St Albans District. The following assessment applies to the part that lies within Hertsmere.

The Vale of St Albans lies to the north of Shenley Ridge and comprises the broad and shallow basin of the upper River Colne with a mixed land use including active and restored mineral extraction, large arable fields (some subdivided for horse grazing), and urban fringe development including sports facilities. Key characteristics listed within the Hertfordshire Landscape Character Assessment (LCA)¹ relevant to the part of the area that falls within Hertsmere are:

- broad shallow basin varying by only 10m;
- extensive views along the Vale and up to Shenley Ridge;
- a predominantly arable landscape with few small or medium copses, and with some grazing on restored land;
- areas of woodland and parkland to north east in association with Tyttenhanger Park;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- active and restored mineral extraction sites along the course of the Colne in the north and east of the assessment area, and at the former Radlett aerodrome (north of the M25 and within St Albans District). Mix of wetland restoration and landfill sites;
- M25 corridor, overhead pylons and associated urban fringe development;
- new planting associated with the road corridor and adjacent land uses.

The landscape strategy for this area is to 'reconstruct' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is relatively unusual within in the county, due to its openness and flatness. Distinctive features within Hertsmere are reported to be historic houses at Tyttenhanger and Salisbury Hall, recreational facilities on Bell Lane for UCL and Arsenal FC, and moated Salisbury Hall. Of these, Tyttenhanger and Salisbury Hall are relevant and are included in the assessment of sensitivity below.

Settlement Pattern

The settlement pattern owes its origins to the estates in the area. The result is a dispersed pattern with just a few farms and cottages on the agricultural land and larger houses set in parkland.

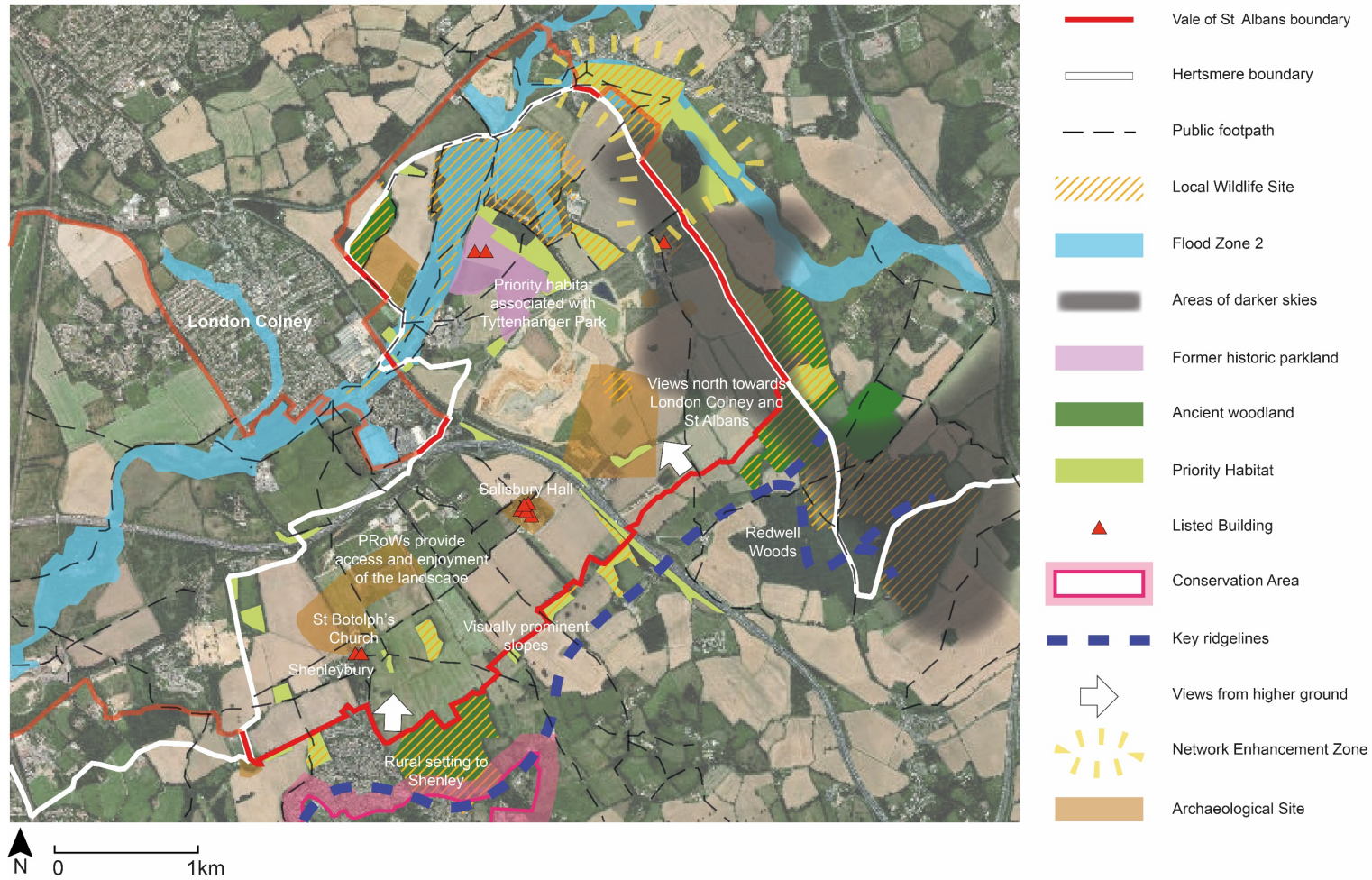
Sensitivity Evaluation: LCA 19 Vale of St Albans

Commentary against evaluation criteria for LCA 19 Vale of St Albans	
Assessment Criteria	Commentary
Landform	A largely flat landscape in the vale (lower sensitivity) with some, sloping land close to Shenley Ridge (moderate sensitivity).
Landscape pattern and time depth	Some areas of pre-18 th century origin enclosure field pattern remain (higher sensitivity), although many areas have been modified into large prairie-style fields or altered by mineral extraction and landfill (lower sensitivity).
'Natural character'	This is mostly a farmed arable landscape with some sports facilities and mineral workings (lower sensitivity), although the presence of some deciduous woodland and grassland (priority habitats) at Tyttenhanger Park increase sensitivity in that area.
Historic features	The landscape is largely undesignated (lower sensitivity) except for listed buildings at Tyttenhanger Park, Salisbury Hall, St Botolph's Shenleybury and Coursers Farm which increase sensitivity locally. There are also several Archaeological Sites.
Recreational value	The whole area forms part of the Watling Chase Community Forest (although the whole district does). There are a good number of Public Rights of Way (including Hertfordshire Way and Watling Chase Trail long distance footpaths) which enable access to, and enjoyment of, parts of the landscape. The De Havilland Aircraft Museum and Willows Farm are popular visitor attractions. The grounds of St Albans Rangers FC and Arsenal FC training ground are situated in the north and reduce sensitivity. Moderate sensitivity.
Perceptual aspects	The area is generally rural, although the M25 including junction 22 is an aural and visible intrusion. There is some sense of tranquillity at Tyttenhanger Park and Salisbury Hall, although modern development at Shenley and London Colney feels close. Moderate sensitivity.
Settlement setting	Part of the area forms a general rural setting to Shenleybury, although houses in generally back onto the area rather than facing it. It does not form a setting to London Colney (in St Albans District) due to the intervening M25. Lower to moderate sensitivity.
Visual prominence	This landscape is generally not elevated in terms of landform (except close to the Shenley Ridge) but has a sense of openness as a result of the large fields and relatively little screening compared to other parts of Hertsmere. This does vary, however, with some more enclosed areas. Moderate to higher sensitivity.
Rarity and distinctiveness	The landscape character is described as 'rather unusual' in the Hertfordshire LCA due to its open and flat character. Higher sensitivity. Historic houses at Tyttenhanger and Salisbury Hall are noted as distinctive features in the Hertfordshire LCA.

Commentary against evaluation criteria for LCA 19 Vale of St Albans	
Coalescence	The area does not play a particularly important role in settlement separation (although the area lies between Shenley and London Colney, the latter is outside Hertsmere). Lower sensitivity.

Fig 19.2: Summary map

LCA 19: Vale of St Albans



Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 19a Shenley Fringe
- 19b Vale of St Albans wider landscape

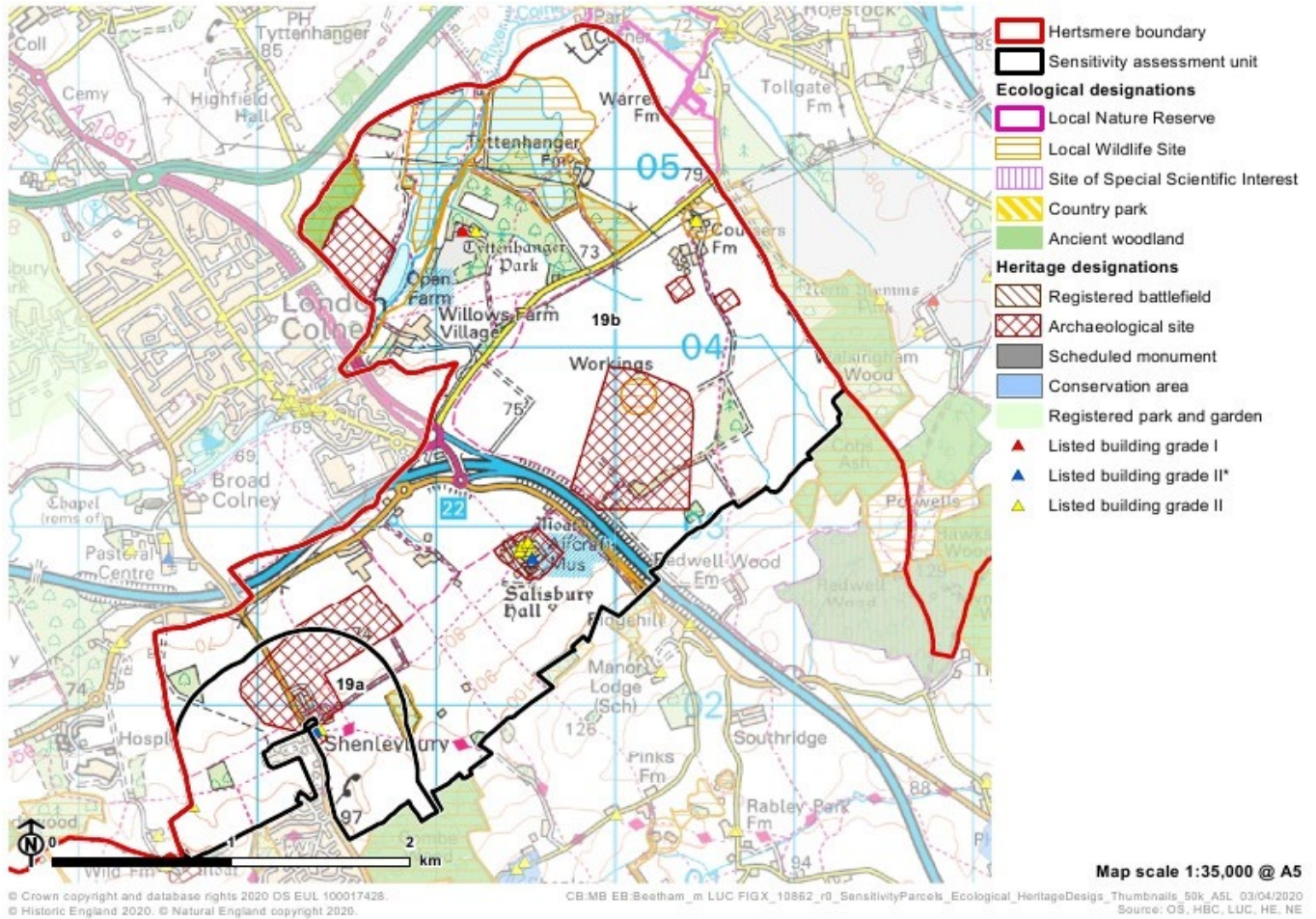
Fig 19.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_50k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 19.4: Map showing designations



Photos showing the assessment units



19a Shenley Fringe looking towards the water tower at Shenley, showing the open arable landscape



19a Shenley Fringe looking across arable fields towards London Colney



19b Wider landscape beyond the Shenley Fringe, showing arable fields, football ground and overhead wires



19b Wider landscape beyond the Shenley Fringe, showing the vale landform and long-distance views to St Albans and beyond

19a Shenley Fringe: Landscape sensitivity judgement and guidance

Shenley and its interaction with LCA 19 Vale of St Albans

Shenley developed on the Shenley Ridge, south of the Vale of St Alban's. The village is mentioned in Domesday, and the first record of St Botolph's parish church is in 1136. The medieval nucleated settlement developed southwards as its location on the principle route north from London increased the size of the village. The mansion and grounds of Porters Park to the north of the settlement were developed as a mental hospital, which remained in use until 1988. The hospital site was then redeveloped in the 1990s for 900 houses and occupies a prominent location on the edge of the ridge where it abuts the Vale of St Albans.

The north edge of Shenley which adjoins this character area comprises two storey residential houses at Porters Park, and some low-density development of houses and school commercial buildings with a rural character at Shenleybury (north of Shenleybury House). The edges to Porters Park are generally well enclosed by trees while the edges of the development around Shenleybury is generally more exposed to the rural landscape.

Sensitivity analysis



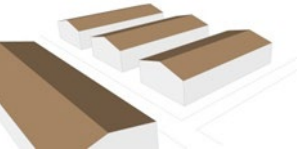
The visually prominent sloping landform, open character, rural setting the area provides to Shenley, good public access and the presence of St Botolph's Church increase sensitivity to built development, while the unremarkable agricultural landscape with relatively few priority habitats and prairie fields decrease sensitivity. Overall sensitivity to different types of development is set out in the table rows below.

Sensitive features:

- Visually prominent slopes;
- Rural setting to Shenley;
- Areas of deciduous woodland;
- The presence of St Botolph's Church and its rural setting;
- Public Rights of Way which provide access to, and enjoyment of, the landscape;
- Views north to London Colney/St Albans.

Guidance: Any development should be mindful of its location in relation to existing settlement (Shenley being a ridge top settlement). Use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Aim to retain a rural setting to Shenleybury and preserve long views north to London Colney/St Albans, providing additional opportunities to appreciate these views where possible. Preserve the rural setting to St Botolph's Church – any impact on the listed building and its setting will be a key consideration. Maintain public access to the rural landscape and ensure views to distinctive water tower in Shenley are retained. Maintain settlement separation between Shenley and London Colney.

Landscape sensitivity to residential housing development/smaller flats			M	
<p>'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate due to a balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.</p>				

			M	
	'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller flats is moderate due to a balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.			
Landscape sensitivity to residential flats/ small-scale commercial 			M-H	
	'Medium-density' flats: The open character and elevation of the landscape means that sensitivity to medium density flats will be slightly higher than to two/two and a half storey residential development (moderate-high).			
			M-H	
	'Higher-density' flats: The open character and elevation of the landscape means that sensitivity to higher density flats will be slightly higher than to two/two and a half-storey houses and smaller flats (moderate-high).			
			M-Ha	
Landscape sensitivity to large-scale commercial/industrial/distribution 				H
	Large-scale commercial and office blocks: The sloping landform, open character and small scale/ rural character of Shenleybury means that sensitivity to large scale commercial units/ office blocks will be high .			
				H
	Large-scale warehouse/distribution facilities: The sloping landform, open character and small scale/ rural character of Shenleybury means sensitivity to large-scale warehouse/distribution facilities will be high .			

19b Wider character area: Landscape sensitivity judgement and guidance

Sensitivity analysis:

The wider landscape is largely arable land with some sports fields, mineral workings, open water and woodland (the latter two at Tyttenhanger Park).

The vale landform, open and rural character with some intact hedgerows, generally good public access and the presence of Salisbury Hall and Tyttenhanger Park increase sensitivity to built development, while the unremarkable agricultural landscape with relatively few priority habitats, arable prairie fields, former mineral workings, presence of the M25 and football grounds decrease sensitivity. The visually prominent sloping landform near the Shenley Ridge will have a higher sensitivity due to its greater visual prominence and areas of pre-18th century origin enclosure field pattern and parkland will have a higher sensitivity than areas of prairie fields and former mineral workings. Overall sensitivity to different types of development is set out in the table rows below



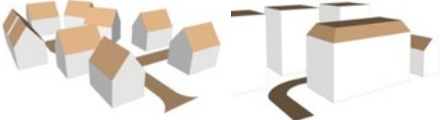
Sensitive features:

- Visually prominent sloping land rising up to the Shenley Ridge;
- Priority habitat of woodlands, grassland and orchards (particularly around Tyttenhanger Park), heathland around Colney Heath and habitat network enhancement/ restoration zones²;
- Areas of pre-18th century origin enclosure field pattern and parkland;
- Historic houses of Salisbury Hall, Tyttenhanger House and Coursers Farm and their rural settings;
- Habitats associated with gravel pits, deciduous woodlands and grasslands (recognised as Local Wildlife Sites);
- Public Rights of Way which provide access to, and enjoyment of, the landscape;

² Mapped by Natura England.

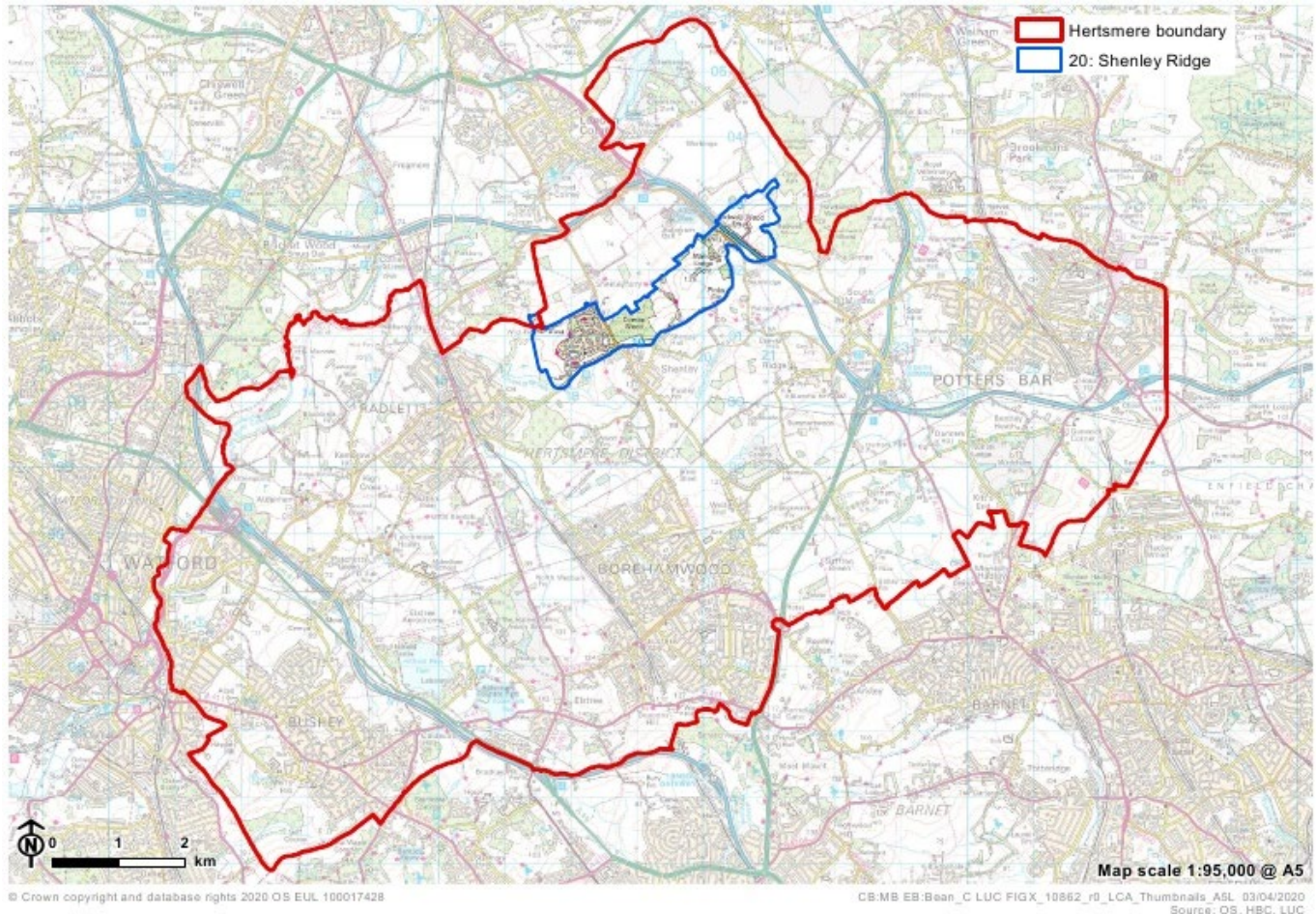
- Views north towards London Colney and St Albans and east to Redwell Woods.

Guidance: Any built development should be located in areas of lower sensitivity (prairie fields and former mineral workings), avoiding areas of parkland and more intact historic field patterns. Maintain all existing priority habitats and aim to extend these where possible, using vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Preserve long views from the slopes that lead up to the Shenley Ridge northwards towards London Colney and St Albans; and conversely from the Vale landscape looking back towards the Shenley Ridge and Redwell Woods, providing additional opportunities to appreciate these views where possible. Impact on listed buildings of Salisbury Hall, Tyttenhanger House and Coursers Farm and their settings will be a key consideration. Maintain public access to, and opportunities for enjoyment of, the rural landscape and seek opportunities for enhancement, such as opportunities to reduce the impact of the M25 on the landscape.

<p>Landscape sensitivity to residential housing development/smaller flats remote from the urban edge</p> 			M		
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 			M		
<p>Landscape sensitivity to a new settlement</p> 			M		
	<p>The sensitivity analysis above indicates that the wider landscape will have a moderate sensitivity to a new housing development (with associated access roads, private gardens and garaging) due to a balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.</p> <p>The sensitivity analysis above indicates that the wider landscape will have a moderate sensitivity to smaller-scale commercial/industrial use and employment development (maximum 2 to 3 storeys with associated access roads, parking and open space) due to a balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.</p> <p>The sensitivity analysis above indicates that the wider landscape will have a moderate sensitivity to a new settlement due to a balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.</p>				

Landscape character area: 20 Shenley Ridge

Fig 20.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This character area lies wholly within Hertsmere, between Radlett and Redwell Woods, to the south of the Vale of St Albans. It is a strong and locally prominent ridge and comprises the redeveloped Shenley Hospital, areas of woodland, large arable fields and small pasture fields. There are panoramic views to and from the ridge. Key characteristics, as described in the Hertfordshire Landscape Character Assessment (LCA)¹, are:

- south-west/north-east elevated ridge with steeper northern slopes;
- extensive woodland areas, notably Combe Wood on horizon;
- areas of grazing in small/medium fields with hedged enclosure, locally mixed with arable and 'set-aside' fields;
- prominent ridge-top residential development within grounds of former Shenley Hospital;
- historic settlement of Shenley and scattered farms set on narrow plateau and relatively concealed;
- panoramic views to and from ridgeline, particularly to the north; and
- intrusive impact of M25 and pylon lines as they rise over ridge.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

The landscape strategy for this area is to 'improve and conserve' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is unusual within the county, due to the relatively prominent ridgeline and fine views up to and from the ridge. Distinctive features are reported to be the rural parkland of Shenley Park, the major landmark of Shenley water tower and the grain silo at Redwell Wood Farm. These are considered in the analysis below, where relevant.

Settlement Pattern

The Hertfordshire LCA states: Historically the settlement pattern was dispersed, with farms on the narrow ridge plateau. Shenley village developed at the point the plateau was locally wider. The former Shenley Hospital site, redeveloped in the 1990s for 900 houses, occupies a very prominent location in the south-west of the ridge. There is a mix of building styles within the area with vernacular materials including brick and clay tile.

Sensitivity Evaluation: LCA 20 Shenley Ridge

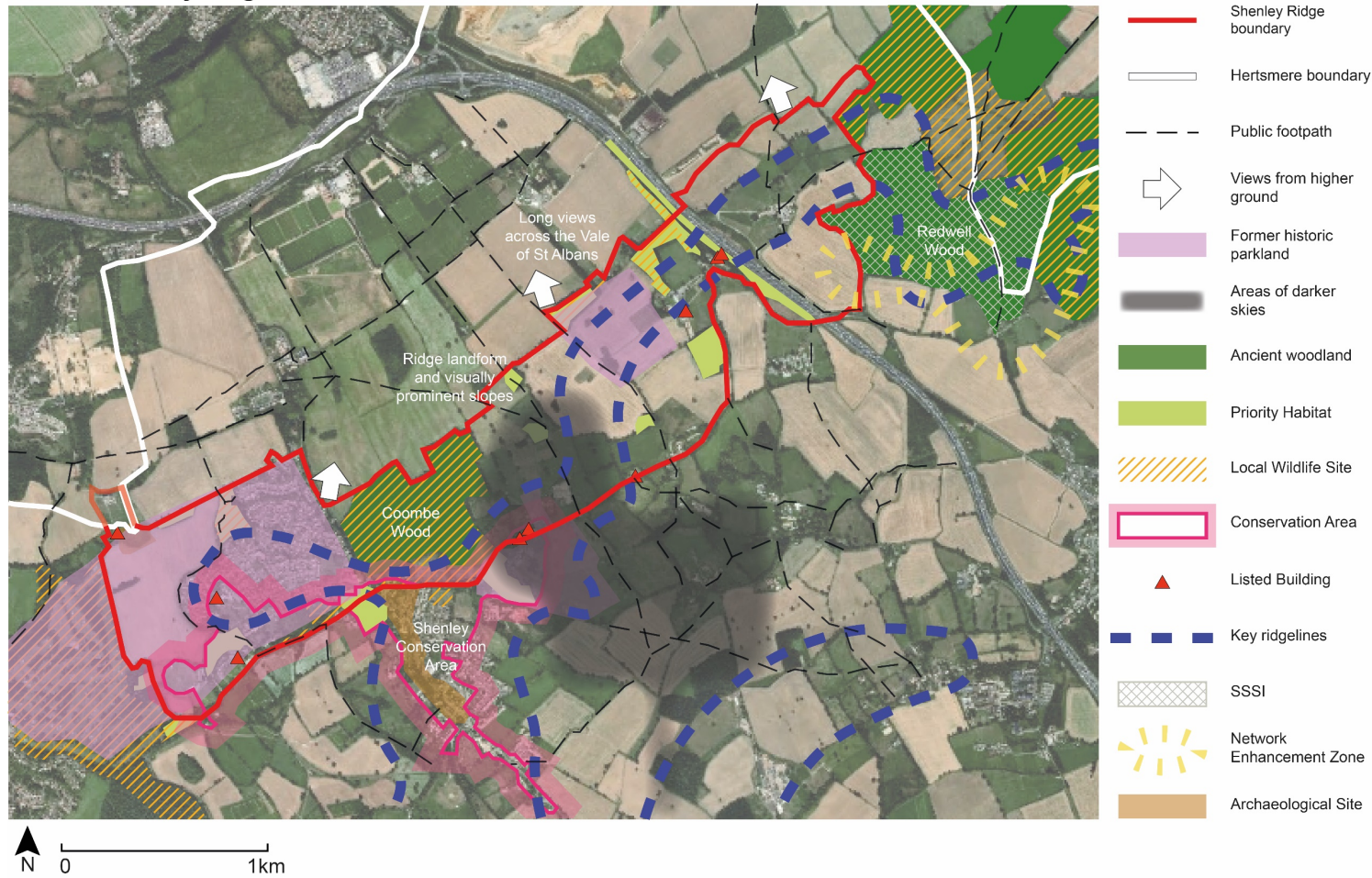
Commentary against evaluation criteria for LCA 20 Shenley Ridge	
Assessment Criteria	Commentary
Landform	A distinct ridge with sloping side, with some local variation in topography on the slopes. Higher sensitivity.
Landscape pattern and time depth	The area comprises former 18 th century parkland (higher sensitivity), areas of ancient woodland (higher sensitivity); areas of pre-18 th century enclosure pattern (higher sensitivity) and areas with a more modern simple large field pattern (lower sensitivity).
'Natural character'	The area is generally a mixture of arable and grazing fields. Moderate sensitivity. Areas of priority habitat deciduous woodland, some recorded as ancient, and locally designated as Local Wildlife Sites increase sensitivity in localised areas – particularly east of Shenley (Combe Wood).
Historic features	Scattered Grade II listed buildings contribute to landscape character (and increase sensitivity locally). Parts of the LCA are within the Shenley Conservation Area, and there is an Archaeological Site in the north-west which also increase sensitivity locally.
Recreational value	The whole area is part of the Watling Chase Community Forest (although the whole district does). Public Rights of Way including the Watling Chase Trail and Hertfordshire Way long distance paths provide access to the area and enable enjoyment of the landscape. Moderate sensitivity.
Perceptual aspects	This area is rural in character and has a relatively tranquil character. The M25 passes through the area but is in cutting which reduces its impact. Moderate sensitivity.
Settlement setting	The area provides a rural and partly wooded setting to Shenley and includes part of the Shenley Conservation Area. The Conservation Area Appraisal notes that views into the countryside through gaps between buildings, trees and hedges, and views from Rectory Lane into the area are important and characteristic features. Higher sensitivity.
Visual prominence	The ridge is relatively prominent, and there are views to the north across the Vale of St Albans. The skyline is largely undeveloped, although development at Shenley is visible through trees. Views from local roads are partially screened by vegetation. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA records this area as being unusual within the county, due to the prominent ridge and associated views. Higher sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation. Lower sensitivity

LCA 20: Shenley Ridge

Hertsmere Landscape Sensitivity Assessment
September 2020

Fig 20.2: Summary map

LCA 20: Shenley Ridge



Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 20a Shenley Fringe – west
- 20b: Shenley Fringe – east
- 20c Shenley Ridge wider landscape

Fig 20.3: Aerial map of assessment units

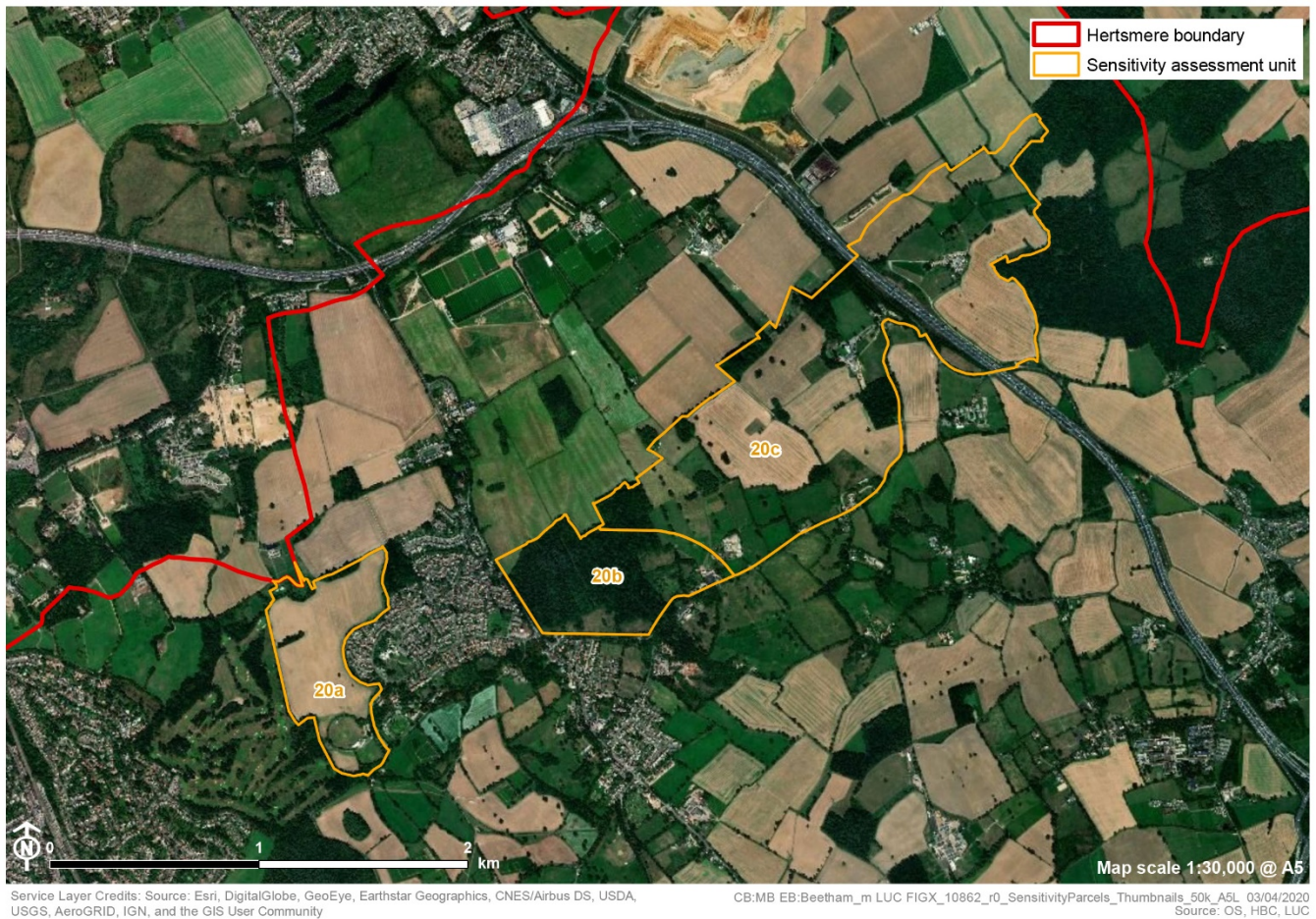
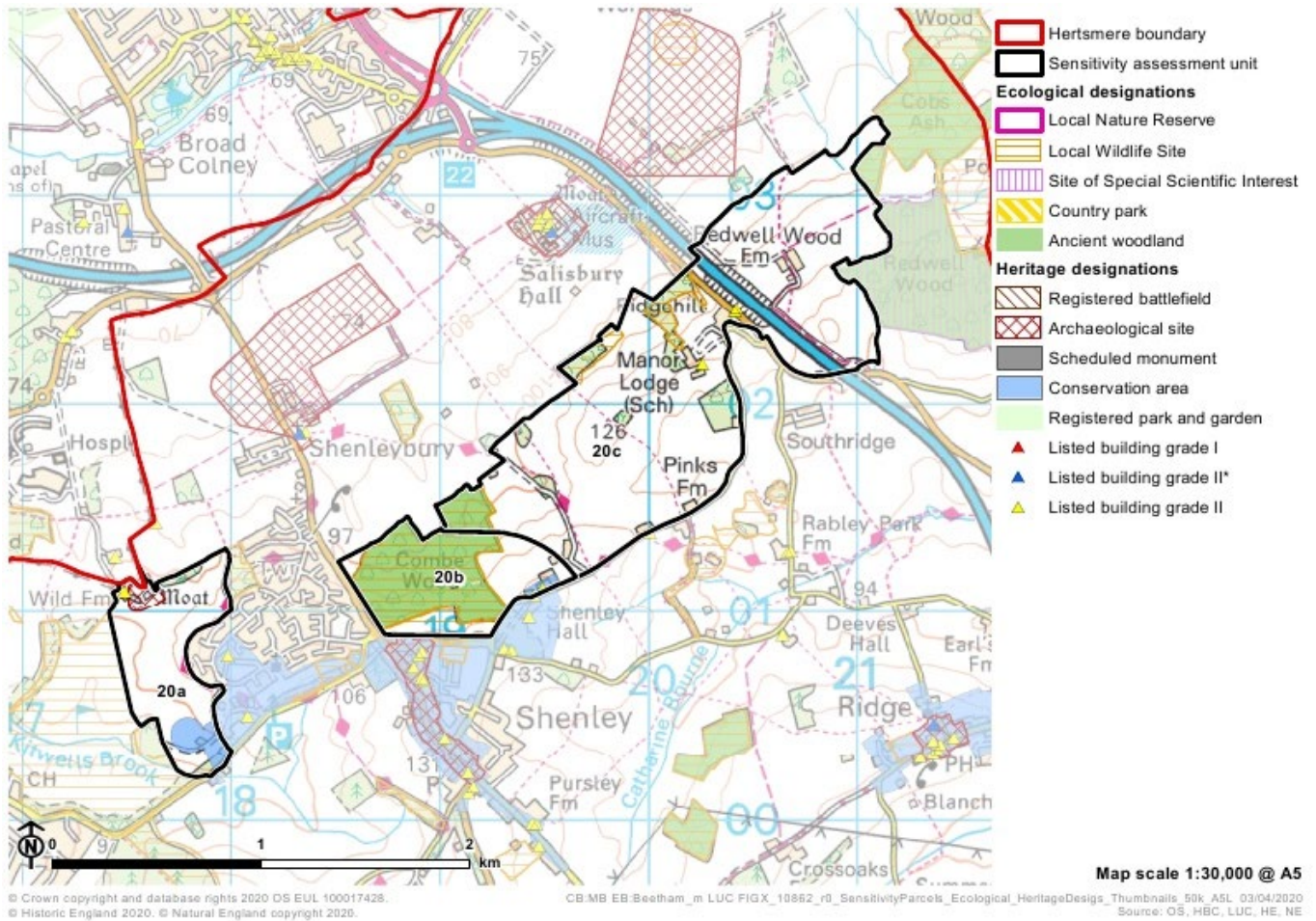


Fig 20.4: Map showing designations



Photos showing the assessment units



20a: Shenley Fringe west showing edge of Shenley screened by vegetation



20a: Shenley Fringe west showing elevated landform and agricultural character

LCA 20: Shenley Ridge

Hertsmere Landscape Sensitivity Assessment
September 2020



20b: Shenley Fringe east showing small fields enclosed by woodland outside of Combe Wood



20b: Shenley Fringe east showing small fields enclosed by woodland associated with Combe Wood



20c: Wider landscape showing sloping landform and open character north of Rectory Lane



20c: Wider landscape showing long views from the ridge adjacent to Redwell Wood

20a Shenley Fringe west: Landscape sensitivity judgement and guidance

Shenley west and its interaction with LCA 20 Shenley Ridge

The historic village of Shenley is located to the south of this character area in the High Canons Valleys and Ridges LCA, while the housing development on Porter's Park (which forms a northern 'outlier' of Shenley) is located within this LCA and is relevant to this part of the assessment.

