Hertsmere Borough Council

Outline Landscape Appraisals
for potential development sites in Hertsmere

Final report
Prepared by LUC
October 2020

Hertsmere Borough Council

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for potential development sites in Hertsmere

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10862

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Contents

Chapter 1
Introduction and Approach

This section sets out the background to, and purpose of, the outline appraisals and the approach taken

Background and purpose

1.1 LUC was commissioned by Hertsmere Borough Council in September 2019 to prepare a Landscape Sensitivity Assessment to Residential and Employment Development as part of the evidence to inform the Local Plan review.

1.2 The landscape sensitivity assessment focussed on the relative landscape sensitivity of different areas of the Borough to residential and employment development. As well as providing an overall indication of relative landscape sensitivity of different areas, it provided guidance about what sort of locations might be more or less appropriate for development.

1.3 This outline site appraisal study follows on from the landscape sensitivity assessment and considers each of the potential development sites in terms of their potential landscape and visual effects[1], constraints to development and opportunities for mitigation.

1.4 Together, the landscape sensitivity assessment and this outline appraisal of potential development sites will inform decisions on the allocation of sites in the new Local Plan, as well as inform consideration of individual planning applications.

Approach

Identification of sites

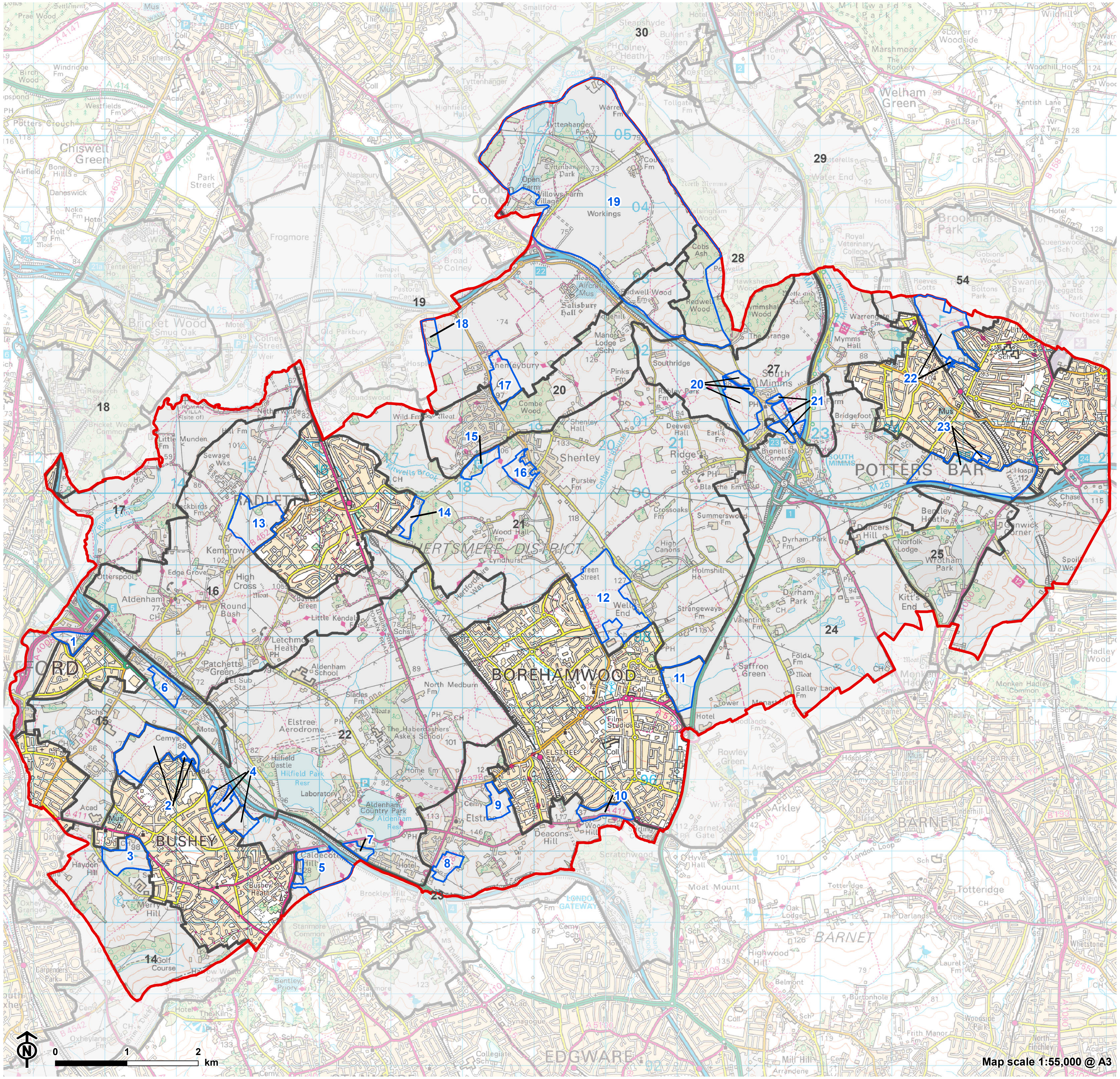
1.5 23 sites have been identified by Hertsmere Borough Council for appraisal. These are mapped on **Figure 1.1**.

Types of development proposed for each site

1.6 The type of development (housing or employment) is taken from Hertsmere's Housing and Economic Land Availability Assessment (HELAA) 2019.

[1] Visual effects are considered in terms of the way in which development on the site might affect important visual characteristics of the landscape and key views identified as part of the landscape sensitivity assessment. The outline appraisals do not identify detailed visual impacts on each and every visual receptor because visual impacts would depend on the design of any proposal within each site, existing topography and landscape features and would need to be assessed by a detailed landscape and visual impact assessment, typically as part of a planning application or submission of a detailed masterplan.

Figure 1.1: Outline appraisal sites location and context



Hertsmere boundary

Strategic site

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

CB:MB EB:Beetham_m LUC FIG1_1_10862_r2_LCA_Context_AllSites_A3L 14/04/2020
Source: OS, HBC

Approach to appraisal

1.7 Each site has been appraised against a series of questions as follows, with reference to LUC's Landscape Sensitivity Assessment (LSA)[2]:

- What is the proposed use of this site (residential/ employment)?
- Which sensitivity assessment unit or units does the site fall within?
- What landscape sensitivity rating applies to the relevant assessment unit/s?
- Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity and how does this relate to the site?
- Could development on the site affect any of the key sensitivities? If so, how could these be avoided or minimised?
- Would development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?
- How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)
- Are there any cumulative issues with other potential development sites (either other strategic sites or non-strategic sites)?

1.8 The issues have then been summarised, concluding whether development on the site is likely to be in line with guidance and whether there are mitigation measures that could be employed to reduce potential landscape and visual effects. The site is also given an overall sensitivity/ developability rating, according to the following table:

Table 1.1: Sensitivity/ developability ratings

Rating
Low sensitivity: site could be developed – few constraints.
Low to moderate sensitivity: site could be developed, being aware of constraints and sensitivities
Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required.
Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed.
High sensitivity: site is likely to be unsuitable for development.

1.9 Although a rating is given to the whole site, sometimes sensitivity varies within a site and so the additional information should always be read alongside the rating.

1.10 Each appraisal is accompanied by a map showing site-specific issues which could feed into the masterplanning for each site. The maps are illustrative and the 'less sensitive zones' are indicative rather than intended to be precise boundaries.

Overview of sites in relation to landscape sensitivity assessment

1.11 The figures in **Appendix A** show the results of the LUC's Landscape Sensitivity Assessment[3] in relation to the potential development sites.

[2] Landscape sensitivity to residential and employment development in Hertsmere (LUC, May 2020)

[3] *ibid*

Chapter 2
Results

This section sets out the outline landscape appraisals, along with an overall sensitivity rating and sensitivity map for each site

2.1 A summary of the site sensitivity scores is set out in **Table 2.1** below.

Table 2.1: Site sensitivity scores

Site number	Sensitivity
1	Moderate
2	Moderate
3	Moderate to higher
4	Moderate
5	Moderate to higher
6	Moderate
7	Moderate
8	Moderate to higher
9	Moderate
10	Moderate to higher
11	Moderate
12	Moderate
13	Moderate to higher
14	Low
15	Moderate to higher
16	Moderate to higher
17	Moderate to higher
18	Moderate
19	Moderate
20	Moderate
21	Moderate
22	Moderate to higher
23	Moderate

Site 1: HEL521, Land north-east of Bushey Mill Lane (Bushey Hall Farm), Bushey North

Figure 2.1: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.2: Site constraints

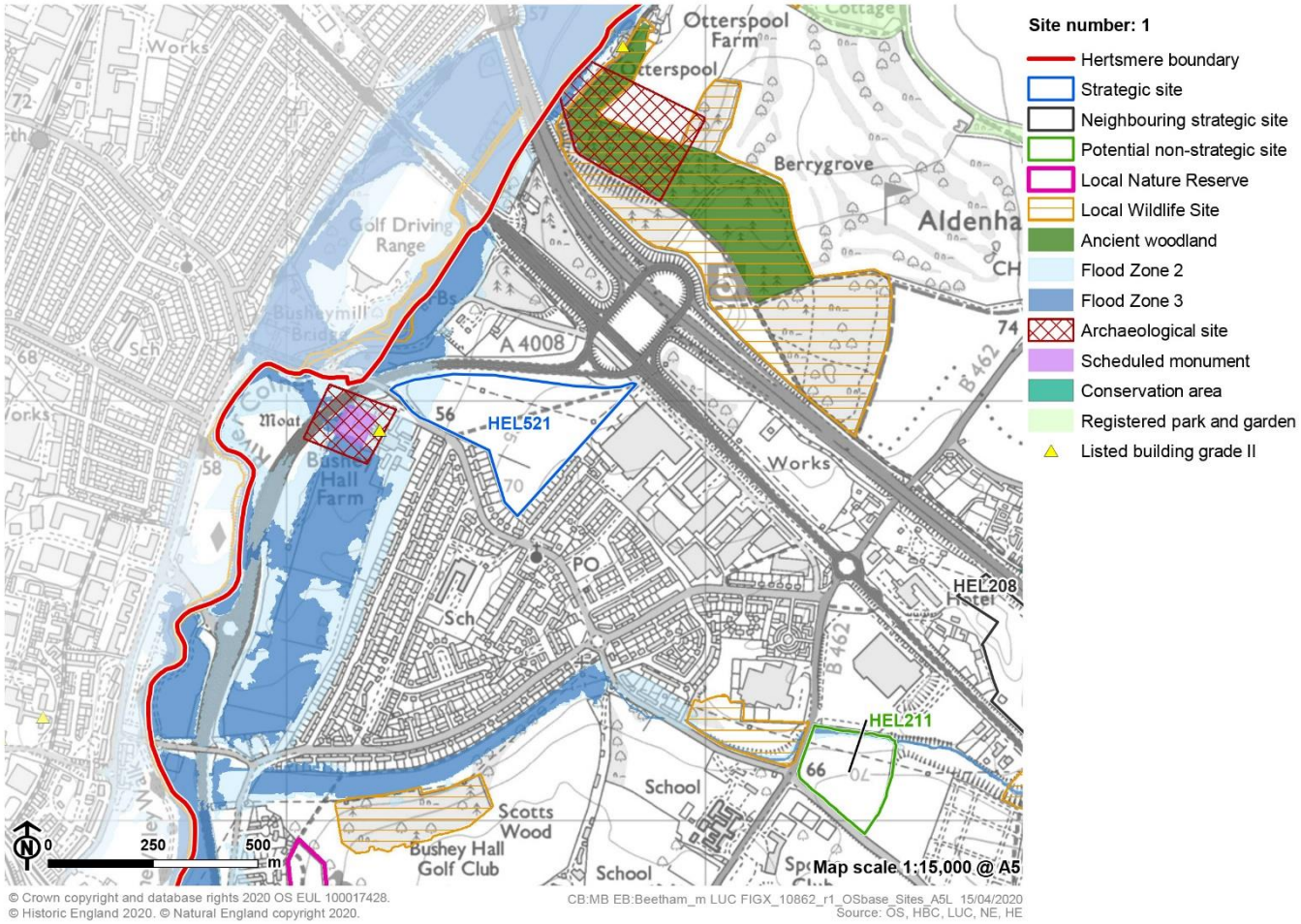


Table 2.1: Landscape appraisal for site 1: HEL521

Question	Commentary
What is proposed use of this site?	Mixed use
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 17 Ver / Colne River Valley 17a Bushey Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Medium density flats = **moderate** sensitivity Higher density flats / small scale commercial = **moderate-high** sensitivity Large scale commercial and office blocks = **moderate-high** sensitivity Large-scale warehouse/ distribution = **high** sensitivity This indicates that residential housing and smaller to medium scale flats are likely to be more appropriate in this landscape than larger forms of development including higher density flats, commercial, office blocks or warehouses.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or	The sensitivity analysis states that areas that have lost their historic field patterns and areas affected by major road infrastructure and lacking public access have a lower sensitivity. This site has lost the historic field patterns and is in close proximity

Question	Commentary	
lower sensitivity, and how does this relate to the site?	to the A4008 and urban development, although it does have a public footpath passing through the site.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Part of the floodplain (Flood zone 2) which overlaps with the western tip of the site; ■ Public access via the public footpath that crosses the site. Development could also affect the hedgerows and mature trees along the site boundary.	These potential effects could be avoided/ minimised by: ■ Avoiding building in the floodplain areas; ■ Retaining public access through the site ■ Retaining all hedgerows and mature vegetation.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it: ■ avoids the floodplain; ■ avoids any adverse effect on the historic and archaeological interest associated with Bushey Hall Farm (this will require input from a built heritage consultant); ■ is designed so as not to be prominent from the Colne Valley Way; and ■ takes opportunities to reduce the existing visual impact of built features including the road infrastructure.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would not affect the settlement pattern within Hertsmere - the site does not play a role in settlement separation either within or outside the Borough. The A4008 and Ver / Colne River Valley would continue to separate Bushey North from Watford. Nevertheless, potential views from Watford District into the site should be considered.	
Are there any cumulative issues with other potential development sites?	This is a well contained site and there are no cumulative issues to note with other strategic or non-strategic potential development sites within Hertsmere Borough.	
Summary	The analysis above indicates that this site has the potential to accommodate some residential housing and smaller to medium scale flats as long as new development avoids areas of floodplain, is enclosed within existing vegetation, does not adversely affect Bushey Hall Farm Scheduled Monument, is not prominent in views from the Colne Valley Way, and retains the public access through the site. The proximity of Otterspool Way business park to the east of the site might indicate that there could be some opportunity for employment development, but this would need to be carefully designed and integrated to ensure it does not appear visually prominent from the Colne Valley Way, and would need to avoid loss of mature trees on site.	
Sensitivity/ developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required.	

Figure 2.3: Summary map

Development Site 1 (HEL521): Land north-east of Bushey Mill Lane, Bushey North

Site 2: HEL337 & B2 (HEL181): Land adjacent to Little Bushey Lane & Bournehall Ave

Figure 2.4: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.5: Site constraints