The mansion and grounds of Porters Park were developed as a mental hospital, which remained in use until 1988. The hospital site was then redeveloped in the 1990s for 900 houses and occupies a prominent location on the edge of the ridge in the west of this character area.

The western edge of the Porter's Park housing development that adjoins this assessment area comprises residential houses from the 1990s development. The settlement edge is relatively well screened by trees both within gardens and beyond the garden boundaries.




Sensitivity analysis

The elevated ridge landform (with visually prominent slopes), presence of an Archaeological Site and the Shenley Conservation Area (and associated views), the rural setting it provides to Shenley and 'unusual' character (as recorded in the Hertfordshire LCA) all indicate a higher sensitivity to built development. The limited ecological value and enclosure to the south and west provided by vegetation within the golf club and along Radlett Lane lower sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Ridge landform and visually prominent slopes;
- The rural character of the landscape with few detractors;
- The area's character as part of an area of former parkland;
- The presence of Shenley Conservation Area and the role the rest of the area plays in the setting to Shenley Conservation Area/ views from Shenley into the countryside;
- Long views north-west across the Vale of St Albans to London Colney/St Albans.

Guidance: Any development should be of small scale and located within more enclosed areas, avoiding visually prominent slopes and utilising existing vegetation to integrate it into the landscape. All deciduous woodlands should be retained and hedgerows and trees retained or replaced. Any development should use vegetation that is in character with the locality to integrate it into the landscape, taking account of the parkland setting of the area. Impact on the Shenley Conservation Area and views to and from the Conservation Area will be a key consideration. Long views northwards across the Vale of St Albans should be retained and opportunities to enjoy them provided where possible. Conversely, the impact of any development on views from the Vale of St Albans should be considered.

Landscape sensitivity to residential housing development/smaller flats 				M-H	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that there are a number of higher sensitivity indicators in this area – in particular the visually prominent slopes, long views, parkland location and presence of/ proximity to Shenley Conservation Area. Sensitivity to two/two and a half-storey houses is judged to be moderate-high .				
				M-H	
	'Medium density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that there are a number of higher sensitivity indicators in this area – in particular the visually prominent slopes, long views, parkland location and presence of/ proximity to Shenley Conservation Area. Sensitivity to medium density residential houses and smaller flats is therefore judged to be moderate-high .				
Landscape sensitivity to residential flats / small-scale commercial 					H
	'Medium-density' flats: The residential character of the urban edge and rural parkland character means that sensitivity to medium density flats will be slightly higher than to two/two and a half storey residential development (high).				
					H
	'Higher density' flats: The residential character of the urban edge and rural parkland character means that sensitivity to higher density flats will be slightly higher than to two/two and a half storey residential development (high).				
					H
	Smaller-scale commercial/industrial use and employment development: The residential character of the urban edge and rural parkland character means that sensitivity to commercial/industrial use and employment development will be slightly higher than to two/two and a half storey residential development (high).				
Landscape sensitivity to large-commercial/industrial units with large expanses of cladding or glass 					H
	Large scale commercial and office blocks: The residential character of the urban edge and rural parkland character means that sensitivity to large scale commercial units/ office blocks will be high .				
					H
	Large-scale warehouse/distribution facilities: The residential character of the urban edge and rural parkland character means that sensitivity to large-scale warehouse/distribution facilities will be high .				

20b Shenley Fringe east: Landscape sensitivity judgement and guidance

Shenley east and its interaction with LCA 20 Shenley Ridge

The historic village of Shenley is located to the south of this character in the High Canons Valleys and Ridges LCA, while the housing development on Porter's Park (which forms a northern 'outlier' of Shenley) is located within this LCA and is relevant to this part of the assessment.

The historic village of Shenley is a medieval nucleated settlement that was mentioned in Domesday. The village developed southwards along the principal route towards London. The population grew and settlement expanded with the introduction of the railway line in nearby Radlett in 1868. The northern edge of the village abuts this assessment area along Rectory Lane – this edge is relatively rural in character and comprised of two storey houses and cottages.

The mansion and grounds of Porters Park to the north of Shenley village were developed as a mental hospital, which remained in use until 1988. The hospital site was then redeveloped in the 1990s for 900 houses and occupies a prominent location on the edge of the ridge. The eastern edge of the Porter's Park housing development that adjoins this assessment area is residential, with a few small-scale commercial buildings. This edge is well contained by the B5578 Black Lion Hill and Combe Wood.


Sensitivity analysis


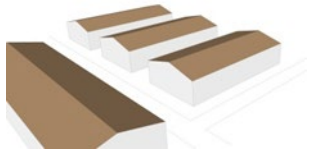
The Shenley Fringe east is mostly occupied by Combe Wood, an area of priority habitat deciduous woodland, recorded as ancient woodland, and designated as a Local Wildlife Site. Part of an arable field to the north of Combe Wood (at the bottom of the ridge), the enclosed fields between Rectory Lane and Coombe Wood and the small pastoral fields around Shenley Stud Farm also fall within this assessment unit. The presence of Combe Wood and linked hedgerows/ trees, the proximity to, and intervisibility with, Shenley Conservation Area (views from Rectory Lane into the Conservation Area are recorded as important in the Conservation Area Appraisal), and the rural setting the area provides to Shenley village all increase sensitivity, while the generally enclosed nature of the fields to the south and east of Combe Wood and lack of public access reduces sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Ridge landform and role the area plays as a backdrop from the Vale of St Albans to the north;
- The presence of Combe Wood (ancient and priority habitat woodland) and the linked mature hedgerows and hedgerow trees;
- The rural character of the landscape with few detractors;
- The presence of Shenley Conservation Area and the role the rest of the area plays in the setting to Shenley Conservation Area/ views from Shenley into the countryside;
- Prominent in views from the Vale of St Albans.

Guidance: Any development should be of small scale, rural in character, and located within enclosed areas, utilising existing vegetation to integrate it into the landscape. All deciduous woodlands should be retained and hedgerows and trees retained or replaced. Impact on the Shenley Conservation Area and views to and from the Conservation Area will be a key consideration. Opportunities to enjoy the long views northwards across the Vale of St Albans should be provided where possible. Conversely, the impact of any development on views from the Vale of St Albans should be considered.

Landscape sensitivity to residential housing development/smaller flats 				M-H	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses in the areas outside Combe Wood is moderate-high due to the rural character of the area and proximity to ancient woodland and Shenley Conservation Area.				
				M-H	
	'Medium density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller flats in the areas outside Combe Wood is moderate-high due to the rural character of the area and proximity to ancient woodland and Shenley Conservation Area.				
					H
	'Medium density' flats: The small scale of the areas outside Combe Wood, and the area's rural character, mean that sensitivity to medium-density flats will be high .				
					H

Landscape sensitivity to residential flats/ small-scale commercial 	'Higher density' flats: The small scale of the areas outside Combe Wood, and the area's rural character, mean that sensitivity to higher density flats will be high .			
				H
Landscape sensitivity to large-scale commercial/industrial/distribution 	Smaller scale commercial/industrial use and employment development: The small scale of the areas outside Combe Wood, and the area's rural character, mean that sensitivity to smaller scale commercial/industrial use and employment development will be high .			
				H
	Large scale commercial and office blocks: The small scale of the areas outside Combe Wood, and the area's rural character, mean that sensitivity to large-scale commercial units/ office blocks will be high .			
				H
	Large scale warehouse/ distribution facilities: The small scale of the areas outside Combe Wood, and the area's rural character, mean that sensitivity to large scale warehouse/ distribution facilities will be high .			

20c Wider character area: Landscape sensitivity judgement and guidance


Sensitivity analysis



This assessment area lies to the north-east of Combe Wood. The elevated ridge landform (with visually prominent slopes), the undeveloped and rural character, sense of openness (and long views), public access which allows enjoyment of the rural landscape and views, and 'unusual' character (as recorded in the Hertfordshire LCA) all indicate a higher sensitivity to built development, while the modern fields and the presence of the M25 reduce sensitivity. Areas of deciduous woodland (priority habitats) and intact 18th century field patterns increase sensitivity locally. Overall sensitivity for different types of built development are set out in the rows below.

Sensitive features:

- Prominent ridge landform with visually prominent slopes, particularly to the north;
- Areas of intact small-scale (18th century) fields;
- Woodlands (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- The rural character of the landscape;
- Historic rural buildings (some of which are listed) and their settings;
- Public Rights of Way which enable access to, and enjoyment of, the landscape;
- Long views from the ridge to the north-west (across the Vale of St Albans) and to the south-east (including to Redwell Wood).

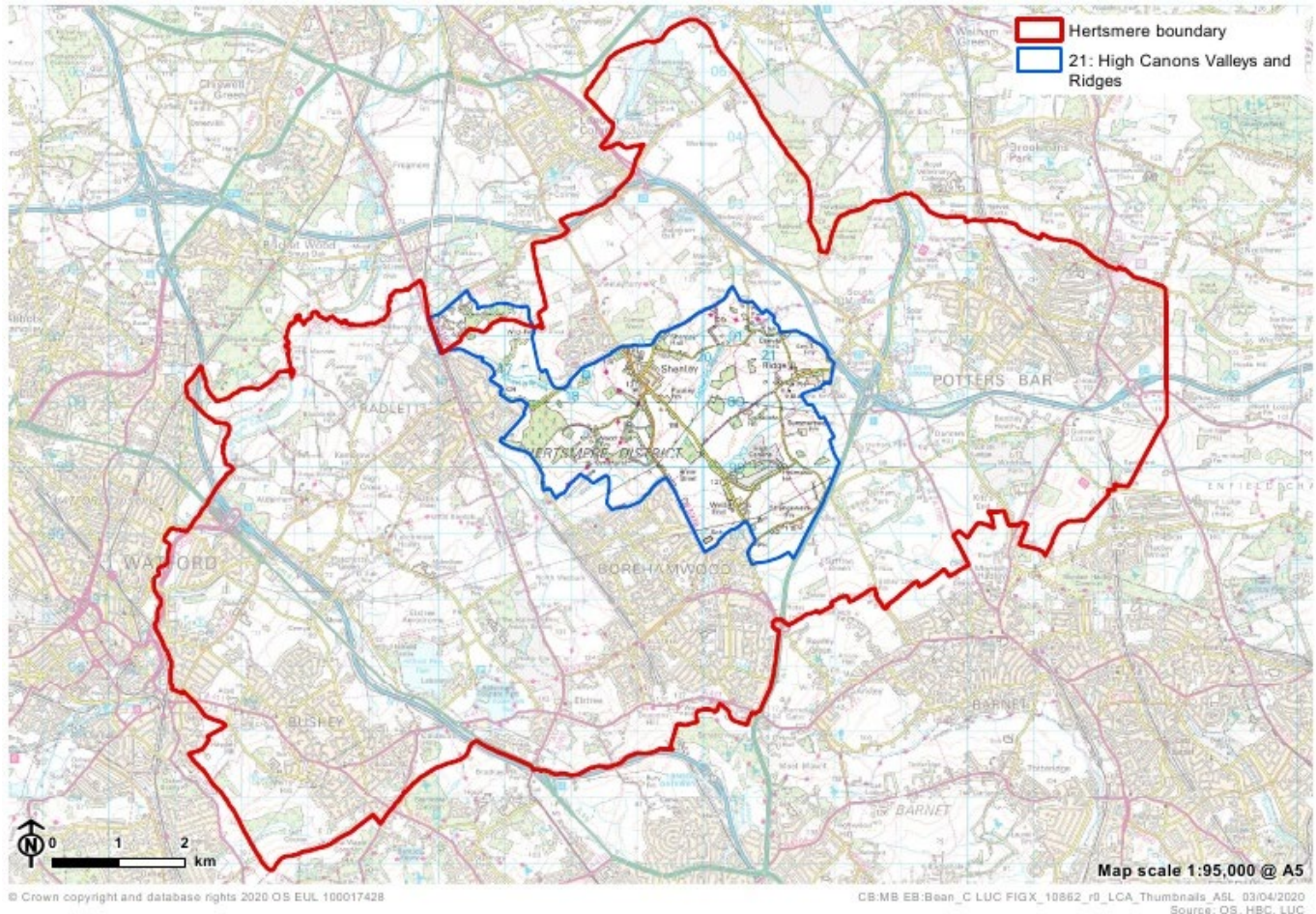
Guidance: Any development should be of small scale and rural in character, located in more enclosed areas or alongside existing buildings, avoiding visually prominent slopes and utilising existing vegetation to integrate it into the landscape. All deciduous and ancient woodlands, as well as hedgerows/ hedgerow trees, should be retained. Any development should use vegetation that is in character with the locality to integrate new development into the landscape so that the rural character of the wider landscape character area is retained. Long views north-west and south-east should be retained and opportunities to enjoy them provided where possible. Conversely, the impact of any development on views from surrounding areas to the north-west and south-east should be considered.

Landscape sensitivity to residential housing development/smaller flats remote from the urban edge 				M-H
	The sensitivity analysis above indicates that the landscape will have a moderate-high sensitivity to new housing development (with associated access roads, private gardens and garaging) that is remote from an existing urban edge.			

<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 					H
<p>Landscape sensitivity to a new settlement</p> 					H
	<p>The sensitivity analysis above indicates the wider landscape will have high sensitivity to smaller-scale commercial/industrial use and employment development (maximum 2 to 3 storeys with associated access roads, parking and open space) that is remote from the urban edge.</p>				
	<p>The sensitivity analysis above indicates the wider landscape will have high sensitivity to a new settlement that is remote from an existing urban edge.</p>				

Landscape character area: 21 High Canons Valleys and Ridges

Fig 21.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This character area lies between Shenley Ridge to the north, Borehamwood to the south west and the A1/M25 to the south east. It comprises an undulating series of close ridges and valleys. The ridges have a well-treed character due to a combination of woodland blocks, scattered trees and tall hedges. Individual houses, farms and small settlements occupy the narrow fingers of plateau overlooking the surrounding slopes of both arable and pastoral landscapes, which often have a contained character. Key characteristics recorded in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- a series of narrow settled ridges of sinuous form;
- slopes to the south east comprise mainly medium to large arable fields and more open character;
- slopes to the west and north east comprise a more intact landscape of small/medium pasture and numerous field oaks;
- woodland blocks and copses scattered throughout the area, both around houses and more extensively to the west where they combine with mature parkland landscapes at the edge of Shenley Park and Porters Park golf course;
- prominent built edge to Borehamwood and associated pylons dilute the rural character;
- good range and use of local building materials.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

The landscape strategy for this area is to 'improve and conserve' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is relatively frequent in the county. Distinctive features are reported to be exposures of Hertfordshire puddingstone (2 RIGS sites) and Rabley Park (although the RIGS sites are not considered to influence this assessment as they do not directly influence landscape character). Distinctive elements are described as the treed and settled ridges.

Settlement Pattern

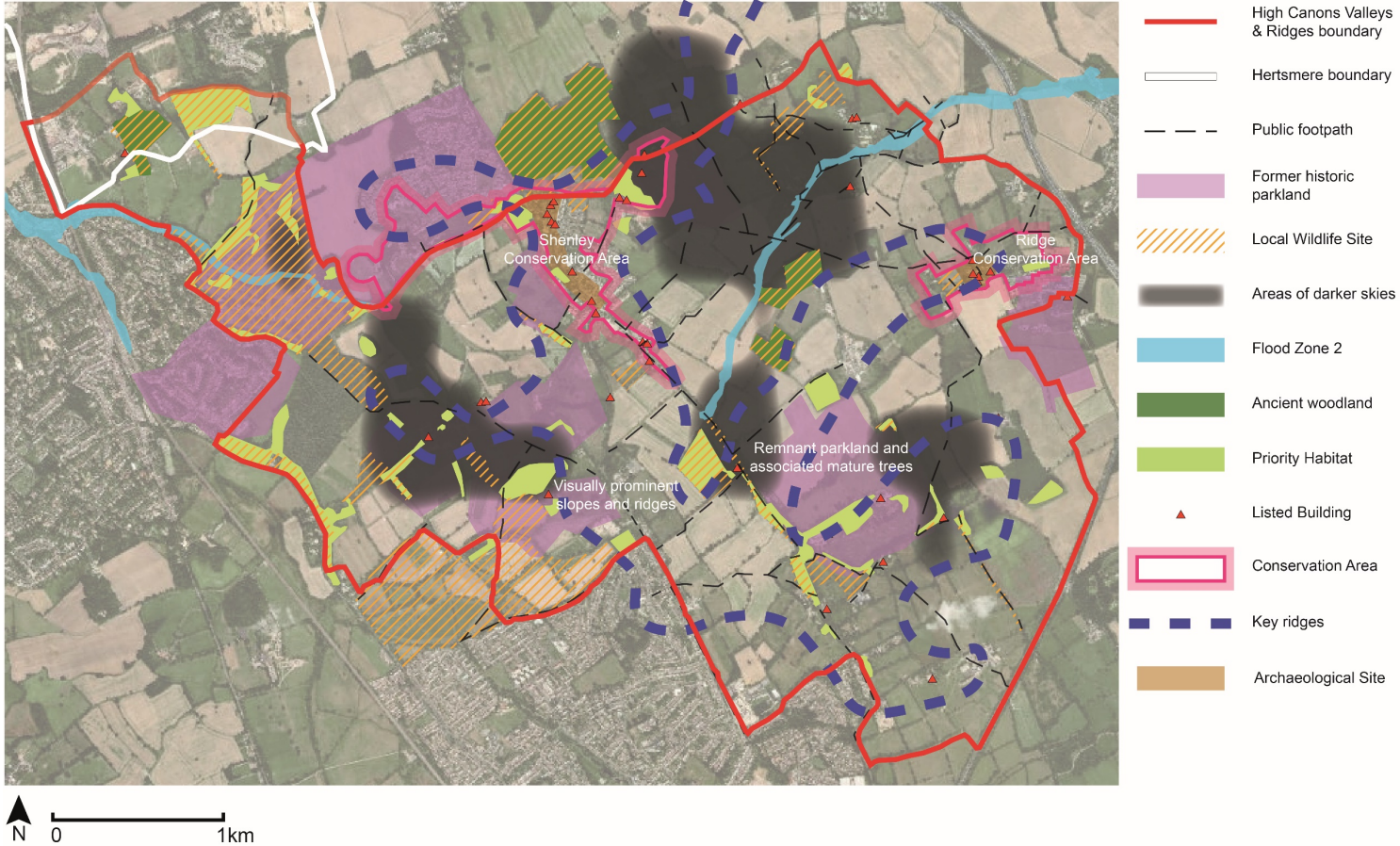
The majority of settlement in this character area is located on the ridges and plateau areas in the form of villages, e.g. Ridge and Shenley, or isolated houses and farms. Buildings utilise a wide range of vernacular materials including brick, clay tile, knapped flint, whitewash, black weatherboard and some thatch.

Sensitivity Evaluation: LCA 21 High Canons Valleys and Ridges

Commentary against evaluation criteria for LCA 21 High Canons Valleys and Ridges	
Assessment Criteria	Commentary
Landform	Undulating countryside, with some gentle and some steeper slopes and ridges. Moderate sensitivity.
Landscape pattern and time depth	Some areas of pre-18 th century organic enclosure pattern and historic network of hedges (higher sensitivity) as well as some amalgamated and 'prairie' fields (lower sensitivity).
'Natural' character	A man-made and farmed landscape but with some valued woodlands, hedgerows and trees (including ancient woodland and local wildlife sites). Moderate sensitivity.
Historic features	Some historic features that contribute to landscape character (including a few scattered listed buildings and a conservation area at Ridge). Moderate sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). Public Rights of Way cross the area, including some open access land along Mimm's Lane. Moderate sensitivity.
Perceptual aspects	A pleasant rural landscape with some areas of darker night skies away from the urban edges. Moderate sensitivity.
Settlement setting	Settlement is comprised of farms and scattered rural properties, and the villages of Shenley and Ridge. The rural landscape forms a setting to these rural buildings and villages. Higher sensitivity.
Visual prominence	Some open and some enclosed areas – both in terms of landform (undulating ridges) and vegetation (woodlands and hedgerows present in an agricultural landscape). Moderate sensitivity.
Rarity and distinctiveness	The landscape is described as 'relatively frequent' in the Hertfordshire Landscape Character Assessment. The only distinctive features are two exposures of Hertfordshire 'puddingstone' (RIGS sites) and Rabley Park in the north-east. Low-moderate sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation.

Fig 21.2: Summary map

LCA: 21 High Canons Valleys and Ridges



Assessment Units

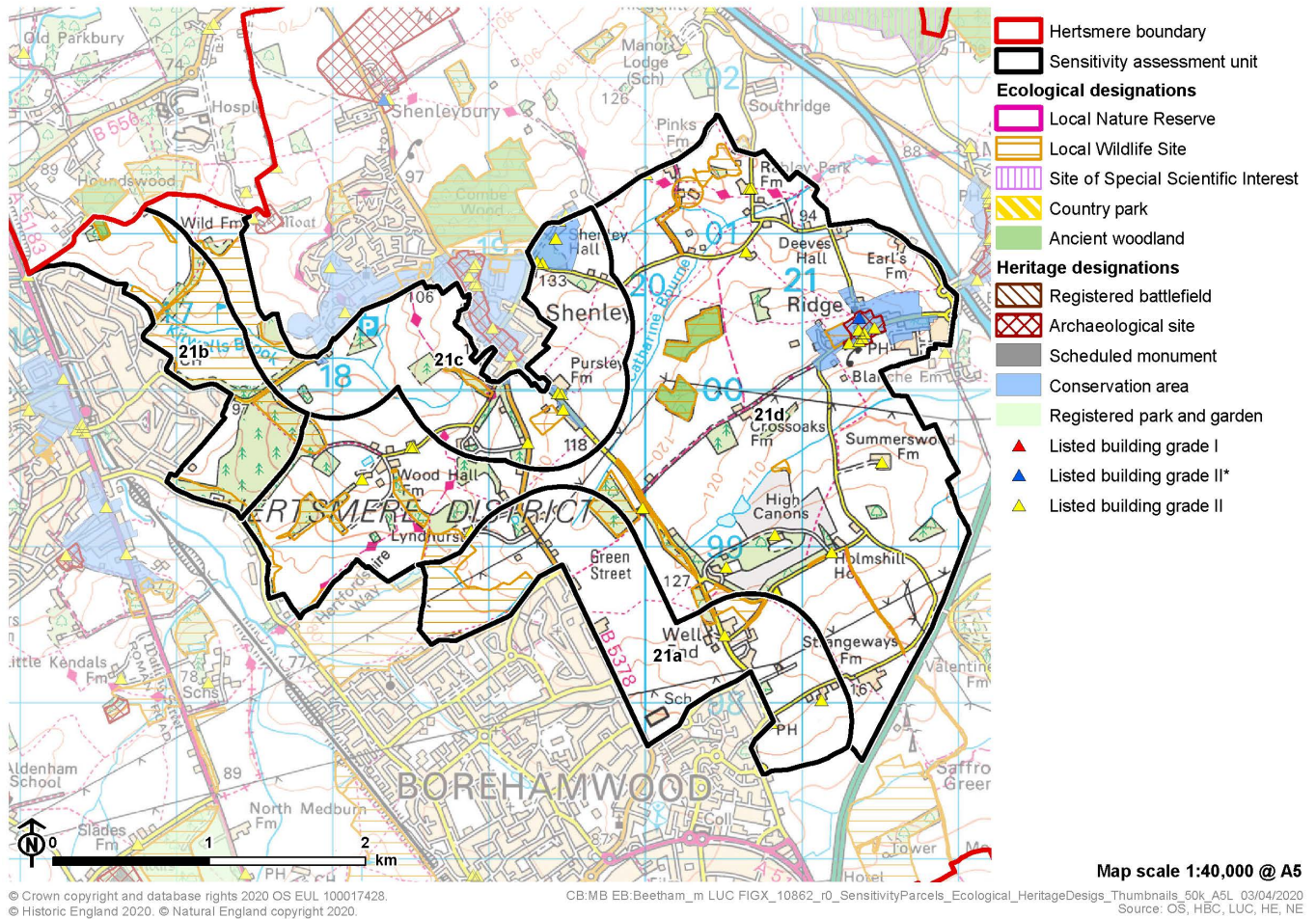
This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 21a Borehamwood Fringe
- 21b Radlett Fringe
- 21c Shenley Fringe
- 21d High Canons Valleys and Ridges wider landscape

Fig 21.3: Aerial map of assessment units



Fig 21.4: Map showing designations



Photos showing the assessment units



21a Borehamwood Fringe showing vegetated northern edge of Borehamwood and housing along Green Street



21b Radlett Fringe showing land adjacent to Porters Park Golf Course



21c Shenley Fringe showing undulating agricultural landscape from Woodhall Lane



21d Undulating wider landscape with a well-defined field pattern with hedgerow and in-field trees

21a Borehamwood Fringe: Landscape sensitivity judgement and guidance

Borehamwood and its interaction with LCA 21 High Canons Valley and Ridges

Borehamwood is a commuter town with fast train connections to London. From the 1920s became known as one of the main centres of the UK film, and later television, industries due to the presence of production studios. It greatly increased in size following the Second World War with large areas of council housing set up for displaced Londoners. The north-eastern edge of Borehamwood that adjoins this character area is residential comprising houses of a variety of ages, and associated school (Hertswood Academy) and leisure centre.


Sensitivity analysis:



The Borehamwood fringe has a relatively intact and small-scale field pattern, including some pastures that are designated as a Local Wildlife Site, which increases sensitivity to built development. However, it is a 'relatively frequent' type of landscape (as described in the Hertfordshire Landscape Character Assessment) and the area's perceptual character is influenced by its proximity to the urban edge of Borehamwood which reduces sensitivity to an extent. Areas with an intact historic field pattern, steeper visually prominent slopes and ridges, areas of remnant parkland and areas with public access are more sensitive than areas that are flatter and well enclosed with no public access. Meadows and woodlands (often local wildlife sites) increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Intact small-scale field pattern;
- Woodlands and species rich grassland (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- Areas of remnant parkland character and associated mature parkland trees;
- Visually prominent slopes and ridges.

Guidance: Any development should respect the scale and grain of the landscape (including its topography and field pattern), retain all deciduous woodlands and hedgerows/ hedgerow trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Development of any site should seek to enhance connectivity of habitats (especially woodland, grassland and wetland habitats along water courses) and enhance public access to, and enjoyment of, the countryside.

Landscape sensitivity to residential housing development/ smaller flats 			M		
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above.				
			M		
	'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller				

	flats is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above.				
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 				M-H	
	'Medium-density' flats: The relatively small landscape grain in this area means that sensitivity to medium density flats will be slightly higher than two/two and a half-storey houses and smaller flats (moderate-high).				
				M-H	
	'Higher-density' flats: The relatively small landscape grain in this area means that sensitivity to higher density flats will be slightly higher the to two/two and a half-storey houses and smaller flats (moderate-high).				
				M-H	
	Smaller-scale commercial/industrial use and employment development: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to smaller scale commercial/industrial use and employment development will be slightly higher than to two/two and a half-storey houses and smaller flats (moderate-high).				
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 					H
	Large-scale commercial and office blocks: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale commercial units/ office blocks will be high .				
					H
	Large-scale warehouse/ distribution facilities: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale warehouse/ distribution facilities will be high .				

21b Radlett Fringe: Landscape sensitivity judgement and guidance

Radlett and its interaction with LCA 21 High Canons Valley and Ridges

Radlett is a small town and commuter settlement located in the valley of a tributary of the River Colne (the Tykeswater stream), on the ancient trackway/ road of Watling Street (now the A5183 in this area). It has grown from a small medieval settlement to a busy small town, the largest change being in the latter part of the nineteenth century with the arrival of the Midland Railway which connected it to London. The eastern edge which abuts this LCA is post war residential.

Sensitivity analysis:




The Radlett fringe is a combination of agricultural fields, deciduous woodland copses, Porter's Park Golf Course (former parkland and a Local Wildlife Site) and a coniferous plantation. Kitwells Brook creates local topography changes. The presence of some elevated ridges (and the setting these provide to Radlett), mature trees and deciduous woodland, Kitwells Brook, and public rights of way increase sensitivity to development, although the area's sensitivity is reduced by its location on the urban edge of Radlett and the enclosure provided by existing woodland. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Woodlands and meadows (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- Areas of remnant parkland character and associated mature parkland trees;
- Visually prominent slopes and ridges.

Guidance: Any development should be located in visually enclosed areas, avoiding open/ visible ridge tops that provide a setting to Radlett. Retain all deciduous woodland (which is a priority habitat) as well as hedgerows/ hedgerow trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained.

			M		
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<p>Landscape sensitivity to residential housing development/ smaller flats</p> 	<p>'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to further low-density residential expansion is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above.</p>			
			M	
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 	<p>'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to further medium density residential expansion (including smaller flats) is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above.</p>			
			M-H	
	<p>'Medium-density' flats: The relatively small-scale residential character of the urban edge means that sensitivity to medium density flats will be slightly higher than to two storey, low and medium-density residential development (moderate-high), although sites well enclosed by woodland may be less sensitive.</p>			
			M-H	
	<p>'Higher-density' flats: The relatively small-scale residential character of the urban edge means that sensitivity to higher density flats will be higher than to two storey, low and medium-density residential development (moderate-high) although sites well enclosed by woodland may be less sensitive.</p>			
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 				H
	<p>Large-scale commercial and office blocks: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale commercial units/ office blocks will be high.</p>			
				H
	<p>Large-scale warehouse/ distribution facilities: The residential character of the urban edge and relatively small landscape grain in this area means that sensitivity to large scale warehouse/ distribution facilities will be high.</p>			

21c Shenley Fringe: Landscape sensitivity judgement and guidance

Shenley and its interaction with LCA 21 High Canons Valley and Ridges

Shenley village is a small hill-top village with a medieval triangular core, which originated as a hamlet in a forest clearing and developed as an agricultural village. It developed south along London Road and coaching inns such as The White Horse, The Cock and The Black Lion served the needs of Horse drawn travellers. Shenley remained an essentially rural settlement with a slow increase in population until the late 19th century when the development of the Midland Railway station at nearby Radlett led to rapid population growth and associated growth of the village. In 1928 the mansion and grounds of Porters Park was sold by Cecil Raphael to Middlesex County Council and a large mental hospital was built here which remained in use until 1988. In the 1990s the redevelopment of Shenley Hospital resulted in a large increase in residential development on the northern edge of Shenley (Porters Park), which changed the character of the northern part of the village. The southern part of Shenley lies within this landscape character area – the village edges that abut the rural landscape are generally 20th century residential.

Sensitivity analysis:



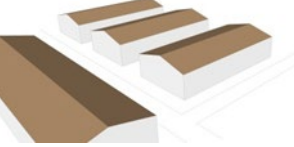
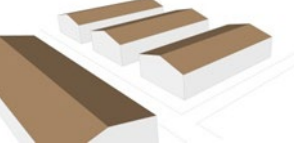
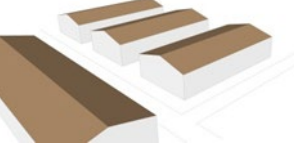
The Shenley fringe is rural in character, predominantly agricultural land with a relatively intact field pattern and some former parkland. The village is situated on a hilltop/ ridge and some of the land surrounding the village therefore slopes away from the village. Woodlands and meadows (some of which are Local Wildlife Sites) are sensitive features, as are the outwards facing slopes adjacent to the village. These

increase sensitivity to built development, as does the area's proximity to the Shenley Conservation Area and open access land. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Woodlands and meadows (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- Areas of remnant parkland character and associated mature parkland trees;
- Outward facing slopes and steeper hillsides;
- Shenley Conservation Area.




Guidance: Any development should be located on the plateau top and set back from the slopes that fall away from the village. Retain all deciduous woodlands, well as hedgerows/ hedgerow and parkland trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Respect the character and setting of the Shenley Conservation Area.

Landscape sensitivity to residential housing development/ smaller flats 				M-H
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that there are a number of indicators of sensitivity that result in the area having relatively higher sensitivity to development. Sensitivity to further low-density residential expansion is considered to be moderate-high .			
				M-H
Landscape sensitivity to residential flats/ small scale commercial 				
	'Medium-density' mixed residential i.e. houses and flats: The small scale and character of the village means that sensitivity to medium density residential expansion (including smaller flats) is moderate-high .			
	'Medium-density' flats: The small scale and residential character of the village means that sensitivity to medium density flats will be high .			
Landscape sensitivity to large scale commercial/ industrial/ distribution 				
	'Higher-density' flats: The small scale and residential character of the village means that sensitivity to higher density flats will be high .			
	Smaller-scale commercial/industrial use and employment development: The small scale and residential character of the village means that sensitivity to smaller scale commercial/industrial use and employment development will be high .			
Landscape sensitivity to large scale commercial/ industrial/ distribution 				
	Large-scale commercial and office blocks: The small scale and residential character of the village means that sensitivity to large scale commercial units/ office blocks will be high .			
Landscape sensitivity to large scale commercial/ industrial/ distribution 				
	Large-scale warehouse/ distribution facilities: The small scale and residential character of the village means that sensitivity to large scale warehouse/ distribution facilities will be high .			

21d Wider character area: Landscape sensitivity judgement and guidance

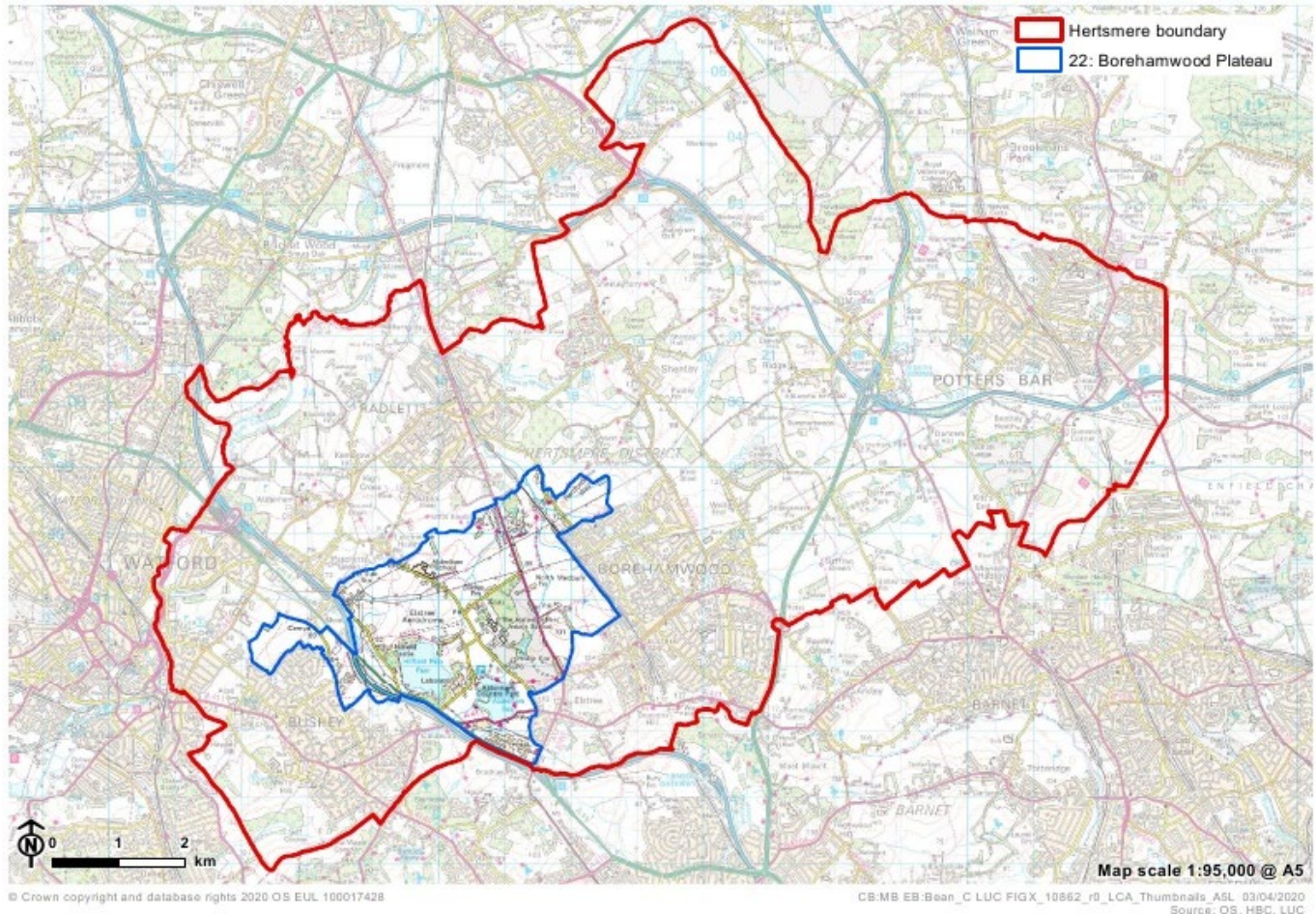
Sensitivity analysis:

Although this is a farmed landscape that is not particularly rare and has some enclosed areas, the elevated and visually prominent ridges, areas of intact historic field patterns, and generally rural character and rural settlement pattern with dark night skies indicate higher sensitivity to built development, particularly to larger settlements. Areas with intact small-scale historic field patterns and intact hedgerows, remnant parklands, woodlands and species rich grasslands (some of which are Local Wildlife Sites), areas close to listed buildings and rural villages, areas with good public access and visually prominent slopes and ridges increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features: <ul style="list-style-type: none"> ■ Intact small-scale field pattern; ■ Woodlands and pastures (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees; ■ Remnant parklands with parkland trees; ■ Rural character of buildings and villages in the countryside; ■ Listed buildings and their settings; ■ Visually prominent slopes and ridges. <p>Guidance: Any development should be located in more enclosed areas with fewer valued features and lesser time depth where possible. Retain all deciduous woodlands, as well as hedgerows/ hedgerow trees and areas of former parkland/ parkland trees where possible, and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained.</p>				
Landscape sensitivity to residential housing development/smaller flats remote from the urban edge 				M-H
The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to a new housing development (with associated access roads, private gardens and garaging) that is remote from an existing urban edge.				
Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge 				M-H
The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to smaller scale commercial/industrial use and employment development (maximum 2 to 3 storeys with associated access roads, parking and open space) that is remote from the urban edge.				
Landscape sensitivity to a new settlement 				M-H
The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to a new settlement that is remote from an existing urban edge.				

Landscape character area: 22 Borehamwood Plateau

Fig 22.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This landscape character area is entirely within the Borough of Hertsmere and lies between Elstree and Borehamwood to the east, Bushey to the west and Elstree Village to the south. The gently undulating landform support agricultural farmland (a mixture of pasture and arable) within a generally intact historic field pattern. A combination of tall bushy hedgerows and field trees contain views. Two reservoirs are important features but are not visually prominent, as they are hidden by vegetation. Parkland areas, now mostly associated with private schools, add to the pastoral character. The area is disturbed by urban fringe elements on the edge of the surrounding settlements and major roads including the M1, A41 and A583, and an airfield next to Hilfield Park Reservoir. The key characteristics as described in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- gently undulating landform;
- pasture is dominant land use with arable secondary;
- a number of private schools set in mature landscaped grounds;
- Aldenham Park historic parkland with woodland and perimeter belts;
- two large reservoirs, i.e. Aldenham and Hilfield;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- Aldenham Country Park; and
- fragmentation and disruption by the M1/A41 corridor including pylons and associated built development

The landscape strategy for this area is to 'improve and restore' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is 'frequent' in this part of the county. Distinctive features are reported to be Elstree Aerodrome, electricity transformer station, Hilfield Castle, the reservoirs and private schools set in mature parklands. These are considered in the analysis below, where relevant.

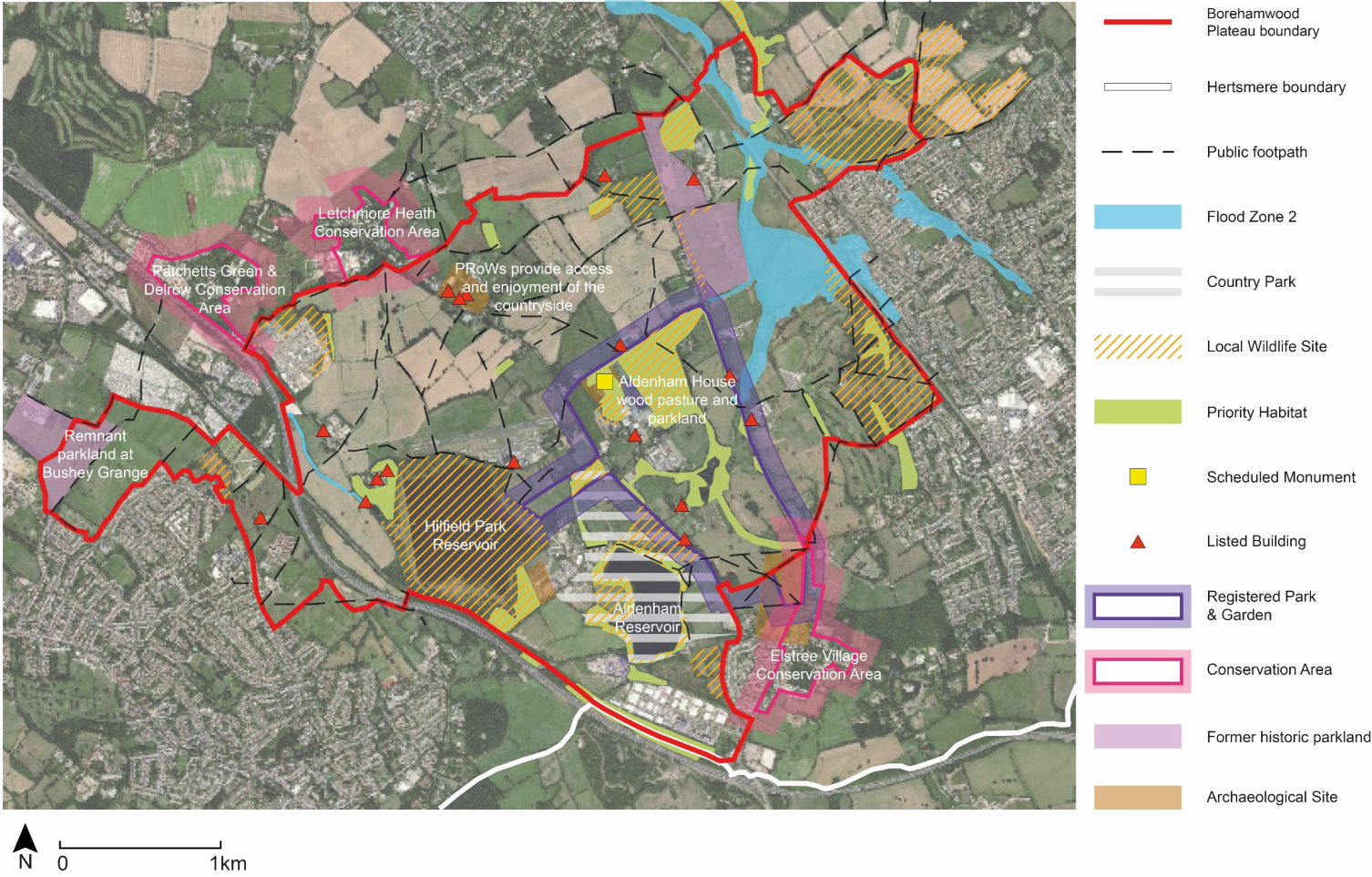
Settlement Pattern

The settlement pattern is dispersed with scattered large farmsteads, individual houses and private schools in landscaped grounds.

Sensitivity Evaluation 22 Borehamwood Plateau

Commentary against evaluation criteria for LCA 22 Borehamwood Plateau	
Assessment Criteria	Commentary
Landform	A gently undulating landform ranging from 7m to 115m AOD with small watercourses in localised valleys. Hilfield Park Reservoir and Aldenham Reservoir are significant man-made landforms. Moderate sensitivity.
Landscape pattern and time depth	The historic field pattern is a mostly intact pre-18 th century organic enclosure, with small to medium-sized irregular fields (higher sensitivity). There is localised 20 th -century enclosure on the urban edge of Bushey (lower sensitivity), as well as some parkland. Around Aldenham Reservoir there is evidence of parliamentary enclosure (moderate sensitivity). Features such as Radlett Park Golf Club and Centennial Park industrial park have significantly altered field pattern (lower sensitivity).
'Natural' character	Land use is mostly agricultural (a mixture of arable and pasture), interspersed with grasslands and deciduous woodlands of ecological value (including some wood pasture). Overall moderate sensitivity with areas of localised higher sensitivity.
Historic features	Aldenham Park (Grade II Registered Park and Garden) is a feature that contributes positively to landscape character. This includes Penne's Place moated site Scheduled Monument. There is also unregistered parkland associated with the former Bushey Grange. There are also a number of Archaeological Sites throughout the area, and some scattered listed buildings including the Grade II* Aldenham House and Stable Block and Hilfield Castle. Moderate to higher sensitivity (with localised areas of high sensitivity).
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). A high occurrence of Public Rights of Way including sections of the Watling Chase Trail, Hertfordshire Way and London Loop long distance footpaths, which enables access and enjoyment of the countryside in this area. Aldenham Country Park lies between the A411 and Aldenham Road. Higher sensitivity.
Perceptual aspects	Much of the landscape possesses a parkland or agricultural rural character. Detractors include golf courses, pylon routes, the transmitter station, overhead noise from small aircraft associated with London Elstree Aerodrome, traffic from the M1 and other major roads as well as the railway line in the north. Moderate sensitivity.
Settlement setting	Most of this landscape does not play a particularly important role in views from the adjacent settlements, although Elstree Village, the northern edge of Elstree and Bushey both have a closer relationship to the surrounding landscape than Elstree and Borehamwood does (as the railway line is a barrier). Moderate sensitivity.
Visual prominence	This gently undulating plateau landscape is semi-enclosed as a result of the combination of fields, hedgerows and woodlands. It does not have visually prominent skylines. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA reports this landscape as 'frequent' in the county, although the reservoirs and parklands (school grounds) are distinctive features. Moderate sensitivity.
Coalescence	The area is relatively large and does not play a particularly important role in settlement separation. Lower sensitivity.

Fig 22.2: Summary map
LCA 22: Borehamwood Plateau



Assessment Units

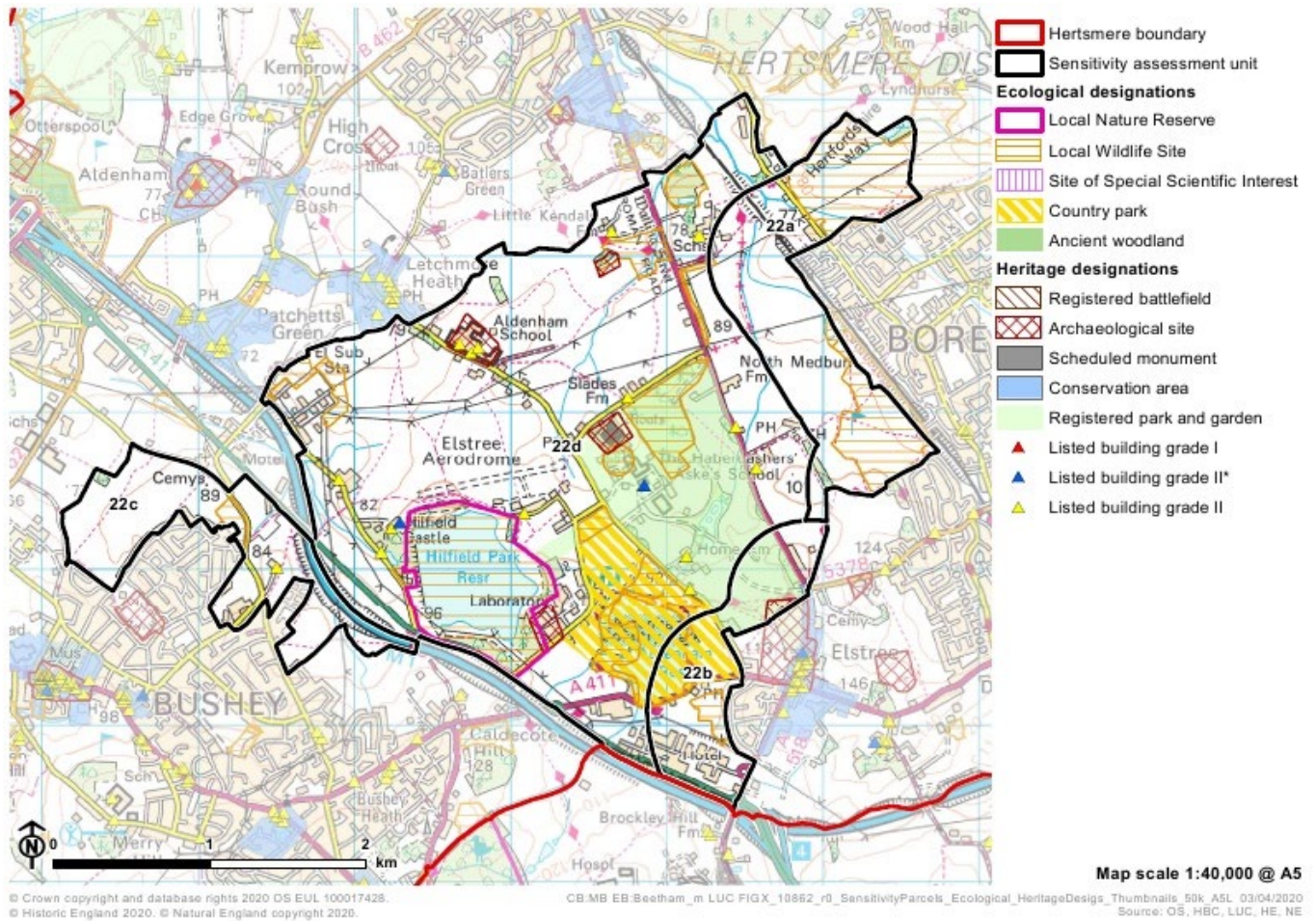
This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 22a: Elstree and Borehamwood Fringe
- 22b: Elstree Village Fringe
- 22c: Bushey Fringe
- 22d: Borehamwood Plateau wider landscape

Fig 22.3: Aerial map of assessment units



Fig 22.4: Map showing designations



Photos showing the assessment units



22a Elstree and Borehamwood Fringe showing Radlett Park Golf Club



22a Elstree and Borehamwood Fringe along Watling Chase Trail with overhead electricity lines



22b Elstree Village Fringe showing Composers Park



22b Elstree Village Fringe showing Aldenham Reservoir



22c Bushey Fringe with parkland character as setting to Bushey



22c Bushey Fringe with views to converted Masonic School for Boys



22d Wider landscape: view towards Letchmore Heath showing the rural character, mature trees and overhead electricity lines



22d Wider landscape showing rural character, areas of deciduous woodland and in field trees

22a Elstree and Borehamwood Fringe: Landscape sensitivity judgement and guidance

Elstree and Borehamwood and its interaction with LCA 22 Borehamwood Plateau:

Elstree and Borehamwood is a commuter town with fast train connections to London. From the 1920s it became known as one of the main centres of the UK film, and later television, industries due to the presence of production studios. It greatly increased in size following the Second World War with large areas of council housing set up for displaced Londoners.

Parts of the northern and western edges of Elstree and Borehamwood adjoin this character area. The northern edge consists of two storey 20th century residential houses relatively well enclosed by trees whereas the western boundary is 2-3 storey residential house and flats, enclosed by trees and bordered by a mainline railway.



Sensitivity analysis:

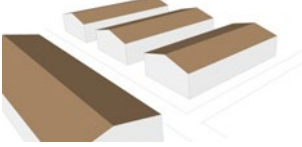
This assessment area is predominantly agricultural and pastoral in character with intact field patterns and some relatively large areas of grasslands designated as Local Wildlife Sites (Organ Hills Pastures and Parkfields Open Space). The presence of intact pre-18th century fields with good hedgerows, the presence of ecologically valued deciduous woodlands and designated grasslands, and the good public access all increase sensitivity to built development, while the sense of enclosure provided by woodland, the presence of existing urban edge features and proximity to the Elstree and Borehamwood urban edge reduce sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Remnants of intact pre-18th century fields;
- Mature deciduous woodlands and thick hedgerows with hedgerow trees;
- Ecologically valued grasslands and meadows;
- Public Rights of Way which provide access to, and enjoyment of, the countryside.

Guidance: Any development should avoid loss of valued grasslands and woodlands and maintain the field pattern in areas of intact 18th century fields. Development should utilise existing vegetation to integrate it into the landscape. All hedgerows and trees should be retained or replaced, and new planting should be in character with the locality. Opportunities to access and enjoy the landscape should be preserved and enhanced.

Landscape sensitivity to residential housing development/ smaller flats 			M	
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is judged to be moderate due to the balance of lower and higher sensitivity indicators. Note the individual sensitive features highlighted.			
			M	
Landscape sensitivity to residential flats/ small scale commercial 	'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density residential house and smaller flats is judged to be moderate due to the balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.			
			M-H	
	'Medium-density' flats: The low-rise residential character of the urban edge and rural character of this area means that sensitivity to medium-density flats will be slightly higher than for two/two and a half storey housing (moderate-high). Note the individual sensitive features highlighted.			
			M-H	
	'Higher-density' flats: The low-rise residential character of the urban edge and rural character of this area means that sensitivity to higher-density flats will be slightly higher than for two/two and a half storey housing (moderate-high). Note the individual sensitive features highlighted.			
			M-H	
	Smaller-scale commercial/industrial use and employment development: The low-rise residential character of the urban edge and rural character of this area means that sensitivity to smaller-scale commercial/industrial use and employment development is moderate-high .			

Landscape sensitivity to large scale commercial/ industrial/ distribution 				M-H	
	Large-scale commercial and office blocks: The low-rise residential character of the Elstree and Borehamwood settlement edge, the intact field pattern and rural character of this area means that sensitivity to large-scale commercial and office blocks is judged to be moderate-high .				
					H
	Large-scale warehouse/ distribution facilities: The low-rise residential character of the Elstree and Borehamwood settlement edge, the intact field pattern and rural character of this area means that sensitivity to large-scale warehouse/distribution facilities is judged to be high .				

22b Elstree Village Fringe: Landscape sensitivity judgement and guidance

Elstree Village and its interaction with LCA 22 Borehamwood Plateau

Elstree is a village situated to the south-west of Elstree and Borehamwood and north of the M1, on the Roman road Watling Street. The village was a centre for pottery and tile manufacture in the 1st and 2nd centuries. Elstree Village Conservation Area, centred on the crossroads of the A411 (Watford Road/Barnet Lane) and the A5183 (High Street), contains many of the listed buildings within the village. The village developed in the late 20th and 21st century to include housing in the south-west between Watford Road and the High Street.

The west edge of Elstree Village abuts this landscape character area – this edge is characterised by two storey mid-20th century houses and has a well vegetated edge so that it is not visible from the rural landscape.


Sensitivity analysis:



The Elstree Village Fringe comprises pastoral and arable agricultural fields, part of Aldenham Reservoir and Country Park, Centennial Park industrial park, and Aldenham Park (wood pasture and parkland, also a Registered Park and Garden). It also includes Composers Park Local Wildlife Site. The presence of Aldenham Country Park and Aldenham Parkland (RPG) and proximity to Elstree Village Conservation Area all increase sensitivity, while the relatively flat landform, sense of enclosure provided by vegetation and presence of Centennial Park industrial park decrease sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- The ecological and heritage value of the Aldenham House wood pasture and parkland (Grade II registered);
- The deciduous woodlands (a priority habitat);
- The historic field pattern of 18th century enclosures;
- The ecological value of Composers Park (a Local Wildlife Site);
- The rural setting the area provides to the Elstree Village Conservation Area;
- The public access to, and enjoyment of, the landscape through Public Rights of Way and Aldenham Reservoir Country Park; and
- Aldenham reservoir which is a distinctive feature of this landscape.

Guidance: Any development should be located in enclosed areas and avoid loss of valued grassland, woodland and parkland/ wood pasture habitats. Any development should maintain the field pattern in areas of intact 18th century fields. Development should utilise existing vegetation to integrate it into the landscape. All hedgerows and trees should be retained or replaced, and new planting should be in character with the locality. Impact on the Elstree Village Conservation Area and views to and from the Conservation Area will be a key consideration in this area. Development should be of an appropriate scale to ensure it does not dwarf or detract from the neighbouring village of Elstree. Opportunities to access and enjoy the landscape should be preserved and enhanced.

Landscape sensitivity to residential housing development/ smaller flats 				M-H	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.				
				M-H	
	'Medium density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density houses and flats is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.				

<p>Landscape sensitivity to residential flats/ small scale commercial</p> 				M-H	
	<p>'Medium density' flats: The sensitivity analysis above indicates that sensitivity to medium-density flats is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.</p>				
				M-H	
	<p>'Higher density' flats: The sensitivity analysis above indicates that sensitivity to higher-density flats is moderate-high due to the historic features, natural heritage and recreational value of the landscape. Note the individual sensitive features highlighted.</p>				
					H
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 	<p>Smaller scale commercial/industrial use and employment development: The rural character of the area and proximity to Elstree Village Conservation Area means that sensitivity to commercial/industrial uses is high. Sensitivity may be reduced a little close to the existing Centennial Park industrial park. Note the individual sensitive features highlighted.</p>				
					H
	<p>Large scale commercial and office blocks: Smaller scale commercial/industrial use and employment development: The rural character of the area and proximity to Elstree Village Conservation Area means that sensitivity to commercial/industrial uses is high. Sensitivity may be reduced a little close to the existing Centennial Park industrial park. Note the individual sensitive features highlighted.</p>				
					H
	<p>Large scale warehouse/ distribution facilities: The rural character of the area and proximity to Elstree Village Conservation Area means that sensitivity to large scale warehouse/ distribution facilities is high. Note the individual sensitive features highlighted.</p>				

22c Bushey Fringe: Landscape sensitivity judgement and guidance

Bushey and its interaction with LCA 22 Borehamwood Plateau

There are three separate areas known as 'Bushey', all of which are situated to the east of Watford and south of the M1, in the south-west of the Hertsmere District.

The largest area includes the 'original' Bushey which has now merged with Bushey Heath. The 'original' Bushey is a settlement with an historic core (designated as a Conservation Area), which contains the Grade II* listed Church of St James, a village pond and the high street largely comprising 18th century buildings, many of which are listed. Bushey expanded in the early 20th century due to the arrival of the railway and merged with Bushey Heath an area of 20th century housing. However, it has retained its village character in the core.



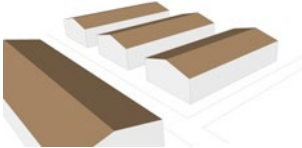
The north-eastern edge of Bushey adjoins this landscape character area and this edge is residential, with low-rise detached and semi-detached houses (including recent development off Rossway Drive) There is some vegetation which encloses the edge, but houses on the edge of Bushey are occasionally visible from the wider landscape. Two schools also lie on this edge of Bushey.

Sensitivity analysis:

This assessment area is mostly a rural landscape of pastoral fields and farms, although there is also part of a large cemetery. There is also some remnant parkland associated with the former Bushey Grange, the location of which can be seen on historic maps. The M1 (in cutting) encloses the area to the east. The areas of remnant parkland character, ecologically valued meadows, public access and contribution the area makes to the rural setting of Bushey all increase sensitivity, while the relatively flat landform and sense of enclosure provided by vegetation decrease sensitivity. The Grade II listed building at Tyler's Farm, remnant parkland character and ecologically valued meadows increases sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Areas of deciduous woodland which is a priority habitat;
- Ecologically valued grasslands, including the meadow NW of Tyler's Farm (a Local Wildlife Site);
- Public rights of way which provide access across to, and enjoyment of, the countryside around Bushey;
- Remnant parkland character associated with the former Bushey Grange;
- Listed building Tyler's Farm and its setting; and

<p>■ Rural setting the area provides to Bushey.</p> <p>Guidance: Any development should avoid loss of valued grassland, deciduous woodland and mature trees, and retain/ restore field patterns and parkland character. Development should utilise existing vegetation to integrate it into the landscape. All hedgerows and trees should be retained or replaced, and new planting should be in character with the locality. Impact on the listed building Tyler's Farm and its setting will be a consideration. Opportunities to access and enjoy the landscape should be preserved and enhanced.</p>				
<p>Landscape sensitivity to residential housing development/ smaller flats</p> 			M	
	<p>'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate due to the balance of lower and higher sensitivity indicators. Note the individual sensitive features highlighted.</p>			
			M	
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 				
	<p>'Medium density' flats: The low-rise residential character of the urban edge means that sensitivity to medium-density flats will be slightly higher than to two/two and a half storey houses (moderate-high). Note the individual sensitive features highlighted.</p>			
			M-H	
	<p>'Higher density' flats: The low-rise residential character of the urban edge means that sensitivity to higher-density flats will be slightly higher than to two/two and a half storey houses (moderate-high). Note the individual sensitive features highlighted.</p>			
			M-H	
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 				
	<p>Large scale commercial and office blocks: The generally low-rise residential character of the urban edge means that sensitivity to large-scale commercial units/office blocks will be high.</p>			
				H
	<p>Large scale warehouse/ distribution facilities: The generally low-rise residential character of the urban edge means that sensitivity to large-scale warehouse/distribution facilities will be high.</p>			

22d Wider character area: Landscape sensitivity judgement and guidance




Sensitivity analysis:

The wider landscape of the Borehamwood Plateau is predominantly agricultural land (a mixture of pastoral and arable). Areas of previously developed land and more enclosed areas will tend to have a lower sensitivity while areas of ecologically valued grasslands and woodlands, and parkland at Aldenham Park (a registered park and garden) will have a higher sensitivity. The historic field pattern, mature hedgerows, presence of ecologically valued grasslands and woodlands, the area of parkland at Aldenham Park (a registered park and garden) and areas with good public access all increase sensitivity, while the plateau landform, semi-enclosed character and presence of existing man-made elements (such as the aerodrome, electricity pylons and transforming station and Centennial Park industrial park) lower sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

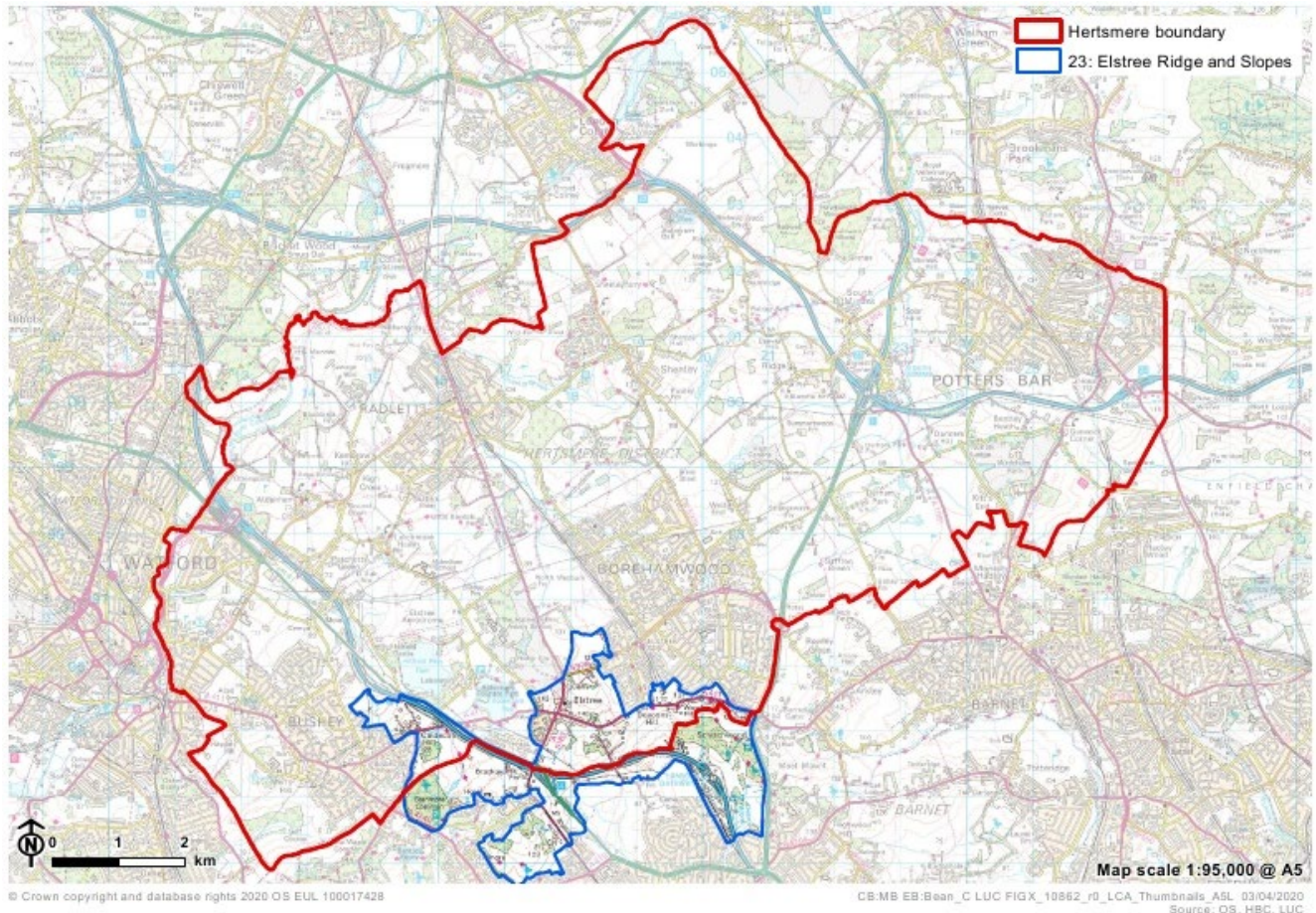
- Historic field pattern of pre-18th century enclosure;
- Rural character of the landscape, which is close to large populations;
- Areas of parkland, wood pasture, meadow, deciduous woodland, mature hedgerow and in field trees (many designated as Local Wildlife Sites);
- Historic features: Grade II listed Aldenham House Registered Park and Garden and Penne's Place moated site Scheduled Monument;
- Aldenham Country Park and long-distance recreational routes which allow access to, and enjoyment of, the landscape.

Guidance: Any development should be located in more enclosed areas and respect the existing pattern and scale of settlement. Development should respect and maintain the rural character of the wider landscape, preserve areas of historic field patterns, and conserve areas of parkland, wood pasture, meadow, deciduous woodland, mature hedgerow and in field trees. The historic integrity of Aldenham House, Aldenham Park Registered Park and Garden and Penne's Place Scheduled Monument, and their settings, should be conserved and any impact on these will be a key consideration. Maintain and enhance public access to, and opportunities for enjoyment of, the landscape. Any new development should be integrated into the landscape using locally characteristic vegetation. The extent of development should be in scale with the existing settlement pattern and the height of buildings in scale with vegetation (and below the height of existing trees, except where intended to be a landmark) to minimise their impact. Consider opportunities to further mitigate the impact of existing detracting features such as industrial style fencing/ buildings.

<p>Landscape sensitivity to residential housing development/ smaller flats remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to a new settlement</p> 				M-H	
	<p>The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to a new settlement that is remote from an existing urban edge due to its rural character.</p>				

Landscape character area: 23 Elstree Ridge and Slopes

Fig 23.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

Only the northern part of this landscape character area lies within Hertsmere. The south-west of the landscape character area is within the London Borough of Harrow and the southeast is within the London Borough of Barnet.

Within Hertsmere, the landscape character area is located between Bushey Heath in the west and Elstree and Borehamwood in the east and contains Elstree Village. A marked and well-treed ridge forms the spine of the area. Pasture, with some overgrazing and poor fencing, dominates the side slopes. An area never very far from the impact or presence of built development including the noisy M1 corridor which passes through the area. Many of the slopes are visually screened by planting, which also contain the surrounding built development. Key characteristics recorded in the Hertfordshire Landscape Character Assessment (LCA)¹, that are relevant to the area within Hertsmere, are:

- prominent ridgeline that runs east/west;
- built development to much of the ridge;
- wooded and treed skyline;
- considerable equestrian pasture;
- attractive views to north over Borehamwood Plateau;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- increasing impact of horse grazing and golf courses;
- deterioration of many hedges and hedgerow trees; and
- M1/A41 corridor creates major impact.

The landscape strategy for this area is to 'conserve and strengthen' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type of the combination of parkland (outside of Hertsmere) and extensive woodlands is rare in the county. The distinctive features of the bridge over the seasonal upper Colne and swallowholes on the ridge are not within Hertsmere, and therefore do not inform this assessment.

Settlement Pattern

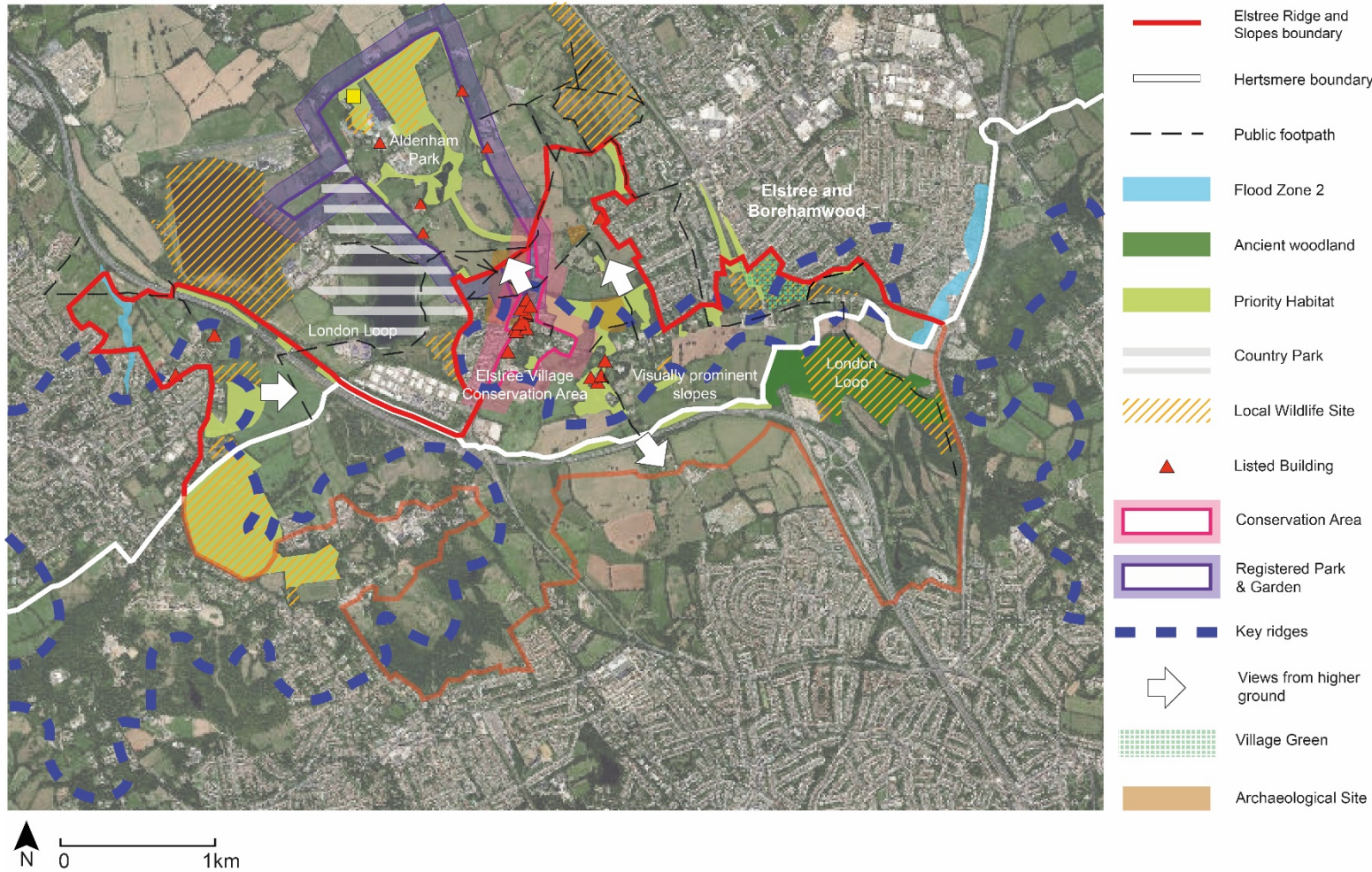
The Hertfordshire LCA states that: Much of the area is developed. The village of Elstree occupies a ridge location. There are many large individual houses in mature grounds occupying the higher ground, some of which are now hotels.