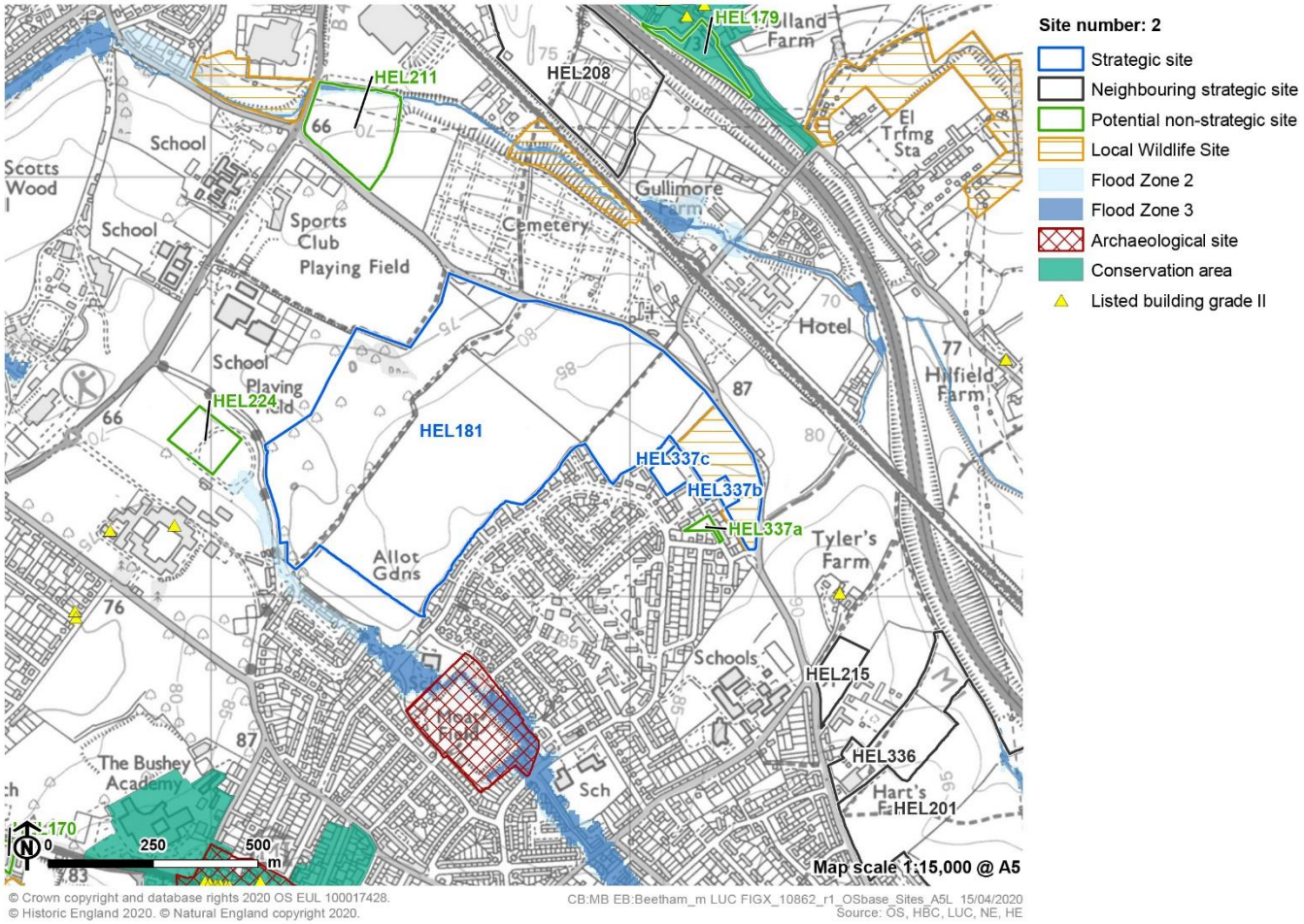


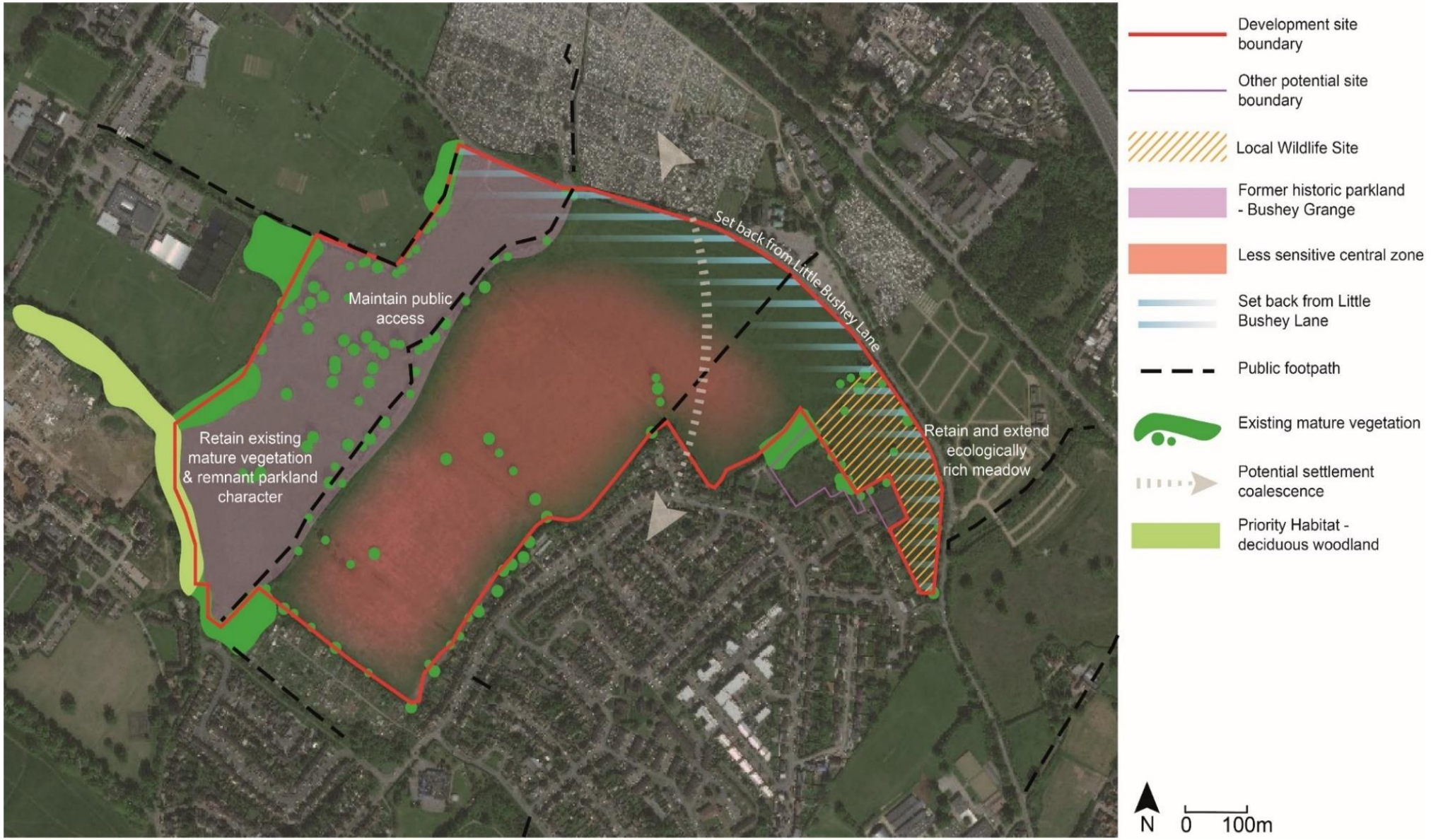
Table 2.2: Landscape appraisal for Site 2: HEL337 & B2 (HEL181)

Question	Commentary
What is proposed use of this site?	Residential with a local centre/ school
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 22 Borehamwood Plateau 22c: Bushey Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Medium and higher density flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial and office blocks / warehouse and distribution = **high** sensitivity This indicates that residential housing and smaller flats are likely to be more appropriate on this site than larger forms of development.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis states that the Grade II listed building at Tyler's Farm, listed buildings at Royal Connaught Park, remnant parkland character and ecologically valued meadows increases sensitivity of the assessment unit locally. The Grade II listed building is outside this site, but the remnant parkland character increases sensitivity in the north-western part of the site and the ecologically valued neutral

Question	Commentary	
	grassland meadows (a Local Wildlife Site) increase sensitivity of the eastern part of the site.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Areas of ecologically rich grassland (recognised as Local Wildlife Sites); ■ Views from public rights of way which enable access to, and enjoyment of, the countryside around Bushey; ■ The remnant parkland character associated with the former Bushey Grange; ■ The rural setting the area provides to Bushey. Development could also affect hedgerows and mature trees within and on the boundaries of the site.	Effects could be avoided/ minimised by: ■ Retaining the ecologically rich grasslands in the meadow NW of Tyler's Farm (a Local Wildlife Site); ■ Retaining public access and opening up more opportunities for recreation; ■ Conserving the remnant parkland character associated with the former Bushey Grange; ■ Retaining all mature vegetation within and surrounding the site.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it follows the advice above, uses existing and new planting (that is in character with the locality) to integrate development into the landscape provides opportunities to access and enjoy the landscape.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend development further into the countryside, taking it closer to Watford and the northern and western outliers of Bushey.	
Are there any cumulative issues with other potential development sites?	This site, in combination with other strategic and non-strategic sites around Bushey [HEL215, HEL336, HEL201, HEL176 and HEL355] would result in a general expansion in the size of Bushey to the west, north and east. Developing all the way up to Little Bushey Lane would also result in some merging of this edge of Bushey with the Cemetery. The overall shape of Bushey should be taken into account when selecting which sites to develop.	
Summary	The analysis above indicates that this site has the potential to accommodate some residential housing and smaller flats if .it retains the ecologically rich grasslands in the meadow NW of Tyler's Farm (a Local Wildlife Site), conserves and enhances the remnant parkland character associated with the former Bushey Grange (perhaps with open with public access), retains all mature vegetation within and surrounding the site, and utilises existing and new planting (that is in character with the locality) to integrate development into the landscape. Development should be set back from Little Bushey Lane (which is also the higher part of the site) to prevent merging of Bushey with the Cemetery and to minimise visibility of the new development from this lane.	
Sensitivity/ developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some cumulative issues to consider.	

Figure 2.6: Summary map

Development Site 2 (HEL181): Land adjacent to Little Bushey Lane & Bournehall Ave



Site 3: B3 (HEL176): Former Bushey Golf Course and Country Club, Bushey Village

Figure 2.7: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.8: Site constraints

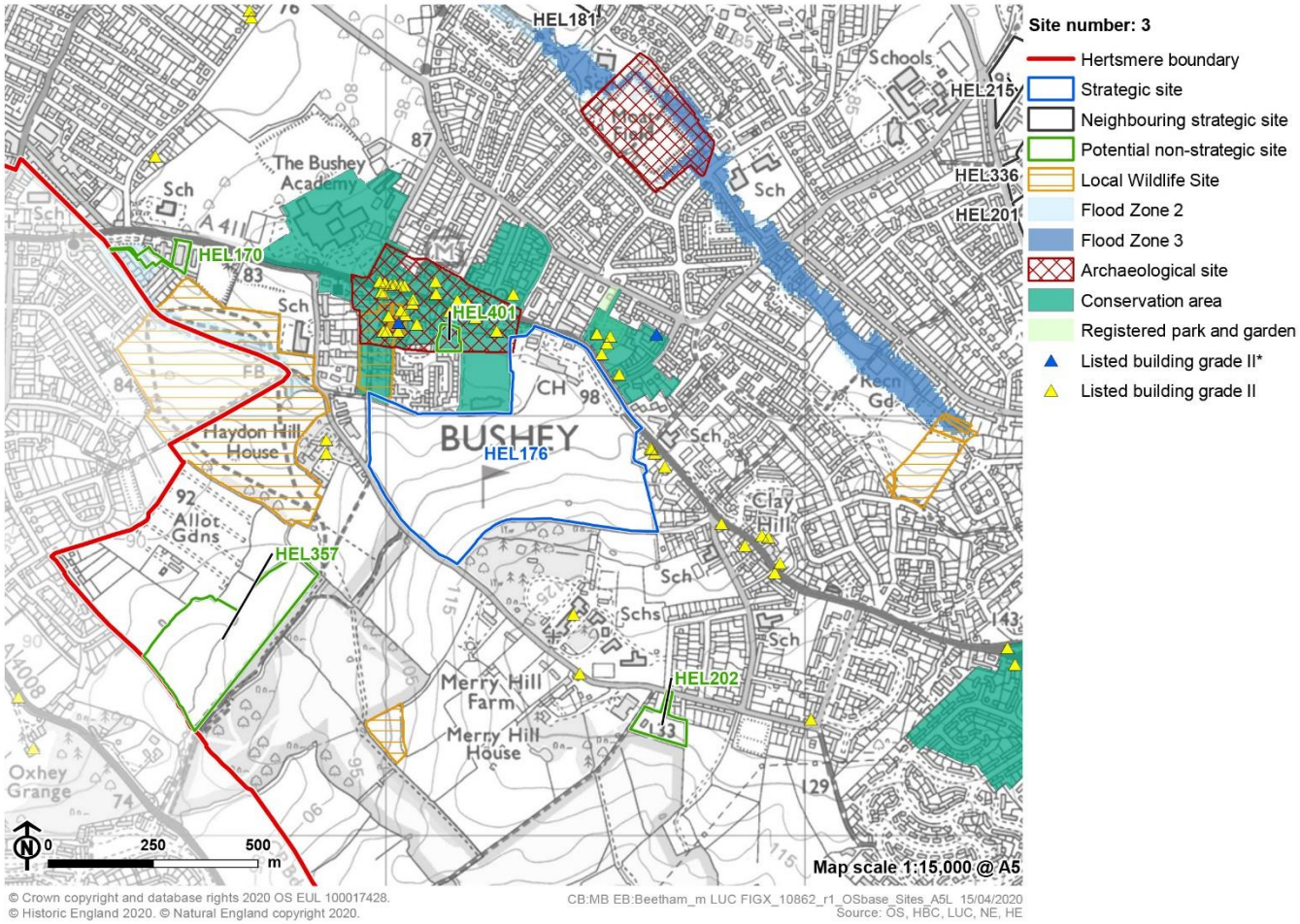


Table 2.3: Landscape appraisal for site 3: B3 (HEL176)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 14 Bushey Hill Pastures 14a: Bushey Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate-high** sensitivity Medium-density residential flats = **moderate-high** sensitivity Higher-density residential flats/ small scale commercial = **high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that the landscape is fairly highly sensitive to all types of development.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis indicates that areas which are enclosed by woodland and thick hedgerows and without public access have a lower sensitivity, while areas with a sloping landform and in proximity to the Bushey High Street Conservation Area have a higher sensitivity. The site is enclosed by hedgerows along Merry Hill Road and woodland to the south-east of the site, however it is a sloping site adjacent to the Bushey High Street Conservation Area and St James' Churchyard Local Wildlife Site.

Question	Commentary	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Visually prominent landform on Merry Hill; ■ An area of former historic parkland (which is visible on historic maps); ■ The rural setting the site provides to Bushey (including the setting to part of Bushey High Street Conservation Area); ■ Long views west from the more elevated parts of the site (site albeit not publicly accessible). Development could also affect the mature trees within the site.	These potential effects could be avoided/ minimised by: ■ Undertaking a fuller visual assessment to examine visibility of the upper hill slopes before planning position of development on upper slopes; ■ Retaining all mature parkland trees and seeking to maintain/ reinforce a parkland character with references to the historic parkland; ■ Ensuring the design response avoids adverse effects on the Bushey High Street Conservation Area; ■ Creating opportunities to enjoy the long views from elevated land; ■ Retaining all mature vegetation within and surrounding the site, ensuring that development does not have an adverse impact on the rural character of the wider landscape.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could conflict with the guidance if it adversely affects the Bushey High Street Conservation Area. However, a careful design response could ensure that development on this site adheres to the guidance.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would fill in a gap on the edge of Bushey, affecting the gap between Bushey and Watford Heath (within Watford District). It would not change the overall settlement pattern within or outwith the Borough by merging key settlements.	
Are there any cumulative issues with other potential development sites?	No specific cumulative issues if guidance is followed, although this site, in combination with other strategic and non-strategic potential sites around Bushey would result in a general expansion in the size of Bushey which could also take it closer to Watford Heath (within Watford District).	
Summary	The analysis above indicates that this site is fairly sensitive to residential development, but could potentially accommodate some houses and smaller flats if development avoids the most visually prominent slopes (this will need to be informed by a visual appraisal), the mature parkland trees are maintained and the parkland character reinforced (with reference to the historic parkland), adverse effects on Bushey High Street Conservation Area are avoided (through a detailed heritage appraisal), opportunities for long views from elevated land in the site to the north and west, and all mature vegetation within and surrounding the site is retained, ensuring that development does not have an adverse impact on the rural character of the wider landscape or merge with Watford Heath in Watford District.	
Sensitivity/ developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed.	

Figure 2.9: Summary map

Development Site 3 (HEL176): Former Bushey Golf Course and Country Club, Bushey Village

Site 4: HEL215, HEL336 and B1 (HEL201): Land east of Little Bushey Lane, Bushey

Figure 2.10: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

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Source: OS, HBC

Figure 2.11: Site constraints

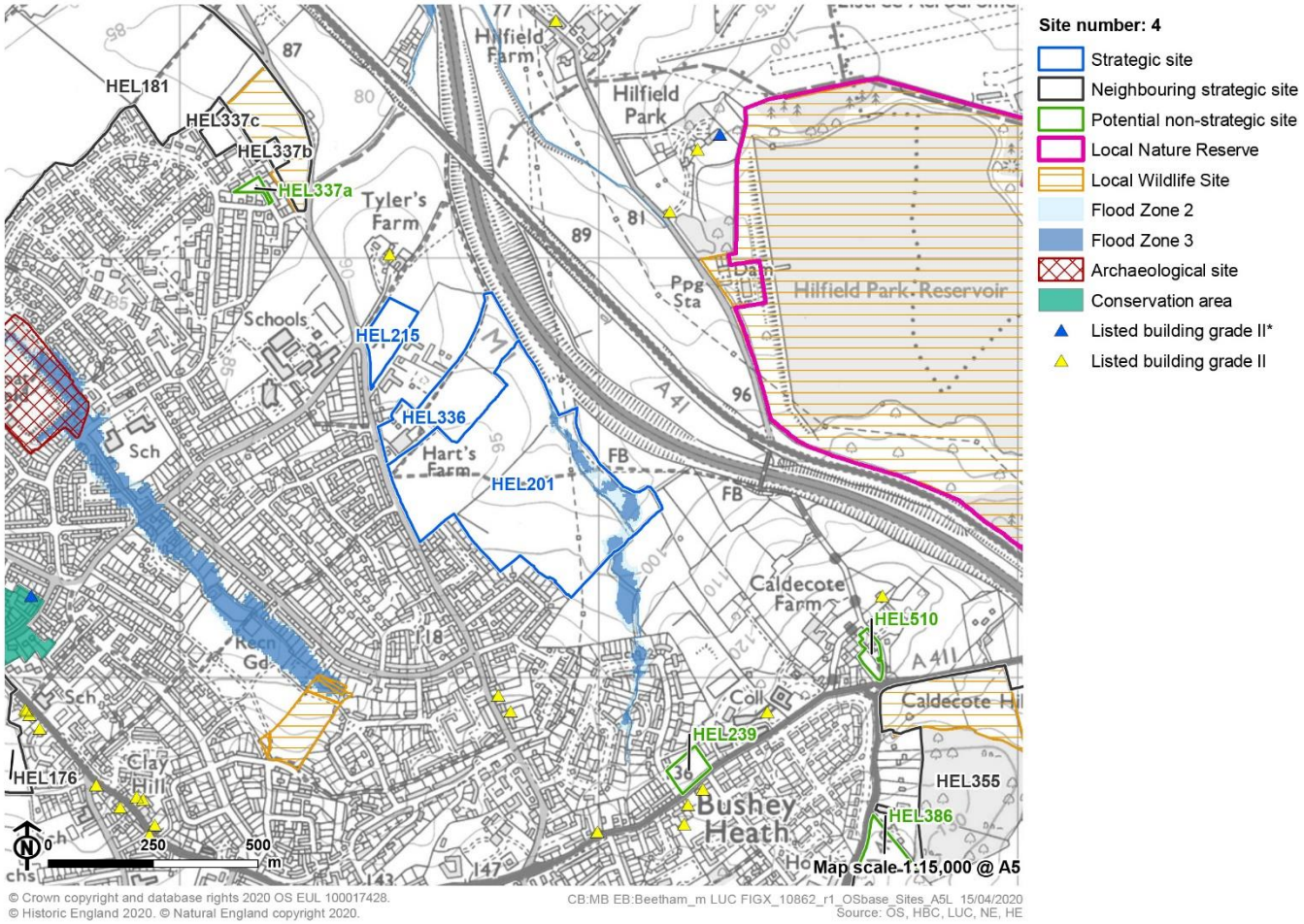


Table 2.4: Landscape appraisal for site 4: HEL258, HEL336 and B1 (HEL336)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 22 Borehamwood Plateau (22c: Bushey Fringe); and LCA 23 Elstree Ridge and Slopes (23c: Bushey Fringe)
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity (22c and 23c) Residential flats/ small scale commercial = **moderate-high** sensitivity (22c and 23c) Large scale commercial/ industrial/ distribution = **high** sensitivity (22c and 23c) This indicates that residential housing and smaller flats (as defined in the Hertsmere Landscape Sensitivity Assessment) are likely to be more appropriate on this site than larger scale flats, commercial, industrial or distribution facilities.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The landscape sensitivity assessment for LCA 22 Borehamwood Plateau (22c: Bushey Fringe) states that the Grade II listed building at Tyler's Farm, remnant parkland character and ecologically valued meadows increase sensitivity locally. None of these are located within this site and so the sensitivity ratings above apply. The landscape sensitivity assessment for LCA 23 Elstree Ridge and Slopes (23c: Bushey Fringe) states that deciduous woodlands, ecologically rich neutral/acidic

Question	Commentary	
	grasslands, remnant traditional orchards, rural character and visually prominent open slopes increase sensitivity to built development. This site has a rural character and is located on slightly sloping land – other features are not present.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: LCA 22: ■ The enjoyment of the countryside around Bushey provided by the footpaths that cross the site; ■ Rural setting the area provides to Bushey. LCA 23: ■ Visually prominent open slopes to the south-west of the motorway; ■ General rural setting to Bushey Heath; ■ The enjoyment of the countryside around Bushey provided by the footpath that crosses the site. Development could also affect the hedgerows within the site and the watercourse that runs along the valley bottom.	Effects could be avoided/ minimised by: ■ Retaining public access with opportunities for countryside experience and providing opportunities to experience longer views from elevated areas; ■ Retaining all existing vegetation as far as possible and especially mature trees; ■ Enhancing the on-site water course, floodplain character and valley landform within the site.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	LCA 22: If the points above are followed development on this site could adhere to the guidance for this assessment unit. LCA 23: If the points above are followed, and vegetation that is in character with the locality used to integrate any new development into the landscape so that the rural character of the wider landscape character area is retained, development on this site could adhere to the guidance for this assessment unit.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would expand Bushey towards the M1, reducing the rural setting to the existing settlement. Further development either side of the recent development off Rossway Drive would result in a larger urban expansion in this location. Development in this area already crosses to the east of Little Bushey Lane, and development of this site would reinforce that. Although development on the site would result in a general expansion in the size of Bushey to the east, this would not impact on the separation between key settlements.	
Are there any cumulative issues with other potential development sites?	If this site is developed in combination with other strategic and non-strategic sites around Bushey, it would result in a general expansion in the size of Bushey to the west, north and east.	
Summary	The analysis above indicates that this site has the potential to accommodate some residential housing and smaller flats if new development is carefully integrated using vegetation that is in character with the locality so that the rural character of the wider landscape character area is retained, public access is retained with opportunities for countryside experience and long views from elevated areas, existing vegetation is retained (especially mature trees), the on-site water course and its floodplain is preserved and enhanced, and any development responds to the valley landform.	
Sensitivity / Developability rating	Moderate sensitivity: site (or part pf the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required.	