Sensitivity Evaluation 23: Elstree Ridge and Slopes

Commentary against evaluation criteria for LCA 23 Elstree Ridge and Slopes	
Assessment Criteria	Commentary
Landform	A ridgeline runs from west to east through the area resulting in visually prominent slopes. The elevation ranges from 90m AOD in the north-west to 147m AOD near Abbotsbury. Higher sensitivity.
Landscape pattern and time depth	Fields are small to medium in size and irregular in shape. There are areas of pre-18 th century enclosure (higher sensitivity), Parliamentary enclosure (moderate sensitivity) and later 20 th century enclosure (lower sensitivity).
'Natural character'	A highly wooded area with several large areas of deciduous woodland, including those at Caldecote Hill and a large young woodland to the east of Elstree Village. Woodland species comprise of oak and hornbeam. There are scattered remnant traditional orchards (a priority habitat) and some grasslands designated as Local Wildlife Sites. Hedgerows with frequent mature trees are common and designated as Local Wildlife Sites, although are often gappy and reinforced or replaced by fencing. Moderate sensitivity.
Historic features	There are clusters of listed buildings at The Leys, now the Edgewarebury Hotel (23b). Part of the Elstree Village Conservation Area and part of the Aldenham House Registered Park and Garden extend into this character area. There are also a number of Archaeological Sites. Moderate sensitivity.
Recreational value	The whole area is within the Watling Chase Community Forest (although the whole district is). The area has some Public Rights of Way, including part of the London Loop and Watling Chase Trail long distance footpaths. Woodcock Hill Village Green adjoins the southern edge of Elstree and Borehamwood. Moderate sensitivity.
Perceptual aspects	Although this is generally a rural area, the sense of tranquillity is adversely affected by the proximity of the M1 and other busy roads including the A411 and the A5183. Pylons also cross the landscape. Moderate sensitivity.
Settlement setting	The landscape provides a wooded setting, particularly to Elstree Village and its Conservation Area, and the Conservation Area Appraisal notes that the greenery surrounding Elstree Village is important for its character. Caldecote Hill provides a setting to Bushey Heath. Moderate sensitivity.
Visual prominence	The wooded ridgeline is a distinctive topographical feature and is visually prominent from the surrounding landscape. However, the area's wooded character means views to and from this landscape are often screened. The Elstree Village Conservation Area Appraisal notes views to the spire of the parish church from the surrounding land are important, as are views along green lanes around the village. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA notes that this landscape type is 'frequent' in the county context. The wooded skyline is the most distinctive element. Lower sensitivity.
Coalescence	The undeveloped land between Elstree Village and Elstree and Borehamwood plays an important role in settlement separation, and development could result in a high risk of settlement coalescence. Higher sensitivity.

Fig 23.2: Summary map

LCA 23: Elstree Ridge and Slopes

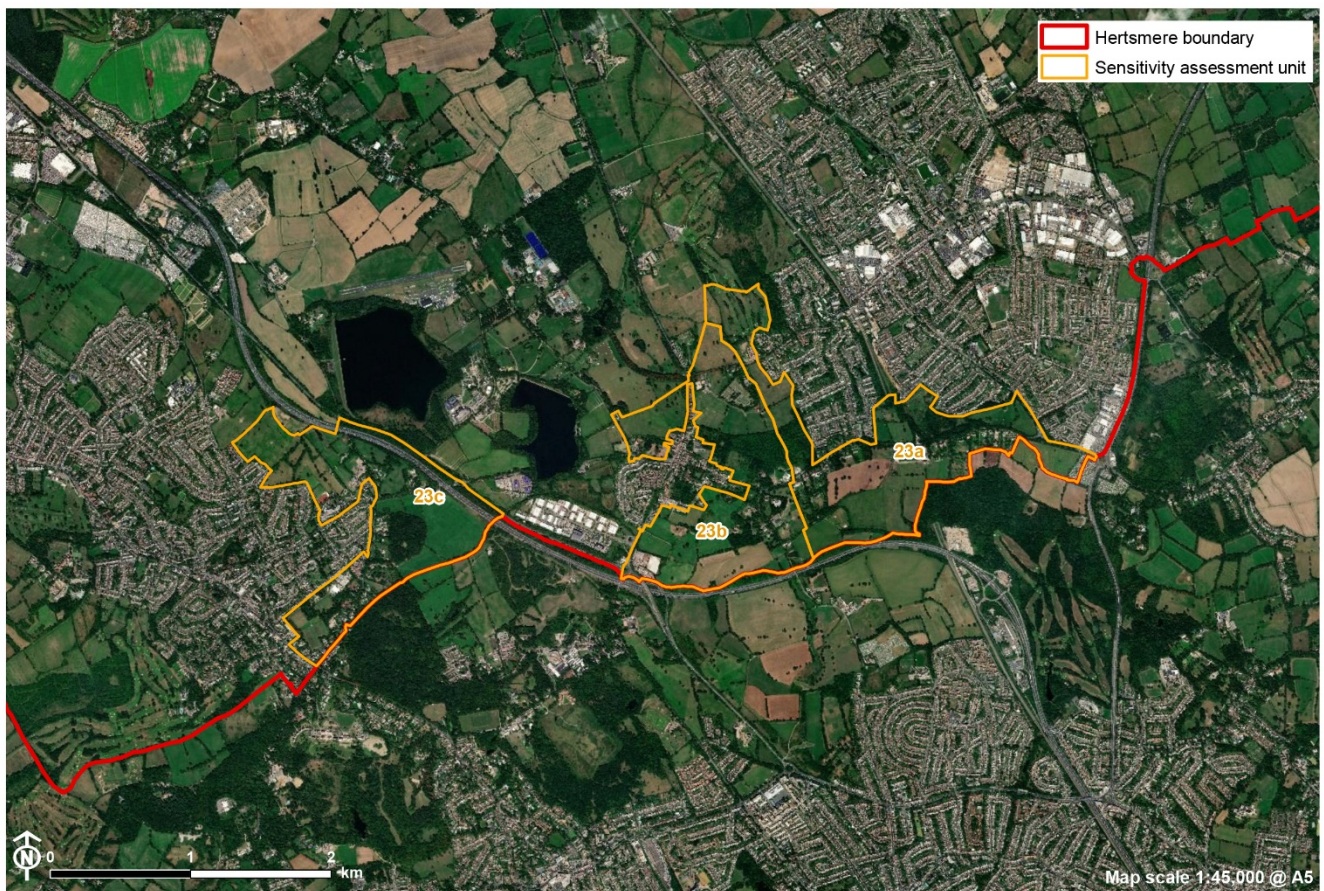


Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 23a: Elstree and Borehamwood Fringe
- 23b: Elstree Village Fringe
- 23c: Bushey Fringe

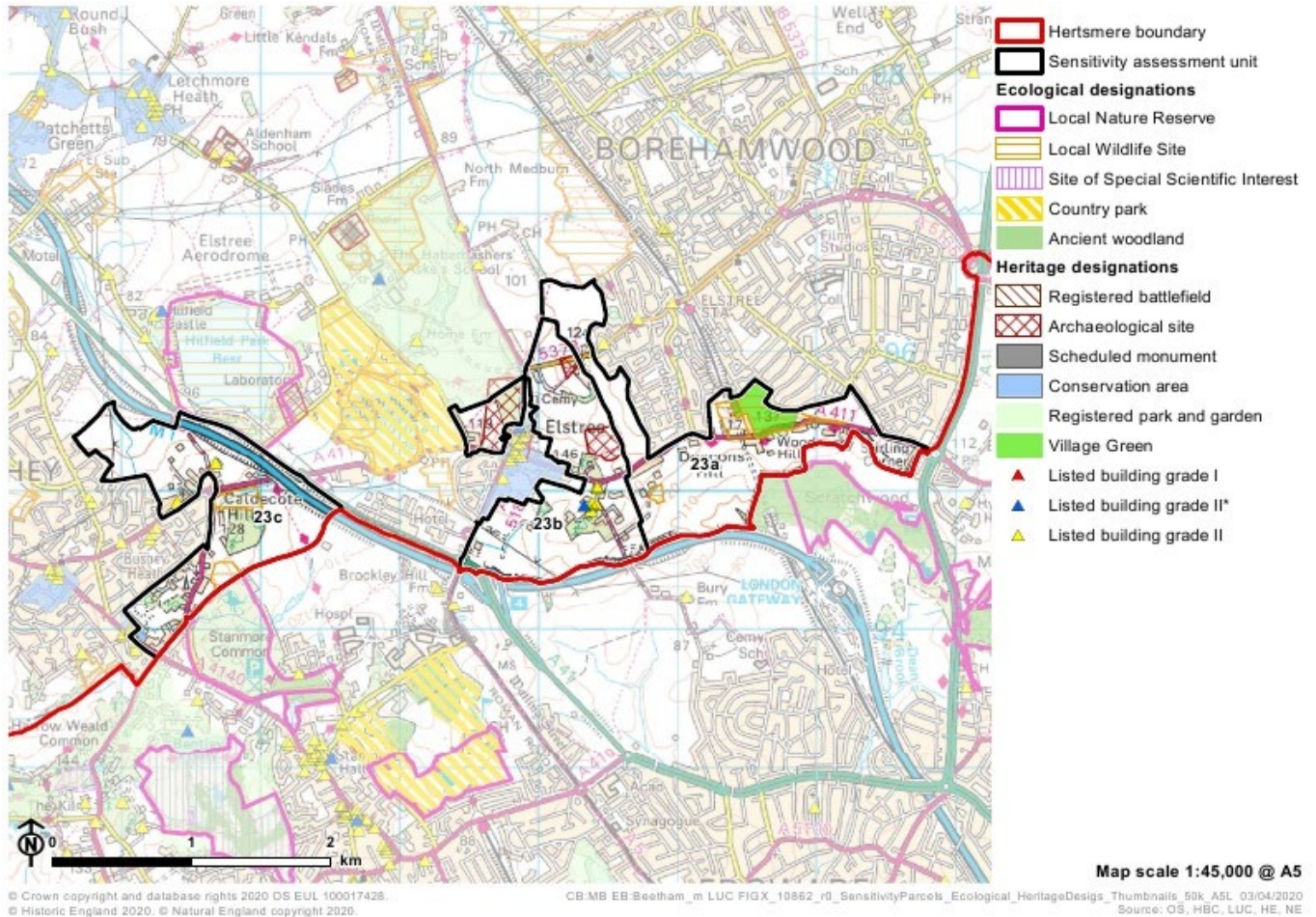
Fig 23.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB.MB EB.Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_50k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 23.4: Map showing designations



Photos showing the assessment units



23a Borehamwood Fringe showing the sloping landform and settlement edge



23a Borehamwood Fringe showing pastoral character and woodland



23b Elstree Village Fringe showing gappy hedgerows and flat landform



23b Elstree Village Fringe with unmanaged scrub and woodland



23c Bushey Fringe showing pasture fields with parkland character



23c Bushey Fringe with pasture fields and wooded backdrop

23a Elstree and Borehamwood Fringe: Landscape sensitivity judgement and guidance

Elstree and Borehamwood and its interaction with LCA 23 Elstree Ridge and Slopes



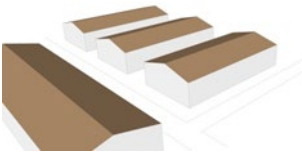
Elstree and Borehamwood is a commuter town with fast train connections to London. From the 1920s became known as one of the main centres of the UK film, and later television, industries due to the presence of production studios. It greatly increased in size following the Second World War with large areas of council housing set up for displaced Londoners. The southern and south-western settlement edge, which adjoins this character area, is residential comprising detached and semi-detached houses. This edge is generally contained by vegetation/ woodland. Woodcock Hill Village Green adjoins the southern settlement edge to the east of the railway line.

Sensitivity analysis

This assessment area comprises fields of pasture, divided by thick hedgerows, as well as some deciduous woodlands, grasslands and scattered low density houses set within trees along Barnet Lane, which runs along the top of the ridge. The elevated landform and visually prominent slopes, deciduous woodlands, remnant orchards, ecologically rich neutral grasslands, and the role the area plays in the separation of Elstree and Borehamwood and Elstree Village increases sensitivity to built development, while the sense of enclosure provided by woodland, hedgerows and trees reduces sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Areas of deciduous woodlands and traditional orchards (which are priority habitats);
- Ecologically rich neutral grasslands (at Woodcock Hill Fields, over the Elstree Tunnel and at Northern Heights);
- Visually prominent slopes;
- Rural character and low density, scattered settlement pattern;

<ul style="list-style-type: none"> Long views; Public Rights of Way including the London Loop long distance route and Woodcock Hill Village Green which provide access to, and enjoyment of, the landscape; The rural setting the area provides to Elstree and Borehamwood, and role in separating Elstree and Borehamwood from Elstree Village. <p>Guidance: Any development should be located on flatter land where it can be integrated into the existing urban edge or located in enclosed areas where it will have least impact on the wider landscape. The scale of development should respect the scale and grain of the landscape (including its field pattern). Any plans for development should retain all deciduous woodlands, orchards and ecologically valued grasslands and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the landscape character area is retained. Local features such as orchards should be preserved and restored/ enhanced. Long views should be preserved and opportunities to experience these enhanced. Maintain a distinction between Borehamwood and the low-density settlement along Barnet Lane. Any development between Elstree and Borehamwood and Elstree Village should be carefully planned to ensure that a clear sense of separation between the settlements is maintained.</p>				
Landscape sensitivity to residential housing development/ smaller flats 			M	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate due to the balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.			
			M	
	'Medium' density mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to mixed residential including smaller flats is moderate . Note the individual sensitive features highlighted.			
Landscape sensitivity to residential flats/ small scale commercial 			M-H	
	'Medium density' flats: The low-rise residential character of this edge of Borehamwood and the rural character of the area means that sensitivity to medium density flats is slightly higher than to two/two and a half storey houses and smaller flats (moderate-high). Note the individual sensitive features highlighted.			
			M-H	
	'Higher density' flats: The low-rise residential character of this edge of Borehamwood and the rural character of the area means that sensitivity to higher density flats is slightly higher than to two/two and a half storey houses and smaller flats (moderate-high). Note the individual sensitive features highlighted.			
			M-H	
	Smaller scale commercial/industrial use and employment development: The low-rise residential character of this edge of Borehamwood and the rural character of the area means that sensitivity to smaller-scale commercial/industrial use and employment development is moderate-high . Note the individual sensitive features highlighted.			
Landscape sensitivity to large scale commercial/ industrial/ distribution 				H
	Large scale commercial and office blocks: The low-rise residential character of the urban edge and rural character means that sensitivity to large-scale commercial units/office blocks will be high .			
				H
	Large scale warehouse/ distribution facilities: The low-rise residential character of the urban edge and rural character means that sensitivity to large-scale warehouse/distribution facilities will be high .			

23b Elstree Village Fringe: Landscape sensitivity judgement and guidance

Elstree Village and its interaction with LCA 23 Elstree Ridge and Slopes

Elstree is a village situated on a ridge top to the south-west of Elstree and Borehamwood, on the Roman road of Watling Street. The historic core of Elstree (a Conservation Area) is centred on the crossroads of the A411 (Watford Road/Barnet Lane) and the A5183 (High Street) and there are many listed buildings in this area. Many of its historic buildings were demolished between 1880 and 1970 and replaced by new residential development in small pockets. The village expanded in the mid-20th century to include housing in the south-west between Watford Road and the High Street, but it has retained its village identity despite its close proximity to London the M1 motorway, and the growth of nearby settlements of Elstree and Borehamwood and Barnet.

The settlement edges of Elstree Village, where they adjoin this character area, are largely residential with a small industrial/commercial area on the eastern edge and a storage site beside the A5/A41 roundabout. There are a variety of housing types including large detached and semi-detached and some older terraced houses in the north and mature trees ensure that the village edges retain a rural character, with the conservation area directly adjoining countryside.


Sensitivity analysis


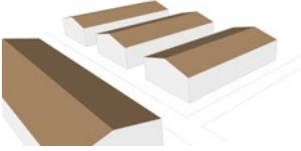
This assessment area surrounds the village of Elstree which is an historic village and Conservation Area on the ridge top. It comprises pastoral fields bound by thick hedgerows interspersed by areas of deciduous woodland. There are also some remains of traditional orchards and a small part of the Aldenham Park parkland/ wood pasture extends into north of the assessment area. The Elstree Conservation Area adjoins, and extends into, this assessment area in places, and there are three areas of archaeological interest, as well as cluster of listed buildings at The Leys. There is some public access, particularly to the north-west at Aldenham Park. These features all increase sensitivity to built development., while the sense of enclosure provided by high hedgerows and woodland and reduced public access in places reduces sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Aldenham Park which includes wood pasture, parkland and good public access (also a Registered Park and Garden);
- Areas of archaeological interest north-west of Elstree Village, north of Abbotsbury and beside the B5378;
- Areas of deciduous woodland (a priority habitat) which provides ecological and visual interest;
- Pockets of traditional orchard (a priority habitat);
- The cluster of including listed buildings at The Leys;
- Visually prominent slopes;
- The rural character of the area, which is of value in close proximity to the M1 and Borehamwood;
- Proximity to the Elstree Village Conservation Area and interface between the historic village and surrounding rural countryside;
- Views of the spire of the parish church in Elstree Village from the surrounding land;
- Views from the ridge, including from vistas west from Elstree Hill North, over Aldenham Park;
- Sense of separation the area provides between Elstree Village and Elstree and Borehamwood.

Guidance: Any development should respect the scale and grain of the landscape (including its field pattern) and the village character of Elstree. Any plans for development should retain all deciduous woodlands, parkland and orchards and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the landscape as a setting to Elstree Village is retained. Impact of any proposals on the Elstree Village Conservation Area and listed buildings will be a key consideration, including important views listed in the Conservation Area Appraisal. Long views e.g. west from Elstree Hill North, over Aldenham Park should be preserved and opportunities to experience these enhanced. Any development between Elstree Village and the larger urban area of Elstree and Borehamwood should be carefully planned to ensure that the sense of separation between the settlements is maintained.

Landscape sensitivity to residential housing development/ smaller flats 				M-H	
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate-high due to the presence of a number of high sensitivity indicators. Note the individual sensitive features highlighted.				
				M-H	
	'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density residential houses and smaller flats is moderate-high due to the presence of a number of high sensitivity indicators. Note the individual sensitive features highlighted.				
					H
	'Medium-density' flats: The rural character of the area and the relatively small-scale character of Elstree means that sensitivity to medium-density flats is high .				

<p>Landscape sensitivity to residential flats/ small scale commercial</p> 					H
	<p>'Higher-density' flats: The sensitivity to higher-density flats is high due to the rural character of the area and the relatively small-scale village character of Elstree.</p>				
					H
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 	<p>Smaller-scale commercial/industrial use and employment development: The rural character of the area and the relatively small-scale village character of Elstree means that sensitivity to smaller scale commercial/industrial use and employment development will be high.</p>				
					H
	<p>Large-scale commercial and office blocks: The rural character of the area and the relatively small-scale village character of Elstree means that sensitivity to large-scale commercial/ office blocks will be high.</p>				
					H
	<p>Large-scale warehouse/ distribution facilities: The rural character of the area and the relatively small-scale village character of Elstree means that sensitivity to large-scale warehouse/distribution facilities is high.</p>				

23c Bushey Fringe: Landscape sensitivity judgement and guidance

Bushey and its interaction with LCA 23 Elstree Ridge and Slopes

There are three separate areas known as 'Bushey', all of which are situated to the east of Watford and south of the M1, in the south-west of the Hertsmere District.

The largest area includes the 'original' Bushey which has now merged with Bushey Heath. The 'original' Bushey is a settlement with a historic core, protected by a small Conservation Area, which contains the Grade II* listed Church of St James, a village pond and the High Street largely comprising 18th century buildings, many of which are listed. Bushey expanded in the early-20th century due to railway expansion and merged with Bushey Heath in the south, an area of 20th century housing. However, it has retained its village character in places.

Parts of Bushey and Bushey Heath adjoin this character area. This edge is generally two storey residential houses (in places very low-density), with a small hospital in the south. The edge is generally well contained by trees and other vegetation.




Sensitivity analysis

This assessment area is comprised of agricultural land (mostly pasture, divided by hedgerows in variable condition) interspersed by woodland with some orchards and grasslands. Outside of Bushey settlement is rural and includes farms (including some listed buildings). The deciduous woodlands, ecologically rich neutral/acidic grasslands, remnant traditional orchards, rural character and visually prominent open slopes increase sensitivity to built development, while the sense of enclosure provided by tall hedgerows and woodland, urban fringe influences and general lack of public access reduce sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

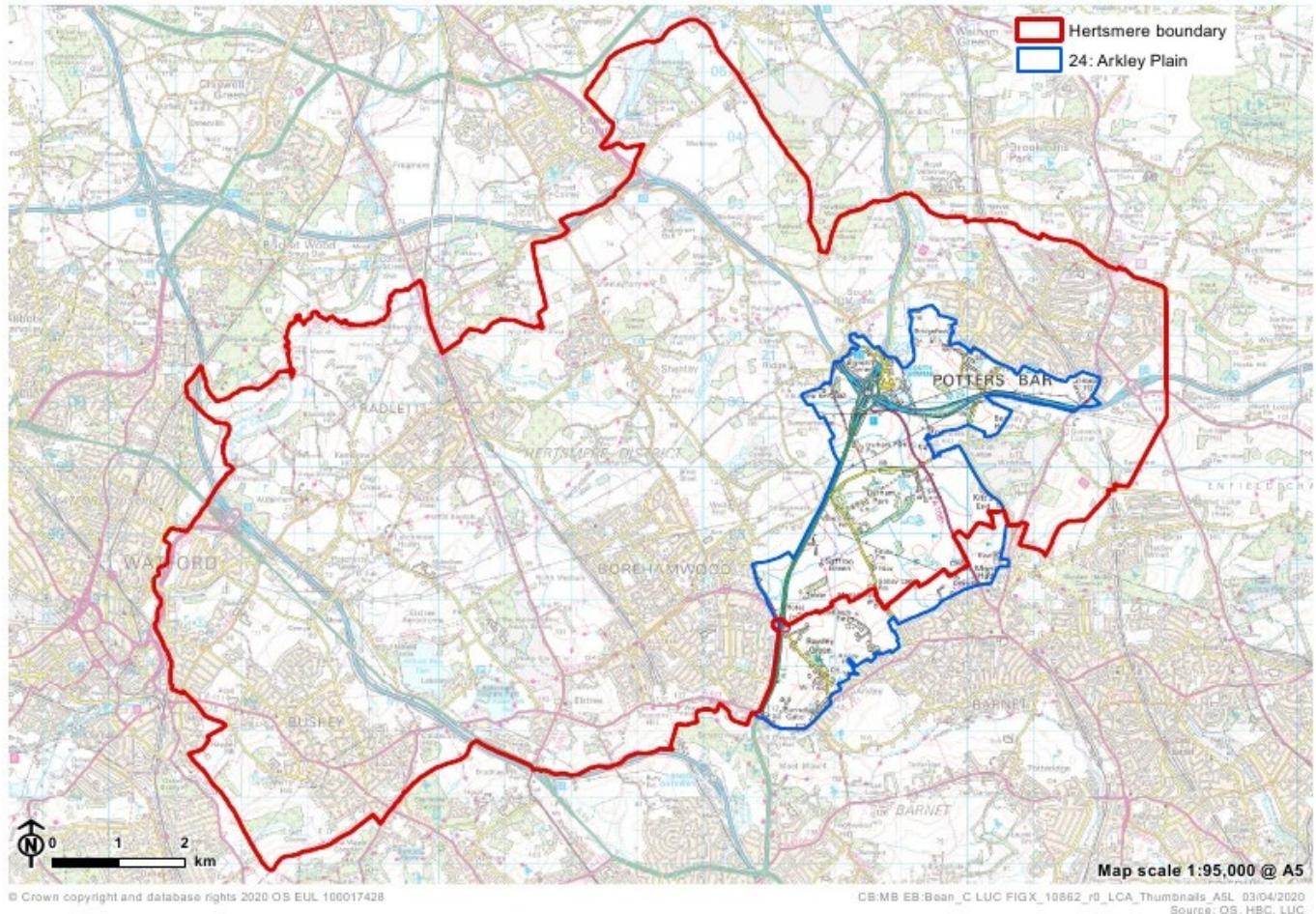
- Visually prominent open slopes;
- Areas of deciduous woodlands and traditional orchard (which are priority habitats);
- Areas of ecologically rich neutral/acidic grassland (recognised as Local Wildlife Sites);
- The general rural character of the area as a setting to Bushey Heath;
- Listed buildings and their setting; and
- Public Rights of Way which enable access to, and enjoyment of, parts of the landscape;
- Long views from elevated areas.

Guidance: Any development should be located on flatter land where it can be integrated into the existing urban edge or located in enclosed areas where it will have least impact on the wider landscape. The scale of development should respect the scale and grain of the landscape (including its field pattern). Any plans for development should retain all deciduous woodlands, orchards and ecologically valued grasslands and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the landscape character area is retained, and landscape structure improved. Local features such as orchards and historic farmsteads should be preserved and restored/ enhanced. Long views should be preserved and opportunities to experience these provided where possible. Maintain a rural setting to Bushey.

<p>Landscape sensitivity to residential housing development/ smaller flats</p> 			M		
	<p>'Low- density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and half storey houses is moderate due to a balance of higher and lower sensitivity indicators.</p>				
			M		
	<p>'Medium-density mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density residential houses and smaller flats is moderate due to a balance of higher and lower sensitivity indicators.</p>				
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 				M-H	
	<p>'Medium density' flats: The low-rise residential character of the urban edge means that sensitivity to medium-density flats will be slightly higher than to two/two and a half storey houses and smaller flats (moderate-high).</p>				
				M-H	
	<p>'Higher-density' flats: The low-rise residential character of the urban edge means that sensitivity to higher-density flats will be slightly higher than to two/two and a half storey houses and smaller flats (moderate-high).</p>				
				M-H	
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 					H
	<p>Large-scale commercial and office blocks: The low-rise residential character of the urban edge and rural setting to Bushey Heath means that sensitivity to large-scale commercial/ office blocks will high.</p>				
					H
	<p>Large-scale warehouse/ distribution facilities: The low-rise residential character of the urban edge and rural setting to Bushey Heath means that sensitivity to large-scale warehouse/ distribution facilities will be high.</p>				

Landscape character area: 24 Arkley Plain

Fig 24.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

The majority of this character area lies within Hertsmere, with a small area in the south falling within the London Borough of Barnet. The following text set out in the assessment applies to the area which lies within Hertsmere.

Arkley Plain is located between Borehamwood, Barnet, South Mimms, Potters Bar and Wrotham Park. It comprises a gently undulating plain which rises to the east. Land use is predominately medium-scale arable fields, with some pasture fields. There are well-maintained hedgerows and small woodland blocks which provide some enclosure, particularly in the south. There are two large golf courses which are enclosed by tree belts. The area contains the A1/M25 interchange in the north and associated South Mimms services. There are a few scattered farms. The key characteristics which lie within the Hertsmere part of the landscape character area, as described in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- gently undulating plain;
- slopes rise to the south and east at Arkley, High Barnet and Potters Bar;
- small to medium fields with hedge enclosure and field trees to the south-west of Dyrham Park;
- extensive areas of equestrian activity and grazing;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- Dyrham Park;
- modern visually intrusive golf courses on former agricultural land;
- medium arable fields to the north with hedges and field trees in a declining condition;
- major motorway, trunk road and associated infrastructure.

The landscape strategy for this area is to 'improve and conserve' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is frequent in the county. Distinctive features are reported to be the Dyrham Park and lodges, Saffron Green radio masts and South Mimms motorway service area.

Settlement Pattern

The settlement pattern comprises a number of widely dispersed brick farmsteads, many of which are listed including the Grade II* Knightsland Farmhouse. The area is sparsely settled up to the well-defined urban areas of Borehamwood and Potters Bar.

Sensitivity Evaluation LCA 24 Arkley Plain

Commentary against evaluation criteria for LCA 24 Arkley Plain	
Assessment Criteria	Commentary
Landform	A gently undulating plain with relatively little topographical variety. Lower sensitivity.
Landscape pattern and time depth	Smaller irregular pre-18 th century enclosure fields in the south-west (assessment area 24d, higher sensitivity) contrast with larger modern prairie style fields elsewhere (lower sensitivity).
'Natural character'	This is predominantly an agricultural landscape, although there are a number of deciduous woodlands (a priority habitat) and some lowland meadow (some recognised as Local Wildlife Sites) that contributes to the 'natural' character of the landscape. The area also includes a 'Network Enhancement Zone' (mapped by Natural England) around Saffron Green. Moderate sensitivity. Dyrham Park is particularly notable for its woodland and grassland.
Historic features	The landscape contains some designated features including a small part of the Battle of Barnet Registered Battlefield in the south-east, scattered Archaeological Sites, scattered Grade II and Grade II* listed farmhouses, and some listed buildings and structures at Dyrham Park. Moderate sensitivity overall. The character area also adjoins The Royds Conservation Area (Potters Bar) and South Mimms Conservation Area ² which increase sensitivity locally.
Recreational value	The area forms part of the Watling Chase Community Forest (although the whole Borough does). Some Public Rights of Way provide access to, and enjoyment of, the landscape although there are also areas without access (moderate sensitivity).
Perceptual aspects	A relatively rural landscape, although this decreases close to urban edges and around the M25 junction at South Mimms. Moderate sensitivity with lower sensitivity locally.
Settlement setting	The area provides some contribution as a rural open setting to the edge of Potters Bar, including The Royds Conservation Area, and South Mimms including the South Mimms Conservation Area. The area provides less of a setting to Borehamwood due to presence of the A1 trunk road (lower sensitivity).
Visual prominence	This is a semi-enclosed landscape with some enclosure provided by woodlands, hedgerows and trees. Moderate sensitivity.

² The South Mimms Conservation Area is currently under review and there will be some boundary changes

LCA 24: Arkley Plain

Hertsmere Landscape Sensitivity Assessment
September 2020

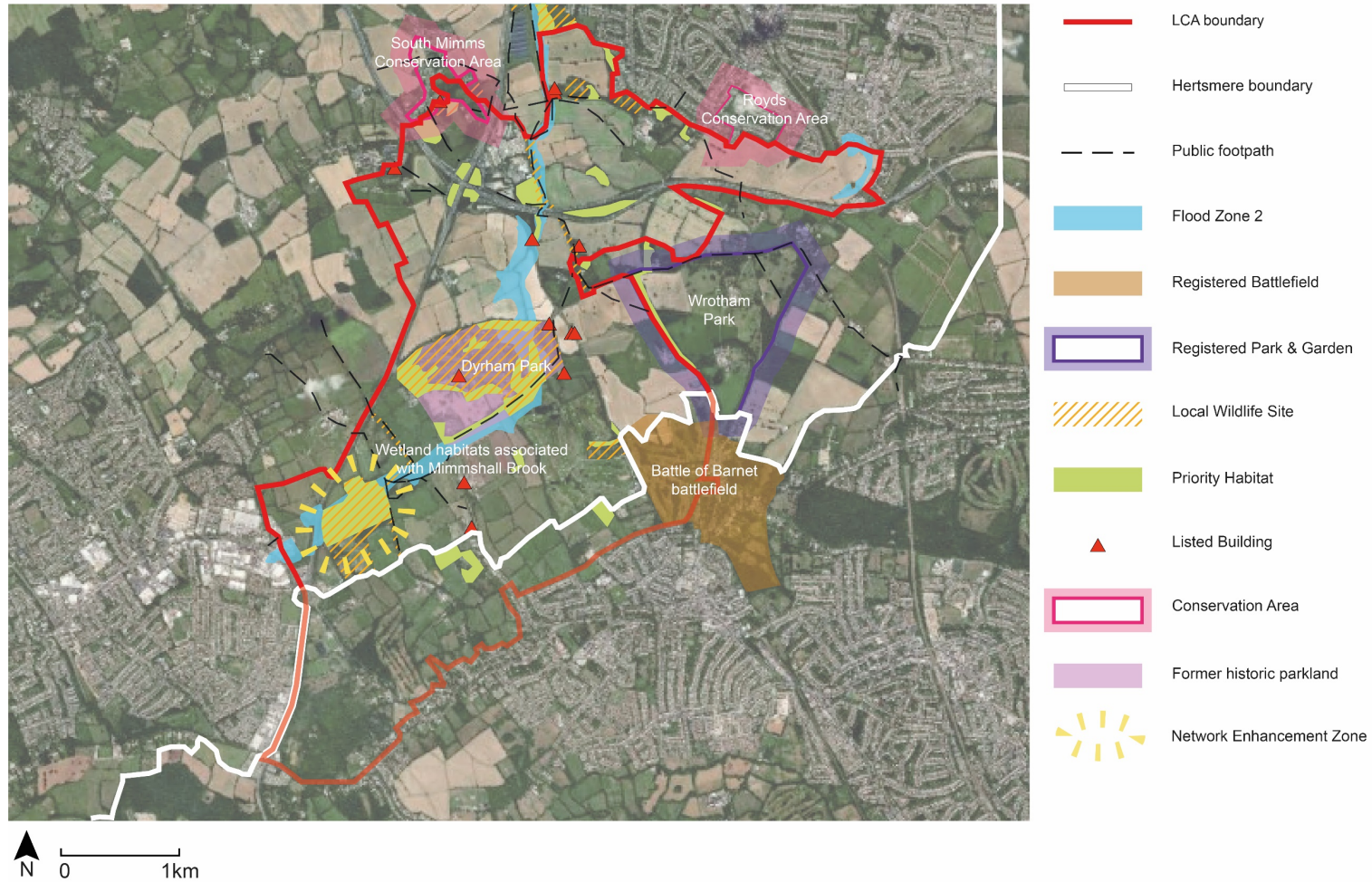
Commentary against evaluation criteria for LCA 24 Arkley Plain	
Rarity and distinctiveness	The Hertfordshire LCA reports this landscape as frequent in the county, with Dyrham Park as a distinctive feature. Lower sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation as settlements are fairly wide apart. Lower sensitivity.

LCA 24: Arkley Plain

Hertsmere Landscape Sensitivity Assessment
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Fig 24.2: Summary map

LCA 24: Arkley Plain

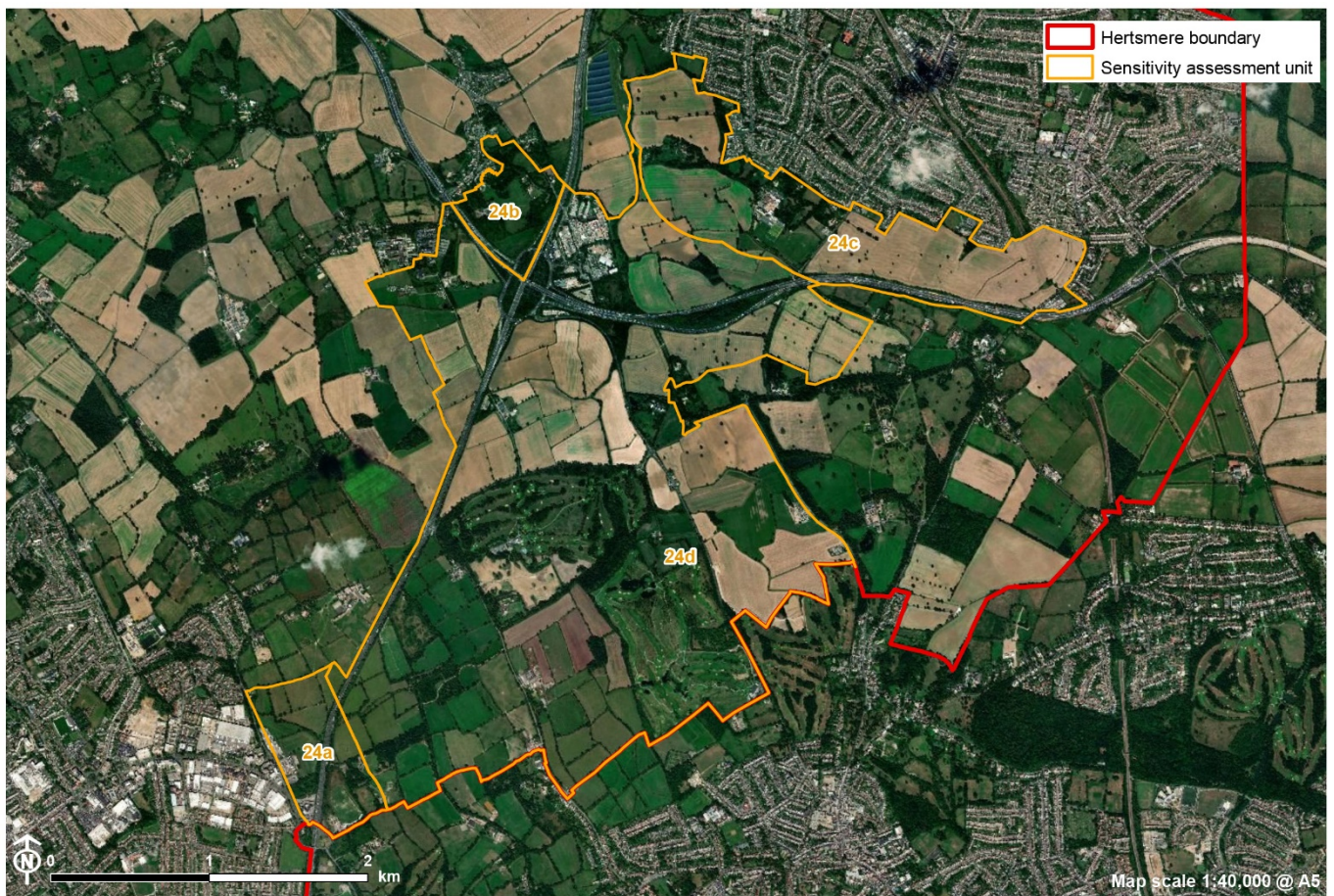


Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 24a Borehamwood Fringe
- 24b South Mimms Fringe
- 24c Potters Bar Fringe
- 21d Arkley Plain wider landscape

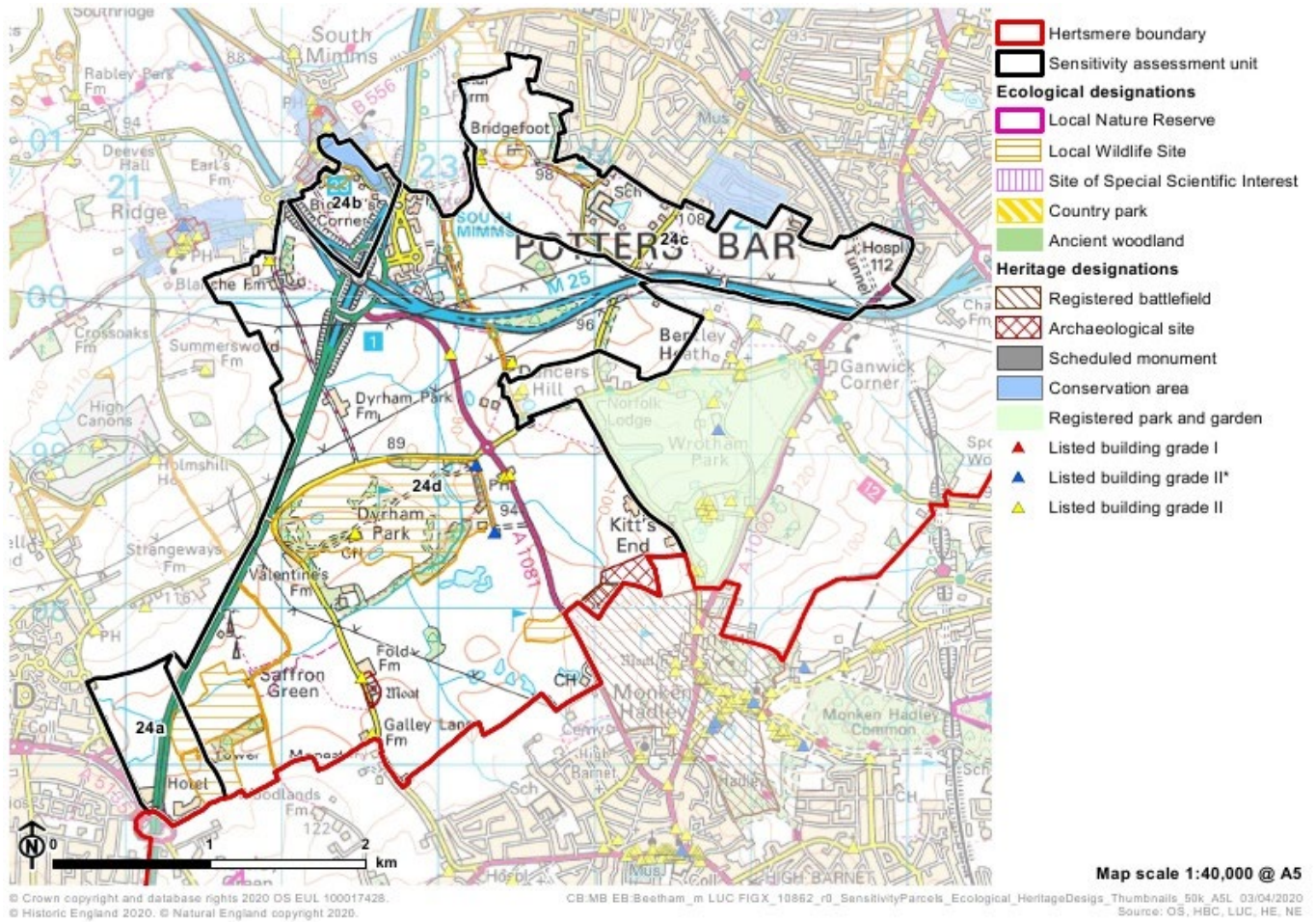
Fig 24.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_50k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 24.4: Map showing designations



Photos showing the assessment units



24a: Borehamwood Fringe showing natural regeneration on unmanaged pasture



24a: Borehamwood Fringe showing urban fringe land uses

LCA 24: Arkley Plain

Hertsmere Landscape Sensitivity Assessment
September 2020



24b: South Mimms Fringe showing areas of natural regeneration



24b: South Mimms Fringe showing pasture fields and A1(M)



24c: Potters Bar Fringe from Baker Street showing influence of M25 and pylons



24c: Potters Bar Fringe showing large sloping arable fields and urban edge of Oulton Crescent behind trees



24d: Wider landscape showing pasture fields with historic field pattern, hedgerows and large hedgerow trees around Saffron Green



24d: Wider landscape showing rural character and hedgerows with hedgerow trees and Saffron Green radio masts in background

24a Borehamwood Fringe: Landscape sensitivity judgement and guidance

Borehamwood and its interaction with LCA 24 Arkley Plain

Borehamwood is a commuter town with fast train connections to London. From the 1920s became known as one of the main centres of the UK film, and later television, industries due to the presence of production studios. It greatly increased in size following the Second World War with large areas of council housing set up for displaced Londoners.

The part of the eastern edge that adjoins this character area comprises an industrial/ business park and some relatively large office buildings. This edge is separated from the assessment area by trees.



Sensitivity analysis:

The Borehamwood fringe is a small urban fringe area comprising fields of pasture and urban fringe land uses (hotel, driving range, open car parking/ storage), and is crossed by the A1 dual carriageway. The intact pasture fields (representing an historic field pattern), presence of species rich grassland to the east of the A1 trunk road (designated as a Local Wildlife Site) and watercourses with associated floodplain/ wetland habitat increase sensitivity to built development, while the urban fringe influences, lack of tranquillity and lack of public access reduce sensitivity. Overall sensitivity to different types of development is set out in the rows below.


Sensitive features:

- Species rich grasslands (designated as Local Wildlife Sites) including a Network Enhancement Zone³ around Saffron Green;
- Historic field pattern with intact hedgerows/ mature trees;
- Wetland habitats associated with water courses.

Guidance: Any development should avoid the floodplain, retain hedgerows and trees where possible, be set within the existing field pattern, shielded by the A1 (development to the east of the A1 would not relate as well to Borehamwood), and preserve species rich grasslands. Seek opportunities to enhance and extend grassland habitats, connecting to Saffron Green Pastures and A1 Shooting Ground, and enhance and connect wetland habitats.

Landscape sensitivity to residential housing development/ smaller flats 		L-M			
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is low-moderate due to predominance of lower sensitivity indicators, particularly to the west of the A1. Intact fields of pasture further from the urban edge will have higher sensitivity.				
Landscape sensitivity to residential flats/small-scale commercial 		L-M			
	'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller flats is low-moderate due to predominance of lower sensitivity indicators, particularly to the west of the A1. Intact fields of pasture further from the urban edge will have higher sensitivity.				
		L-M			
	'Higher density' flats: The scale of buildings on this edge of Borehamwood means sensitivity to higher density flats will also be low-moderate due to predominance of lower sensitivity indicators, particularly to the west of the A1. Intact fields of pasture further from the urban edge will have higher sensitivity.				
		L-M			
	Smaller-scale commercial/industrial use and employment development: The type and scale of buildings on this edge of Borehamwood means sensitivity to smaller scale commercial/industrial use and employment development will also be low-moderate due to				

³ Mapped by Natural England

	predominance of lower sensitivity indicators, particularly to the west of the A1. Intact fields of pasture further from the urban edge will have higher sensitivity.			
Landscape sensitivity to large scale commercial/ industrial/ distribution 			M	
	Large scale commercial and office blocks: The type and scale of buildings on this edge of Borehamwood means sensitivity to large scale commercial units/ office blocks will be moderate due to predominance of lower sensitivity indicators, particularly to the west of the A1. Intact fields of pasture further from the urban edge will have higher sensitivity.			
			M-H	
	Large scale warehouse/ distribution facilities: Sensitivity to large scale warehouse/ distribution facilities will be moderate-high . Although the area is affected by urban fringe influences it is a relatively small area with a largely intact field pattern. Intact fields of pasture further from the urban edge will have higher sensitivity.			

24b South Mimms Fringe: Landscape sensitivity judgement and guidance

South Mimms and its interaction with LCA 24 Arkley Plain

South Mimms is a village west of Potters Bar located at the intersection of two roads, the B556 St Albans Road/Cecil Road and Blanche Road. It was first recorded in 1253, with 'south' used to distinguish it from the separate village of North Mymms. South Mimms has a historic core located around the Grade I listed St Giles church which dates from the 13th century.

The southern edge of South Mimms that adjoins this character area is rural residential with large gardens, well enclosed by trees and all designated as Conservation Area.


Sensitivity analysis:

The South Mimms fringe assessment unit is the area of land that lies between South Mimms and the M25/ A1(M) junction. It is totally enclosed by major roads and abuts the South Mimms Conservation Areas to the north (the South Mimms Conservation Area also extends into the assessment area⁴). The presence of, and proximity to the Conservation Area, the rural character of the area (especially on the edge of the Conservation Areas and along Greyhound Lane) and presence of woodland and species rich grassland north of Ludlow Lake increase sensitivity to built development, while the influence of the A1(M) and M25, sense of enclosure and relative lack of access reduce sensitivity. Overall sensitivity to different types of development is set out in the rows below.

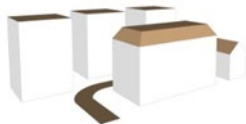

Sensitive features:

- Presence of, and proximity to, the South Mimms Conservation Area;
- The rural character of buildings on the southern edge of South Mimms;
- Mature deciduous trees and deciduous woodland (a priority habitat);
- Area of species rich grassland/ wet grassland north of Ludlow's Lake.



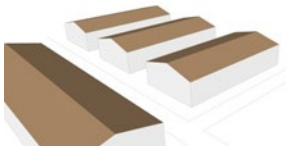
Guidance: Any development should respect the rural village character of South Mimms and Greyhound Lane – impact on the South Mimms Conservation Area will be a key consideration for any development in this area. The area of species rich grassland should be conserved and extended where possible. All mature trees/ woodland should be conserved and vegetation that has a role in separating the settlement edge of South Mimms from the motorways retained. Development should seek to continue to limit the influence of the motorways on the existing settlement.

Landscape sensitivity to residential housing development/ smaller flats 			M	
	'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above. Note the individual sensitive features highlighted.			
			M	
	'Medium density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller			

⁴ The South Mimms Conservation Area is currently under review and there will be some boundary changes

24b South Mimms Fringe: Landscape sensitivity judgement and guidance				
	flats is moderate due to a balance of higher and lower sensitivity described in the sensitivity analysis above. Note the individual sensitive features highlighted.			
Landscape sensitivity to residential flats/ small scale commercial 			M-H	
	'Medium-density' flats: The proximity of this area to the small-scale village character of Mimms means that sensitivity to medium-density flats will be slightly higher than for two/two and a half storey housing (moderate-high). Note the individual sensitive features highlighted.			
			M-H	
	'Higher density' flats: The proximity of this area to the small-scale village character of Mimms means that sensitivity to higher-density flats will be slightly higher than for two/two and a half storey housing (moderate-high). Note the individual sensitive features highlighted.			
			M-H	
Landscape sensitivity to large scale commercial/ industrial/ distribution 				H
	Large scale commercial and office blocks: The proximity of this area to the small-scale village character of Mimms means that sensitivity to large scale commercial units/ office blocks will be high .			
				H
	Large scale warehouse/ distribution facilities: The proximity of this area to the small-scale village character of Mimms means that sensitivity to large scale warehouse/ distribution facilities will be high .			

LCA 24c Potters Bar Fringe: Landscape sensitivity judgement and guidance	
Potters Bar and its interaction with LCA 24 Arkley Plain <p>Potters Bar is a commuter town with fast train connections to London. It originated at the intersection of two roads following the boundary of the Royal hunting ground Enfield Chase. The population greatly increased with the construction of a new turnpike road in 1828 and the railway line and station in 1850. In the 1920s and 1930s large houses with big gardens and 'garden village' style housing was built along with amenities including banks, a cinema, post office and pubs. Large council estates and office blocks were built following the Second World War.</p> <p>The southern edge of Potters Bar that adjoins this character area is residential, and comprises houses of a variety of ages, including part of the 1930s Royds Conservation Area. There are also schools and the Potters Bar Community Hospital. The settlement is generally screened from the rural landscape by mature vegetation.</p> <p>Sensitivity analysis:</p> <p>The Potters Bar fringe is mostly arable agricultural land. It contains limited built development: a farm, a school and two listed buildings at Bridgefoot Farm. There are some small areas of neutral grassland, some deciduous woodland and hedgerows, and mature in-field trees. The rural setting of the area to Potters Bar and proximity to The Royds Conservation Area increase sensitivity while the lack of topographical variety, urban fringe influence, presence of man-made features (pylons, roads including the M25) and lack of distinctiveness reduces the sensitivity. The deciduous woodlands, neutral grasslands and listed buildings increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.</p> <p>Sensitive features:</p> <ul style="list-style-type: none"> Deciduous woodlands and species rich grasslands (some recognised as Local Wildlife Sites); 	

LCA 24c Potters Bar Fringe: Landscape sensitivity judgement and guidance				
<ul style="list-style-type: none"> Intact hedgerows; Listed buildings at Bridgefoot Farm and their settings; Rural character of roads and lanes; Public rights of way that provide access to, and enjoyment of, the countryside; The role the area plays in the setting to The Royds Conservation Area. <p>Guidance: Any development should be located in more enclosed areas or include proposed planting that will integrate the development into the landscape. The deciduous woodlands, including mature trees and hedgerows should be conserved and areas of species rich grassland should be conserved and extended where possible. Any development should avoid adverse impacts on the listed buildings at Bridgefoot Farm and their settings, as well as any adverse impact on The Royds Conservation Area. Opportunities to improve the existing landscape (where it is degraded) should be sought.</p>				
Landscape sensitivity to residential housing development/ smaller flats 			M	
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above. Note the individual sensitive features highlighted.			
			M	
	'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller flats is moderate due to a balance of higher and lower sensitivity described in the sensitivity analysis above. Note the individual sensitive features highlighted.			
Landscape sensitivity to residential flats/ small scale commercial 				M-H
	'Medium-density' flats: Sensitivity to medium density flats will be slightly higher than two/two and a half-storey houses and smaller flats due to the low-rise residential nature of this edge of Potters Bar and the rural character of the area (moderate-high).			
				M-H
	'Higher-density' flats: Sensitivity to medium density flats will be slightly higher than two/two and a half-storey houses and smaller flats due to the low-rise residential nature of the edge of Potters Bar and the rural character of the area (moderate-high).			
				M-H
	Smaller scale commercial/industrial use and employment development: Sensitivity to smaller scale commercial/industrial use and employment development will be slightly higher than to two/two and a half-storey houses and smaller flats due to the low-rise residential nature of the edge of Potters Bar and the rural character of the area (moderate-high).			
Landscape sensitivity to large scale commercial/ industrial/ distribution 				M-H
	Large scale commercial and office blocks: Sensitivity to large scale commercial/industrial use and employment development will be moderate-high due to the low-rise residential nature of the edge of Potters Bar and the rural character of the area.			
				H
	Large scale warehouse/ distribution facilities: The residential character of the settlement edge and rural character of the area means sensitivity to large scale warehouse/ distribution facilities will be high .			

24d Wider character area: Landscape sensitivity judgement and guidance




Sensitivity analysis:

The wider landscape is a mixed agricultural landscape of arable in the north-east, pasture in the south-west (with fairly intact boundaries) and a golf course at Dyrham Park in the middle. There are some belts of deciduous woodland and species rich grassland (Dyrham Park, Saffron Green Pasture and Regents Shooting Ground), a scattering of listed buildings and structures, and a small part of the Registered Battle of Barnet battlefield falls within this area. The general rural character and intact historic field pattern with good hedgerows (particularly in the south-west) increase sensitivity while the prairie fields in the east, relatively low levels of public access and general lack of distinctiveness (except for Dyrham Park which is a Local Wildlife Site and is recorded as a 'distinctive feature' in the Hertfordshire Landscape Character Assessment) reduce sensitivity. The presence of major roads decrease sensitivity locally, while the listed buildings increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- Intact historic field pattern with intact hedgerows/ mature trees (mostly in the south-west);
- Deciduous woodlands, meadows, grazing marsh and pastures (some of which are Local Wildlife Sites) - including a Network Enhancement Zone⁵ around Saffron Green;
- General rural character of the landscape including historic buildings and structures (some of which are listed);
- Registered Battle of Barnet battlefield;
- The course of the Mimmshall Brook;
- Parkland character and valued grassland and woodland at Dyrham Park.

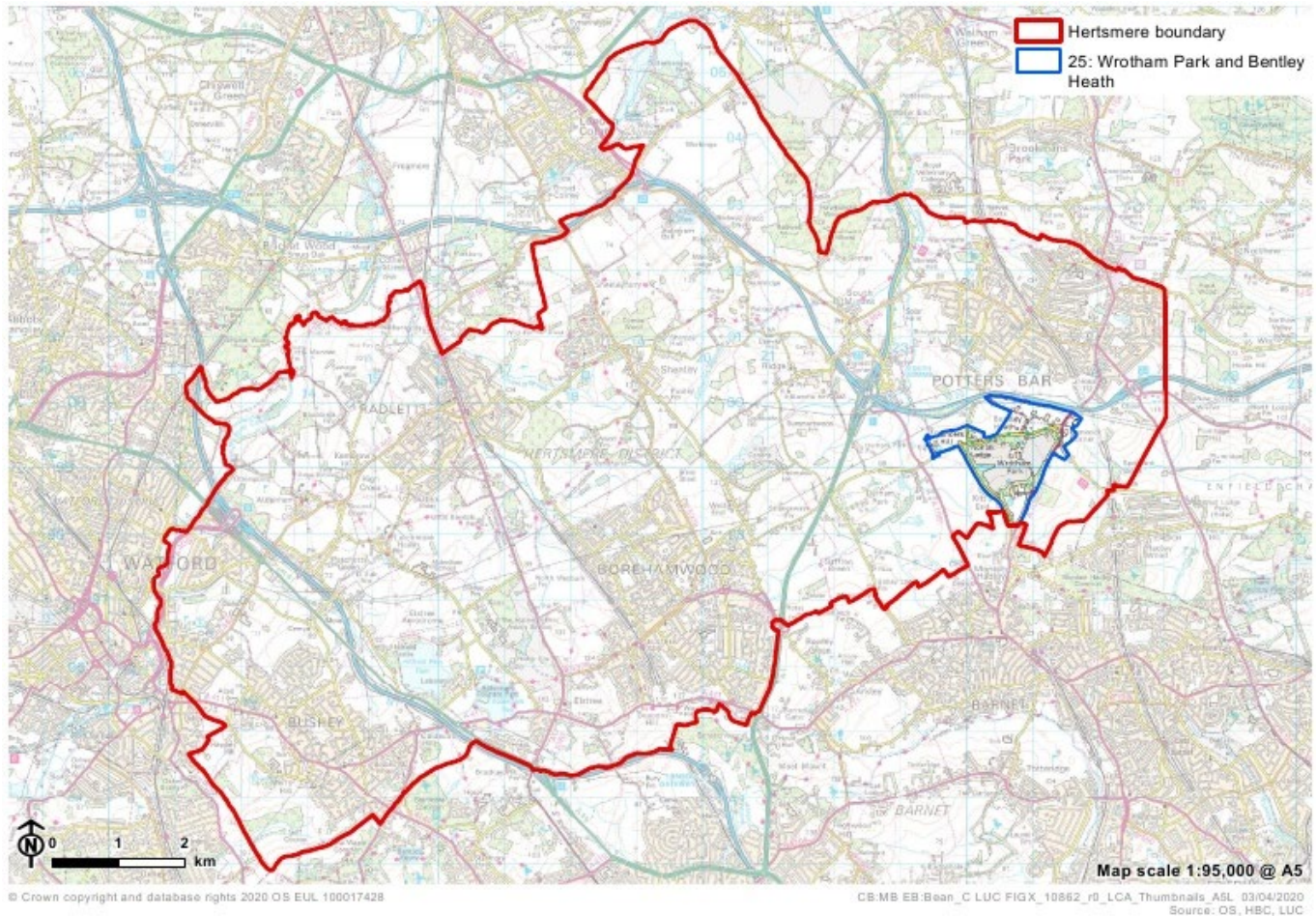
Guidance: Any development should be located in more enclosed areas with lesser time depth where possible. Retain all deciduous woodlands, as well as hedgerows/ hedgerow and parkland trees where possible, and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Seek to preserve and extend areas of species rich grassland and wetland habitats along water courses. Development would be inappropriate in the floodplain of the Mimmshall Brook – seek opportunities to enhance wetland habitats along this watercourse. The extent of development should be in scale with the existing settlement pattern and the height of buildings in scale with vegetation (and below the height of existing trees, except where intended to be a landmark) to minimise their impact. Seek to improve public access to, and enjoyment of, the landscape and opportunities to further mitigate the impact of existing detracting features such as industrial style fencing/ buildings.

Landscape sensitivity to residential housing development/smaller flats remote from the urban edge 				M-H	
Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge 				M-H	
Landscape sensitivity to a new settlement 				M-H	

⁵ Mapped by Natural England

Landscape character area: 25 Wrotham Park and Bentley Heath

Fig 25.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This character area lies wholly within Hertsmere, between the M25 (to the north) and the Borough boundary (to the south). It comprises the 18th century landscaped grounds surrounding Wrotham Park House, which is located on a ridge of high ground, and some surrounding fields to the north. The park is mostly pasture with parkland trees, although there are some arable fields in the north and east. As well as the main house, there are some estate cottages, lodges, a church, a small business park in converted historic buildings within the parkland, and some buildings around the edge of the park including farm buildings and a hamlet including pub at Ganwick Corner. The key characteristics as described in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- level plateau area;
- historic parkland of Wrotham Park with perimeter tree belts;
- small fields of pasture associated with Bentley Heath;
- wet heath plant communities and habitats;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- straight roads and wide verges on perimeter of parkland;
- estate cottages and church.

The landscape strategy for this area is to 'conserve and strengthen' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is relatively unusual in the county, due to its distinctive combination of parkland and small heathy village. Distinctive features are reported to be Wrotham Park house and Holy Trinity church, Bentley Heath.

Settlement Pattern

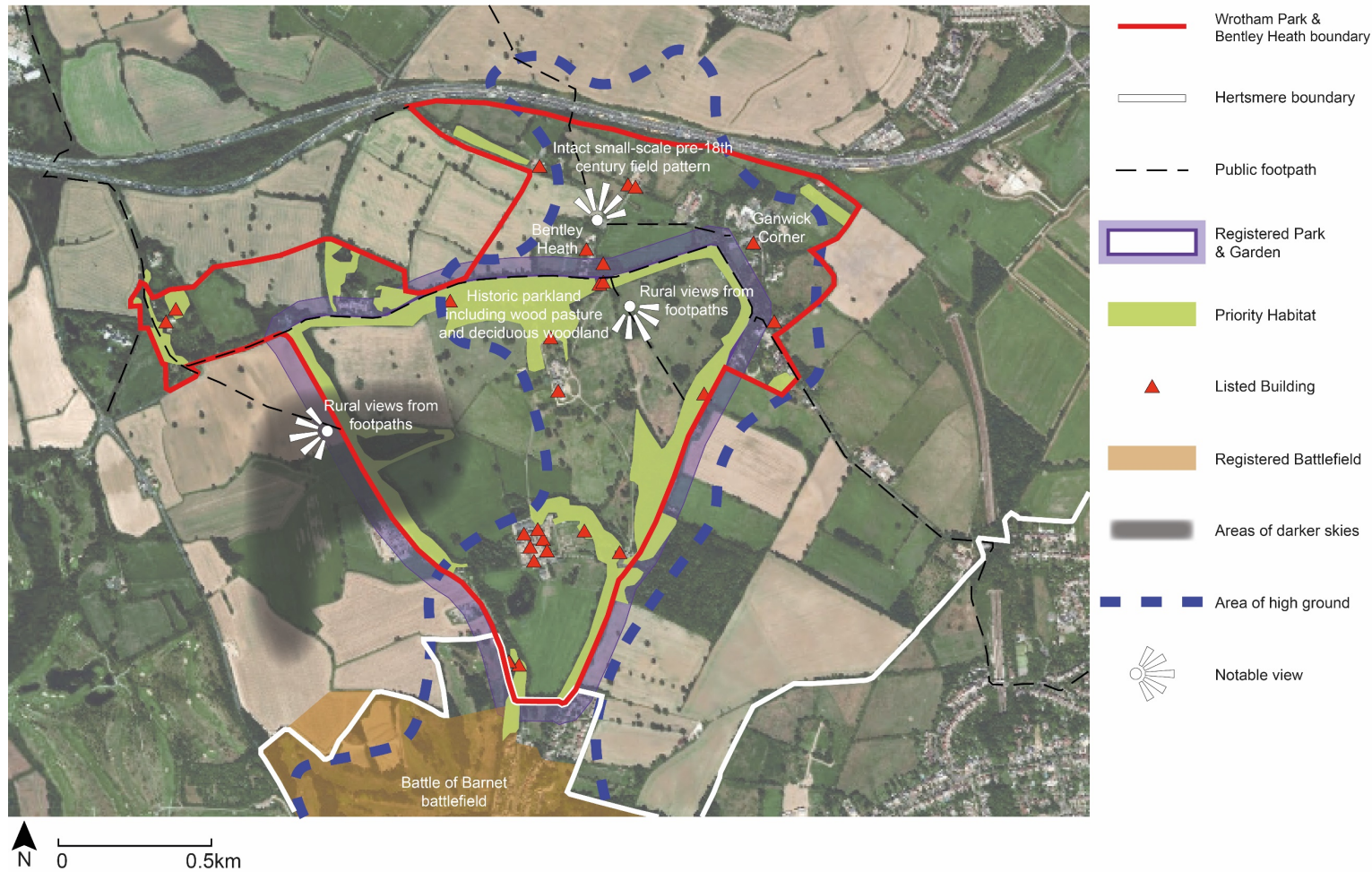
The settlement pattern comprises a small cluster of estate cottages at Bentley Heath which use a vernacular of red brick with contrasting blue and gault brick detailing. There are individual farmsteads on the higher ground in the north and west, many of which are Grade II listed. The Grade II* Wrotham Park lies in the centre of the parkland.

Sensitivity Evaluation: LCA 25 Wrotham Park and Bentley Heath

Commentary against evaluation criteria for LCA 25 Wrotham Park and Bentley Heath	
Assessment Criteria	Commentary
Landform	A gently undulating plateau. Moderate sensitivity.
Landscape pattern and time depth	Parkland character with irregular small fields in the north which have retained their pre-18 th century organic enclosure pattern. Higher sensitivity.
'Natural character'	Wrotham Park is wood pasture (a priority habitat) and parkland, with deciduous woodland (also a priority habitat) particularly around the edge of the park. It has a rural character with naturalistic features. Higher sensitivity.
Historic features	Wrotham Park is a Grade II listed Registered Park and Garden, and contains the Grade II* Wrotham Park house, and a number of Grade II listed associated buildings including the Home Farm complex. Bentley Heath, north of Dancers Hill Road, contains Grade II listed properties and farmhouses. Higher sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). There is some access provided by public rights of way, and National Cycle Route 22 runs along Dancers Hill Road. Moderate sensitivity.
Perceptual aspects	A distinctly rural landscape with a sense of tranquillity. Busy rural lanes, the A1000 and The M25 are audibly intrusive. Moderate sensitivity.
Settlement setting	The area does not play a particularly important role in the setting of any of the key settlements in Hertsmere although it is important as a rural setting to Bentley Heath and Ganwick Corner.
Visual prominence	The presence of woodland provides a sense of enclosure, although the ridge location and open fields provide some visible areas. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA records this as a 'relatively unusual' landscape, with a distinctive combination of parkland and small heathy village. Higher sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation. Lower sensitivity.

Fig 25.2: Summary map

LCA 25: Wrotham Park & Bentley Heath



Assessment Units

This landscape character area has been considered as one assessment unit for the purpose of this landscape sensitivity assessment:

- 25a Wrotham Park and Bentley Heath.

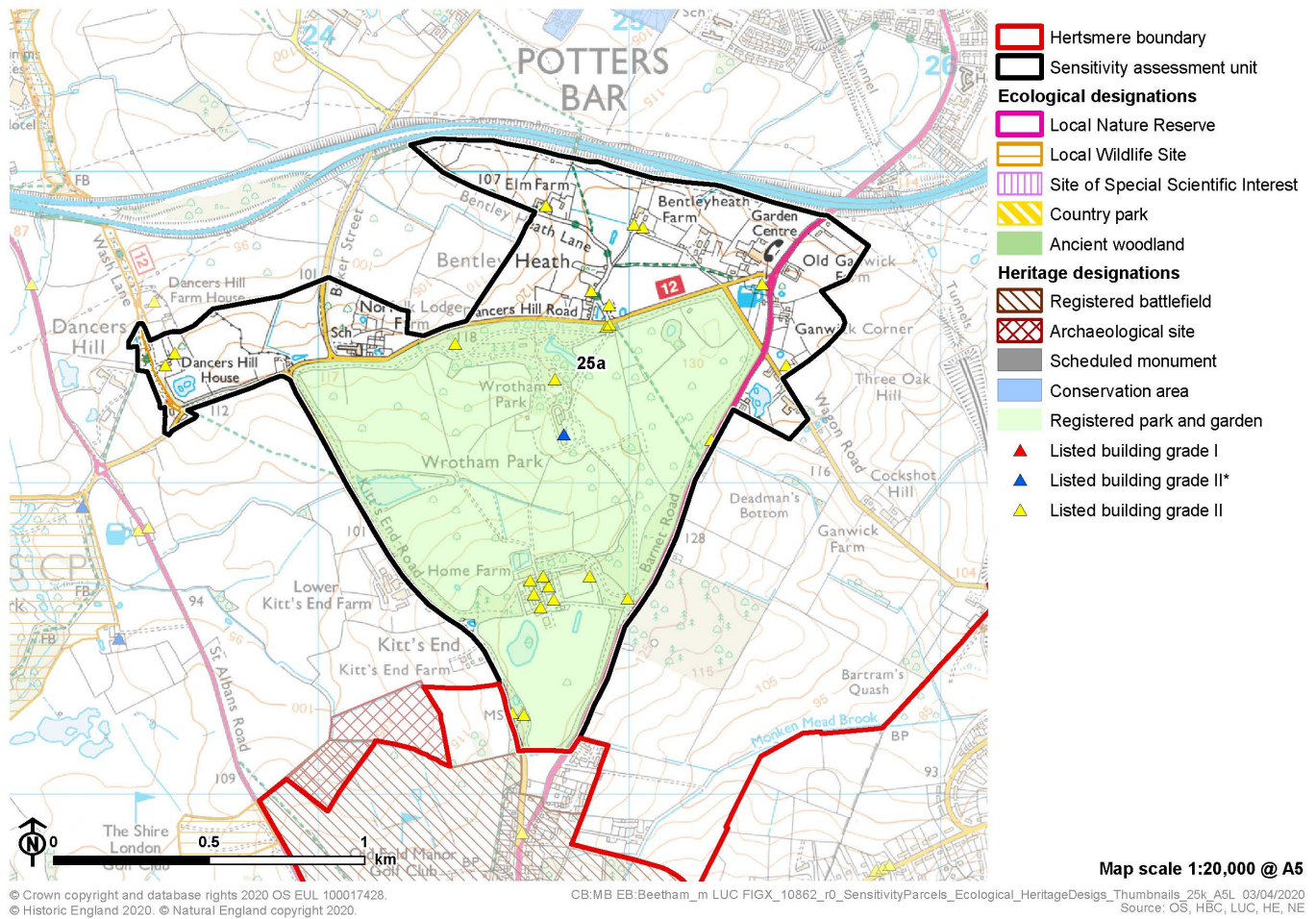
Fig 25.3: Aerial map of assessment unit



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_25k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 25.4: Map showing designations



Photos showing the assessment unit



Grade II listed Bentley Heath Farm House with pylon line in background



The parkland and Grade II* listed house at Wrotham Park



Modern development at White House Road



Parkland within Wrotham Park

25a Wrotham Park and Bentley Heath: Landscape sensitivity judgement and guidance



Sensitivity analysis:

The heritage value of this landscape, its intact parkland, presence of priority habitats and rural character with limited rural settlement increase sensitivity to built development, while the sense of enclosure and relative lack of public access reduce sensitivity. The parkland would be particularly sensitive to any development. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:


- Intact small-scale pre-18th century organic enclosure field pattern in the north;
- Historic parkland including wood pasture and deciduous woodland (both priority habitats);
- Listed buildings and their settings; and
- The highly rural character with small hamlets and rural buildings;
- Rural views from public footpaths.

Guidance: Any development should avoid the historic parkland. Outside the park, any development should be small in extent and rural in character and located in areas enclosed by woodland/ trees where it can be integrated into the landscape. Retain all deciduous woodlands, including trees lining the roads and parkland trees. Maintain the pre-18th century organic enclosure field pattern around the park and ensure any development is in character and scale with the hamlets of Bentley Heath and Ganwick Corner. Seek opportunities to conserve and enhance the areas of wood pasture and deciduous woodland to ensure their long-term survival. Conserve the historic listed buildings and their settings and maintain the highly rural character of the area with settlement limited to small hamlets and rural buildings. Conserve rural views from public rights of way.

<p>Landscape sensitivity to residential housing development/smaller flats</p> 				M-H	H
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 					H

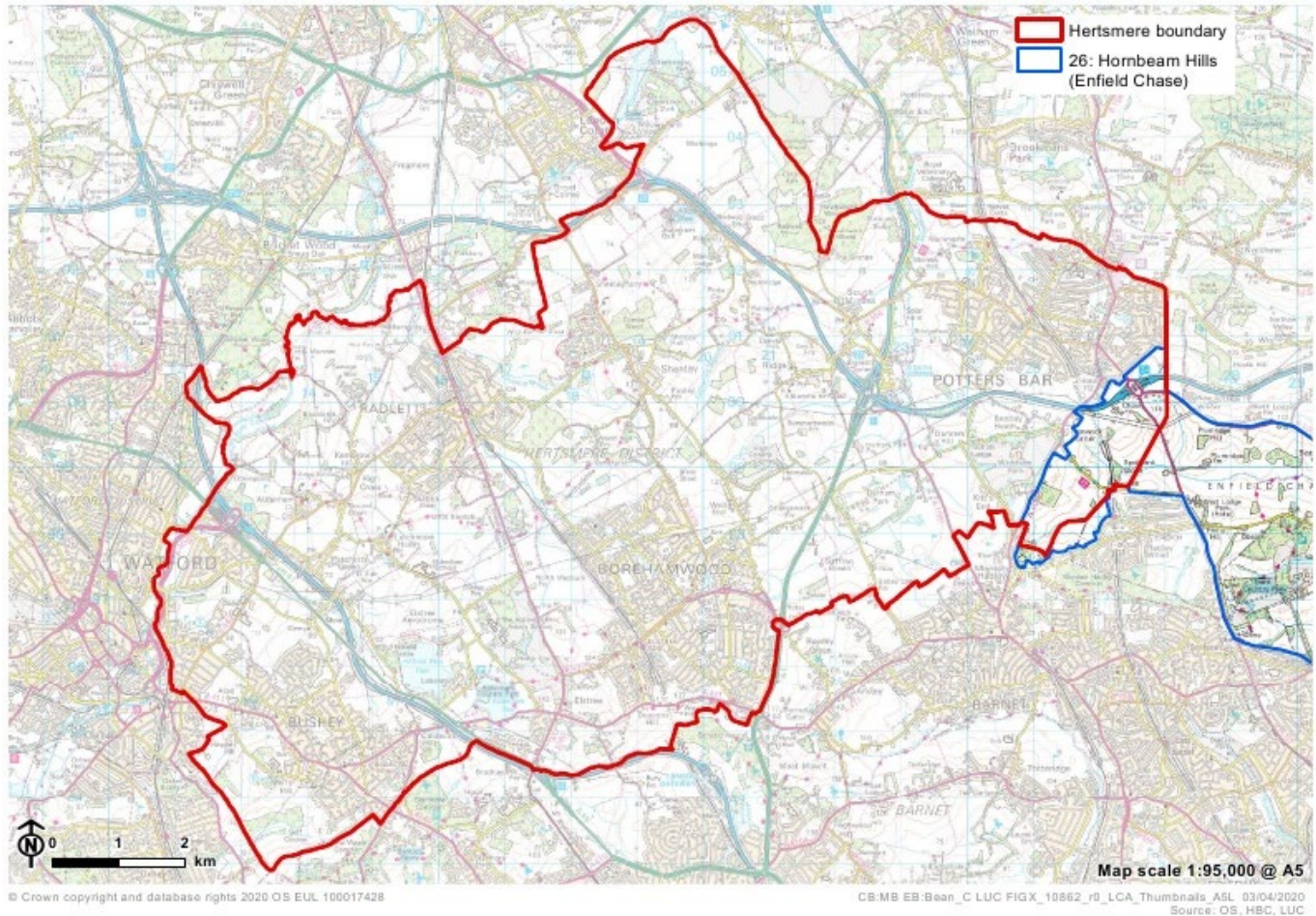
The sensitivity analysis above indicates that this rural area will have a **moderate-high** sensitivity to a new housing development (with associated access roads, private gardens and garaging) due to the predominance of high sensitivity indicators. The parkland itself will have a **high** sensitivity.