Figure 2.12: Summary map

Development Site 4 (HEL201): Land east of Little Bushey Lane, Bushey

Site 5: B4 (HEL355): Land south of Elstree Road, Bushey Heath

Figure 2.13: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.14: Site constraints

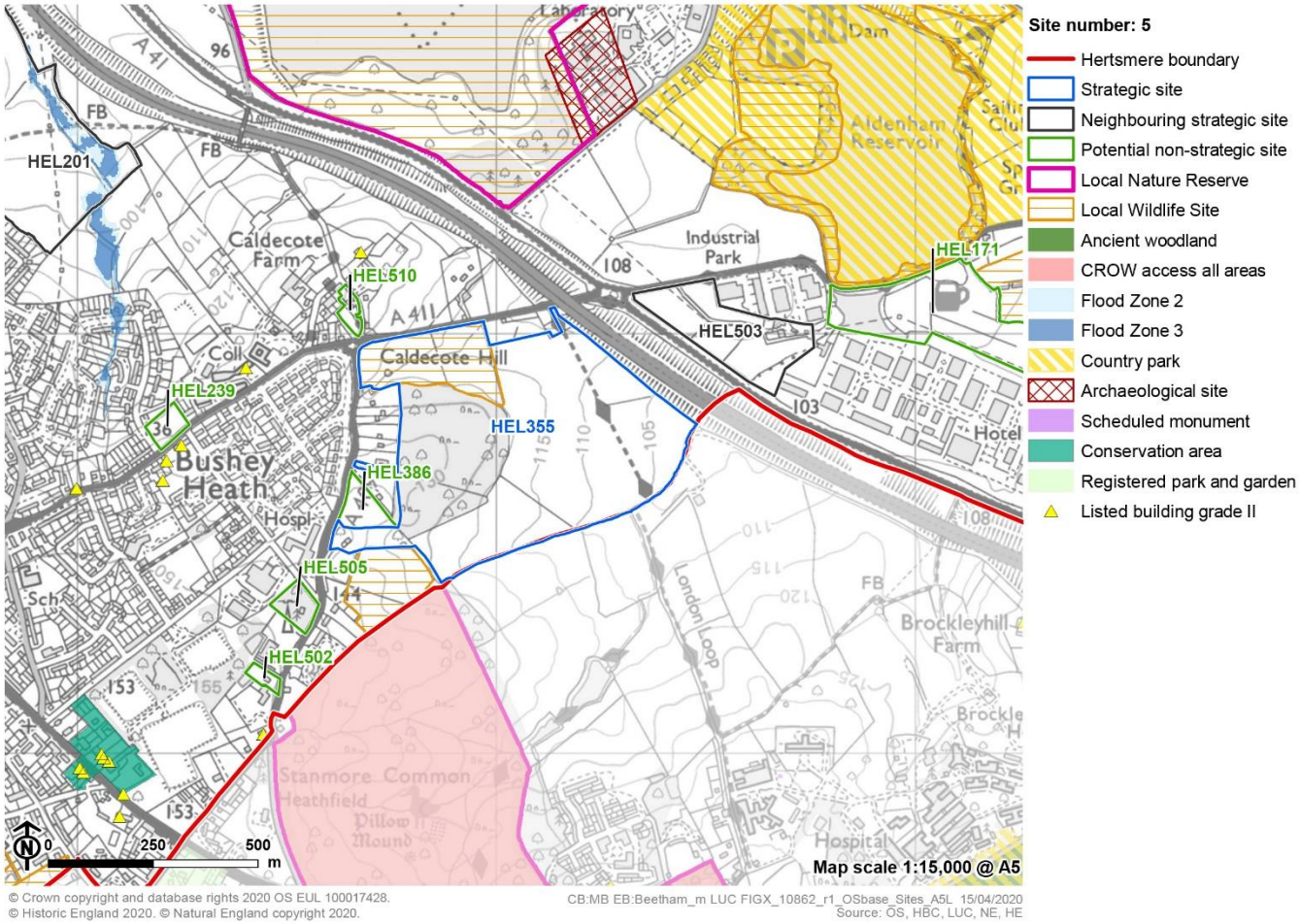


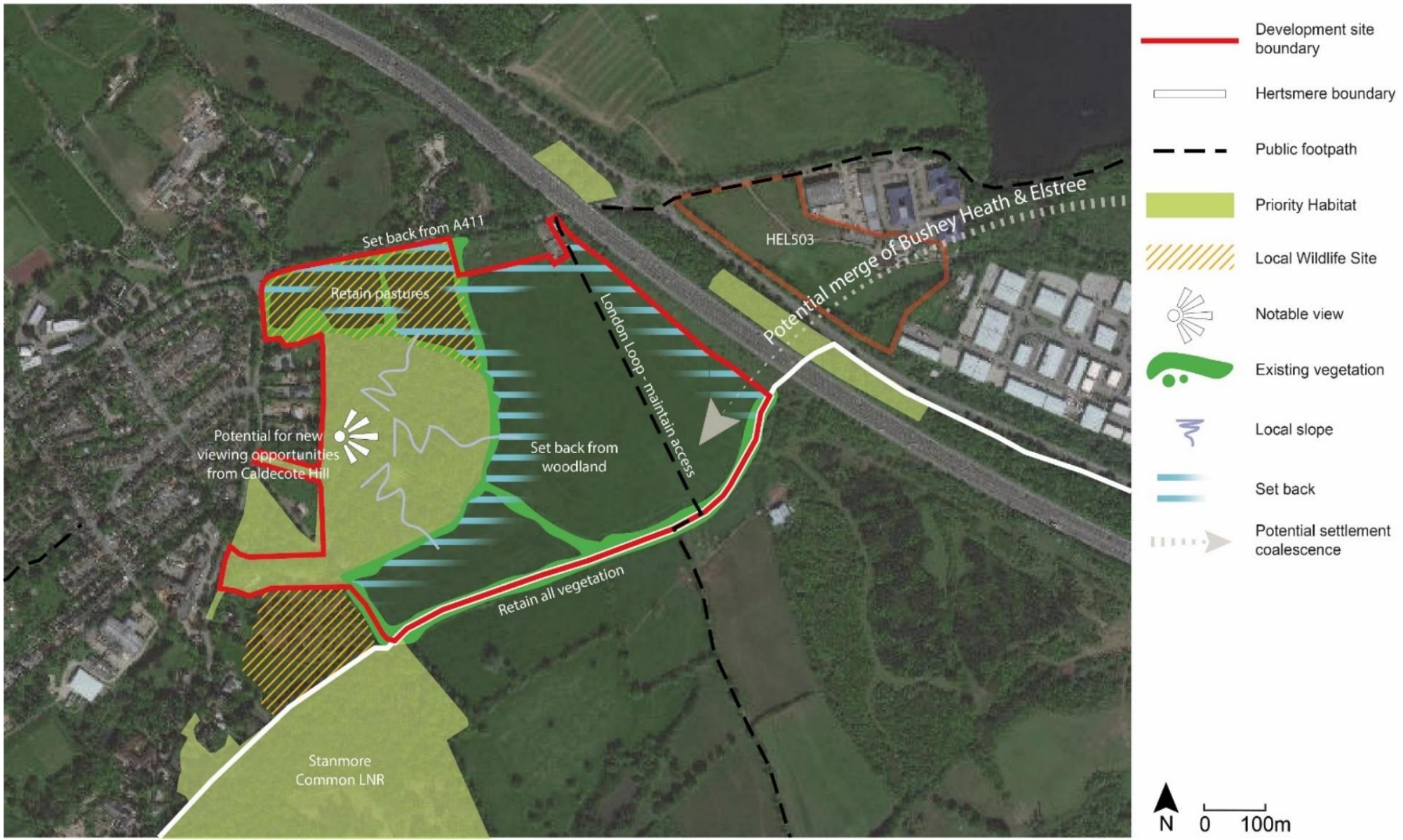
Table 2.5: Landscape appraisal for site 5: B4 (HEL355)

Question	Commentary	
What is proposed use of this site?	Residential (retirement community)	
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 23 Elstree Ridge and Slopes 23c: Bushey Fringe	
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Residential flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial / distribution = **high** sensitivity This indicates that residential housing and smaller flats are likely to be more appropriate on this site than larger forms of development.	
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The priority deciduous woodland and neutral grassland (Elstree Road Pastures, a Local Wildlife Site) on Caldecote Hill, both of which are within the site, are of higher sensitivity.	
Could development on the site affect any of the key sensitivities? (first column)	Development on this site could affect: ■ Visually prominent open slopes;	Effects could be avoided/ minimised by:

Question	Commentary	
If so, could these be avoided or minimised? (second column)	■ The area of deciduous woodland on Caldecote Hill (which is a priority habitat); ■ The area of ecologically rich neutral/acidic grassland, Elstree Road Pastures (a Local Wildlife Site); ■ The general rural character of the area as a setting to Bushey Heath; ■ The London Loop long distance footpath than crosses the site; ■ Long views from Caldecote Hill looking eastwards. Development could also affect the hedgerows and mature trees within and surrounding the site.	■ Setting development back from the woodland on Caldecote Hill; ■ Retaining the Elstree Road Pastures; ■ Setting development back from A411 to retain a rural character along that road; ■ Retaining public access along the London Loop and providing enhanced recreational opportunities where possible; ■ Providing opportunities for creation of new views from Caldecote Hill; ■ Retaining all vegetation within and surrounding the site; It would not be possible to avoid developing on prominent open slopes on this site.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would conflict with the recommendation to locate development 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.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	If this site is developed it would form a notable extension of Bushey Heath into the surrounding rural landscape and all the way to the M1. This could almost join Bushey Heath to Centennial Park on the edge of Elstree, unless there is to be a large set-back from the M1.	
Are there any cumulative issues with other potential development sites?	This site, in combination with other strategic and non-strategic sites around Bushey [HEL215, HEL336, HEL201, HEL176 and HEL181] would result in a general expansion in the size of Bushey to the west, north and east. In addition, HEL503 (employment) is sited on the other side of the M1 and development of both of these sites could result in no rural landscape remaining between Bushey Heath and Elstree Village. Non-strategic site HEL386, adjacent to this site within woodland, is very small and unlikely to result in cumulative issues. The site is close to the London borough of Harrow and there are no current potential development sites within the borough which would cause cumulative issues, however this should be monitored as Harrow prepares their Local Plan post 2026.	
Summary	The analysis above indicates that this site has a relatively high sensitivity to any built development as a result of its landform and visible outward-facing slopes. If the site is developed, buildings should be set back from the hill top woodland and should retain a clear separation between the edge of Bushey Heath and the M1 while also retaining a rural character along the A411, retaining all vegetation within and surrounding the site, retaining public access along the London Loop, providing enhanced recreational opportunities and taking the opportunity to create new viewing opportunities from Caldecote Hill. Impact of development on the neighbouring London borough of Harrow should be considered.	
Sensitivity/ developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed. Cumulative consideration with other sites around Bushey.	

Figure 2.15: Summary map

Development Site 5 (HEL355): Land south of Elstree Road, Bushey Heath



Site 6: EMP2 (HEL208), Land between A41 and M1, Bushey

Figure 2.16: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.17: Site constraints

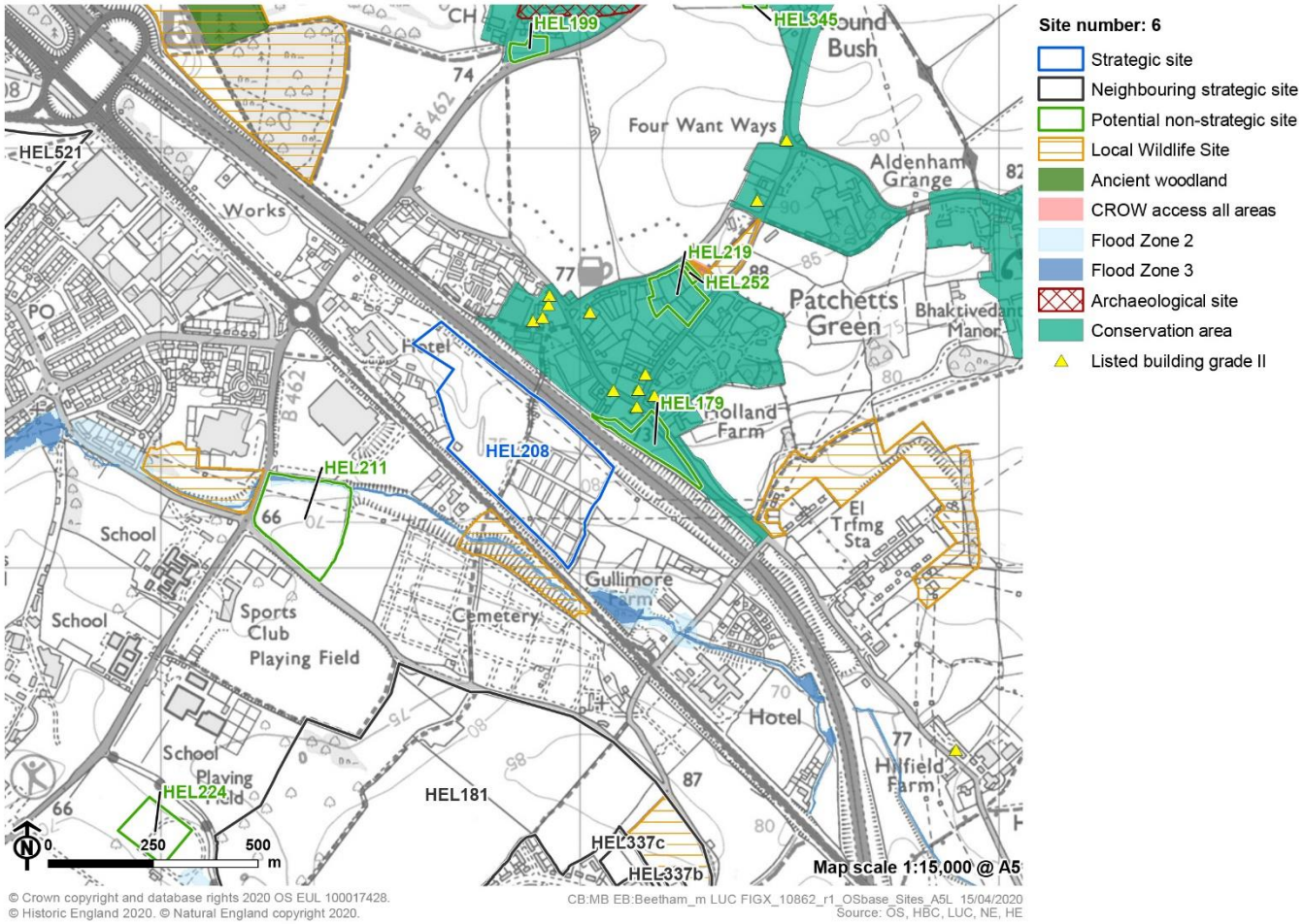


Table 2.6: Landscape appraisal for site 6: EMP2 (HEL208)

Question	Commentary
What is proposed use of this site?	Employment
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 15 Bushey Swards 15a Bushey Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **low-moderate** sensitivity Residential flats/ small scale commercial = **moderate** sensitivity Large scale commercial / industrial / distribution = **moderate-high** sensitivity This indicates that this site is likely to be able to accommodate small scale commercial development (and perhaps some larger scale with special care).
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The landscape sensitivity assessment for LCA 15 states that 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. None of these are present in this site.

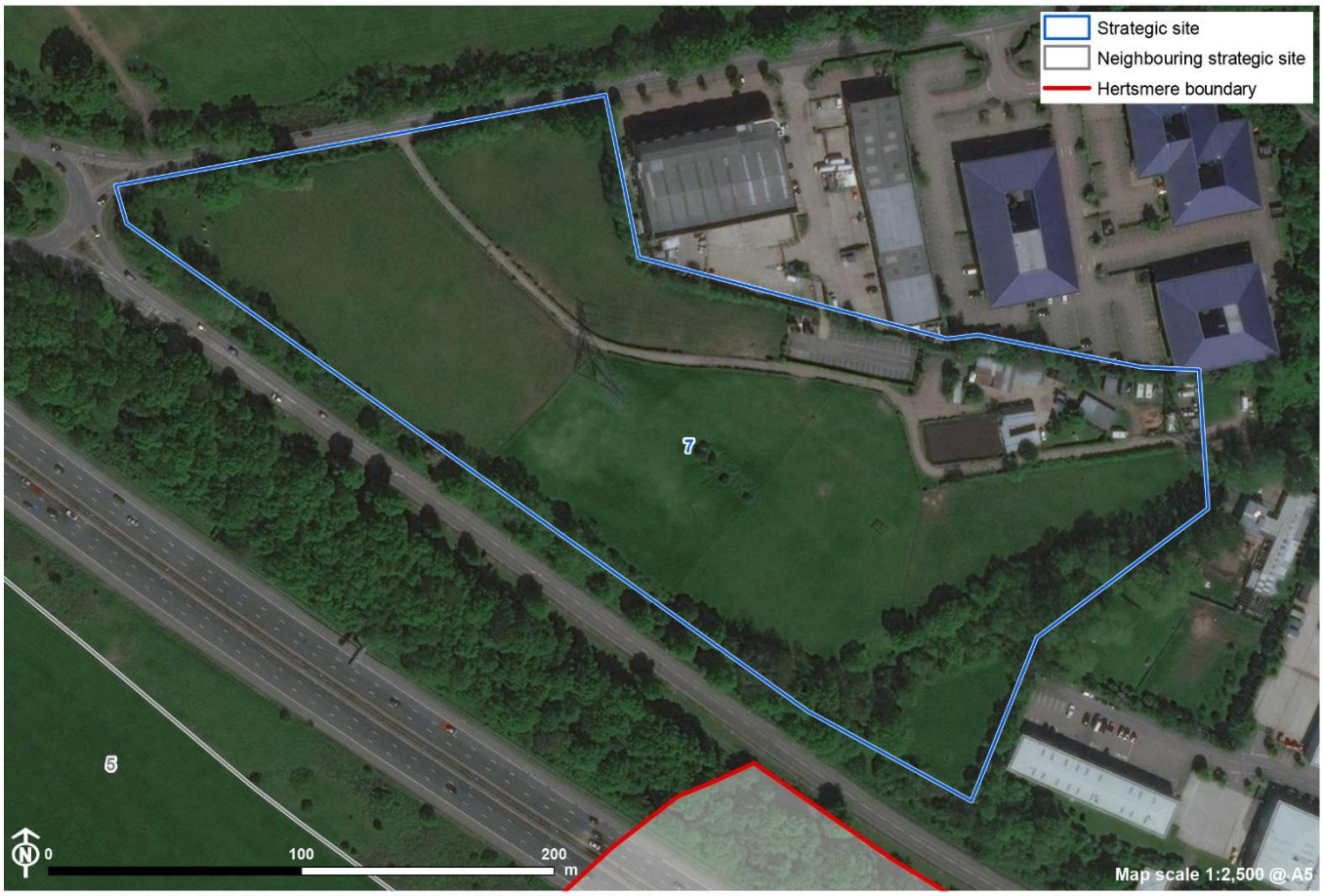
Question	Commentary	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ The public footpath which enables access to the landscape. Mature vegetation on and around the site could also be affected by development.	Effects could be avoided/ minimised by: ■ Retaining public access through the site connecting the wider landscape; ■ Retaining all mature vegetation on and around the site.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	The guidance for the wider assessment area suggests that development would be better located close to existing larger-scale buildings and the M1 corridor, set within woodland. Development within the site is therefore in keeping with the guidance set out. Additional woodland planting around the site would further mitigate the impacts of existing detracting features including industrial style fencing and large buildings.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	The landscape sensitivity assessment for LCA 15 states that this character area plays a role in providing a separation between the different parts of Bushey. Although the site is well contained between the A41 and M1, development on this site would extend urban development between Bushey North and Bushey.	
Are there any cumulative issues with other potential development sites?	If HEL181 were to be development alongside this site, there could be some further merging of Bushey with North Bushey.	
Summary	The analysis above indicates that this site has the potential to accommodate some employment development as long as it is set within robust structure planting, retains all existing mature trees and continues to provide public access across the site, along an attractive route connecting to Patchetts Green to the north-east and Bushey to the south.	
Sensitivity/ developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some potential cumulative issues in relation to merging of the different parts of Bushey.	

Figure 2.18: Summary map

Development Site 6 (HEL208): Land between A41 and M1, Bushey

Site 7: HEL503: Land adjacent to Lismirrane Industrial Park, Elstree Village

Figure 2.19: Site location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

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Source: OS, HBC

Figure 2.20: Site constraints

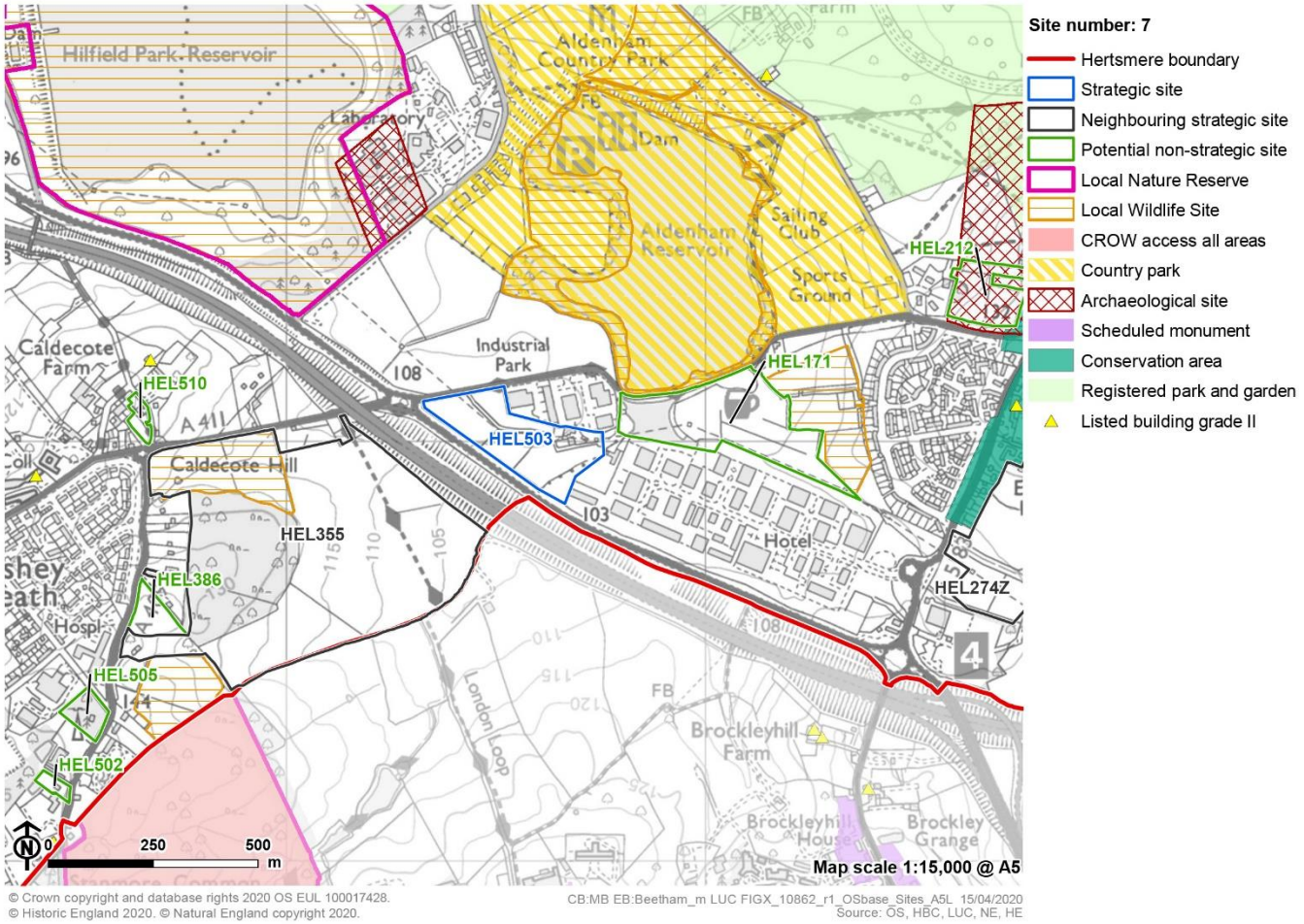


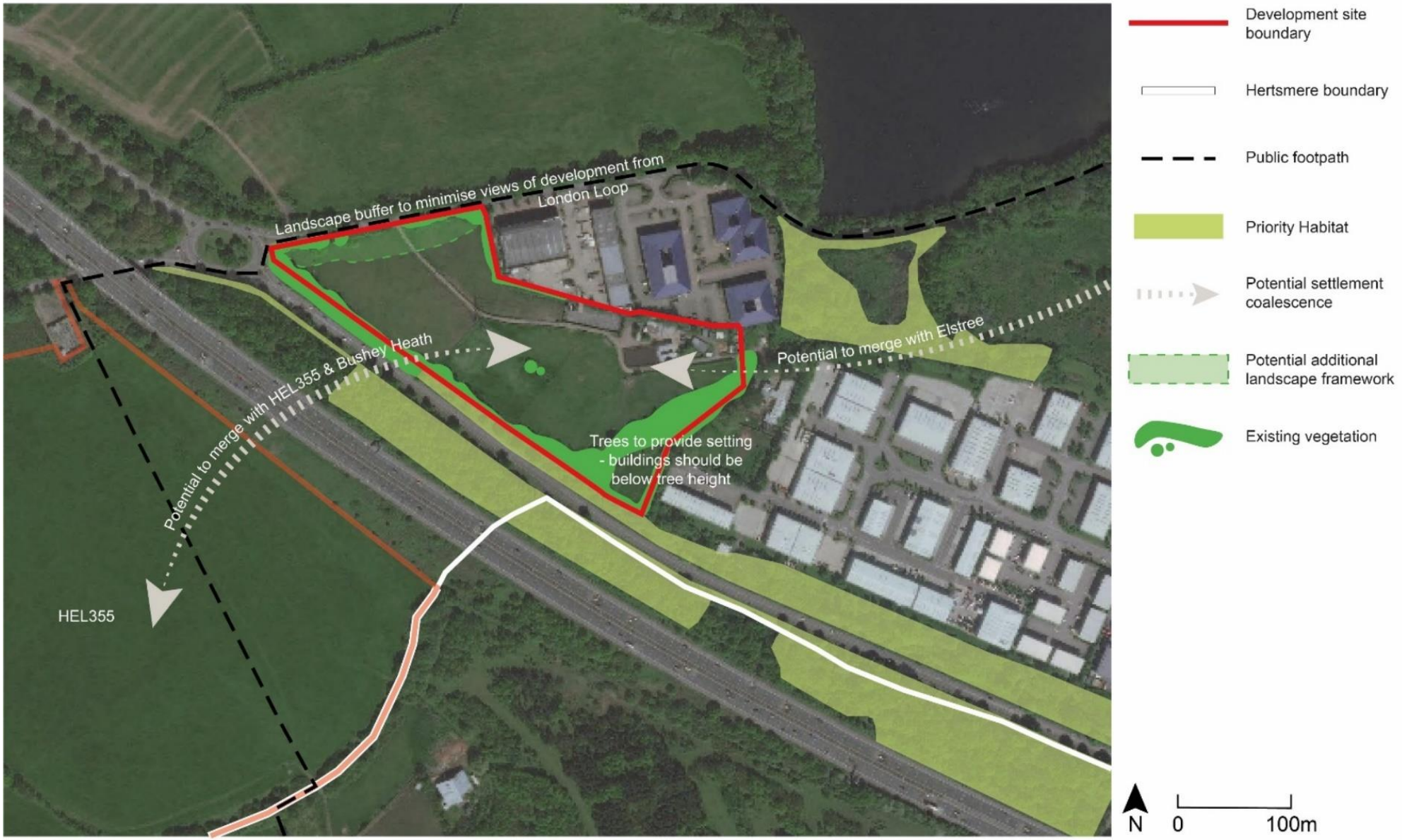
Table 2.7: Landscape appraisal for site 7: HEL503

Question	Commentary
What is proposed use of this site?	Employment
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 22 Borehamwood Plateau 22d: Borehamwood Plateau wider landscape
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate-high** sensitivity Smaller scale commercial/ industrial and employment = **moderate-high** sensitivity A new settlement = **moderate-high** sensitivity
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis of LCA 22 Borehamwood Plateau (22d Borehamwood Plateau wider landscape) states that 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 site is not on previously developed land but is located adjacent to developed areas (Lismirrane Industrial Park / Centennial Parkland) and is enclosed by tree belts which lower its sensitivity. There are no ecologically valued grasslands or woodland

Question	Commentary	
	or parkland within the site boundary. The site also has overhead electricity lines running through it and is in close proximity to the M1.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ The rural and undeveloped character of the site.	The effect could be minimised by retaining all vegetation within and surrounding the site, and minimising the visibility of the proposed buildings from outside the site, especially from the London Loop long distance footpath.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would not conflict with the guidance for this assessment unit if it keeps the height of buildings in scale with the existing vegetation and below the height of existing trees.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	This site is located in the wider countryside and development on this site would contribute to the development in the countryside, outside of key settlements. However, the site is located next to existing industrial sites and the M1, and development of this site would extend the industrial estates in this area. This site is separated from the London borough of Harrow by the M1 and woodland so that development would have little impact on the adjacent borough.	
Are there any cumulative issues with other potential development sites?	This is a well contained site. However, B4 (HEL355) is sited on the other side of the M1 and development of both of these sites could result in loss of any countryside between Bushey Heath and Elstree Village. The site is adjacent to the London Borough of Harrow. There are no current potential development sites within Harrow which would cause cumulative issues. This should be monitored as Harrow prepares their Local Plan post 2026.	
Summary	The analysis above indicates that this site has the potential to accommodate some employment/commercial development due to its proximity to Lismirrane Industrial Park and Centennial Park, as long as the existing mature vegetation along the site boundaries is retained, and buildings are carefully designed so that the wide rural character is not affected.	
Sensitivity / developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some cumulative interaction with HEL355.	

Figure 2.21: Summary map

Development Site 7 (HEL503): Land adjacent to Lismirrane Industrial Village, Elstree Village



Site 8: E1 (HEL274): Land east of Elstree Hill South (Edgwarebury Farm), Elstree Village

Figure 2.22: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

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Source: OS, HBC

Figure 2.23: Site constraints

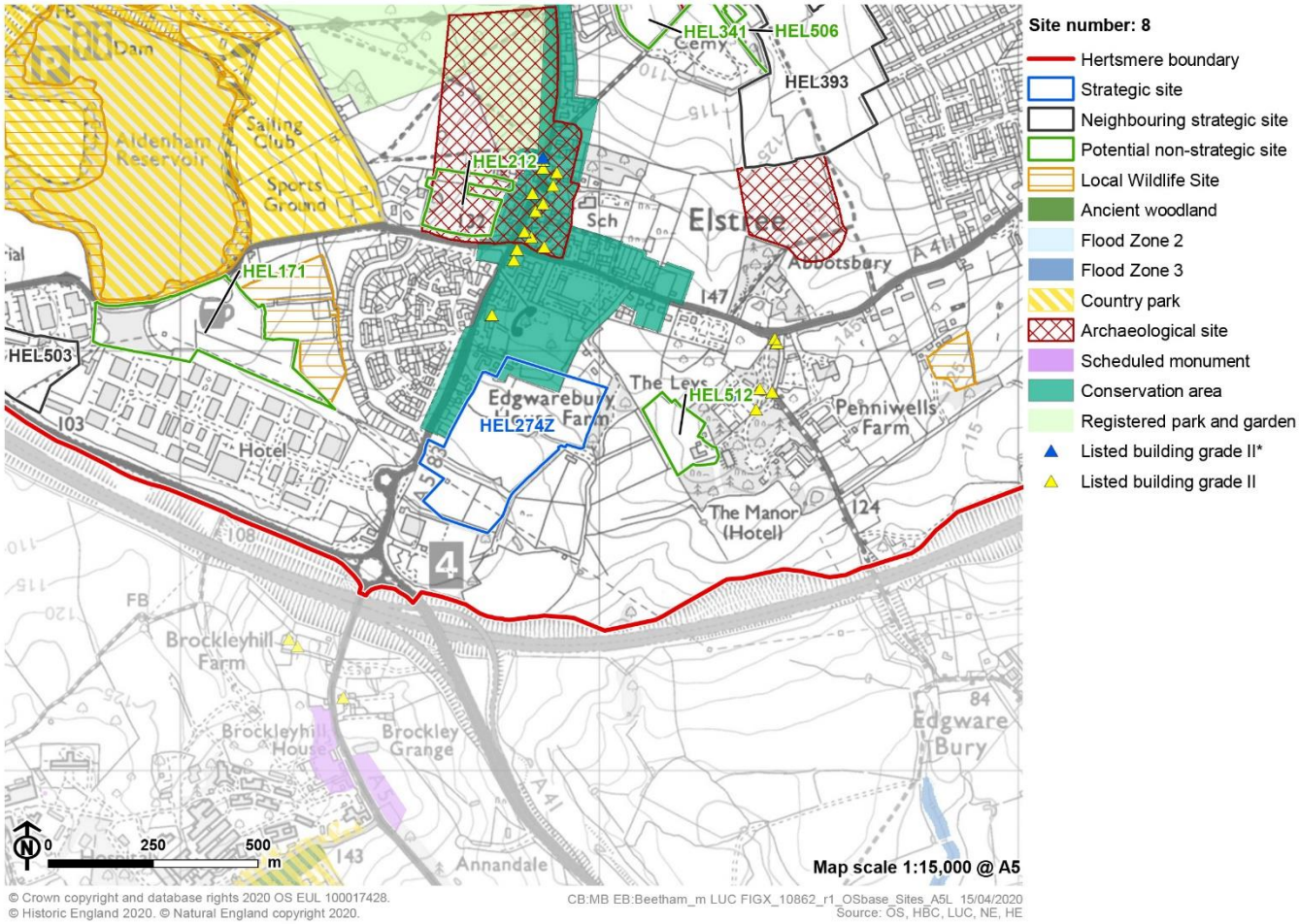


Table 2.8: Landscape appraisal for site 8: E1 (HEL274)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 23: Elstree Ridge and Slopes 23b: Elstree Village Fringe [N.B. a small part of the site is within the settlement boundary of Elstree Village]
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate-high** sensitivity Medium- and higher-density residential flats/ small scale commercial = **high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that the landscape assessment unit has a relatively high sensitivity to any development.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis for LCA 23 Elstree Ridge and Slopes (23b Elstree Village Fringe) indicates that areas of deciduous woodland, traditional orchards, Aldenham Park parkland/ wood pasture, the Elstree Conservation Area, areas of archaeological interest and listed buildings at The Leys all increase sensitivity while areas with a sense of enclosure and no public access reduces sensitivity.

Question	Commentary	
	There are no deciduous woodlands, orchards, parkland or wood pasture in the site (although there are some mature trees and hedgerows). There are no areas of archaeological interest or listed buildings in the site, but the Elstree Conservation Area overlaps with the site and this increases sensitivity. The site has a sense of enclosure and no public access which reduces sensitivity.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ The rural character of this side of Elstree; ■ The Elstree Village Conservation Area and interface between the historic village and surrounding rural countryside on this side of the village. The enclosed nature of the site means development is unlikely to be visually prominent, although visual studies should be undertaken.	Effects could be avoided/ minimised by: ■ Retaining all mature vegetation on site and using additional planting that is in character with the locality to assimilate development into the landscape and retain the rural character of the wider landscape. ■ Locating development on upper slopes in accordance with the ridge top settlement pattern, while also taking account of impact on the Elstree Village Conservation Area ■ Keeping building heights below the height of the treeline to maintain the wooded hilltop in views.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would not conflict with the guidance for this assessment unit as long as vegetation that is in character with the locality is used effectively to integrate any new development into the landscape, and it respects the character of the Elstree Village Conservation Area (impact on the conservation area will need to be assessed by a cultural heritage specialist).	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Elstree village is a ridge top settlement and development on this site should take this into account. The site currently separates Elstree Village from the former Reviva composting site.	
Are there any cumulative issues with other potential development sites?	There are no cumulative issues to note with other strategic or non-strategic potential development sites within Hertsmere Borough. The site lies close to the London Borough of Barnet to the south, and impacts on the landscape within Barnet should be considered. There are no current potential development sites within the London Borough of Barnet which would cause cumulative issues. This should be monitored as the London Borough of Barnet prepare their emerging Local Plan.	
Summary	The analysis above indicates that this site may have some potential to accommodate some residential housing and smaller flats (perhaps on part of the site) as long as all mature vegetation on site is retained and additional planting that is in character with the locality is used to assimilate development into the landscape and retain the rural character of the wider landscape. The form of Elstree Village (a ridge top settlement) indicates that residential development should be located on upper slopes, while also taking account of impact on the Elstree Village Conservation Area. However, the lower lying more enclosed part of the site is perhaps less sensitive visually, and this could lead to a conflict in aims for the site. In any case a gap should be maintained between the Elstree Village and the former Reviva composting site, building heights should be kept below the height of the treeline to maintain the wooded hill top in views, and the edges of Elstree should have a rural character which integrates with the wider rural landscape.	
Sensitivity / developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed.	