The sensitivity analysis above indicates that the wider landscape will have a **high** sensitivity to new smaller scale commercial/industrial use and employment development (maximum 2 to 3 storeys with associated access roads, parking and open space) due to the rural character of the area and small-scale rural settlement pattern.

<p>Landscape sensitivity to a new settlement</p> 					H
	<p>The sensitivity analysis above indicates that the wider landscape will have a high sensitivity to a settlement due to the rural character of the area and the small scale rural settlement pattern.</p>				

Landscape character area: 26 Hornbeam Hills (Enfield Chase)

Fig 26.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

The majority of the Hornbeam Hills (Enfield Chase) character area is located within the London Borough of Enfield, with the western part extending into Hertsmere. The following text applies to the western part that lies within Hertsmere District. This area is an undulating landscape comprising straight-edged arable fields in varying sizes and areas of woodland located to the south of Potters Bar and to the east of Wrotham Park. The Stag Hill junction (intersection of the M25, A11 and A1005) falls within this area. The key characteristics, as described in the Hertfordshire Landscape Character Assessment (LCA)¹, and which are relevant to the part that falls within Hertsmere are:

- geometric field pattern;
- steeply sloping valley landforms;
- straight roads of Roman or earlier origin, with wide verges;
- sparsely settled;
- discrete woodlands to north;
- Enfield Chase to south;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- limited rights of way;
- sweeping views over landforms;
- mainline railway in cutting; and
- Potters Bar and M25 to north west.

The landscape strategy for this area is to 'improve and conserve' the landscape character.

The landscape evaluation contained in the LCA states that the landscape type is unusual in the county, due to its distinctive unified enclosure pattern. However, neither of the reported distinctive features (obelisk at Enfield Chase or 'Pick-Your-Own' farm at Parkside Farm) are located within Hertsmere and are therefore not included in the sensitivity assessment that follows.

Settlement Pattern

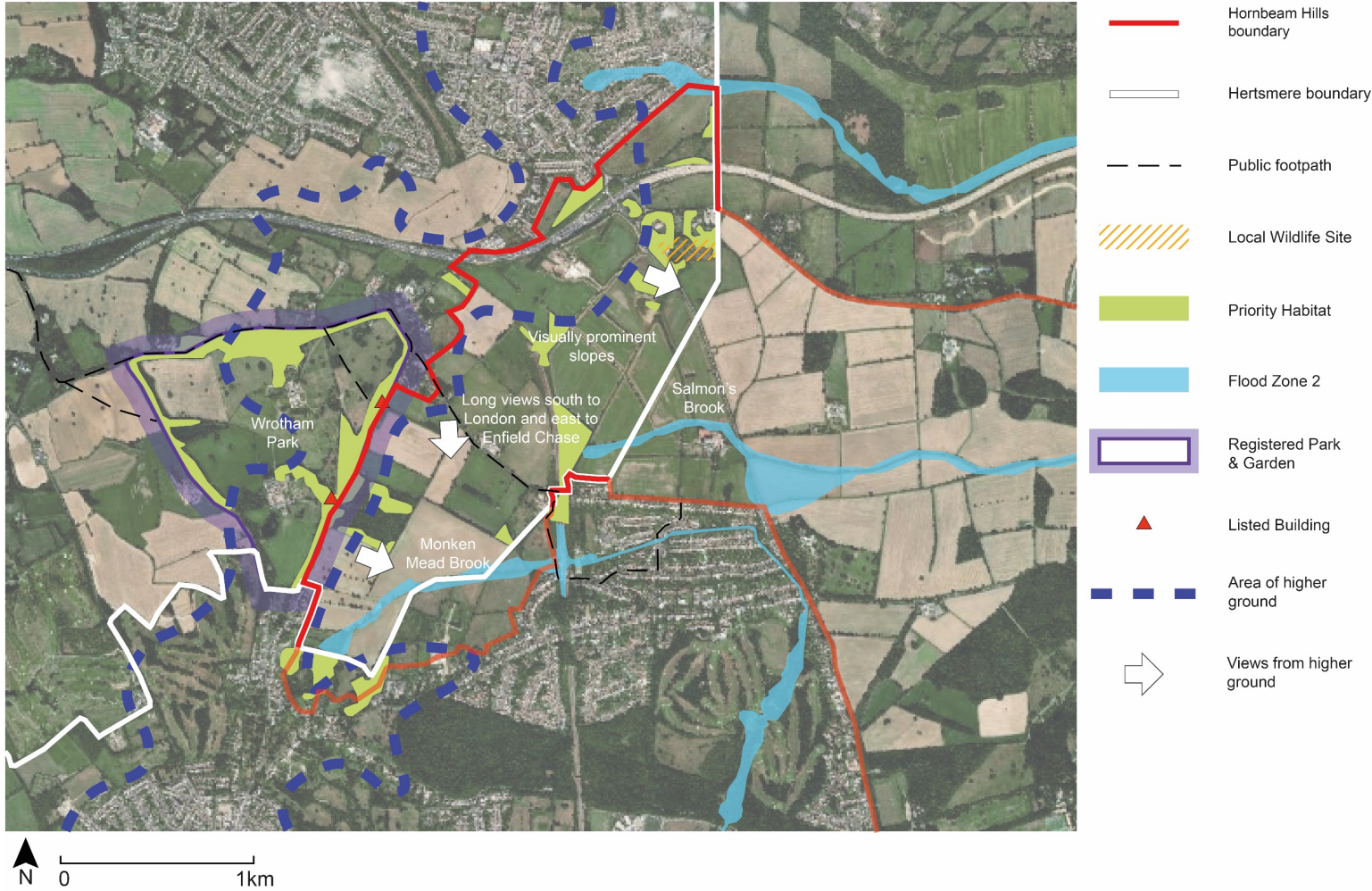
The area is sparsely settled with only isolated farms built of vernacular materials, albeit the area is close to Potters Bar to the north and Hadley Wood to the south. The settlement edge of Potters Bar is largely screened by vegetation, particularly that associated with the junction.

Sensitivity Evaluation: LCA 26 Hornbeam Hills (Enfield Chase)

Commentary against evaluation criteria for LCA 26 Hornbeam Hills (Enfield Chase)	
Assessment Criteria	Commentary
Landform	An undulating landscape, generally falling to the east, with steeply undulating slopes in some areas indicating moderate to higher sensitivity. There are some flatter areas at the top of the slopes to the north and west which are less sensitive than the steeper slopes.
Landscape pattern and time depth	Simple pattern of large fields of modern origin north of the M25, indicating lower sensitivity. Largely intact field pattern in the south, following Parliamentary enclosure of Enfield Chase in the late 18 th century, indicating medium to higher sensitivity.
'Natural character'	Some areas of deciduous woodland (priority habitat) including Fenny Slade Hill LWS. The Monken Mead Brook flows in the south. Moderate sensitivity (and localised areas of higher sensitivity).
Historic features	There are no designated historic features within the landscape, although it is part of the wider historic Enfield Chase (within Enfield London Borough). Lower sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). Relatively inaccessible, with permissive access from the urban edge in the north-east. Lower sensitivity.
Perceptual aspects	A relatively quiet and rural area (moderate sensitivity) disturbed by junction 24 of the M25 and electricity pylons in the north close to Potters Bar (lower sensitivity). The East coast main line emerges from a tunnel north of Spoilbank Wood.
Settlement setting	The area forms a general rural context to Potter's Bar but is not prominent in views from the settlement. Lower sensitivity.
Visual prominence	A generally open character with long views and visually prominent slopes (higher sensitivity), but land in the north is more enclosed due to woodland, vegetation screening along the M25 and the settlement edge of Potters Bar (lower sensitivity).
Rarity and distinctiveness	The Hertfordshire LCA records this landscape as 'unusual' for the county, due to its unified enclosure pattern. However, this pattern has been interrupted by the M25 in the north. Moderate sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation, particularly due to the M25 in the north forming a barrier. Lower sensitivity.

Fig 26.2: Summary map

LCA 26: Hornbeam Hills (Enfield Chase)



Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 26a Potters Bar Fringe
- 26b Hornbeam Hills (Enfield Chase) wider landscape.

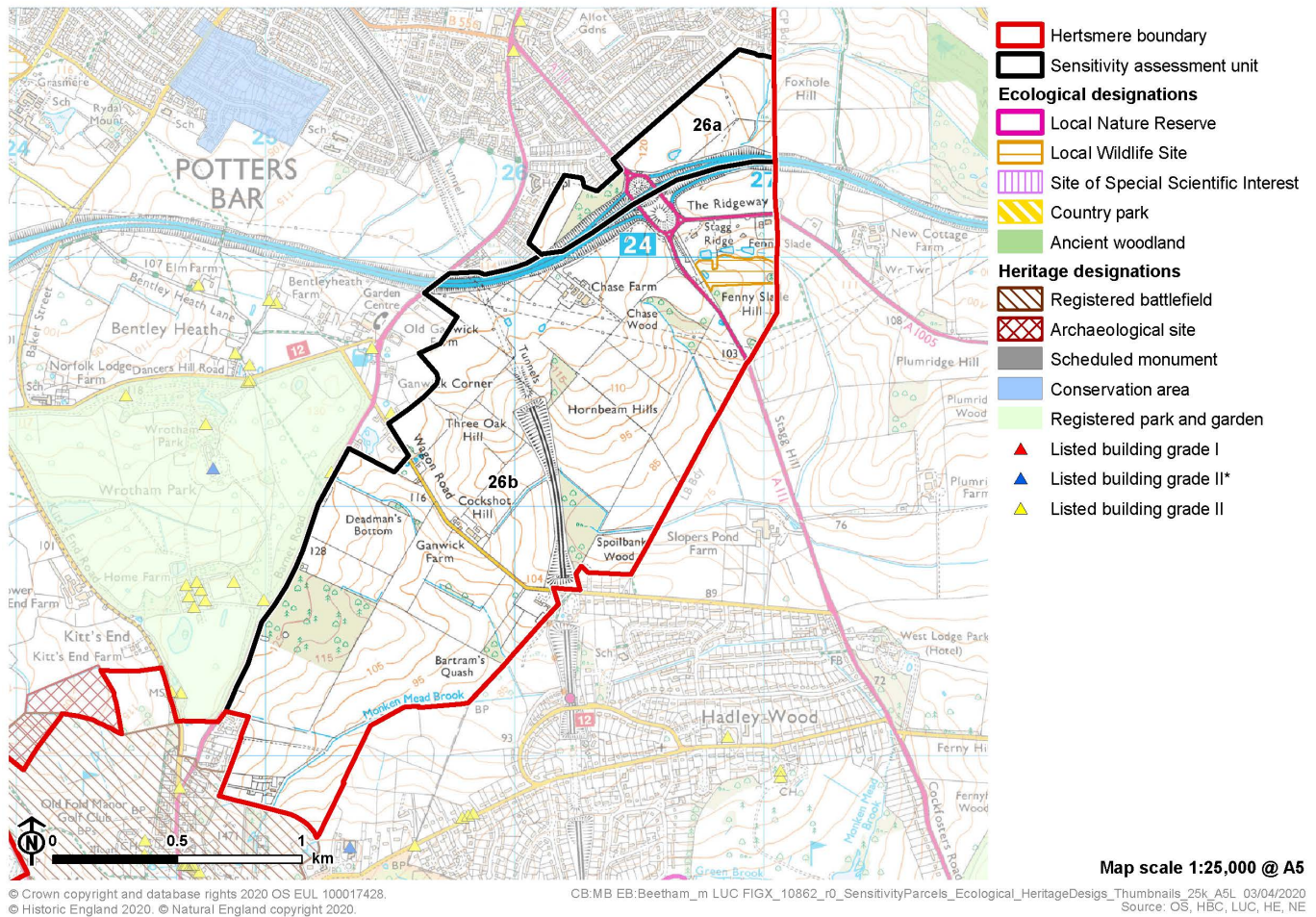
Fig 26.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_25k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 26.4: Map showing designations



Photos showing the assessment units



26a: Potters Bar Fringe screened by vegetation with pasture fields from Dove Lane



26a: Potters Bar Fringe pasture fields looking south to M25 screened by vegetation



26b: Undulating landform from Barnet Road with woodland in the wider landscape



26b: Wooded and undulating rural landscape in wider landscape along the borough boundary

26a Potters Bar Fringe: Landscape sensitivity judgement and guidance

Potters Bar and its interaction with LCA 26 Hornbeam Hills (Enfield Chase)

Potters Bar is a commuter town with fast train connections to London. It originated at the intersection of two roads following the boundary of the Royal hunting ground Enfield Chase. The population greatly increased with the construction of a new turnpike road in 1828 and the railway line and station in 1850. In the 1920s and 1930s large houses with big gardens and 'garden village' style housing was built along with the construction of new amenities including banks, a cinema, post office and pubs. Large council estates and office blocks were built following the Second World War.

The south-eastern edge of Potters Bar that adjoins the character area is residential, and comprises houses from the 1930-50s, predominantly bungalows or two-storey brick houses. Mature vegetation along the M25 and within gardens provides some degree of enclosure to the edge of Potters Bar.

Sensitivity analysis

The Potters Bar Fringe is an undulating landscape located on the upper slopes of the hills, containing the M25 and some priority habitat deciduous woodland. The sloping landform, ecological value of the woodlands and open character increase sensitivity to built development, while the presence of detracting features (M25 and electricity pylons), lack of public access, enclosure provided by woodland and eroded landscape pattern decrease sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

- The sloping landform and visually prominent slopes;
- The deciduous woodlands which provide ecological and visual value;
- Permissive public access;
- The network of hedgerows and presence of mature trees.

Guidance: Any development should be located within more enclosed areas along the existing urban edge, avoiding visually prominent slopes and utilising existing infrastructure and vegetation to integrate it into the landscape. All deciduous woodlands should be retained, and hedgerows and trees retained or replaced. Any development should use vegetation that is in character with the locality to integrate any new development into the landscape and improve the extent and connectivity of woodlands and hedgerows. There may also be opportunities to reduce the impact of the M25 on the landscape.


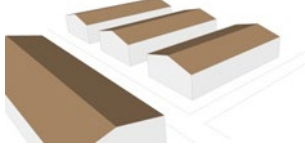
Landscape sensitivity to residential housing development/smaller flats



L-M

'Low density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is **low-moderate** due to the balance of sensitivity indicators set out above and proximity to an existing residential edge.

L-M

	'Medium density' mixed residential i.e. houses and smaller flats: Sensitivity to medium density residential houses and smaller flats is moderate due to the balance of lower and moderate sensitivity indicators.			
Landscape sensitivity to residential flats/ small-scale commercial 			M	
	'Medium density' flats: The low-rise nature of the edge of Potters Bar and rural setting means that sensitivity to medium density flats (3-4 storeys) will be slightly higher than to two/two and a half storey houses or smaller flats (moderate).			
			M-H	
	'Higher density' flats: The low-rise nature of the edge of Potters Bar and rural setting means that sensitivity to higher density flats (5-6 stories) will be higher than to houses and smaller flats (moderate-high).			
			M	
Landscape sensitivity to large-scale commercial/industrial/distribution 	Smaller scale commercial/industrial use and employment development: The residential character of the edge of Potters Bar and rural setting means that sensitivity to smaller scale commercial/industrial use and employment development will be slightly higher than to houses and smaller flats (moderate).			
			M-H	
	Large scale commercial and office blocks: The residential character of the urban edge and rural setting this area provides to Potters Bar means that sensitivity to large scale commercial units/ office blocks will be moderate-high .			
			M-H	
	Large-scale warehouse/distribution facilities: The residential character of the urban edge and rural setting this area provides to Potters Bar means that sensitivity to large-scale warehouse/distribution facilities will be moderate-high .			

26b Wider character area: Landscape sensitivity judgement and guidance




Sensitivity analysis:

Away from the edge of Potters Bar the area is more undulating, more rural (being less affected by detracting features than the area close to Potters Bar) and more intact. The undulating landscape affords long open views to the east and south towards London. These all indicate that this area has a higher sensitivity to built development than the Potters Bar fringe. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:

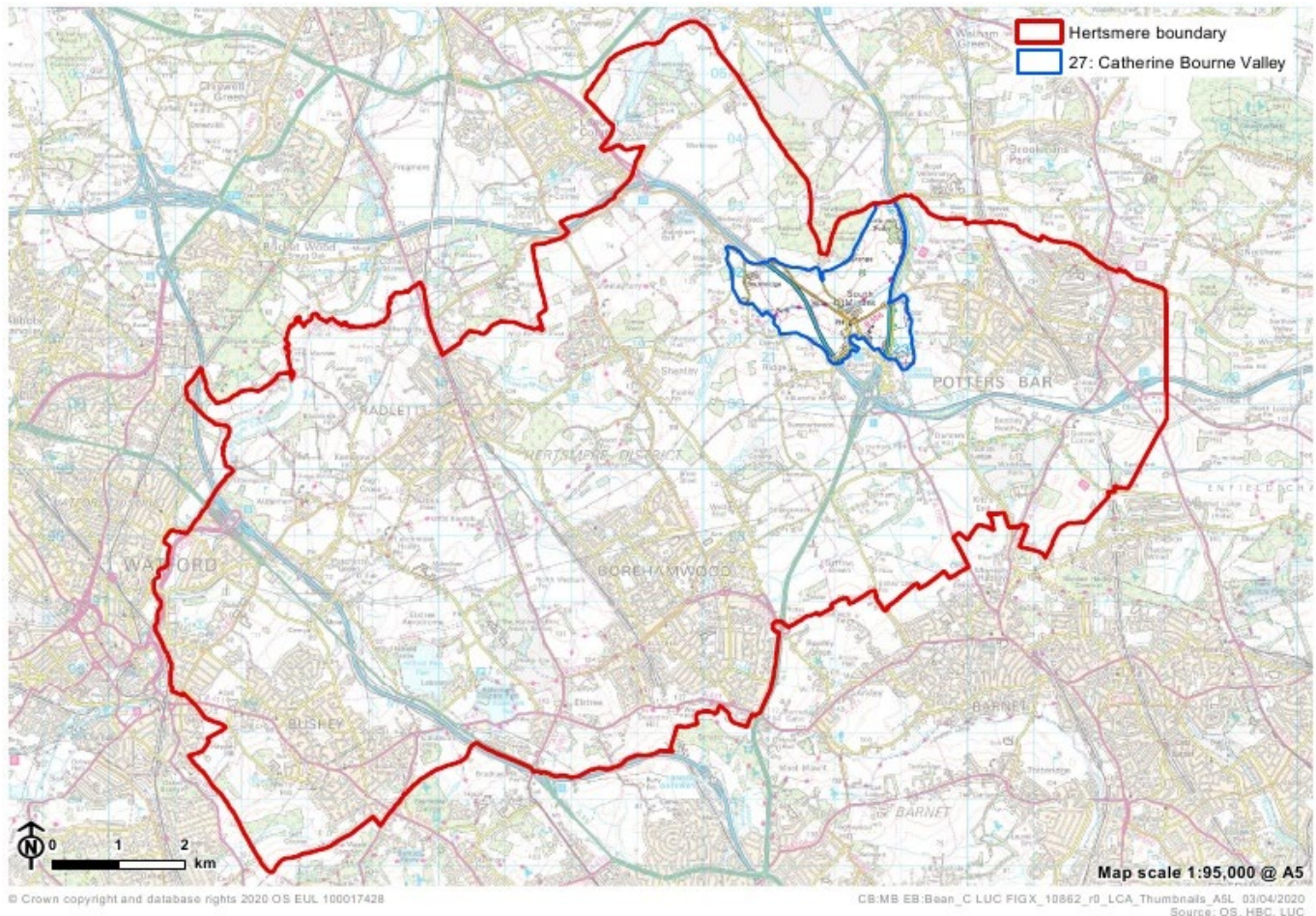
- The undulating landform and visually prominent slopes;
- The deciduous woodlands (priority habitats) which provide ecological and visual value;
- The network of hedgerows and presence of mature trees;
- The riverine habitats at Monken Mead Brook and Salmon's Brook;
- The open, undeveloped nature of the landscape;
- Public Rights of Way that provide access to, and experience of, this attractive landscape;
- Long views east across Enfield Chase and south towards London.

Guidance: Any development should be of small scale and located within more enclosed areas, avoiding visually prominent slopes and utilising existing vegetation to integrate it into the landscape. All deciduous woodlands should be retained, and hedgerows and trees retained or replaced. Any development should use vegetation that is in character with the locality to integrate any new development into the landscape and improve the extent and connectivity of woodlands and hedgerows. The long open views across the landscape and views to London should be maintained, and the undeveloped skylines within the area maintained.

<p>Landscape sensitivity to residential housing development/ smaller flats remote from the urban edge</p> 				M-H	
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 					H
<p>Landscape sensitivity to a new settlement</p> 					H
<p>The wider landscape is generally unsettled is undulating and the sensitivity criteria indicate moderate to high sensitivity. The area is therefore judged to have a moderate-high sensitivity to 'low-density' housing development.</p>					
<p>The rural, intact and undulating landscape will have a high sensitivity to commercial/industrial uses.</p>					
<p>The rural, intact and undulating character of the landscape means it will have a high sensitivity to a new settlement that is remote from an existing urban edge.</p>					

Landscape character area: 27 Catherine Bourne Valley

Fig 27.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

This character area is located west of Potters Bar and south of Redwell Wood on the Shenley Ridge. The M25 and the A1(M) motorway corridors divide the area and the small settlement of South Mimms lies between the two roads as they meet at junction 23 to the south.

It is an area with an open valley character dominated by largescale arable farming. The woods on the surrounding high ground to the north create a strong character boundary. The cultural pattern of the landscape has been disturbed by the development of the M25 and A1(M) transport corridors. A narrow belt of vegetation highlights the course of the Catherine Bourne stream that crosses the area from west to east. Key characteristics recorded in the Hertfordshire Landscape Character Assessment (LCA)¹ are:

- large-scale arable farmland with low and relic hedgerows;
- long-distance views;
- major transport corridors;
- Catherine Bourne stream;

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

- negligible woodland;

The strategy for this landscape is to 'improve and reinforce' landscape character.

The landscape evaluation contained in the LCA states that the landscape type is frequent in the county. It also notes that the geological SSSI of Castle Lime Works Quarry is the best example of chalk karst in England and is, with the motte and bailey site, a distinctive feature. Other distinctive features listed in the assessment are South Mimms church and Southridge Animal Centre. For the purposes of this assessment, the Southridge Animal Centre is not considered to influence landscape sensitivity.

Settlement Pattern

South Mimms is a scattered and linear settlement north of the M25/A1(M) interchange. Occasional farms are located in the more open areas associated with the arable land.

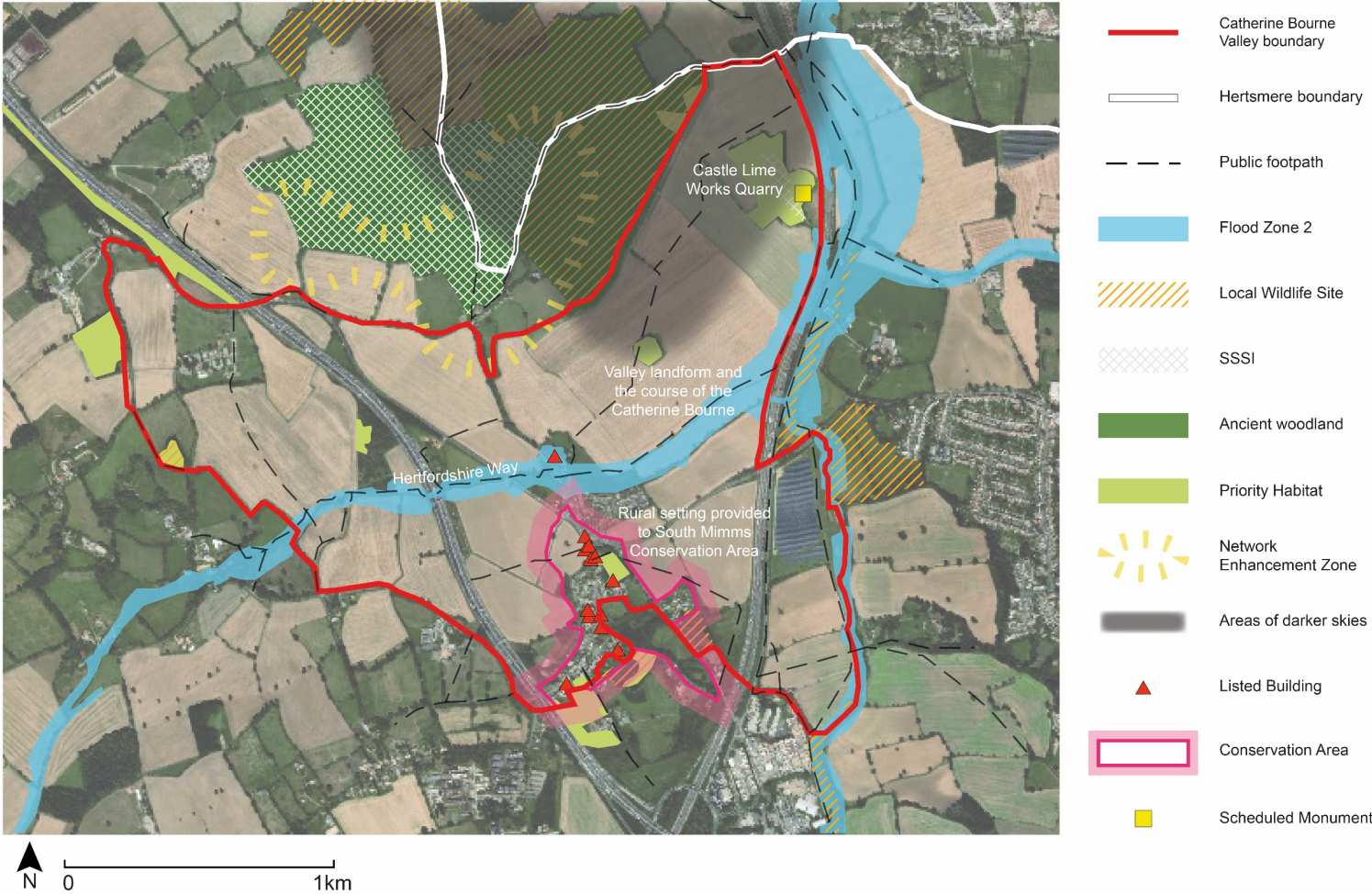
Sensitivity Evaluation: LCA 27 Catherine Bourne Valley

Commentary against evaluation criteria for LCA 27 Catherine Bourne Valley	
Assessment Criteria	Commentary
Landform	A gentle valley landform containing the Catherine Bourne. Moderate sensitivity.
Landscape pattern and time depth	The historic pattern of pre-18th century organic enclosure was extensively altered in the 20 th century to large irregular prairie fields (lower sensitivity).
'Natural' character	A farmed landscape with very few semi-natural habitats or natural features – a few areas of deciduous woodland which is a priority habitat (lower sensitivity). Opportunities to improve.
Historic features	A conservation area ² and listed buildings within South Mimms. Outside the village boundary there is a general absence of historic features, except for a Motte & Bailey scheduled monument beside the A1(M). Moderate sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). Some Public Rights of Way cross the area. Moderate sensitivity.
Perceptual aspects	A rural landscape adversely affected by hedgerow loss/ intensive farming, and noise/ light pollution from the M25. Lower sensitivity. The north-east is lesser affected.
Settlement setting	The area provides some contribution as a wider setting to South Mimms, although this is affected by the presence of the M25 and A1 (M). Low-moderate sensitivity.
Visual prominence	An open area due to hedgerow loss and lack of woodland and valley sides - higher sensitivity.
Rarity and distinctiveness	The landscape is described as 'frequent' in the Hertfordshire Landscape Character Assessment. The SSSI of Castle Lime Works Quarry and motte and bailey site that occur in the north-east of this area are noted as distinctive features in the character assessment. Generally lower sensitivity, but locally higher around these features.
Coalescence	The area does not play a particularly important role in settlement separation.

² Note that the South Mimms Conservation Area is currently under review and there will be some boundary changes.

Fig 27.2: Summary map

LCA 27: Catherine Bourne Valley

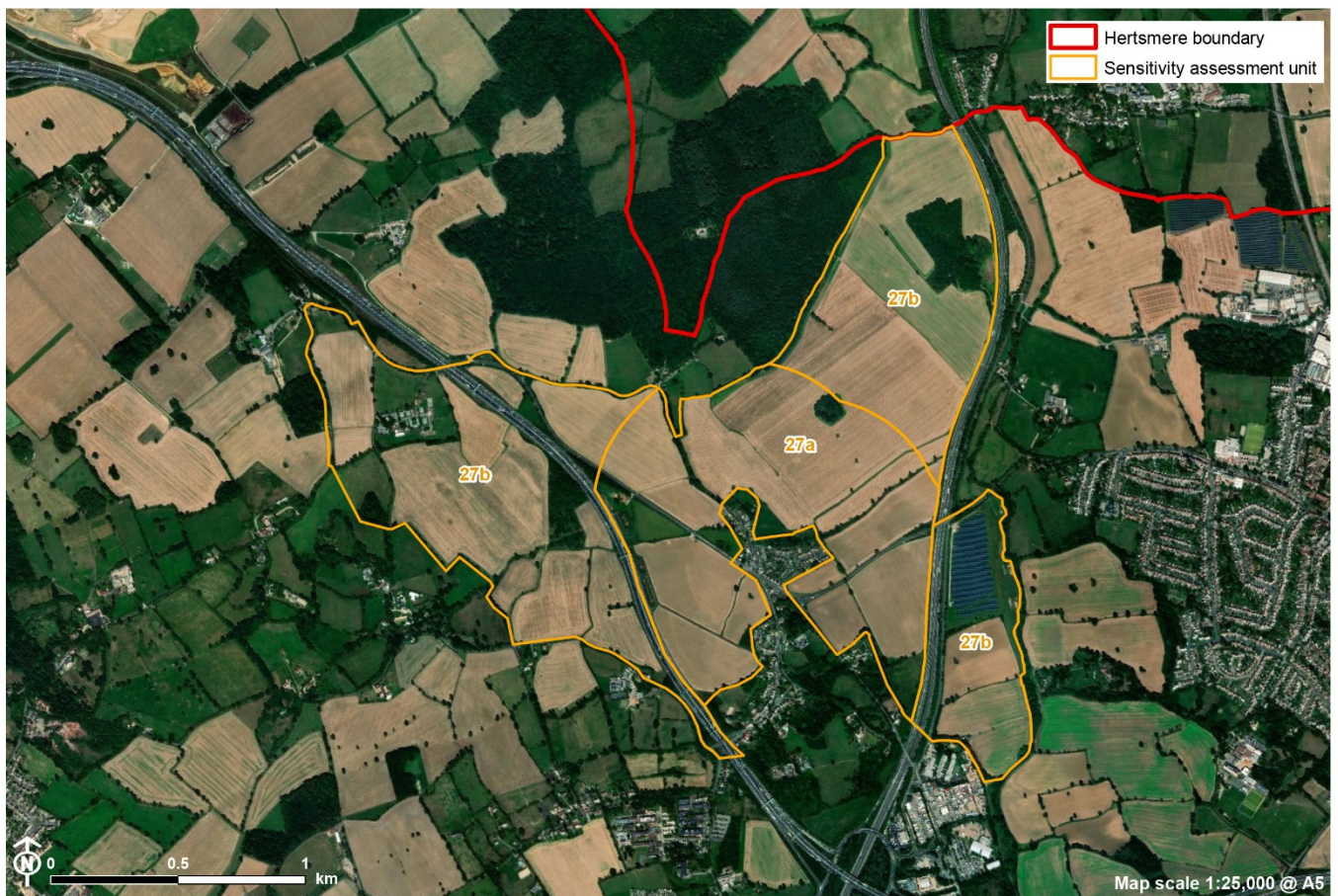


Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 27a South Mimms Fringe
- 27b Catherine Bourne Valley wider landscape (in three parts)

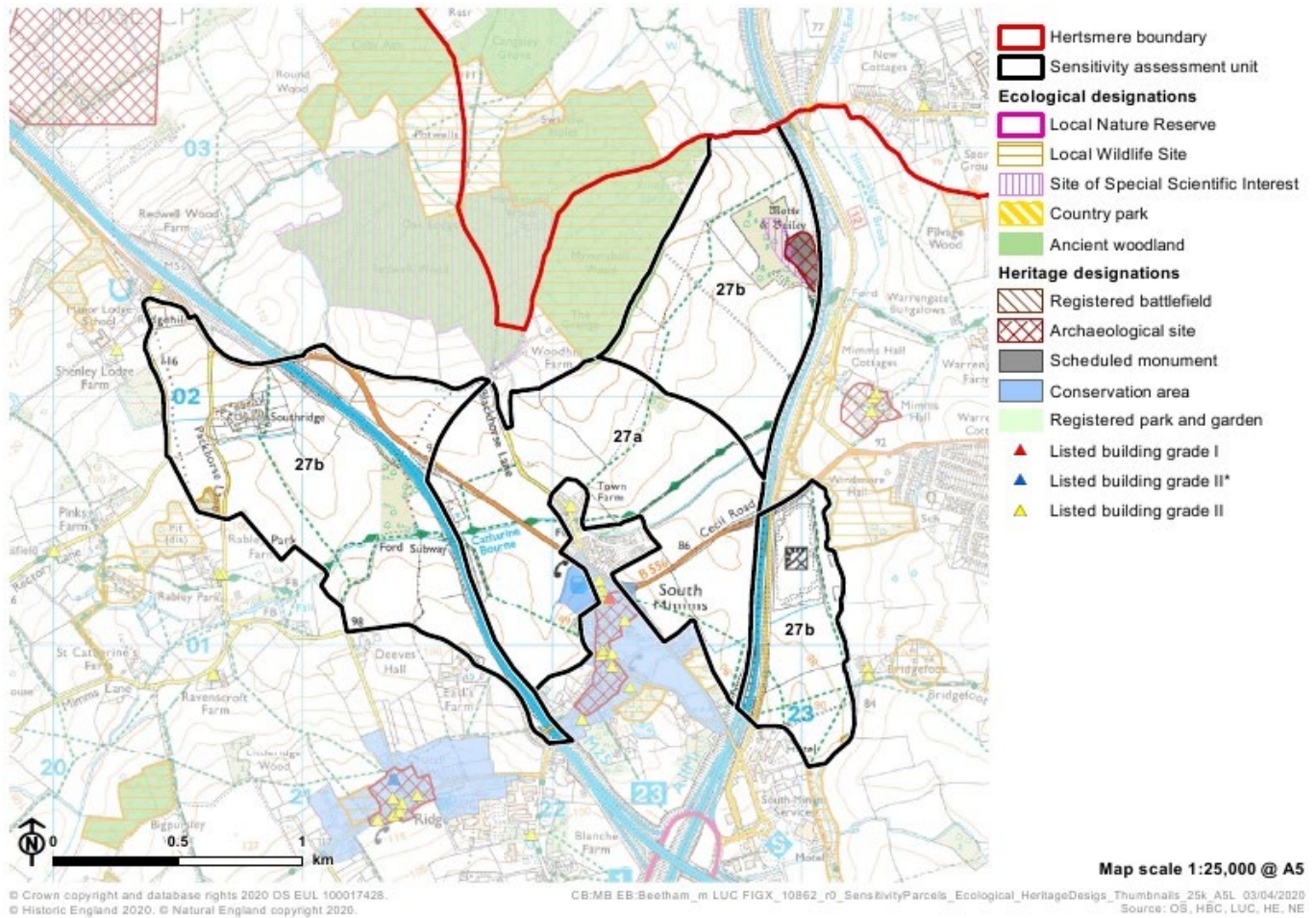
Fig 27.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_25k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 27.4: Map showing designations



Photos showing the assessment units



27a: South Mimms Fringe showing rural setting to South Mimms and open character



27b: Wider landscape open fields looking across the M25 towards Redwell Woods

27a South Mimms Fringe: Landscape sensitivity judgement and guidance

South Mimms and its interaction with LCA 27 Catherine Bourne Valley

South Mimms is a rural linear village located close to the M25 and A1(M). The oldest part of the village (and conservation area) is located on a ridge, which is typical of other historic villages in this area. However, it has expanded into the valley of the Catherine Bourne to the north. The interface of this village with the character area of the Catherine Bourne Valley is residential. Some edges are well enclosed by trees while some are exposed due to the lack of vegetation associated with the valley.