Figure 2.24: Summary Map

Development Site 8 (HEL274): Land east of Elstree Hill South (Edgewarebury Farm), Elstree Village

Site 9: BE1 (HEL393): Land south of Allum Lane, Elstree

Figure 2.25: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.26: Site constraints

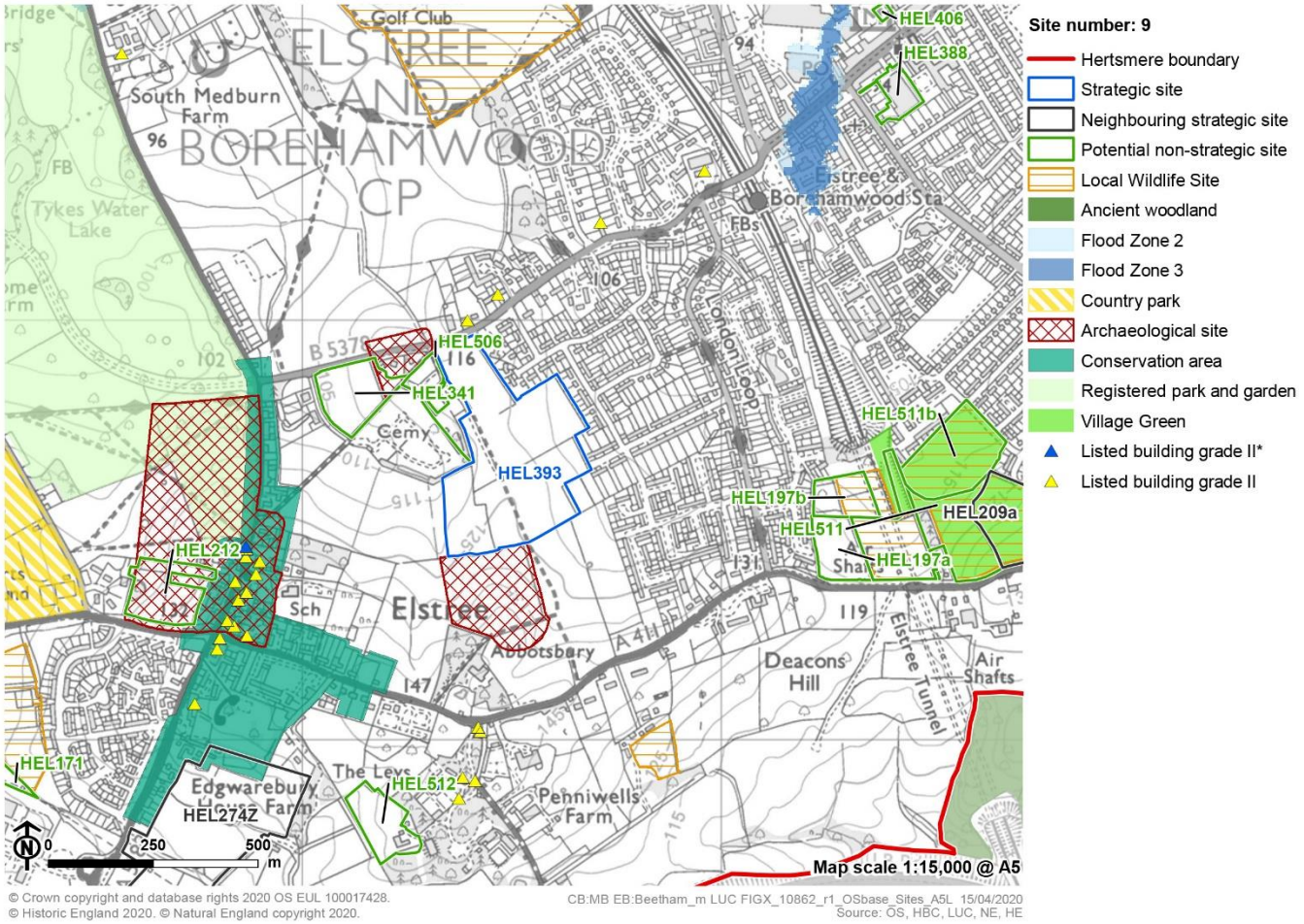


Table 2.9: Landscape appraisal for site 9: BEL1 (HEL393)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 23 Elstree Ridge and Slopes Eastern part of the site = 23a Elstree and Borehamwood Fringe Western part of the site = 23b Elstree Village Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	**23a Elstree and Borehamwood Fringe** Residential housing/ smaller flats = **moderate** sensitivity Residential flats small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity **23b Elstree Village Fringe** Residential housing/ smaller flats = **moderate-high** sensitivity Residential flats small scale commercial = **high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity

Question	Commentary	
	This indicates that the Borehamwood fringe area is most likely to be able to accommodate some development (subject to site characteristics and context).	
Does the LSA contain any evidence about whether certain parts of the assessment units have a higher or lower sensitivity, and how does this relate to the site?	**23a Elstree and Borehamwood Fringe** The sensitivity analysis for 23a states that 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. The eastern part of the site is slightly sloping but does not contain any deciduous woodlands, remnant orchards, ecologically rich neutral grasslands (although it does contain some mature trees). It is located in a relatively well enclosed area, although a public footpath passes through. **23b Elstree Village Fringe** The sensitivity analysis for LCA 23 Elstree Ridge and Slopes (23b Elstree Village Fringe) indicates that areas of deciduous woodland, traditional orchards, Aldenham Park parkland/ wood pasture, the Elstree Conservation Area, areas of archaeological interest and listed buildings at The Leys all increase sensitivity while areas with a sense of enclosure and no public access reduces sensitivity. The western part of the site does not include any deciduous woodland, traditional orchards, parkland/ wood pasture, areas of archaeological interest or listed buildings and is some distance from the Elstree Conservation Area. If does however have a public footpath passing through.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ The rural character of this edge of Elstree and Borehamwood; ■ The public rights of way that passes through the site (and the rural experience of walking the path); ■ The sense of separation between Elstree and Borehamwood and Elstree Village.	Effects could be avoided/ minimised by: ■ Setting development within the existing mature vegetation, using additional structure planting to minimise impact on the wider rural landscape, and keeping building heights below the tree line; ■ Preserving public access through the site and maintaining rural views from the footpath (towards Elstree Village); ■ Keeping development nearer to the edge of Elstree & Borehamwood to maintain a clear countryside gap between Elstree Village and Elstree and Borehamwood.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would not conflict with the guidance for this assessment unit as long as vegetation that is in character with the locality is used effectively to integrate any new development into the landscape, respects the scale and grain of the landscape, and maintains a separation between Elstree Village and Elstree and Borehamwood.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend the (already relatively large) settlement of Elstree & Borehamwood further west into the countryside and the gap that separates Elstree & Borehamwood from Elstree Village.	
Are there any cumulative issues with other potential development sites?	There are no direct cumulative issues to note with other strategic potential development sites within Hertsmere Borough (although development of all sites	

Question	Commentary
	around Elstree and Borehamwood would extend the settlement in various directions). Cumulative issues could arise if non-strategic sites HEL341 and HEL506 come forward, as development would extend along the B5378 and effectively cause coalescence between Elstree and Borehamwood and Elstree Village along that road.
Summary	The analysis above indicates that this site may have some potential to accommodate some residential housing and smaller flats (perhaps on the eastern part of the site) as long as development is set within the existing mature vegetation and additional structure planting is used to minimise impact on the wider rural landscape, building heights are kept below the tree line, public access is preserved through the site, rural views are maintained from the footpath (towards Elstree Village), and a clear countryside gap is maintained between Elstree Village and Elstree and Borehamwood.
Sensitivity / deliverability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some potential cumulative issues with other non-strategic sites.

Figure 2.27: Summary map

Development Site 9 (HEL393): Land south of Allum Lane, Borehamwood and Elstree

Site 10: BE6 (HEL209a): Land north of Barnet Lane, Borehamwood

Figure 2.28: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.29: Site constraints

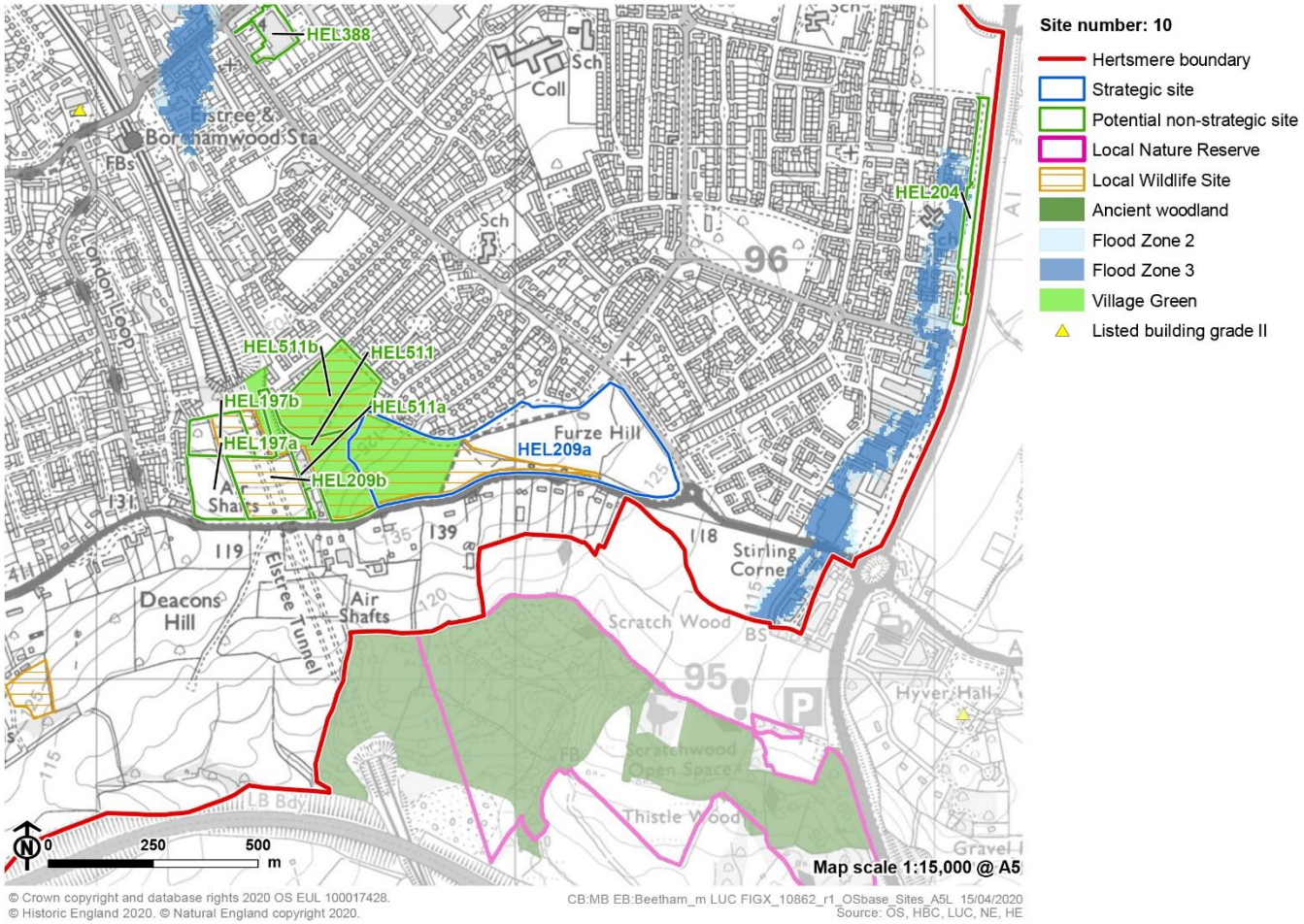


Table 2.10: Landscape appraisal for site 10: BE6 (HEL209a)

Question	Commentary	
What is proposed use of this site?	Residential	
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 23: Elstree Ridge and Slopes 23a Borehamwood Fringe	
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Residential flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that residential housing and smaller flats are likely to be more appropriate on this site than larger forms of development.	
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	Less sensitive areas are those located on flatter land where development can be integrated into the existing urban edge or located in enclosed areas. This site is located on top of a hill, although it is well enclosed by vegetation along its boundaries.	
Could development on the site affect any of the key sensitivities? (first column)	Development on this site could affect:	Effects could be avoided/ minimised by:

Question	Commentary	
If so, could these be avoided or minimised? (second column)	■ Ecologically rich neutral grasslands at Woodcock Hill Fields; ■ The low density, scattered settlement pattern along Barnet Lane; ■ Woodcock Hill Village Green which provides access to open space for the local community; ■ Views from the London Loop long distance route which runs along Barnet Lane, and the local footpath that runs along the north of the site. The enclosed nature of the site means development is unlikely to be visually prominent (despite its hilltop location) and the impact on wider rural character will also be minimal.	■ Avoiding building on the Woodcock Hill Fields LWS; ■ Setting development back from Barnet Lane, behind existing vegetation; ■ Avoiding building on the Woodcock Hill Village Green; ■ Setting development back from the public footpath that runs along the northern edge of the site to retain a rural green route along the existing edge of Borehamwood.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it follows the advice above, retains all existing mature vegetation and incorporates additional vegetation that is in character with the locality to limit the development's visual influence on the wider landscape.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would not affect the undeveloped land between Elstree and Borehamwood which plays an important role in settlement separation in this assessment area. Neither would it affect the separation between Borehamwood and settlements in the London Borough of Barnet to the south.	
Are there any cumulative issues with other potential development sites?	There are no cumulative issues to note with other potential development sites within Hertsmere Borough (the site lies close to HEL197a, but that is located the other side of the railway). The site also lies close to London Borough of Barnet and ancient woodland and LNR at Scratch Wood and Boys Wood lies between this site and any potential development sites in Barnet.	
Summary	The analysis above indicates that although this site has a number of constraints, it has the potential to accommodate some residential housing and smaller flats on the eastern part of the site as long as it avoids the open grassland of Woodcock Hill Fields LWS and Village Green, preserves the mature vegetation along its boundaries and development is set back from Barnet Lane and the public footpath that runs along the northern edge of the site, and respects views from the London Borough of Barnet.	
Sensitivity/ developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed.	

Figure 2.30: Summary map

Development Site 10 (HEL209a): Land north of Barnet Lane, Borehamwood & Elstree

Site 11: EMP3 (HEL206), Land east of Rowley Lane, Borehamwood

Figure 2.31: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.32: Site constraints

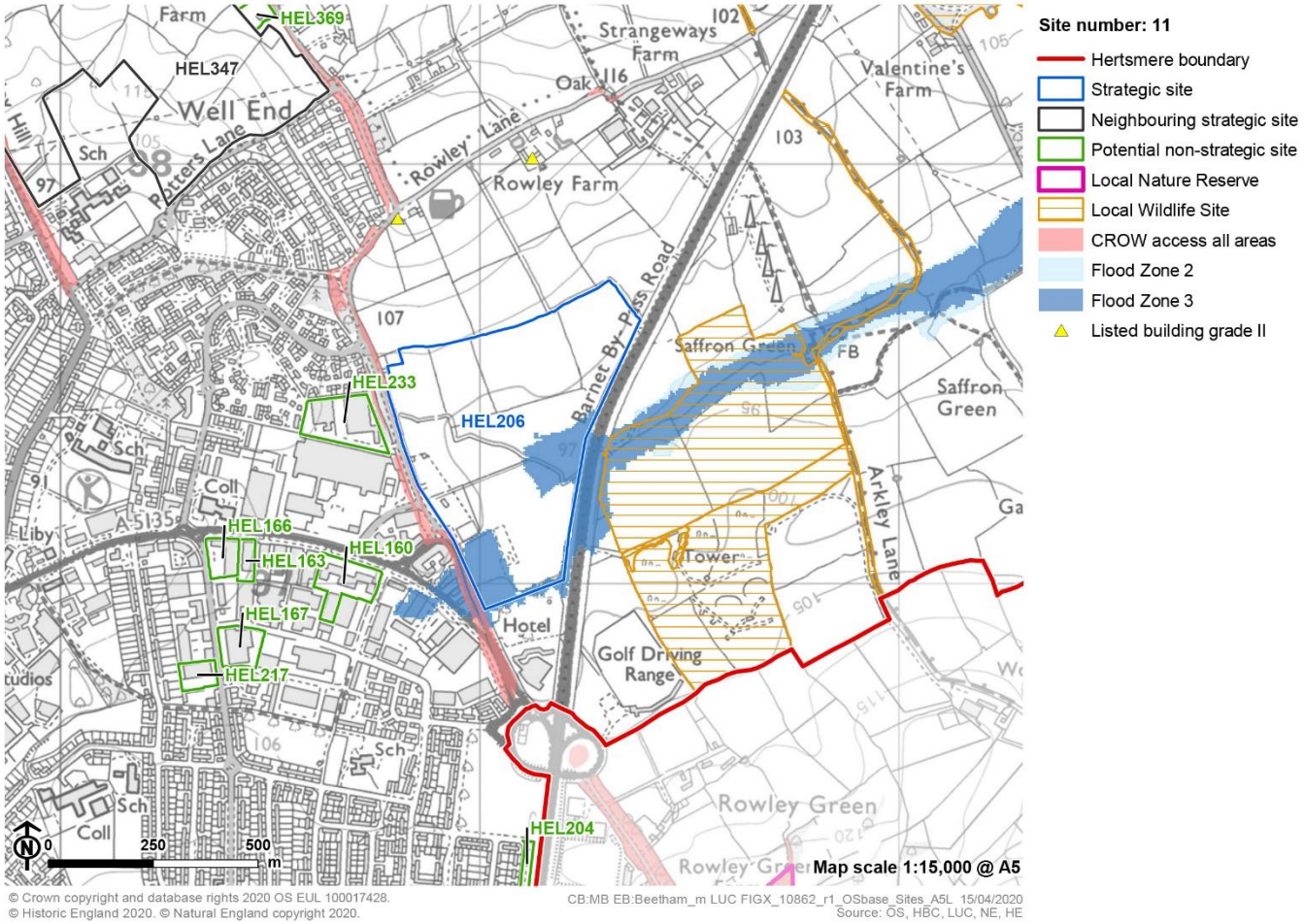


Table 2.11: Landscape appraisal for site 11: EMP3 (HEL206)

Question	Commentary
What is proposed use of this site?	Employment
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 24 Arkley Plain 24a Borehamwood Fringe A very small area in the north-east is within 24d Arkley Plain wider landscape
What landscape sensitivity rating applies to the relevant assessment unit/s?	**24a Borehamwood Fringe** Residential housing/ smaller flats = **low-moderate** sensitivity Medium-higher density flats/ small-scale commercial = **low-moderate** sensitivity Large scale commercial and office blocks = **moderate** sensitivity Large-scale warehouse/ distribution = **moderate-high** sensitivity **24d Arkley Plain wider landscape** Residential housing/ smaller flats = **moderate-high** sensitivity Small-scale commercial/industrial/employment = **moderate-high** sensitivity A new settlement = **moderate-high** sensitivity

Question	Commentary	
	This indicates that the area close to Borehamwood fringe has a lower sensitivity than the wider landscape that is remote from the urban fringe.	
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	**24a Borehamwood Fringe** The sensitivity analysis for 24a Borehamwood Fringe states that the intact pasture fields (representing an historic field pattern) and 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. The site does not contain any local wildlife sites, but contains a watercourse with floodplain, as well as some strong field patterns (which are stronger in the north than the south). The area does not have any public access and is already affected by some built development. **24d Arkley Plain wider landscape** The sensitivity analysis for assessment unit 24d states that the presence of major roads decrease sensitivity locally. This site is located between the edge of Borehamwood and the A1.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Historic field pattern with intact hedgerows/ mature trees; ■ The Network Enhancement Zone around Saffron Green; ■ Wetland habitats associated with water courses.	Effects could be avoided/ minimised by: ■ Setting development in the south of the site and close to the existing developed areas to maintain the existing field pattern and hedgerows in the north of the site; ■ Setting development back from watercourses and their associated floodplains, and taking the opportunity to improve and extend wetland habitats in the floodplains and extend species rich grassland to link to Saffron Green.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would not conflict with the guidance for this assessment unit if it: ■ is set in areas with lesser time depth and retains hedgerows and trees where possible; ■ avoids the floodplain and enhances and connects wetland habitats; ■ seeks opportunities to enhance and extend grassland habitats, connecting to Saffron Green Pastures and A1 Shooting Ground; ■ uses 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; ■ seeks to improve the condition of the site, by mitigating the impact of existing detracting features such as industrial style fencing/ buildings and improving the management of the landscape and habitats; ■ minimises the impact of buildings (the height of buildings should be in scale with vegetation and below the height of existing trees, except where intended to be a landmark); ■ seeks to improve public access to, and enjoyment of, the landscape.	

Question	Commentary
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend Borehamwood to the east. However, the site does not play a role in the separation of key settlements either within or outside the Borough.
Are there any cumulative issues with other potential development sites?	If all other strategic sites on the edges of Borehamwood (HEL347, HEL209a, HEL393) were to be developed, this would extend Borehamwood to the north, east, south and west. In particular consideration should be given to the extent of the western and eastern extensions. The site is separated from the London Borough of Barnet to the south-east by the A1. There are no current potential development sites within the London Borough of Barnet which would cause cumulative issues. This should be monitored as the London Borough of Barnet prepare their emerging Local Plan.
Summary	The analysis above indicates that this site has the potential to accommodate some employment development, at least in part of the site, as long as it is set in areas with lesser time depth and retains hedgerows and trees where possible, avoids the floodplain, minimises the impact of buildings through location on the site (larger buildings located to the south- west), uses additional vegetation that is in character with the locality to integrate any new development into the landscape, and seeks opportunities for enhancement include improving the condition of the site by removing detracting features such as industrial style fencing/ buildings, improving and extend grassland and wetland habitats, improving the management of the landscape and habitats and seeking to improve public access to, and enjoyment of, the landscape. Consideration should also be given to cumulative effects with the other strategic sites around the edges of Borehamwood and how this affects the overall shape and size of the settlement.
Sensitivity / developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required.

Figure 2.33: Site location

Development Site 11 (HEL206): Land east of Rowley Lane, Borehamwood and Elstree

Site 12: BE3 (HEL347): Land off Cowley Hill, Borehamwood

Figure 2.34: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.35: Site constraints

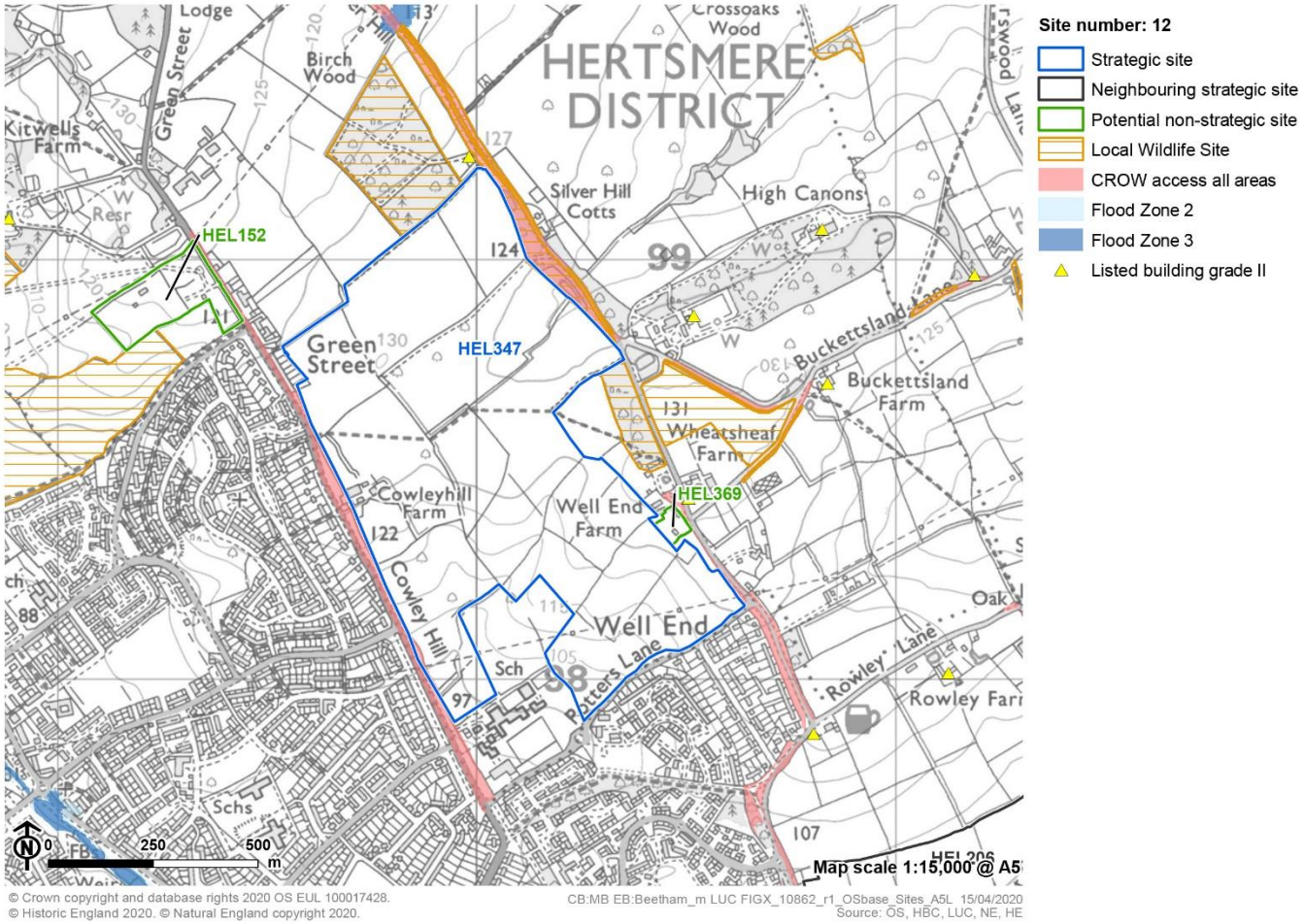


Table 2.12: Landscape appraisal for site 12: BE3 (HEL347)

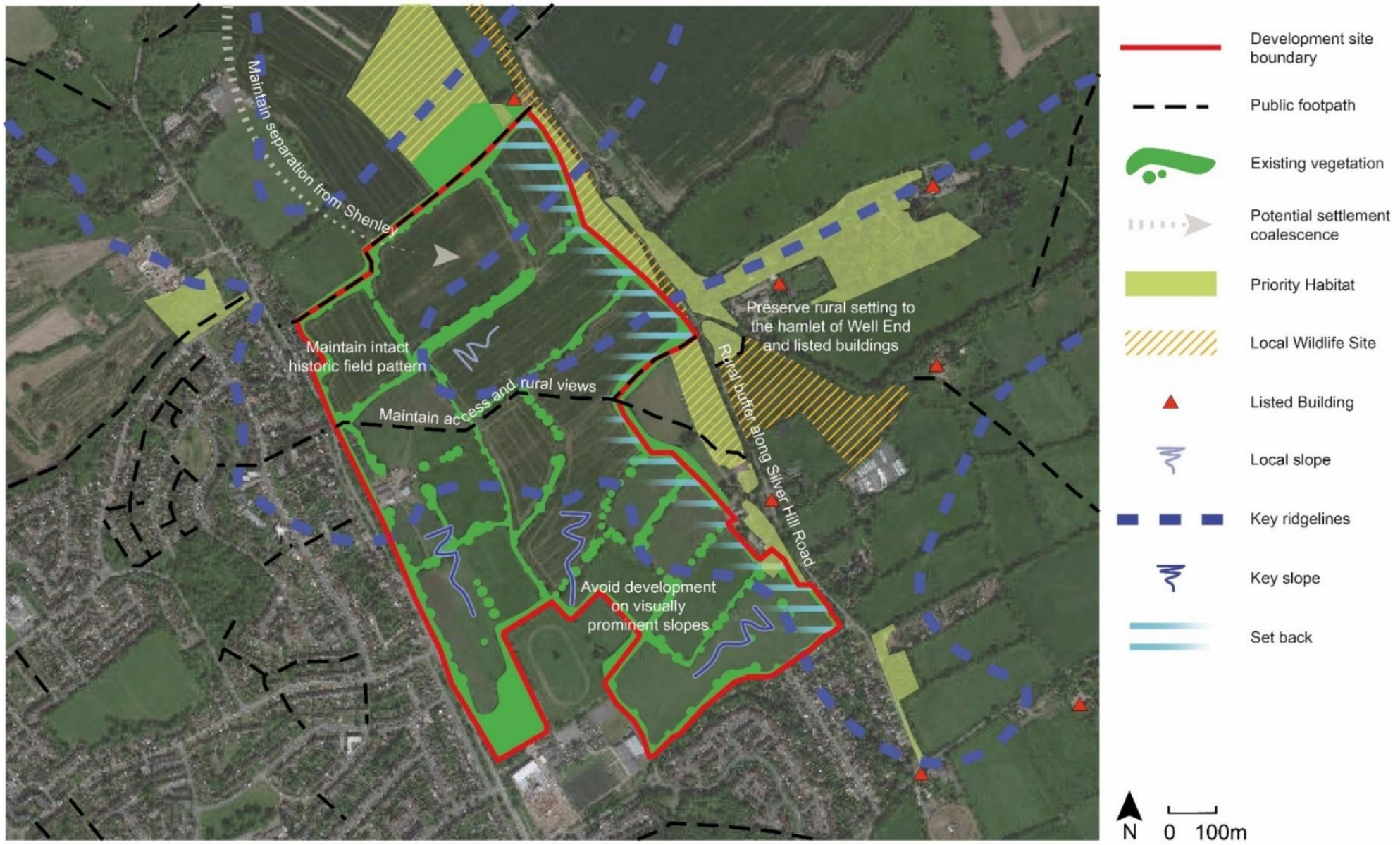
Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 21: High Canons Valley and Ridges The majority of the site falls within assessment unit 21a Borehamwood Fringe A small part of the site is further than 500m from the urban edge and falls within assessment unit 21d High Canons Valley and Ridges wider landscape.
What landscape sensitivity rating applies to the relevant assessment unit/s?	**21a Borehamwood Fringe** Residential housing/ smaller flats = **moderate** sensitivity Medium density and higher density flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity **21d High Canons Valley and Ridges wider landscape** Residential housing development/smaller flats = **moderate-high** sensitivity Smaller scale commercial/industrial use and employment development = **moderate-high** sensitivity

Question	Commentary	
	New settlement = **moderate-high** sensitivity This indicates that the area closer to the urban fringe has a slightly lower sensitivity to residential housing and smaller flats, and both assessment unit have a higher sensitivity to larger scale development.	
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	**21a Borehamwood Fringe** The sensitivity analysis for assessment unit 21a states that 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. This site is located in an area with a relatively intact historic field pattern and exhibits changes in landform including a high point reach 130m AOD in the north of the site. The site has public access via a footpath which crosses the north of the site. However, the intact hedgerows do provide some enclosure and there are no meadows/ woodlands that are protected as local wildlife sites within the site, or areas of former parkland. **21d High Canons Valley and Ridges wider landscape** The sensitivity analysis for assessment unit 21d states that 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. The site is located in an area with a relatively intact historic field pattern and has public access, but does not contain remnant parklands, woodlands or species rich grasslands (local wildlife sites). There are two listed buildings on the boundary, a thatched cottage and Wheatsheaf Farm.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ some visually prominent slopes and ridges (including views form the public footpath across the site); ■ the intact small-scale field pattern and associated hedgerows and hedgerow trees; ■ the rural setting to the two listed buildings on the site's boundary.	Effects could be avoided/ minimised by: ■ respecting the scale and grain of the landscape and maintaining the intact historic field pattern and hedgerow trees; ■ focussing development in lower lying more enclosed areas and testing visibility of any proposed development; ■ 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; ■ assessing impact of any proposed development on the setting of the two listed buildings on the site's boundary.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it: ■ is situated within more enclosed and less visible areas and responds to topography; ■ using vegetation that is in character with the locality to integrate any new development into the landscape;	

Question	Commentary
	■ avoids any adverse impact on adjacent Local Wildlife Sites and enhances connectivity of habitats (especially woodland, grassland and wetland habitats along water courses); ■ retains public access across the site and retains rural views from the footpath. ■ Avoids adverse effects on the heritage significance of the two listed buildings on the site's boundary and preserves the rural character of, and setting to, the hamlet of Well End.
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend the current area of residential development further north-east, although it would remain in line with the adjacent residential developments on the B5378 and Potters Lane. However, the site does not play a role in the separation of key settlements either within or outside the Borough.
Are there any cumulative issues with other potential development sites?	If all other strategic sites on the edges of Borehamwood (EMP3, HEL209a, HEL393) were to be developed, this would extend Borehamwood to the north, east, south and west. Developing the non-strategic housing site to the north of the Borehamwood settlement boundary, HEL152 in conjunction with the site will also have an impact on the shape of the northern boundary of Borehamwood. In addition, if this site were to be developed in conjunction with the strategic housing site HEL349 on the edge of Shenley, this would bring these two settlements slightly closer to each other (unless development is kept to the south of this site).
Summary	The analysis above indicates that site could accommodate some residential housing and smaller flats as long as development is situated within more enclosed and less visible areas, responds to topography, retains mature trees on site, uses additional vegetation that is in character with the locality to integrate any new development into the landscape, avoids any adverse impact on adjacent Local Wildlife Sites and enhances connectivity of habitats (especially woodland, grassland and wetland habitats along water courses), retains public access across the site and retains rural views from the footpath, avoids adverse effects on the heritage significance of the two listed buildings on the site's boundary and preserves the rural character of, and setting to, the hamlet of Well End, and maintains separation from Shenley.
Sensitivity/ developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some potential cumulative issues to consider.

Figure 2.36: Summary map

Development Site 12 (HEL347): Land off Cowley Hill, Borehamwood & Elstree



Site 13: R1 (HEL379), Land north-west of Watford Road, Radlett

Figure 2.37: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.38: Site location

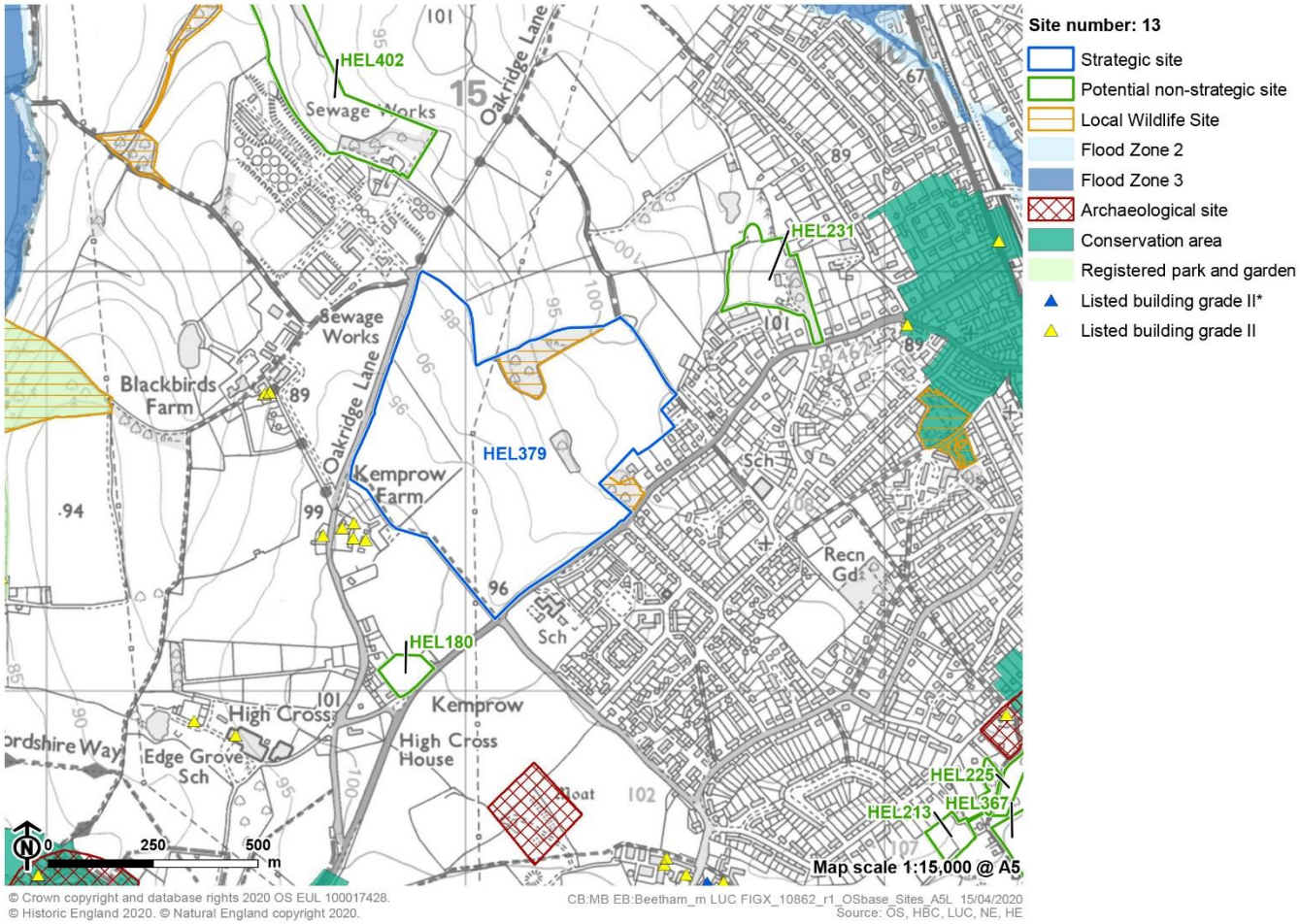


Table 2.13: Landscape appraisal for site R1 (HEL379)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 16: Aldenham Plateau 16a Radlett Fringe north
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate-high** sensitivity Medium- and higher-density flats = **moderate-high** sensitivity Smaller-scale commercial/industrial and employment = **high** sensitivity Large scale commercial/industrial/distribution = **high** sensitivity This indicates that the landscape has a relatively high sensitivity at all types of development, and particularly larger forms of development.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis states that 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

<table>
<tr><th>Question</th><th colspan="2">Commentary</th></tr>
<tr><td></td><td colspan="2">vegetation cover), proximity to the urban edge of Radlett and presence of man-made features (in this case pylons) reduce sensitivity to built development.