Sensitivity analysis:


The area of land around South Mimms has a general lack of time depth and absence of historic features (outside the conservation area, which is sensitive). It also has few semi-natural habitats or 'naturalistic' features and is influenced by modern intrusions which, along with its lack of rarity/ distinctiveness, indicate a lower sensitivity to built development. However, the sense of openness, visible valley slopes and rural setting the area provides to South Mimms and its Conservation Area increase sensitivity. South Mimms is a relatively small village with a rural and generally residential character, which increases sensitivity to commercial/ industrial development, although proximity to the M25 and A1(M) temper sensitivity to these types of development in areas more distant from the village. Overall sensitivity to different types of development are set out in the rows below.



Sensitive features:


- the sense of openness and visibility of many areas due to lack of vegetation;
- the valley landform, visible valley slopes and the course of the Catherine Bourne;
- the rural setting the area provides to South Mimms and its Conservation Area including views to and from the village core/ conservation area and its historic features;
- the Hertfordshire Way long distance footpath which provides access to, and enjoyment of, the countryside;
- area of semi-natural vegetation which are rare in this landscape.

Guidance: Any development will be visible from the wider landscape and the aim should be to minimise visual impact and take opportunities to enhance the valley landscape and views through a comprehensive landscape scheme that enhances green infrastructure networks, enhances and links ecological features and semi-natural habitats (including woodlands, hedgerows and wetland habitats along the course of the Catherine Bourne). There could also be opportunities to restore historic field patterns. Built development should respect the valley landform. Views to and from the conservation area will also be important to consider – impact on the setting of the conservation area and heritage features within it will need to be assessed. Focus any larger scale buildings closer to larger scale built features and main roads and away from the small-scale residential edge.

Landscape sensitivity to residential housing development/ smaller flats 		L-M		
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates a low-moderate sensitivity to two/two and a half-storey houses due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above. The area close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.			
Landscape sensitivity to residential flats/ small scale commercial 		L-M		
	'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to smaller flats in the settlement edge is also low-moderate . The area close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.			
		M		
	'Medium-density' flats: sensitivity to medium density flats will be higher than to two storey houses and smaller flats (moderate). The area close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.			
			M-H	
	'Higher-density' flats: sensitivity to higher density flats will be higher than to medium-density flats (moderate). The area close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.			
			M-H	
Smaller-scale commercial/industrial use and employment development: sensitivity to commercial/industrial use and employment development will be higher than to residential				

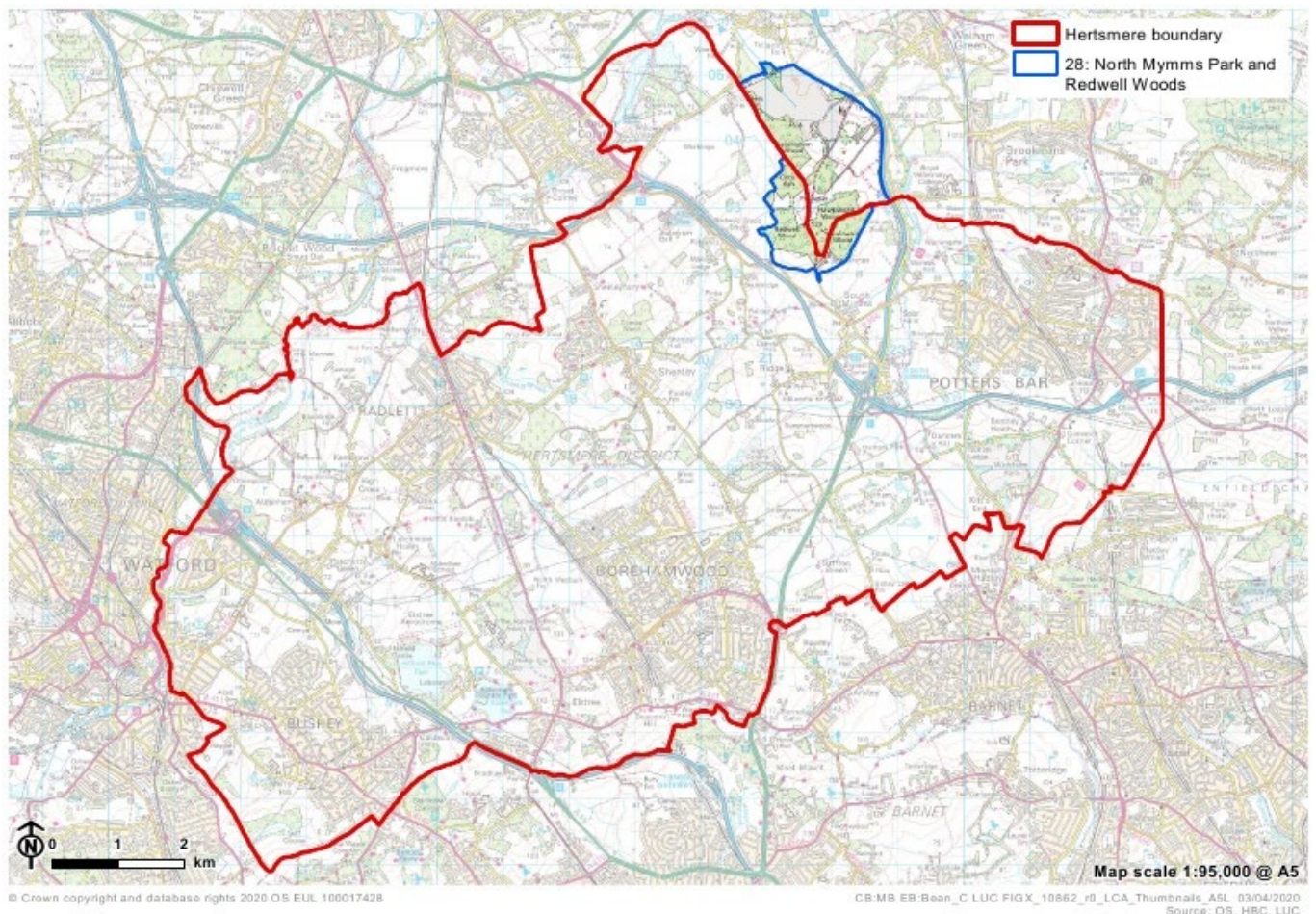
	development (moderate-high). The area close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.				
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 				M-H	
	<p>Large-scale commercial and office blocks: sensitivity to large scale commercial units/ office blocks is judged to be moderate-high. The areas close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.</p>				
				M-H	
	<p>Large-scale warehouse/ distribution facilities: sensitivity to large scale distribution facilities is judged to be moderate-high. The areas close to the conservation area will have a higher sensitivity and impact on this will be a key consideration.</p>				

27b Catherine Bourne Valley wider landscape: Landscape sensitivity judgement and guidance					
<p>Sensitivity analysis:</p> <p>Although this landscape lacks time depth and historic features, is influenced of modern intrusions (including the M25 and A1M) and lacks rarity/ distinctiveness, the sense of openness and visible valley slopes increase sensitivity to built development. Settlement is sparse and rural in character. Overall sensitivity to different types of development are set out in the rows below, noting that the steeper and more elevated slopes to the north adjacent to the North Mymms Park and Redwell Woods LCA and Shenley Ridge LCA will have higher sensitivity to built development.</p> <p>Sensitive features:</p> <ul style="list-style-type: none"> the sense of openness and visibility of many areas due to lack of vegetation; the valley landform and course of the Catherine Bourne; deciduous woodlands and the relatively few remnant intact field boundaries and mature trees; the Castle Lime Works Quarry (also priority habitat and SSSI); the motte and bailey (also a Scheduled Monument); the darker night skies to the north-east. <p>Guidance: Ensure built development respects the valley landform and maintain/ enhance the course of the Catherine Bourne as a feature in the landscape. Consider restoring historic field patterns and woodlands. Focus any larger scale buildings closer to larger-scale built features and main roads/ motorways or in more enclosed areas. Retain valued features such as the remnant hedgerow network and areas of deciduous woodland. Minimise visual impact of development in this open landscape and take opportunities to enhance the landscape and views through a comprehensive landscape scheme that enhances green infrastructure networks, enhances and links ecological features and semi-natural habitats (including woodlands, hedgerows and wetland habitats along the course of the Catherine Bourne).</p>					
<p>Landscape sensitivity to residential housing development/smaller flats remote from the urban edge</p> 			M		
	<p>Away from the urban edge, the landscape is generally unsettled and has some indicators of increased sensitivity as well as some indicators of lesser sensitivity. Overall, it is judged to have a moderate sensitivity to 'low density' housing development. The steeper and more elevated slopes to the north adjacent to the North Mymms Park and Redwell Woods LCA and Shenley Ridge LCA will have higher sensitivity.</p>				
<p>Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge</p> 				M-H	
	<p>The landscape will have a slightly higher sensitivity to commercial/ industrial uses than smaller residential due to its open character. Sensitivity is judged to be moderate-high.</p>				
				M-H	

<p>Landscape sensitivity to a new settlement</p> 	<p>Overall sensitivity to a new settlement is judged to be moderate-high due to sense of openness and visibility associated with this area. The flatter more enclosed areas will have a slightly lower sensitivity while the steeper and more elevated slopes to the north adjacent to the North Mymms Park and Redwell Woods LCA and Shenley Ridge LCA will have higher sensitivity</p>
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Landscape character area: 28 North Mymms Park and Redwell Woods

Fig 28.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

The majority of this character area lies within Welwyn Hatfield District to the north, with the southern end extending into Hertsmere. The part of the landscape character area that falls within Hertsmere is heavily wooded, with the woodlands interspersed by large fields of arable and pasture. The only one of the key characteristics, as described in the Hertfordshire Landscape Character Assessment (LCA)¹, which is relevant to this area is:

- extensive woodland cover at Redwell Wood complex.

The landscape strategy for this area is to 'conserve and strengthen' the landscape character.

The landscape evaluation contained in the LCA states that the combination of parkland (which is located outside of Hertsmere borough) and extensive woodlands is rare in the county. None of the reported distinctive features (the bridge over the upper Colne and swallowholes on the ridge) are within Hertsmere and therefore do not inform the sensitivity assessment that follows over the following pages.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

Settlement Pattern

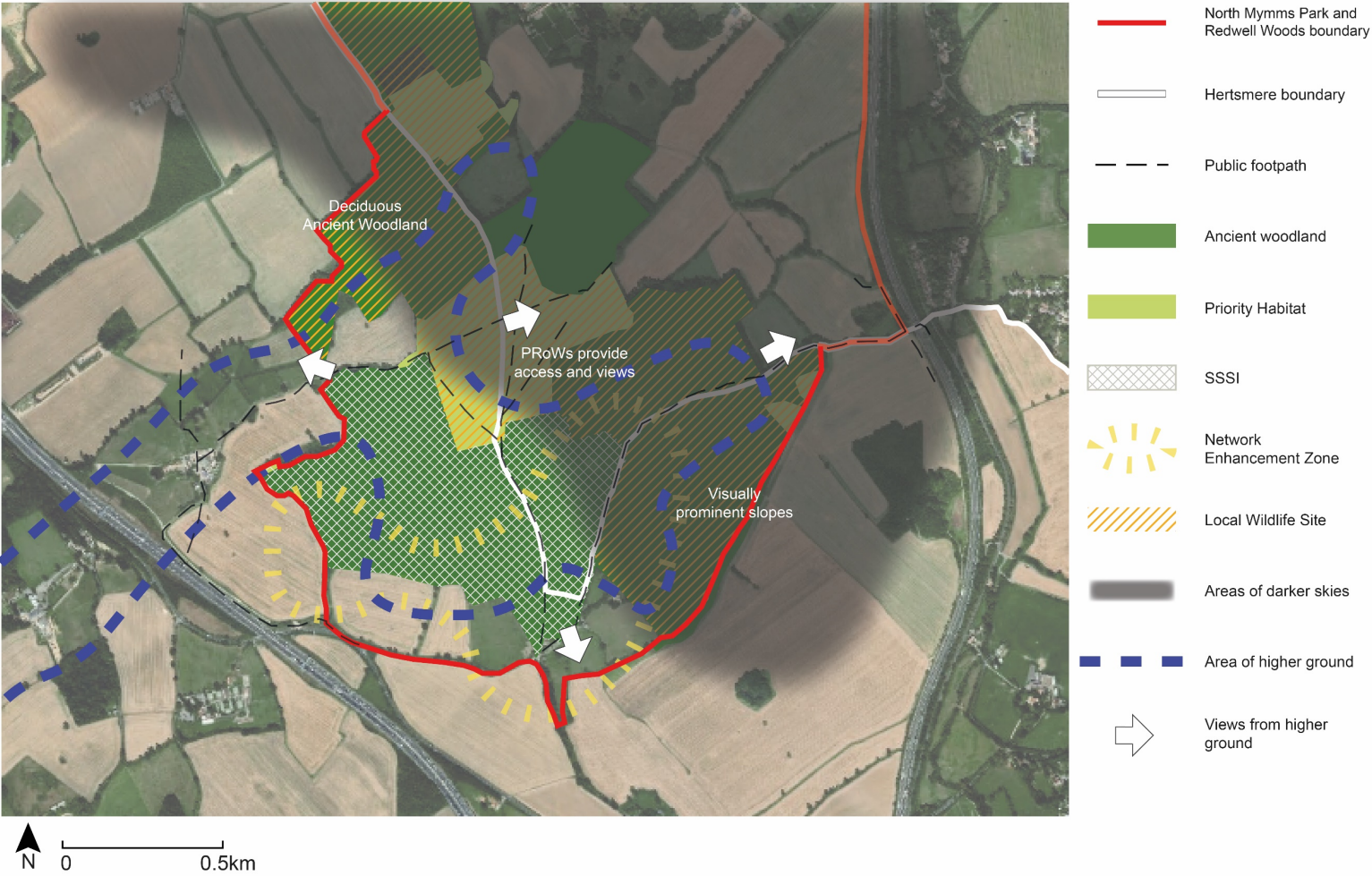
The settlement pattern associated with the landscape character area is dominated by the estate which is located outside Hertsmeire Borough. The only settlement in Hertsmeire Borough comprises isolated foresters' lodges and Woodhill Farm Bungalow.

Sensitivity Evaluation: LCA 28 North Mymms Park and Redwell Woods

Commentary against evaluation criteria for LCA 28 North Mymms Park and Redwell Woods	
Assessment Criteria	Commentary
Landform	Significant slopes associated with the adjacent Shenley Ridge, and a number of secondary valleys. Higher sensitivity.
Landscape pattern and time depth	A few medium to large fields which have not been altered in the 20 th and 21 st centuries. Ancient woodland has great time depth. Higher sensitivity.
'Natural character'	The extensive woodland is all recorded as ancient woodland, with Cobs Ash and Redwell Wood containing priority habitat deciduous woodland. Potwells is an area of good quality semi-improved grassland. This is reflected in the national designation of the Redwell Wood SSSI, and local Cobs Ash, Potwells and Hawkshead Wood and Mymmshall Wood LWS. Higher sensitivity.
Historic features	There are no designated historic features recorded in this area, although there is a high density of ancient woodland. Higher sensitivity.
Recreational value	The whole area forms part of Watling Chase Community Forest (although the whole district does). Public Rights of Way cross the woodland and open Potwells area, providing access to the area. Moderate sensitivity.
Perceptual aspects	A tranquil, rural area with very limited signs of human activity and modern development. The M25 to the south is audibly intrusive. Moderate sensitivity.
Settlement setting	This area does not form the setting to any settlements, although the woodland is visible from South Mimms. Moderate sensitivity.
Visual prominence	The open slopes are visually prominent, and woodland is a prominent feature on the skyline (high sensitivity). However, woodland also provides containment to some areas.
Rarity and distinctiveness	The Hertfordshire LCA describes the landscape as 'rare'. Higher sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation.

Fig 28.2: Summary map

LCA 28: North Mymms Park and Redwell Woods



Assessment Units

No settlements are located within 500m of this character area and so the character area is considered as one assessment unit for the purpose of this landscape sensitivity assessment:

- 28a North Mymms Park and Redwell Wood.

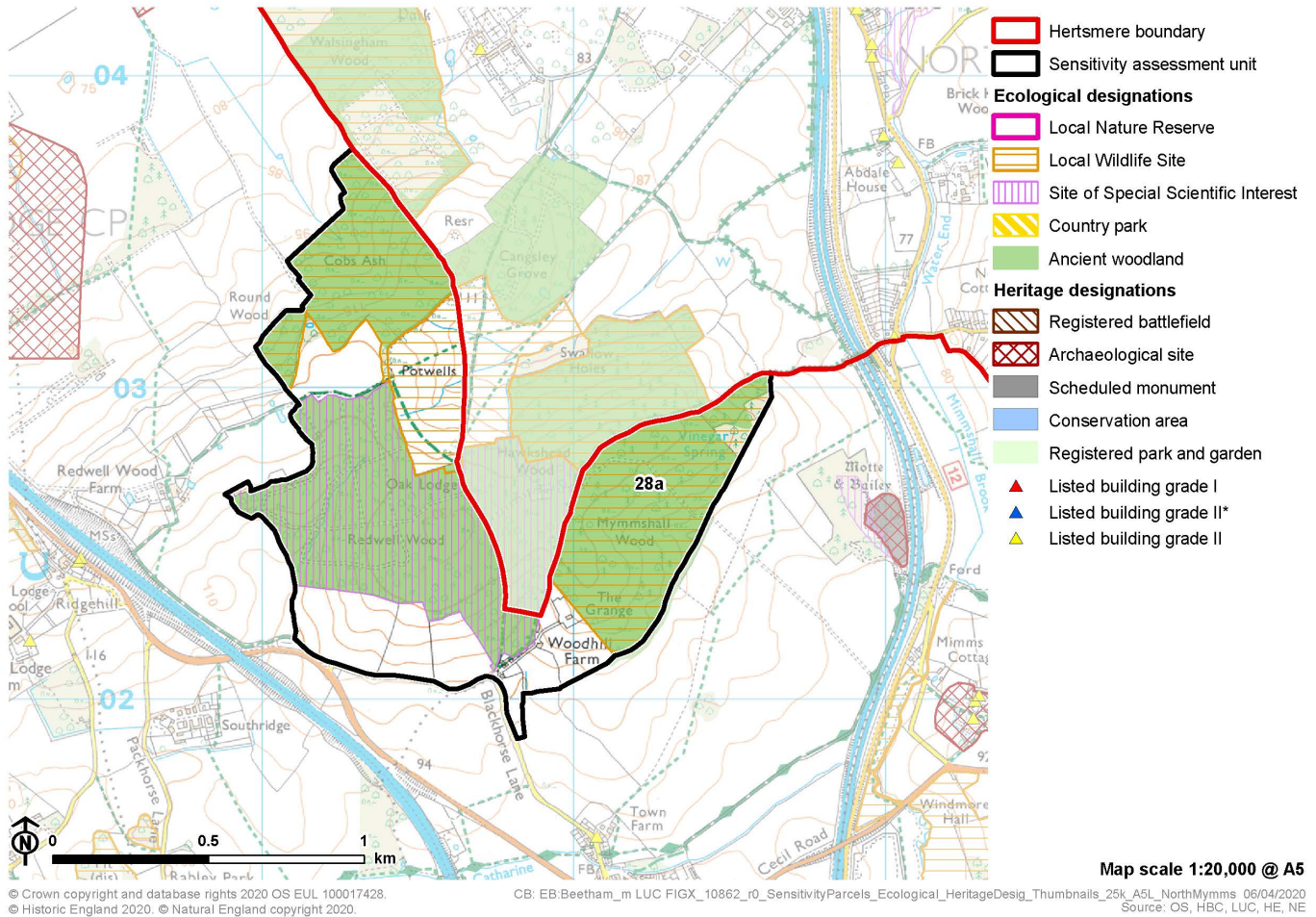
Fig 28.3: Aerial map of assessment unit



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_25k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 28.4: Map showing designations



Photos showing the assessment unit



28a: View across pastoral field to Foresters Cottage



28a: Pasture fields on the edge of the woods north of Woodhill Farm



28a: The area contains extensive ancient woodland



28a: Elevated landscape of woodland interspersed by arable and pastoral fields looking towards Brookmans Park

28a North Mymms Park and Redwell Wood: Landscape sensitivity analysis and guidance



Sensitivity analysis

The visually prominent wooded slopes, intact field patterns, high density of deciduous ancient woodland (a priority habitat) and associated habitat network enhancement/ restoration zones²; Public Rights of Way that provide public access and the sense of naturalness and tranquillity all increase sensitivity to built development while proximity to the M25 (an aural intrusion) reduces sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Visually prominent slopes;
- Deciduous ancient woodlands (also a priority habitat) and associated habitat network enhancement/ restoration zones;
- Presence of Public Rights of Way which provide access and views;
- Sense of naturalness and tranquillity.

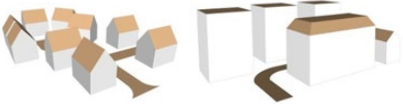
Guidance: Any development should respect the rural and undeveloped nature of this area, retain all ancient woodland and be located in areas enclosed by existing woodland (avoiding visually exposed slopes). Any planting mitigation should use vegetation that is in character with the locality to integrate any new development into the landscape, employ appropriate woodland management to ensure the continued woodland character and reduce the visual impact of the M25 on the landscape.

Landscape sensitivity to residential housing development/ smaller flats 					H
Landscape sensitivity to smaller scale commercial/industrial use and employment development 					H
					H

The sensitivity analysis above indicates that the landscape will have a **high** sensitivity to new housing development (with associated access roads, private gardens and garaging).

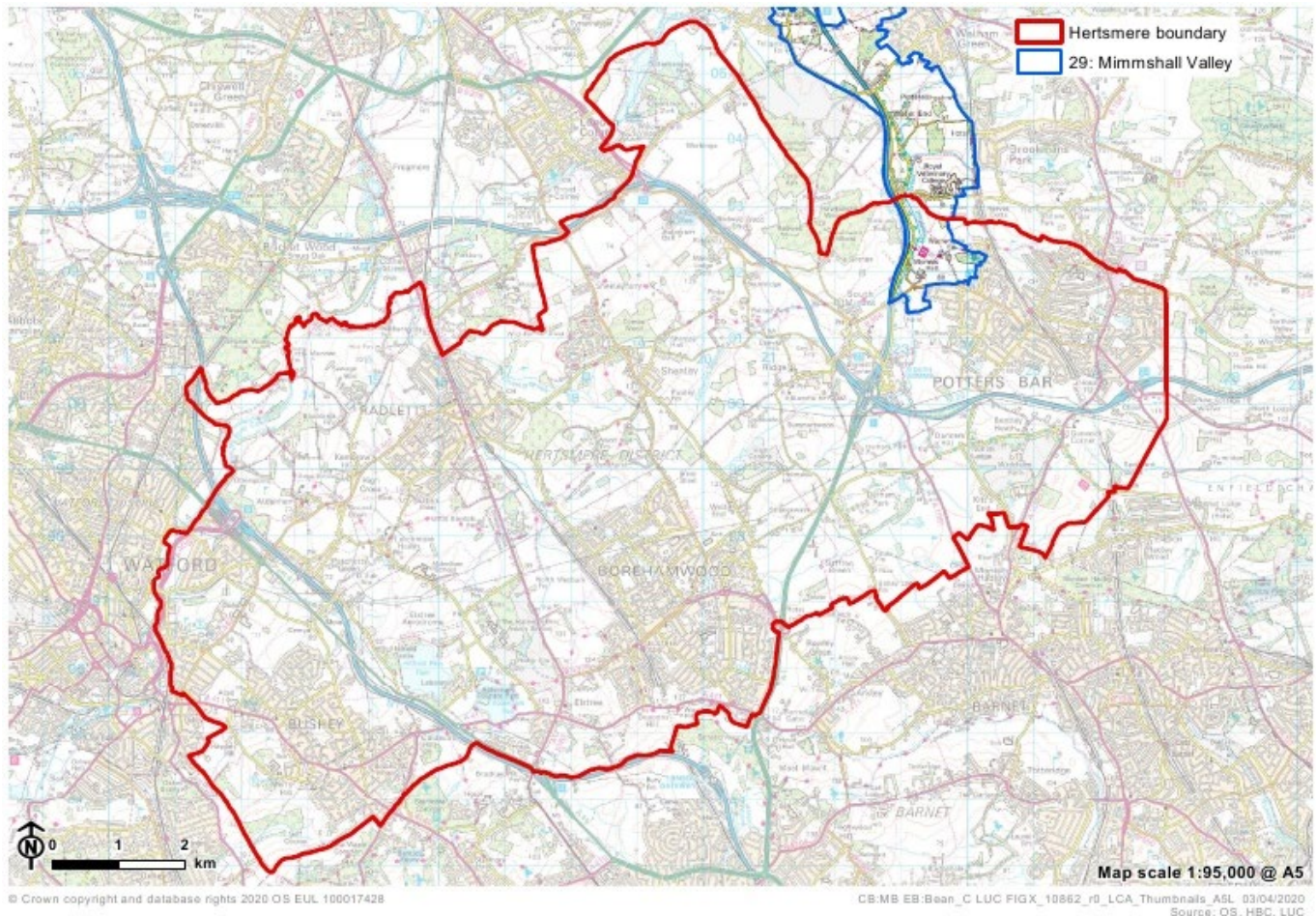
The sensitivity analysis above indicates that the landscape will have a **high** sensitivity to smaller scale commercial/industrial use and employment development (maximum 2 to 3 storeys with associated access roads, parking and open space).

² Mapped by Natura England.

<p>Landscape sensitivity to a new settlement</p>  An illustration showing a cluster of small, simple houses with orange roofs and grey walls, connected by a brown path. To the right, there are larger, more complex white buildings with orange roofs, also connected by a brown path.	<p>The sensitivity analysis above indicates that the landscape will have a high sensitivity to a new settlement.</p>
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Landscape character area: 29 Mimmshall Valley

Fig 29.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

Only the south of this character area is within Hertsmere, with the majority within Welwyn Hatfield District to the north. The descriptive and evaluative text below only applies to the area within Hertsmere, which lies west of Potters Bar, north of the Arkley Plain and is bound by the A1 (M) to the west. The area occupies part of the valley of the Mimmshall Brook and comprises a mixture of large arable fields and smaller pasture fields, some small woodland blocks and a few scattered farms. The area is influenced by a major transport corridor to the west and the urban edge of Potters Bar to the south-east. Key characteristics recorded in the Hertfordshire Landscape Character Assessment (LCA)¹, that are relevant to this part of the character area, are:

- Organic field pattern of small woodland blocks and fenced pasture;
- Mixed farming;
- Major transport corridor;
- Water related features;
- Valley slopes and floor; and
- Urban influence.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

The landscape strategy for this area is to 'improve and conserve' the landscape character.

The landscape evaluation contained in the LCA records this landscape as 'frequent' in terms of its rarity. None of the distinctive features reported in the LCA (the Potterells Spew gravel slopes, Water End swallowholes geological SSSI and the Royal Veterinary College) are within or visible from Hertsmere, and are therefore not taken into account in this assessment.

Settlement Pattern

There are isolated houses and farms scattered throughout the area. Mimms Hall is located close to Potters Bar and has a flint and red-brick lodge house, which is unusual in the area.

Sensitivity Evaluation: LCA 29 Mimmshall Valley

Commentary against evaluation criteria for LCA 29 Mimmshall Valley	
Assessment Criteria	Commentary
Landform	Gently sloping landform which falls to a valley in the west. Moderate sensitivity.
Landscape pattern and time depth	Varying field size, from very large with no discernible historic origins, to smaller field pattern around Windmore Hall and Mimms Hall. The smaller field pattern has not been recently altered. Moderate sensitivity.
'Natural character'	Priority habitat deciduous woodland and lowland meadows around Furze field Wood, locally designated as LWS and LNR, and Pilvage Wood LWS. The Mimmshall Brook in the west is surrounded by priority habitat floodplain grazing marsh, which is locally designated as LWS. The Potters Bar Brook also crosses the landscape east to west. Higher sensitivity.
Historic features	There is an Archaeological Site around Mimms Hall, which also contains Grade II listed buildings, which contribute to landscape character. Moderate sensitivity (sensitivity is localised).
Recreational value	The whole area is within the Watling Chase Community Forest (although the whole district is). Good access by Public Rights of Way including the Hertfordshire Way long distance footpath and National Cycle Network Route 12. Moderate sensitivity.
Perceptual aspects	Some sense of rural character. The A1(M) in the west and the Thameslink line to the east reduce tranquillity. Moderate sensitivity.
Settlement setting	The area provides a rural setting to the edge of Potters Bar – including the residential edge along Mutton Lane, the Furze field Leisure Centre and the industrial estates by Furze field Wood. Moderate sensitivity.
Visual prominence	Some open areas, with views across to Redwell Woods. In places the landscape is screened by the valley landform and areas of woodland and dense hedgerows. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA states that this landscape is 'frequent'. Lower sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation. Lower sensitivity.

Fig 29.2: Summary map
LCA 29: Mimmshall Valley



Assessment Units

This landscape character area has been divided into the following assessment units for the purpose of this landscape sensitivity assessment:

- 29a Potters Bar Fringe
- 29b Mimmshall Valley wider landscape

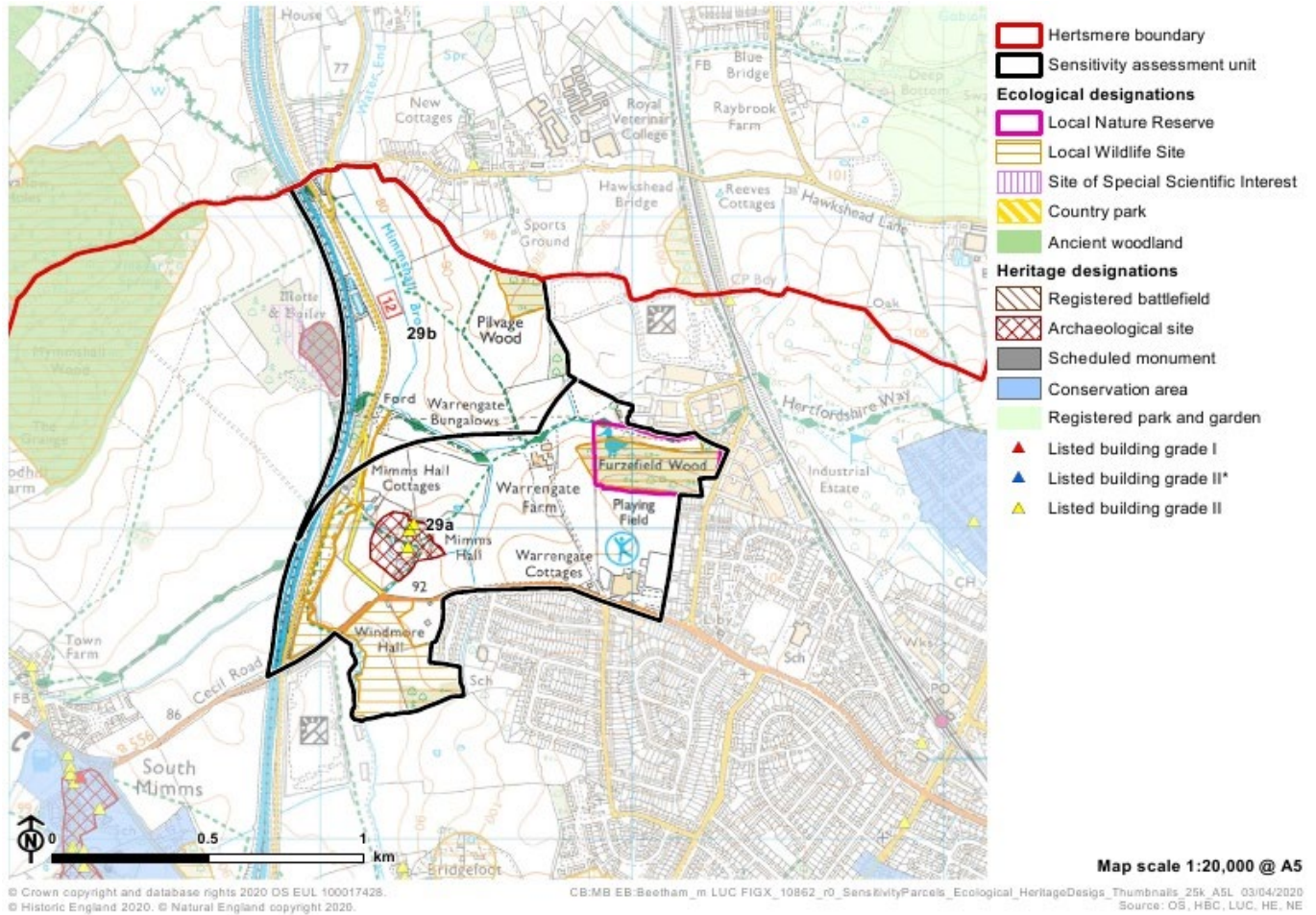
Fig 29.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_r0_SensitivityParcels_Thumbnails_25k_A5L 03/04/2020
Source: OS, HBC, LUC

Fig 29.4: Map showing designations



Photos showing the assessment units



29a: Looking towards Mutton Lane, the residential edge of Potters Bar Fringe across arable fields



29a: Commercial edge of Potters Bar Fringe, largely screened by trees



29b: Wider landscape showing arable fields backed by woodland (Pillage Wood)



29b: Wider landscape showing valley landform and presence of deciduous woodlands

29a Potters Bar Fringe: Landscape sensitivity judgement and guidance

Potters Bar and its interaction with LCA 29 Mimmshall Valley

Potters Bar is a commuter town with fast train connections to London. It originated at the intersection of two roads following the boundary of the Royal hunting ground Enfield Chase. The population greatly increased with the construction of a new turnpike road in 1828 and the railway line and station in 1850. In the 1920s and 1930s large houses with big gardens and 'garden village' style houses were built along with the construction of new amenities including banks, a cinema, post office and pubs. Large council estates and office blocks were built following the Second World War. The north-western edge of Potters Bar that adjoins this character area is a mix of residential, leisure and industrial/business park use. There is woodland and screening planting around the industrial areas which screens the edge from view. The residential edge of Potter's Bar to the south is more open, although houses are set back from the road.

Sensitivity analysis



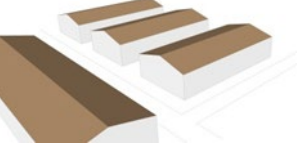
The gently sloping landform, varying field sizes and visual prominence, presence of footpaths and sense of rural character which provides a rural setting to Potter's Bar all indicate a moderately sensitivity landscape to built development. The presence of some priority habitats and Local Wildlife Sites increase sensitivity to built development while the area's proximity to the A1(M) and the edge of Potters Bar, particularly the industrial estate and Furze Field Leisure Centre, lower sensitivity. An Archaeological Site and a few listed buildings at Mimms Hall increase sensitivity locally. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features:




- Intact small-scale field pattern (where it still exists);
- The course of the Mimmshall Brook and its associated floodplain and grasslands;
- Deciduous woodlands (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees;
- The listed buildings and Archaeological Site at Mimms Hall and their setting;
- Public Rights of Way which provide access across the countryside, and from which there are views to Redwell Woods.

Guidance: Any development should respect the scale and grain of the landscape (including its field pattern), retain all deciduous woodlands, all valley grasslands and hedgerows/ hedgerow trees where possible and use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Built development should respect the valley landform. Any development should avoid the floodplain/ valley bottom and should seek opportunities to enhance the valley landscape through enhancing and linking woodlands on the valley sides and grassland and wetland habitats along the Mimmshall Brook and Potters Bar Brook, as well as reducing the impact of the A1(M) on the landscape. Focus any larger scale buildings closer to larger scale built features and away from the small-scale residential edge of Potter's Bar and historic rural buildings.