The site has partially lost some of the boundaries that mark the historic field pattern in this area (although the pattern is still readable). The site is partially enclosed by vegetation, does not contain any historic farm buildings (although there are some farms in close proximity to the site), is in close proximity to the existing settlement edge of Radlett and contains electricity pylons which reduce sensitivity. However, it contains Dellfield Wood LWS and has Public Rights of Way close to its boundaries which increase sensitivity. There are some long views from the north-western edge of the site, which could be conserved in association with development on the site.</td></tr>
<tr><td>Could development on the site affect any of the key sensitivities? (first column)

If so, could these be avoided or minimised? (second column)</td><td>Development on this site could affect:

■ Intact pre-18th century field patterns;
■ Mature deciduous woodlands and thick hedgerows with hedgerow trees;
■ Views from public rights of way which provide access to, and enjoyment of, the countryside;
■ Rural character of the area and long views from elevated areas.</td><td>Effects could be avoided/ minimised by:

■ Retaining the hedgerows and mature trees both within the site and around the site boundaries;
■ Setting development back from the Public Rights of Way on the western and eastern edges of the site to retain rural green routes connecting Radlett to the wider countryside;
■ Locating development in more enclosed areas and using additional structure planting that is in character with the locality to maintain the rural character of the wider landscape;
■ Ensuring new development does not obscure existing long distance views and providing additional opportunities for long distance views across the wider landscape.

In addition, the rural setting of local farmsteads should be preserved.</td></tr>
<tr><td>Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?</td><td colspan="2">Development on this site would not conflict with the guidance for this assessment unit if it:

■ respects 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;
■ retains all deciduous woodland and hedgerows/in-field trees where possible, sets development back from Dellfield Wood LWS, and uses vegetation that is in character with the locality to integrate any new development into the landscape;
■ preserves existing long-distance views and seeks opportunities to provide access to, and enjoyment of, these views;
■ maintains public access to, and enjoyment of, the rural landscape.</td></tr>
<tr><td>How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)</td><td colspan="2">The original settlement of Radlett is 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). Development on this site would be relatively remote from this core and would extend Radlett further into the rural plateau landscape that surrounds Radlett.

However, the site does not play a role in the separation of key settlements either within or outside the Borough and so would not result in coalescence.</td></tr>
</table>

Question	Commentary
Are there any cumulative issues with other potential development sites?	There are no cumulative issues with other strategic sites within Hertsmere Borough. If non-strategic sites HEL231 and HEL402 come forward for development, this will add to the development on the NW edge of Radlett.
Summary	The analysis above indicates that development of this site would extend development onto the rural plateau surrounding Radlett (Radlett originated in the valley the Tykeswater stream on the ancient trackway/ road of Watling Street, now the A5183). If the site is developed, development should be set back from the Public Rights of Way on the western and eastern edges of the site and Oakridge Lane, and be located in more enclosed areas where it does not obscure existing long distance views. Any development should retain the hedgerows and mature trees both within the site and around the site boundaries (including Dellfield Wood LWS), maintain the rural setting to farmsteads, and use additional structure planting that is in character with the locality to screen new development and maintain the rural character of the wider landscape. Opportunities for enhancements should be explored including providing additional opportunities for long distance views across the wider landscape.
Sensitivity / developability rating	Moderate to higher sensitivity: Great care required with design, and substantial mitigation likely to be needed.

Figure 2.39: Site location

Development Site 13 (HEL379): Land north-west of Watford Road, Radlett

Site 14: HEL358: Land South of Shenley Road, Radlett

Figure 2.40: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

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Source: OS, HBC

Figure 2.41: Site constraints

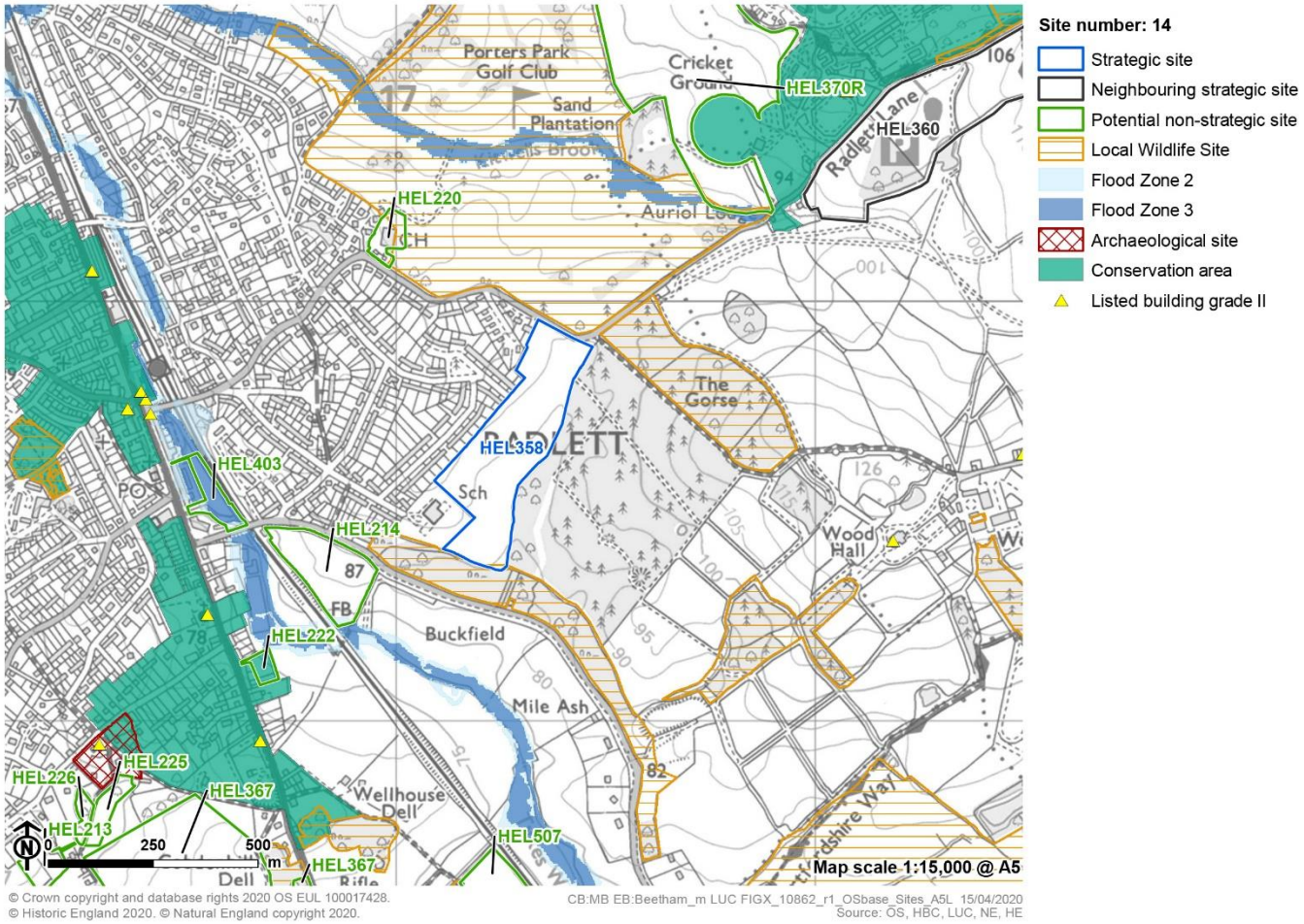


Table 2.14: Landscape appraisal for site 14: HEL358

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 21: High Canons Valley and Ridges 21b Radlett Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Medium and higher density residential flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that residential housing and smaller flats are likely to be more appropriate on this landscape than larger forms of development.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis states sensitivity to development is increased in some areas by the presence of elevated ridges (and the setting these provide to Radlett), Kitwells Brook, public rights of way and mature trees and deciduous woodland, although the area's sensitivity is reduced by its location on the urban edge of Radlett and the enclosure provided by existing woodland.

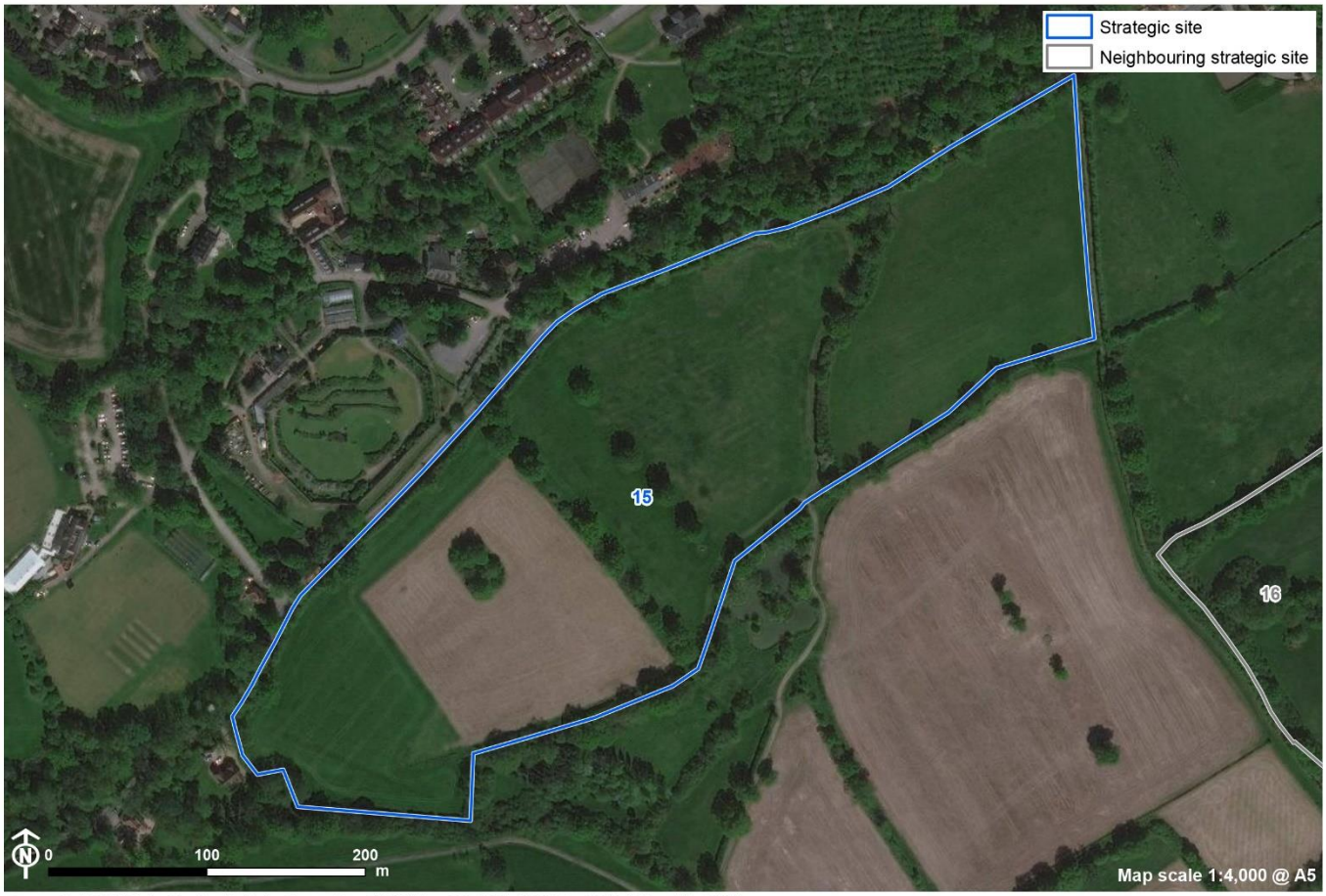
Question	Commentary	
	Except for a small area of deciduous woodland (Theobald Street Wood Local Wildlife Site), this site does not contain any of the key sensitivity indicators – it lies on the edge of Radlett and is well enclosed by woodland, meaning it generally has a lower sensitivity than some parts of the assessment unit. [N.B. there is a Regionally Important Geological Site as a result of deposits of Hertfordshire Puddingstone underground. As these are not visible, they do not influence landscape character or sensitivity, but are a separate geological consideration.]	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Part of a woodland (Theobald Street Wood Local Wildlife Site).	Effects could be avoided/ minimised by: ■ Retaining all deciduous woodland and setting development back from the Theobald Street Wood Local Wildlife Site.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would not conflict with any guidance for this assessment unit (as long as the Theobald Street Wood Local Wildlife Site is protected).	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would not affect the settlement pattern within Hertsmere as the area is on the urban fringe of Radlett village and naturally enclosed by Shenley Road and surrounding woodland. The site does not play a role in separation of key settlements.	
Are there any cumulative issues with other potential development sites?	This is a well contained site and there are no cumulative issues to note with other potential development sites or non-strategic sites within Hertsmere Borough.	
Summary	The analysis above indicates that this site has the potential to accommodate residential housing and smaller flats as long as the Theobald Street Wood Local Wildlife Site is protected.	
Sensitivity/ developability	Low sensitivity: site could be developed for mixed residential use– few constraints.	

Figure 2.42: Summary map

Development Site 14 (HEL358): Land South of Shenley Road, Radlett

Site 15: HEL360: Land South of Radlett Lane, Shenley

Figure 2.43: Site location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

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Source: OS, HBC

Figure 2.44: Site constraints

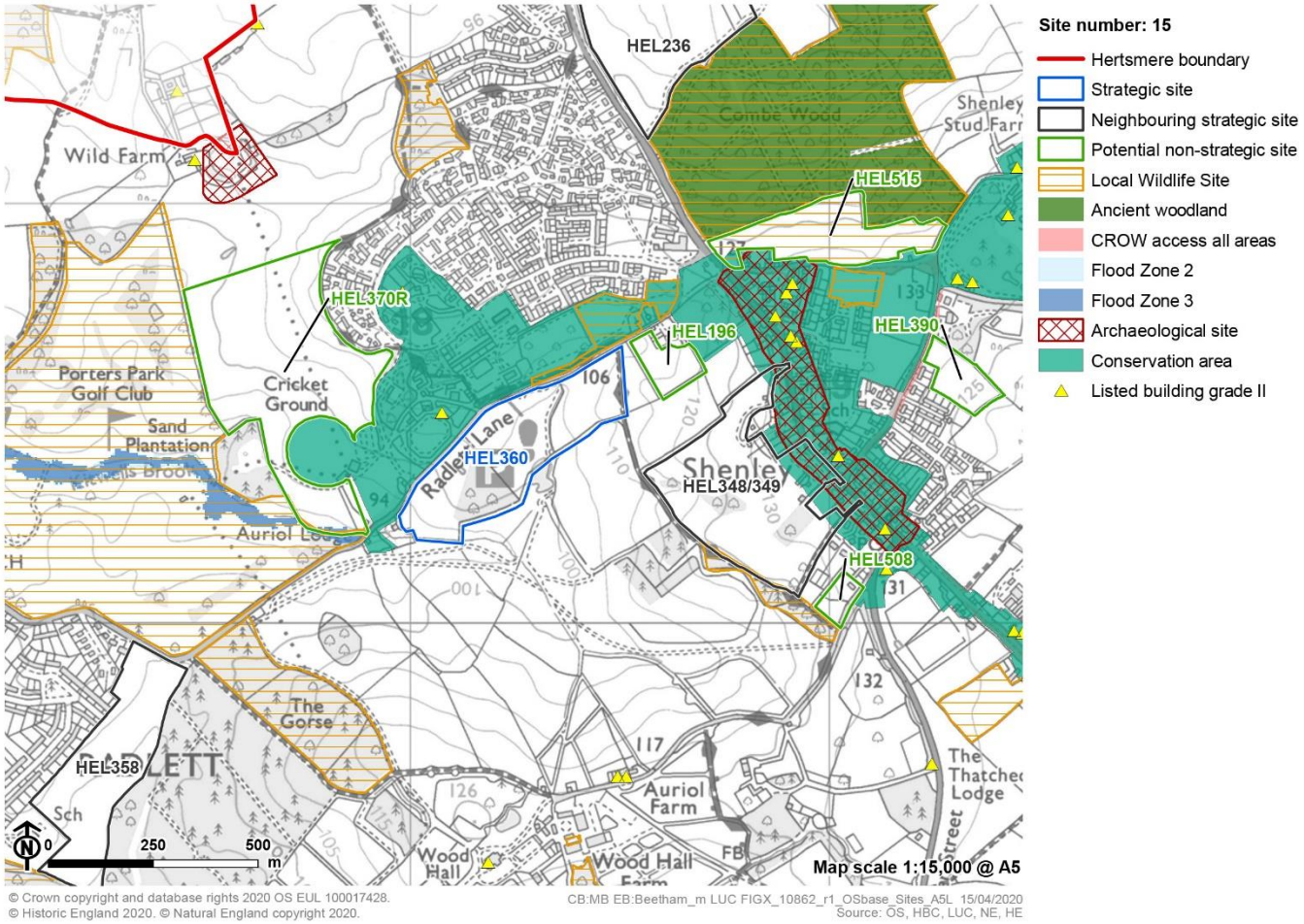


Table 2.15: Landscape appraisal for site 15: (HEL360)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 21: High Canons Valley and Ridges 21c: Shenley Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate-high** sensitivity Medium and higher density residential flats/ small scale commercial = **high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that the landscape is fairly highly sensitive to all type of development.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis states that woodlands and meadows (some of which are Local Wildlife Sites) are of higher sensitivity in this assessment unit, as are the outward facing slopes adjacent to Shenley village. The presence of Shenley Conservation Area also increases sensitivity.

Question	Commentary	
	This site is located on relatively low-lying land and does not contain any Local Wildlife Sites, although it is located adjacent to the Shenley Conservation Area (separated by a road and tree belt).	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Intact hedgerows/ mature trees both within and surrounding the site; ■ The setting of Shenley Conservation Area.	Effects could be avoided/ minimised by: ■ Retaining all mature hedgerows/ hedgerow trees 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; ■ Avoiding adverse effects on the Shenley Conservation Area.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it follows the advice above.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend the current area of residential development to the south of Radlett Lane. This would be a change to the settlement form (comprising the historic hilltop village and more recently developed Porter's Park). However, development of the site would not affect separation between key settlements within or outside the Borough.	
Are there any cumulative issues with other potential development sites?	The site lies close to strategic housing site HEL394 (west of Shenley village). If both sites are brought forward this could result in visual coalescence between the site sites and, combined with HEL236 to the north of Coombe Wood, could result in a notable expansion of the village overall. If non-strategic sites on Radlett Lane (HEL196), Shenley cricket ground (HEL370r), and others around Shenley (HEL508, HEL390 and HEL515) are also brought forward, there would be a notable change in the size and shape of Shenley village overall.	
Summary	The analysis above indicates that this site is fairly sensitive to any type of development. If the site is considered for development, the site would need to be planned with great care: all mature vegetation along the site boundaries and within the site should be preserved, any buildings should be located in areas where they will not be visible from the landscape beyond and should respect the Shenley Conservation Area and its setting (a detailed heritage appraisal would be required). Any development should be set back from the Public Right of Way (part of the Hertfordshire Way) and Radlett Lane to retain the rural character of those routes. The water course through the site should be protected and enhanced. Analysis of cumulative issues with the neighbouring strategic and non-strategic sites would be very important to ensure that any expansion of the village is not out of scale with its current size or character	
Sensitivity/ developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed. Some potential cumulative issues with strategic and non-strategic sites.	