Landscape sensitivity to residential housing development/smaller flats			M		
	<p>'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is moderate due to the balance of higher and lower sensitivity indicators. Note the individual sensitive features highlighted.</p>				

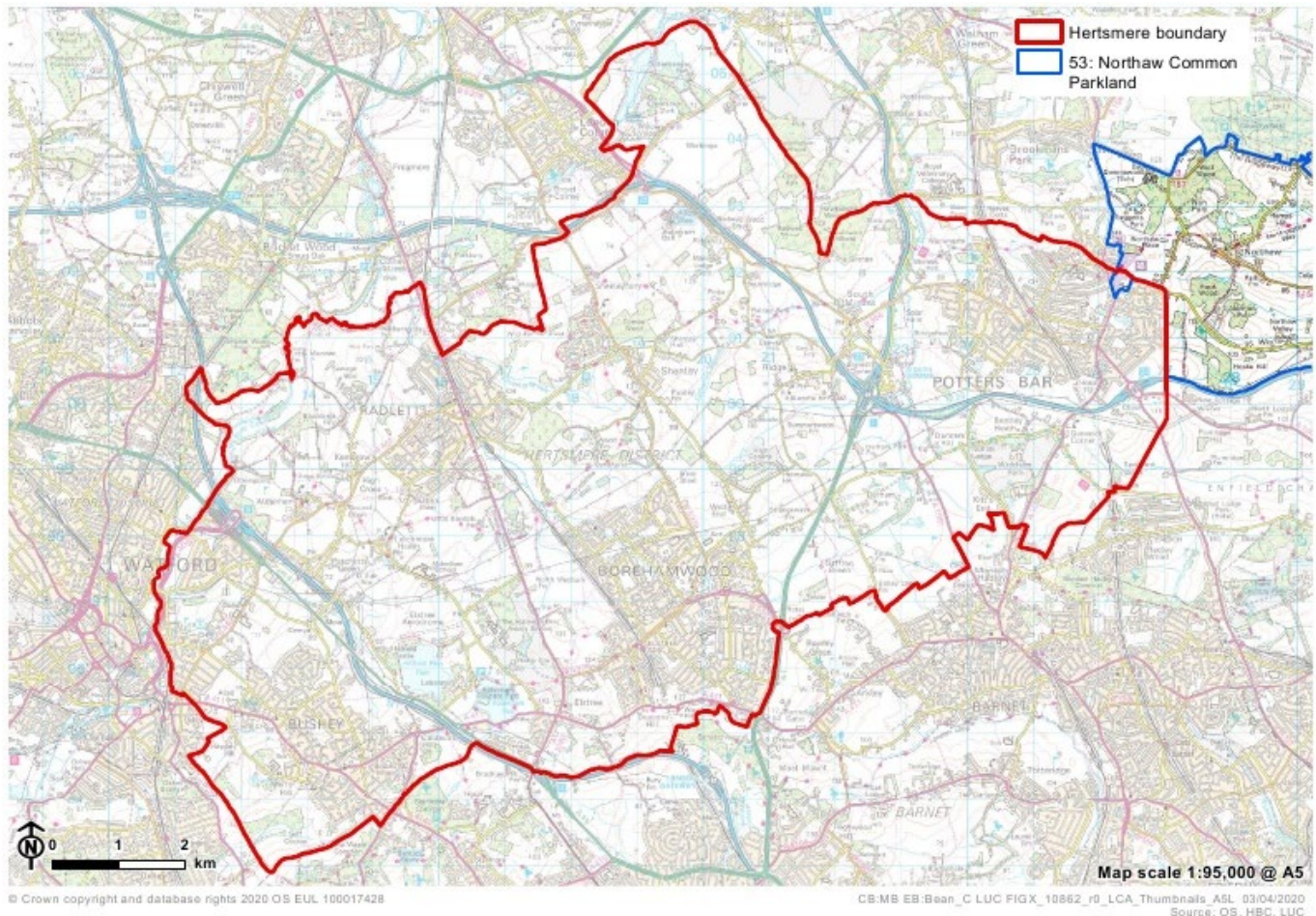
29a Potters Bar Fringe: Landscape sensitivity judgement and guidance					
			M		
	'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium density residential houses and smaller flats is moderate due to a balance of higher and lower sensitivity indicators described in the sensitivity analysis above. Note the individual sensitive features highlighted.				
Landscape sensitivity to residential flats/small-scale commercial 				M-H	
	'Medium-density' flats: The relatively low-rise residential edge to Potter's Bar means that sensitivity to medium-density flats will be slightly higher than to two storey houses and smaller flats (moderate-high). Note the individual sensitive features highlighted.				
				M-H	
	'Higher-density' flats: The relatively low-rise residential edge to Potter's Bar means that sensitivity to higher-density flats will be slightly higher than to two storey houses and smaller flats (moderate-high). Note the individual sensitive features highlighted.				
				M-H	
	Smaller scale commercial/industrial use and employment development: The generally low-rise residential character of the urban edge adjacent to this landscape character area means that sensitivity to smaller scale commercial/industrial use and employment development will be slightly higher than to two/two and a half-storey houses and smaller flats (moderate-high). Note the individual sensitive features highlighted.				
Landscape sensitivity to large-scale commercial/industrial/distribution 					H
	Large-scale commercial and office blocks: The generally low-rise residential character of the urban edge adjacent to this landscape character area means that sensitivity to large-scale commercial units/office blocks will be high .				
					H
	Large-scale warehouse/distribution facilities: The undulating nature of the landform and generally low-rise residential character of the urban edge adjacent to this landscape character area means that sensitivity to large-scale warehouse/distribution facilities will be high .				

29b Wider character area: Landscape sensitivity judgement and guidance
Sensitivity analysis <p>The sloping landform, varying field sizes, presence of footpaths and sense of rural character all indicate a moderately sensitive landscape to built development. The rural character of the area away from the edge of Potter's Bar, the presence of visually prominent slopes and presence of some priority habitats increase sensitivity while proximity to the A1(M) reduces tranquillity and sensitivity. Overall sensitivity is a little higher than close to the edge of Potter's Bar. Sensitivity to different types of development is set out in the rows below.</p> <p>Sensitive features:</p> <ul style="list-style-type: none"> Visually prominent slopes on the valley side; Mimmshall Brook and associated grasslands; Deciduous woodlands (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees; Public Rights of Way which provide access across the countryside, and from which there are views to Redwell Woods. Intact small-scale field pattern (where it still exists); The course of the Mimmshall Brook and its associated grasslands; Deciduous woodlands (some of which are Local Wildlife Sites) and intact hedgerows/ mature trees; Public Rights of Way which provide access across the countryside, and from which there are views to Redwell Woods

Guidance: Any development should avoid the most prominent slopes, respect the scale and grain of the landscape (including its field pattern), retain all deciduous woodlands, all valley grasslands along the course of the Mimmshall Brook and Potters Bar Brook and retain hedgerows/ hedgerow trees where possible. Planting mitigation should use vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained. Built development should avoid the floodplain/ valley bottom and should seek opportunities to enhance and link woodlands on the valley sides and grassland and wetland habitats along the Mimmshall Brook, as well as reducing the impact of the A1(M) on the landscape. .				
Landscape sensitivity to residential housing development/ smaller flats remote from an existing urban edge 				M-H
The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to new housing development (with associated access roads, private gardens and garaging) that is remote from an existing urban edge.				
Landscape sensitivity to smaller scale commercial/industrial use and employment development remote from the urban edge 				M-H
The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to smaller-scale commercial/industrial use and employment development (maximum 3 storeys with associated access roads, parking and open space) that is remote from the urban edge.				
Landscape sensitivity to a new settlement 				M-H
The sensitivity analysis above indicates that the wider landscape will have a moderate-high sensitivity to a new settlement that is remote from an existing urban edge.				

Landscape character area: 53 Northaw Common Parkland

Fig 53.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

The majority of the Northaw Common Parkland landscape character area lies within Welwyn Hatfield District, with only a very small part of it extending into Hertsmere at Morven Park. This small area is almost entirely an open access area belonging to the National Trust and is wood pasture (a priority habitat). The remaining part is a sports field. The Hertfordshire Way long distance footpath also runs along the edge of this area. It provides an open rural setting to the edge of Potters Bar, and links to the wider landscape character area (outside Hertsmere).

The landscape strategy contained in the Hertfordshire Landscape Character Assessment (LCA)¹ for this area is to 'conserve and strengthen' the landscape character.

The landscape evaluation in the LCA states that the landscape is quite typical of the south-west of the county. Distinctive features are reported to be evidence of deer park boundaries, swallowholes, forestry plantation and the sequoia and cedar avenue at Leggatts Park, however these features are not located within Hertsmere and therefore do not inform the assessment below.

Settlement Pattern

The area is surrounded on three sides by housing on the edge of Potters Bar.

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

Sensitivity Evaluation: LCA 53 Northaw Common Parkland

Commentary against evaluation criteria for LCA 53 Northaw Common Parkland	
Assessment Criteria	Commentary
Landform	A gently undulating landscape with some steeper land in Morven Park. Moderate sensitivity.
Landscape pattern and time depth	Small area of wood pasture, forming part of a wider irregular field pattern. Moderate sensitivity.
'Natural' character	The majority of the area is wood pasture which gives the area a naturalistic character (higher sensitivity). The playing field has less of a natural character (lower sensitivity).
Historic features	There are no designated historic features in the area, but it lies close to the historic core of Potters Bar and forms a setting to it. Moderate sensitivity.
Recreational value	The area forms part of Watling Chase Community Forest (although the whole district does). The area is mostly open access land owned by the National Trust, with the long-distance Hertfordshire Way running along the edge of the area. Higher sensitivity.
Perceptual aspects	A relatively tranquil and rural landscape which is in close proximity to the urban edge of Potters Bar. Moderate sensitivity.
Settlement setting	The area provides a rural, undeveloped backdrop to Potters Bar. Moderate sensitivity.
Visual prominence	A relatively open character, with in-field trees and vegetation along roads providing some enclosure. The playing field is less visible than the parkland. Moderate sensitivity.
Rarity and distinctiveness	The Hertfordshire LCA states that the area is typical of the south-west of the county. Moderate sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation (although it does provide a green wedge into Potters Bar). Lower sensitivity.

Fig 53.2: Summary map

LCA 53: Northaw Common Parkland



Assessment Units

This landscape character area has been assessed as one unit:

- 53a: Potters Bar Fringe

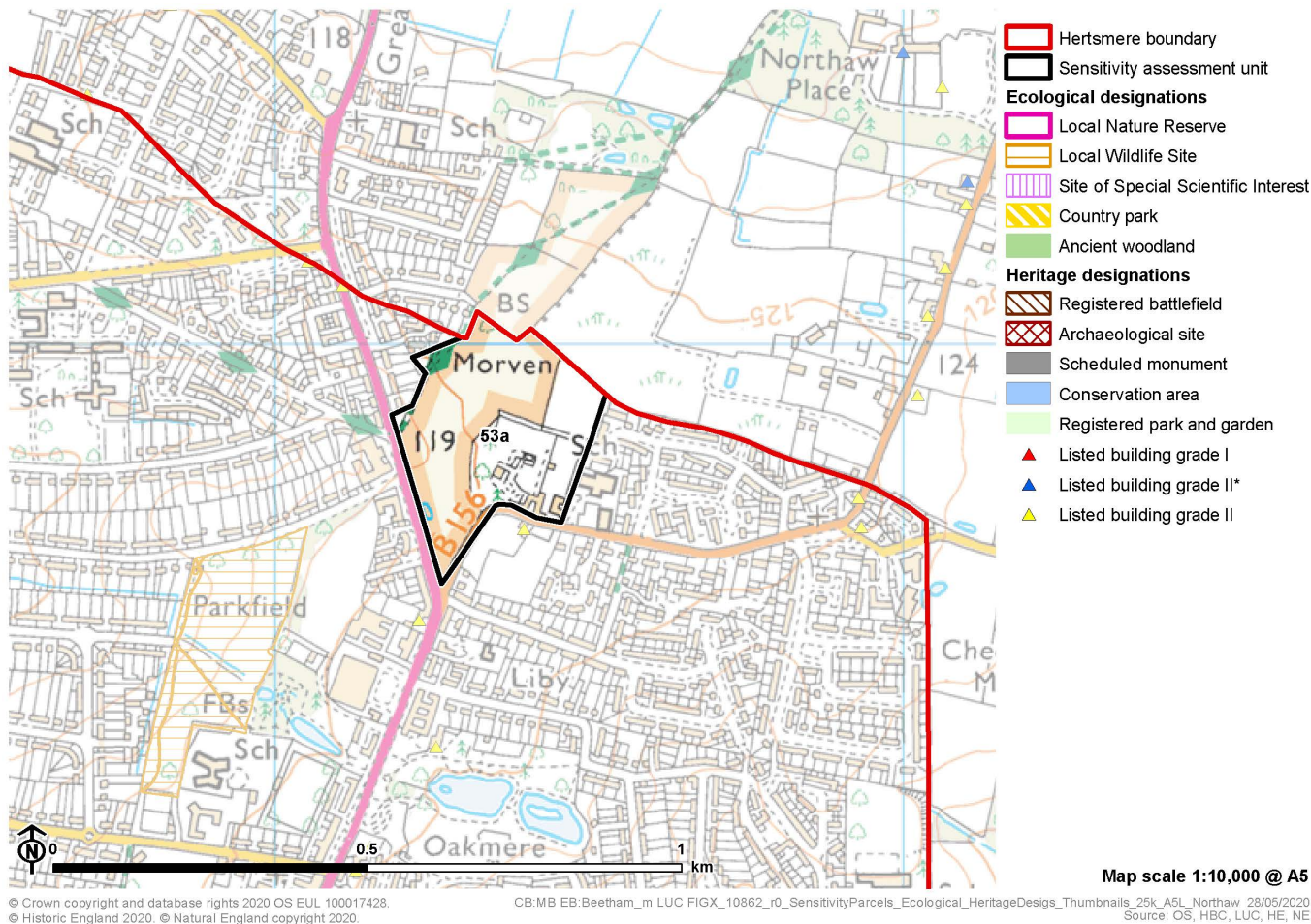
Fig 53.3: Aerial map of assessment units



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB:MB EB:Beetham_m LUC FIGX_10862_i0_SensitivityParcels_Thumbnails_25k_A5L_Northaw 28/05/2020
Source: OS, HBC, LUC

Fig 53.4: Map showing designations



Photos showing the assessment unit



53a: Potters Bar Fringe rising slopes provide rural setting to Potters Bar



53a: Potters Bar Fringe parkland setting to housing with playing field



53a: Open parkland character popular for recreation



53a: Potters Bar Fringe parkland landscape provides green wedge between development

53a: Potters Bar Fringe: Landscape sensitivity judgement and guidance

Potters Bar and its interaction with LCA 53 Northaw Common Parkland

Potters Bar is a commuter town with fast train connections to London. It originated at the intersection of two roads following the boundary of the Royal hunting ground Enfield Chase. The population greatly increased with the construction of a new turnpike road in 1828 and the railway line and station in 1850. The 1920s and 30s saw the construction of new amenities including banks, a cinema, post office and pubs, as well as large houses with big gardens and 'garden village' style houses. Large council estates and office blocks were built following the Second World War. The settlement edge of Potters Bar to the east and west of the area contains a low-rise care home and school, as well as low-rise detached and semi-detached houses. There is a low-rise block of flats in the south-west. The settlement edge to the north-west of the area is low-rise residential, and to the south-east there are large detached houses.


Sensitivity analysis:


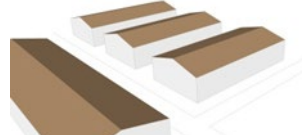
The historic parkland character (including wood pasture, a priority habitat), the open recreational access, presence of the Hertfordshire Way, and the rural setting the area provides to Potters Bar across all increase sensitivity to built development, while the semi-enclosed character (particularly the playing field area) reduces sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Parkland character including wood pasture (a priority habitat) and mature trees;
- The open access which enables recreational enjoyment of the area;
- The Hertfordshire Way which provides links into the wider countryside;
- The rural setting the area provides to Potters Bar, and its 'green wedge' function.

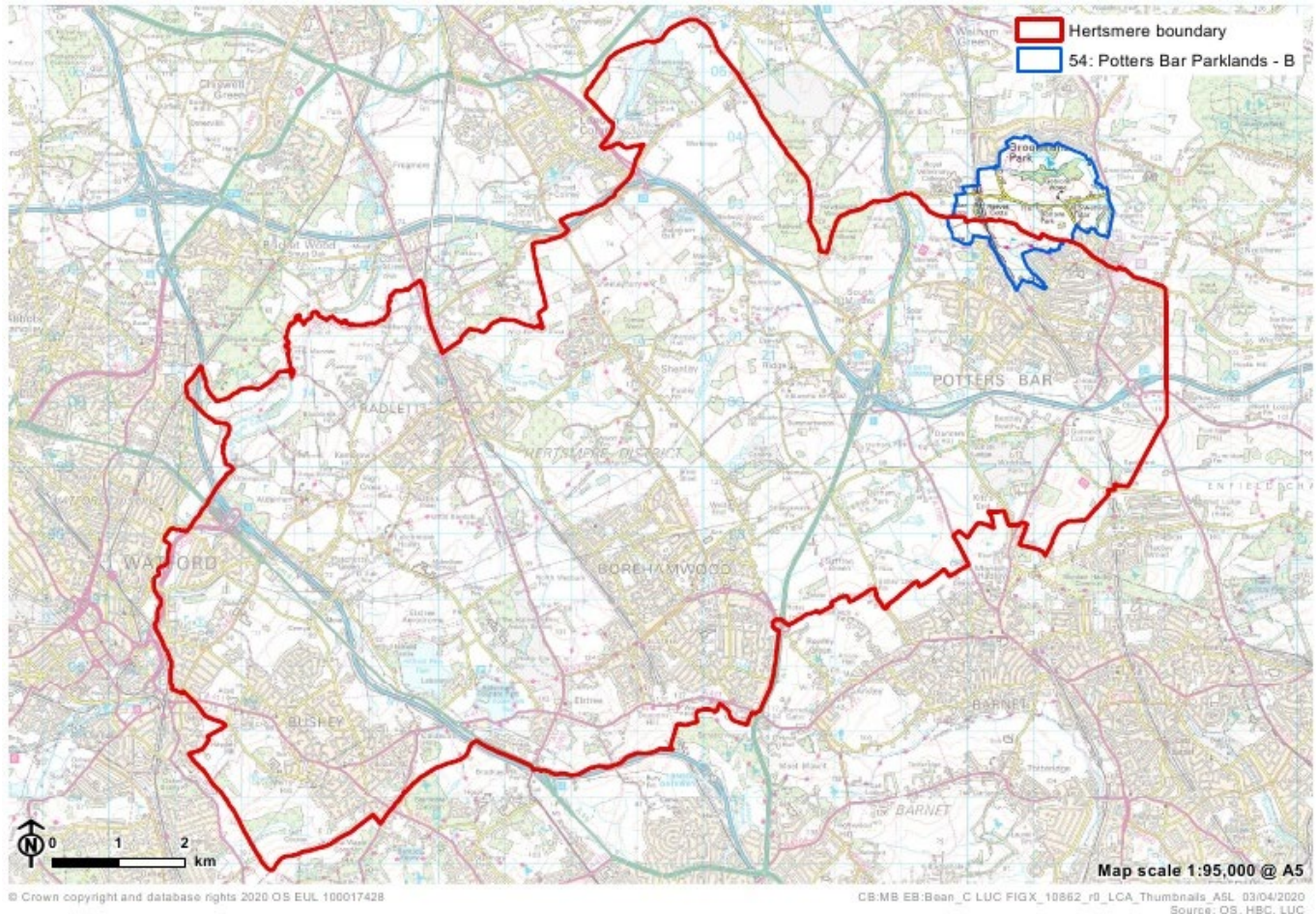
Guidance: Any development should avoid loss of parkland and wood pasture and located in enclosed areas, using vegetation that is in character with the locality to integrate any new development into the landscape so that the rural character of the parkland and wider landscape character area is retained. Ensure open access land and recreational opportunities are retained and consider impact on views from the Hertfordshire Way.

Landscape sensitivity to residential housing development/ smaller flats 					H
	'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half-storey houses is high due to the natural heritage features of the landscape and its open access. The sports field has a slightly lower sensitivity compared to the parkland.				
					H
	'Medium-density' mixed residential i.e. houses and flats: The sensitivity analysis above indicates that sensitivity to medium-density residential houses and smaller flats is high due to the natural heritage features of the landscape and its open access. The sports field has a slightly lower sensitivity compared to the parkland.				

<p>Landscape sensitivity to residential flats/ small scale commercial</p> 					H
	<p>'Medium-density' flats: The sensitivity analysis above indicates that sensitivity to medium-density flats is high due to the natural heritage features of the landscape, its open access, and the low-rise character of this edge of Potters Bar.</p>				
					H
	<p>'Higher-density' flats: The sensitivity analysis above indicates that sensitivity to higher-density flats is high due to the natural heritage features of the landscape, its open access, and the low-rise character of this edge of Potters Bar.</p>				
					H
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 	<p>Smaller-scale commercial/industrial use and employment development: The sensitivity analysis above indicates that sensitivity to smaller-scale commercial/industrial use and employment development is high due to the natural heritage features of the landscape, its open access, and the low-rise character of this edge of Potters Bar.</p>				
					H
	<p>Large-scale commercial and office blocks: The sensitivity analysis above indicates that sensitivity to larger-scale commercial/ office blocks is high due to the natural heritage features of the landscape, its open access, and the low-rise character of this edge of Potters Bar.</p>				
					H
	<p>Large-scale warehouse/ distribution facilities: The sensitivity analysis above indicates that sensitivity to large-scale warehouse/distribution facilities is high due to the natural heritage features of the landscape, its open access, and the low-rise character of this edge of Potters Bar.</p>				

Landscape character area: 54B Potters Bar Parkland B

Fig 54B.1: Location of landscape character area in Hertsmere Borough



Location and Landscape Character Summary

The majority of Potters Bar Parkland lies within Welwyn Hatfield District to the north. Within Hertsmere the landscape character area stretches between the north-western edge of Potters Bar and the Mimmshall Valley. The majority of the area is a former golf course, and a railway line crosses through the area. Large arable fields in the west contain solar panels. Key characteristics recorded in the Hertfordshire Landscape Character Assessment (LCA)¹, which are within Hertsmere, are:

- relic estate planting and landscape features;
- relic estate architecture;
- extensive areas of recreation;
- urban edge influences;
- ridgelines and valleys;
- open views;
- mixed farming

¹ Hertfordshire County Council Landscape Character Assessment <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape-character-assessment.aspx> [accessed 5/11/19].

The landscape strategy for this area is to 'conserve and strengthen' the landscape character.

The landscape evaluation contained in the Hertfordshire LCA states that the area is rather typical of the impact of development on the former parkland areas of the county. The former parklands are distinctive elements in the predominantly 20th century landscape. Other distinctive features are reported to be evidence of estate boundaries, Gobions Folly arch, Repton landscape at Brookman's Park, historic settlement at Bell Bar, and swallowholes. These features are not within Hertsmere and are not visible from the assessment area, and therefore do not inform the assessment below.

Settlement Pattern

There is no settlement within the Hertsmere section of the landscape character area.

Sensitivity Evaluation: LCA 54B Potters Bar Parkland B

Sensitivity Evaluation for LCA 54B Potters Bar Parkland B	
Assessment Criteria	Commentary
Landform	An undulating landscape, with some flatter areas. Moderate sensitivity.
Landscape pattern and time depth	The area was part of the medieval landscape belonging to Darkes Farm/Lodge, and there is a small area of irregular fields in the east which retain their piecemeal enclosure pattern (higher sensitivity). The historic field pattern in the rest of the area has been altered by the Potters Bar Golf Course and construction of the railway line (lower sensitivity).
'Natural' character	Areas of deciduous woodland within the golf course and a small area of Spring Wood in the north-west. Strong hedgerows particularly along the borough boundary. Moderate sensitivity.
Historic features	There is one listed duty boundary stone in the north-west. The Darkes Lane West Conservation Area borders the area in the east. Low-moderate sensitivity.
Recreational value	The whole area is part of the Watling Chase Community Forest (although the whole district is). Some Public Rights of Way including the long-distance Hertfordshire Way enable access to, and enjoyment of, the landscape (moderate sensitivity). The former Potters Bar Golf Course covers a large part of the area, although this does not constitute public access.
Perceptual aspects	An area with some sense of rural character, however it is bisected by the railway line, and is in close proximity to an industrial estate west of the railway line. Moderate sensitivity.
Settlement setting	The area provides a limited contribution as a backdrop to Potters Bar due to intervening vegetation. The area is adjacent to the Darkes Lane West Conservation Area, but there are no particular views highlighted in the Conservation Area Appraisal in this direction. Lower sensitivity.
Visual prominence	A semi-enclosed landscape (topography and vegetation limit visibility) - there are some longer views from higher ground in the west towards Redwell Woods (moderate sensitivity).
Rarity and distinctiveness	The Hertfordshire LCA reports that this landscape character type is rather typical in the county. There are no distinctive features within the area. Lower sensitivity.
Coalescence	The area does not play a particularly important role in settlement separation. Lower sensitivity.

Fig 54B.2: Summary map

LCA 54b: Potters Bar Parkland



Assessment Units

This landscape character area has been assessed as one unit for the purpose of this landscape sensitivity assessment:

- 54B/a: Potters Bar Fringe

Fig 54B.3: Aerial map of assessment unit

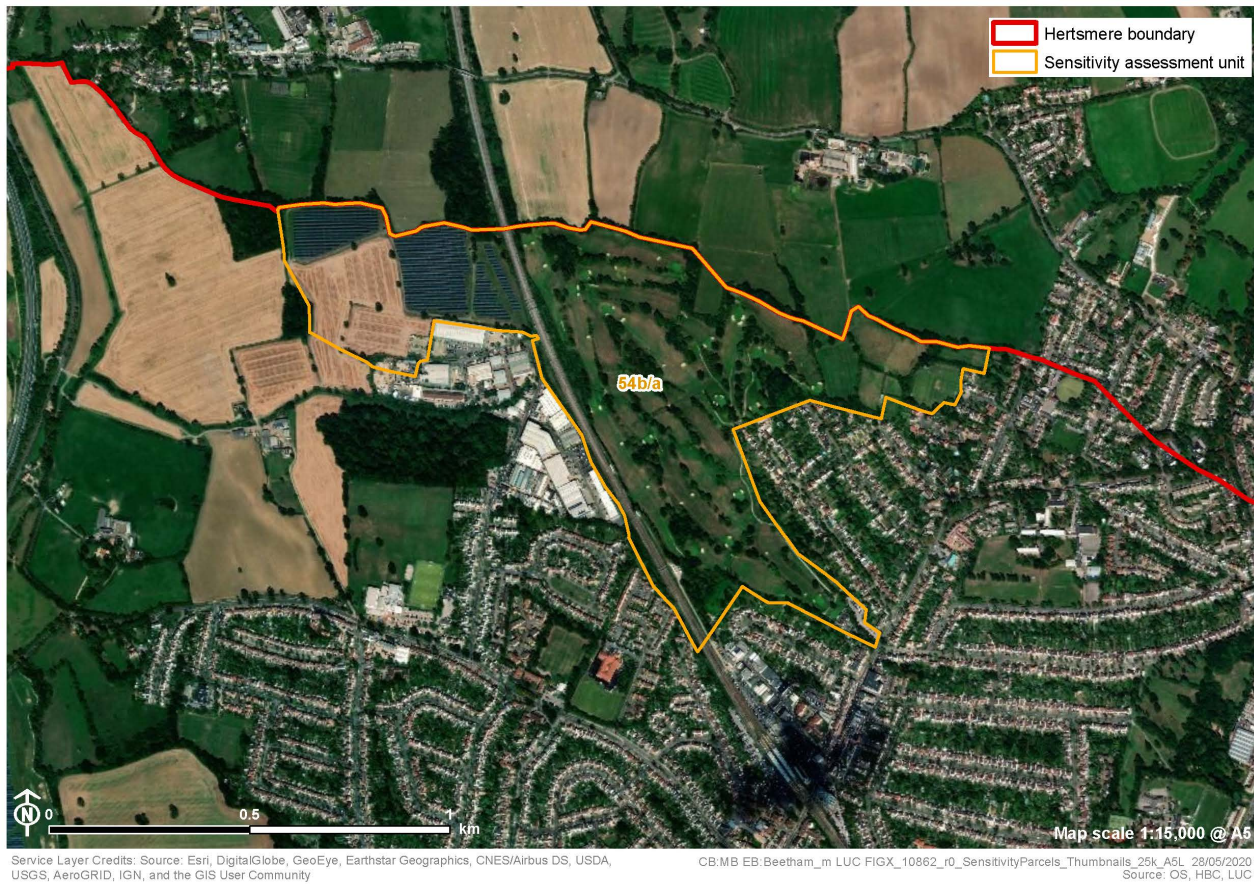
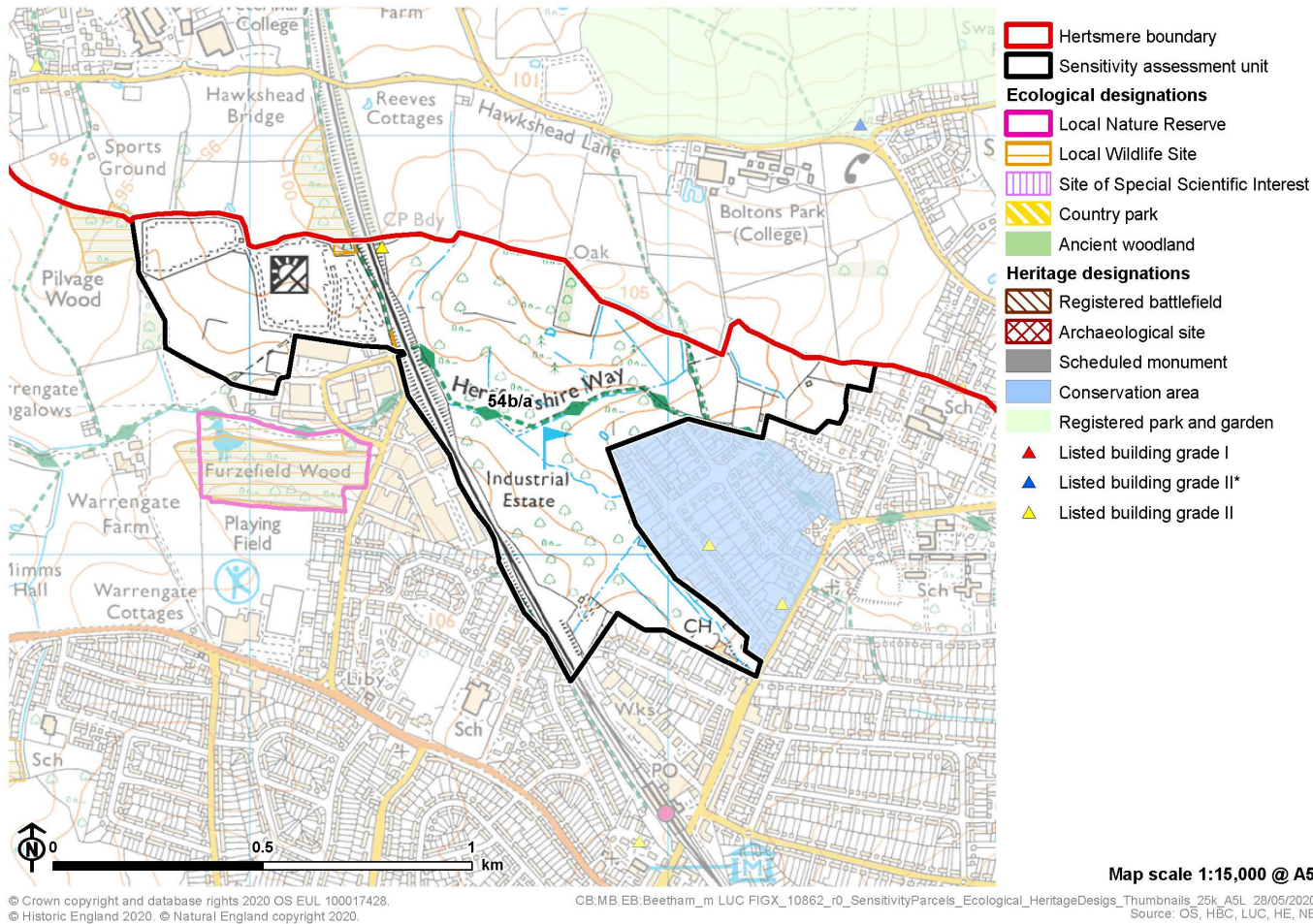


Fig 54B.4: Map showing designations



Photos showing the assessment unit



54B/a: Potters Bar Fringe showing undulating landform with in-field trees



54B/a: Potters Bar Fringe showing solar panels adjacent to railway line



54B/a: Potters Bar Fringe showing former golf course with views to industrial park



54B/a: Potters Bar Fringe showing the rural character of the landscape which provides a setting to edge of Potters Bar

54B/a Potters Bar Fringe: Landscape sensitivity judgement and guidance

Potters Bar and its interaction with LCA 54B Potter Bar Parkland B:

Potters Bar is a commuter town with fast train connections to London. It originated at the intersection of two roads following the boundary of the Royal hunting ground Enfield Chase. The population greatly increased with the construction of a new turnpike road in 1828 and the railway line and station in 1850. In the 1920s and 1930s large houses with big gardens and 'garden village' style housing was built along with the construction of new amenities including banks, a cinema, post office and pubs. Large council estates and office blocks were built following the Second World War.

The north-west edge of Potters Bar, which adjoins this character area, is largely residential detached and semi-detached 1920s and later houses, including those forming part of the Darkes Lane West Conservation Area. The edge also includes an industrial estate to the west of the railway.

Sensitivity analysis:




The undulating landform, presence of deciduous woodland and many mature trees, views towards the Redwell Woods and public access (including the Hertfordshire Way) increase sensitivity to built development, while the altered nature of the landscape (lost historic field pattern), presence of the railway line and proximity to the urban edge (including an industrial estate) decrease sensitivity. The visually prominent highest ridges/ slopes, the floodplain associated with a tributary of the Mimmshall Brook and areas in the backdrop to views along Darkes Lane, The Avenue, Heath Drive and Mountway in the Darkes Lane West Conservation Area have a higher sensitivity while areas with a greater sense of enclosure and closer to existing built development have a lower sensitivity. Overall sensitivity to different types of development is set out in the rows below.

Sensitive features

- Deciduous woodland (a priority habitat), mature trees and intact hedgerows;
- Darkes Lanes West Conservation Area (and particularly the views along Darkes Lane, The Avenue, Heath Drive and Mountway) which lies next to this LCA;
- Valley and floodplain associated with a tributary of the Mimmshall Brook;
- Public Rights of Way allowing access to, and enjoyment of, the countryside – including the Hertfordshire Way long distance footpath;
- Long views across the Mimmshall Valley to the Redwell Woods.

Guidance: Any development should respect the scale and grain of the landscape, retain all deciduous woodlands, mature trees and hedgerows where possible (especially the area of intact fields in the east), and use vegetation that is in character with the locality to integrate any new development into the landscape. Long views across the Mimmshall Valley to the Redwell Woods, and public access through the site should be preserved. Consider views from the Hertfordshire Way and ensure there are opportunities to experience rural views from this long-distance footpath. Impact on the Darkes Lane West Conservation Area (and particularly the views along Darkes Lane, The Avenue, Heath Drive and Mountway) will be a consideration.

Landscape sensitivity to residential housing development/ smaller flats			M	
	<p>'Low-density' two/two and a half-storey houses: The sensitivity analysis above indicates that sensitivity to two/two and a half storey houses is moderate due to a balance of moderate and lower sensitivity indicators. The area of intact historic fields east of the golf course and Potters Bar footpath 003 will have a higher sensitivity.</p>			

			M	
	<p>'Medium-density' mixed residential i.e. houses and smaller flats: The sensitivity analysis above indicates that sensitivity to medium-density residential houses and smaller flats is moderate due to a balance of moderate and lower sensitivities. The area of intact historic fields east of the golf course and Potters Bar footpath 003 will have a higher sensitivity.</p>			
<p>Landscape sensitivity to residential flats/ small scale commercial</p> 			M	
	<p>'Medium-density' flats: The undulating landform, low-rise residential/commercial edge of Potters Bar and semi-enclosed character means that sensitivity to medium-density flats is moderate. The area of intact historic fields east of the golf course and Potters Bar footpath 003 will have a higher sensitivity.</p>			
			M	
	<p>'Higher-density' flats: The undulating landform, low-rise residential/commercial edge of Potters Bar and semi-enclosed character means that sensitivity to higher-density flats is moderate. The area of intact historic fields east of the golf course and Potters Bar footpath 003 will have a higher sensitivity.</p>			
			M	
	<p>Smaller-scale commercial/industrial use and employment development: The undulating landform and low-rise residential/commercial edge of Potters Bar means that sensitivity to smaller-scale commercial/industrial use and employment development is moderate. Sensitivity may be reduced a little close to the existing edge of the industrial park in the west.</p>			
<p>Landscape sensitivity to large scale commercial/ industrial/ distribution</p> 			M-H	
	<p>Large-scale commercial and office blocks: The undulating landform and low-rise residential/commercial edge of Potters Bar means that sensitivity to larger-scale commercial and office blocks is slightly higher than two/two and a half storey houses and smaller flats (moderate-high). Sensitivity may be reduced a little close to the existing edge of the industrial park in the west.</p>			
			M-H	
	<p>Large-scale warehouse/ distribution facilities: The undulating landform, deciduous woodlands and low-rise edge of Potters Bar means that sensitivity to large-scale warehouse/distribution facilities is moderate-high.</p>			