Figure 2.45: Summary map

Development Site 15 (HEL360): Land South of Radlett Lane, Shenley

Site 16: S4 (R) (HEL348 & 349): Land north of Woodhall Lane (Shenley Grange), Shenley

Figure 2.46: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.47: Site constraints

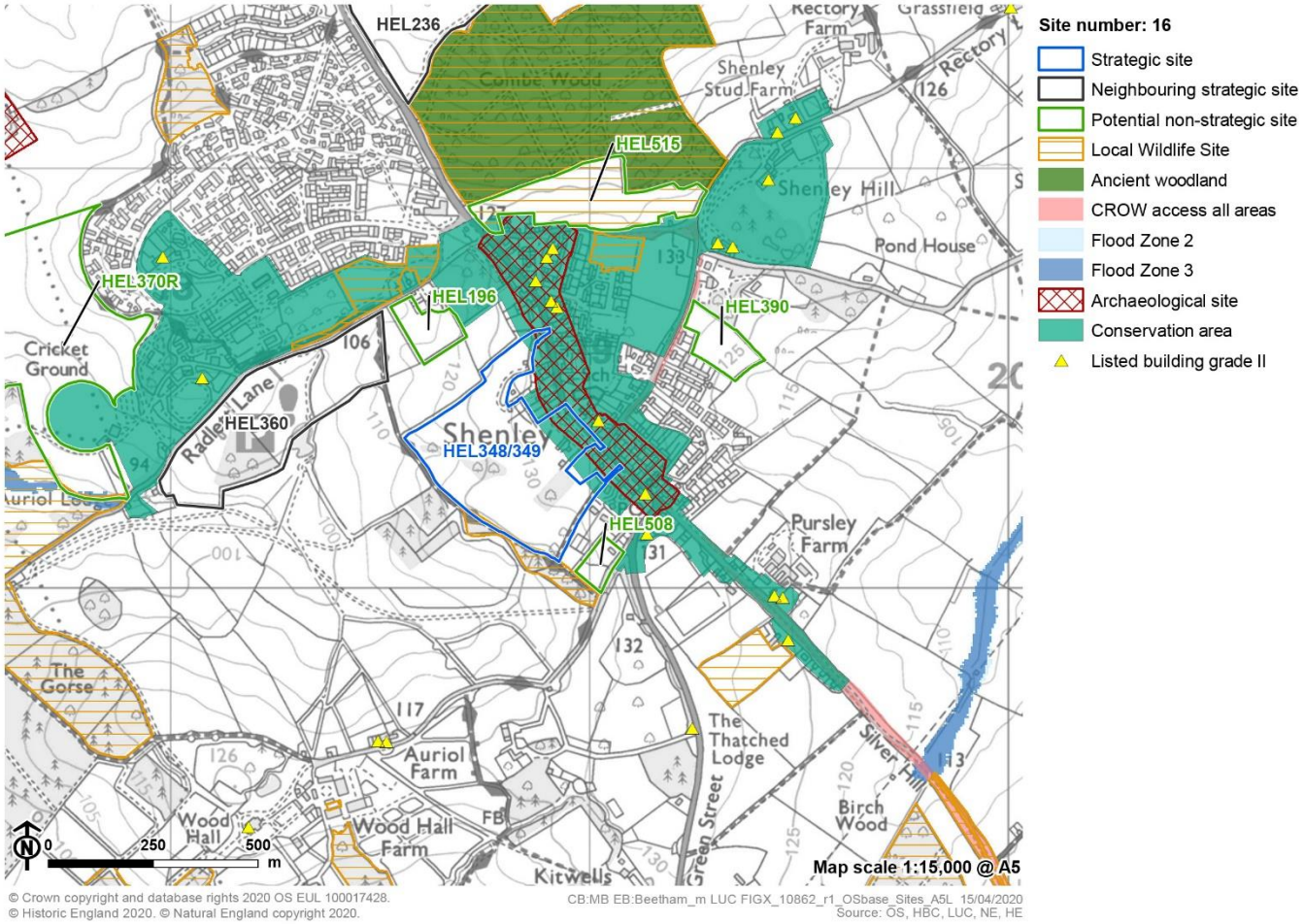


Table 2.16: Landscape appraisal for site 16: S4 (R) (HEL348 & 349)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 21: High Canons Valley and Ridges 21c: Shenley Fringe The eastern part of this site lies within the Shenley settlement boundary and Conservation Area.
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate-high** sensitivity Medium and higher density flats/ small scale commercial = **high** sensitivity Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that the landscape has a fairly high sensitivity to all types of development, but more so for larger scales of development and non-residential uses.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis states that woodlands and meadows (some of which are Local Wildlife Sites) are of higher sensitivity in this assessment unit, as are the outward facing slopes adjacent to the village. The presence of Shenley Conservation Area also increases sensitivity.

Question	Commentary	
	This site contains woodlands and mature trees and also has deciduous woodland along the western edge which links to the Woodhall Spinney Local Wildlife Site adjacent to the site. Although part of the site is located on the hilltop, the land falls away to the west. Part of the site overlaps the Shenley Conservation Area which also increases sensitivity along the north-eastern edge.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Woodlands and meadows and intact hedgerows/ mature trees; ■ Areas of remnant parkland character and associated mature parkland trees; ■ Outward facing slopes and steeper hillsides.	Effects could be avoided/ minimised by: ■ Retaining all deciduous woodlands, as well as hedgerows/ hedgerow trees and parkland trees where possible; ■ Preserving the parkland character of this former parkland area; ■ Setting development within enclosed areas to reduce impact on existing settlement edge and the wider landscape (using additional vegetation that is in character with the locality where needed); ■ Locating development on the plateau top in accordance with the hilltop settlement pattern (undertake a visual assessment to examine visibility of the slopes that fall away from the village), while also taking account of impact on the Shenley Conservation Area.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it: ■ retains all deciduous woodlands and hedgerows around and within the site, with further in-character vegetation added to integrate any new development into the surrounding rural landscape; ■ avoids locating development on visually prominent slopes and respects the character and setting of Shenley Conservation Area; ■ retains all public rights of way, considers views from these, and enhances opportunities for recreation.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend the current area of residential development in Shenley further to the west than the current settlement pattern, altering the historic linear pattern focussed along London Road. However, development of the site would not affect separation between key settlements within or outside the Borough. The Shenley conservation area is based on the original core of the village and its expanded linear form along London Road, in an informal and low-density layout, as well as its relationship with the surrounding countryside including the Shenley Grange estate. The impact on the village's character, form and relationship to surrounding landscape will be a key consideration for this site.	
Are there any cumulative issues with other potential development sites?	The site lies close to strategic site HEL360 on Radlett Lane. If both sites are brought forward this could result in visual coalescence between these two sites and, combined with HEL236 to the north of Coombe Wood, could result in a notable expansion of the village overall. If non-strategic sites on Radlett Lane (HEL196), Shenley cricket ground (HEL370r), HEL508, HEL390 and HEL515 are also brought forward, there would be a notable change in the size and shape of Shenley village overall.	

Question	Commentary
Summary	The analysis above indicates that this site is fairly sensitive to any type of development. If the site is considered for development, the site would need to be planned with great care: all deciduous woodland along the site boundaries should be preserved, any buildings should be located in areas where they will not be visible from the landscape beyond and designed to respect the low density organic pattern of the village and its parkland setting. Any development should also respect the Shenley Conservation Area and its setting (a detailed heritage appraisal would be required). Any development should be set back from the Public Rights of Way to retain the rural character of those routes. Analysis of cumulative issues with the neighbouring strategic and non-strategic sites would be very important to ensure that any expansion of the village is not out of scale with its current size or character.
Sensitivity/ developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed. Some potential cumulative issues with strategic and non-strategic sites.

Figure 2.48: Summary map

Development Site 16 (HEL348 7 349): Land north of Woodhall Lane (Shenley Grange), Shenley

Site 17: S3 (HEL236), Land east of Black Lion Hill, Shenley

Figure 2.49: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.50: Site constraints

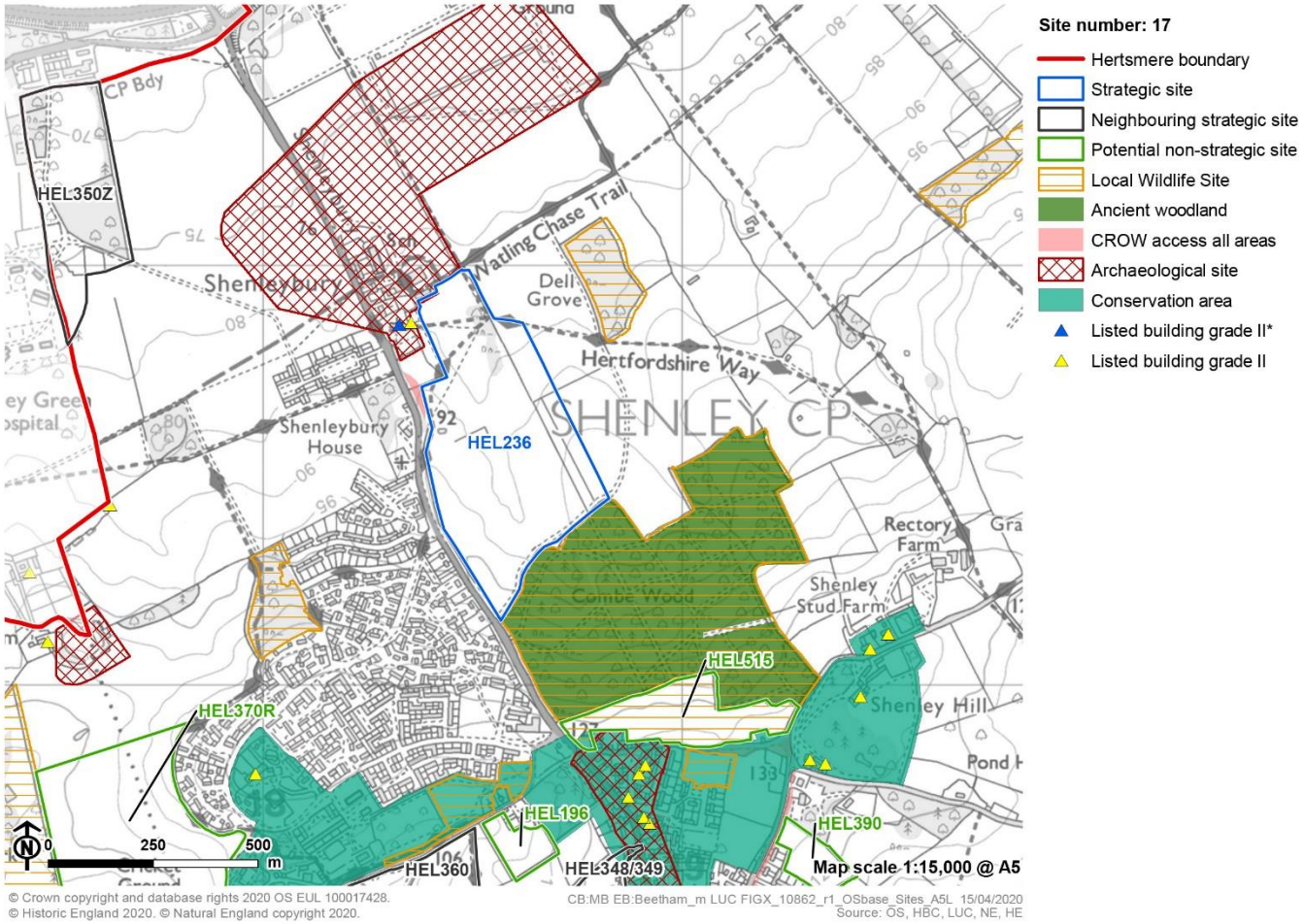


Table 2.17: Landscape appraisal for site 17: S3 (HEL236)

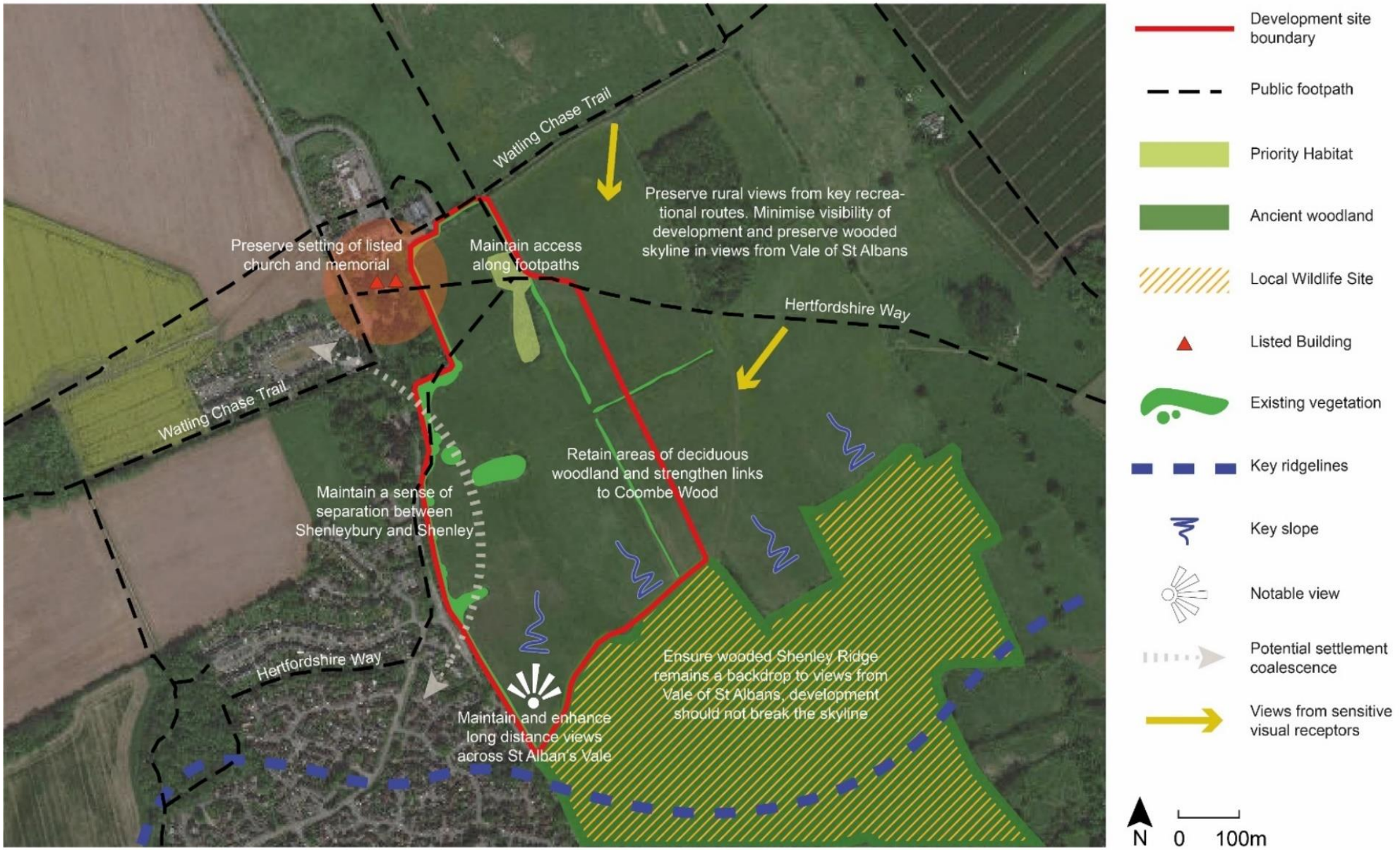
Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 19: Vale of St Albans: 19a Shenley Fringe A very small part of the site in the south-west is within LCA 20 Shenley Ridge: 20b Shenley Fringe east
What landscape sensitivity rating applies to the relevant assessment unit/s?	**19a Vale of St Albans: Shenley Fringe** Residential housing/ smaller flats = **moderate** sensitivity Residential flats/small-scale commercial = **moderate-high** sensitivity Large scale commercial/industrial/distribution = **high** sensitivity (19a and 20b) **20b Shenley Ridge: Shenley Fringe east** Residential housing/ smaller flats = **moderate-high** sensitivity Residential flats/small-scale commercial = **high** sensitivity Large scale commercial/industrial/distribution = **high** sensitivity This indicates that residential housing and smaller flats are likely to be more appropriate than larger forms of development, and they are likely to be better suited

Question	Commentary	
	to the lower slopes. Having said this Shenley Villages is located on a ridge and therefore there is a conflict between landscape sensitivity and settlement pattern.	
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis for **19a Vale of St Albans: Shenley Fringe** states that 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. Although this site is an unremarkable agricultural field in itself, it has an open sloping landform, provides a rural setting to Shenley, includes the crossing of the Hertfordshire Way and Watling Chase Trails and is located next to St Botolph's Church and churchyard which increase sensitivity. The sensitivity analysis for **20b Shenley Ridge: Shenley Fringe east** states that Combe Wood and linked hedgerows/ trees, intervisibility with, Shenley Conservation Area, 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. This site is outside Coombe Wood and does not have inter-visibility with the Conservation Area which indicates it is of a relatively lower sensitivity compared to some parts of the ridge. It is, however, visible from footpaths in St Alban's Vale.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	**19a Vale of St Albans: Shenley Fringe**: Development on this site could affect: ■ Rural setting to Shenley; ■ Areas of deciduous woodland within the site; ■ The rural setting of St Botolph's Church; ■ Public Rights of Way which provide access to, and enjoyment of, the landscape; ■ Views from the upper slopes of the site north towards London Colney/St Albans. **20b Shenley Ridge: Shenley Fringe east:** Development on this site could affect: ■ The role the area plays as a rural backdrop from the Vale of St Albans.	**19a Vale of St Albans: Shenley Fringe**: Effects could be avoided/ minimised by: ■ Maintaining a sense of separation between Shenleybury and Shenley; ■ Retaining areas of deciduous woodland on site and strengthening links to Coombe Wood; ■ Maintaining a rural setting to St Botolph's Church; ■ Maintaining the Hertfordshire Way and Watling Chase Trails and rural setting to these long distance footpaths; ■ Providing opportunities to experience views from the upper slopes of the site north towards London Colney/St Albans. **20b Shenley Ridge: Shenley Fringe east:** ■ Consider views from St Alban's Vale when designing location and massing of development, ensuring that the wooded Shenley Ridge remains visible as a backdrop to views – development should not break this skyline unless it is a landmark feature designed to do so (such as the water tower in Porter's Park).
Could development on the site conflict with any of the guidance set out for the relevant assessment	Development on this site could conflict with the typical ridge top settlement pattern of Shenley. It could also affect the site woodlands, erode the rural setting to	

Question	Commentary
unit/s? What does this mean for development on the site?	Shenleybury and St Botolph's Church and affect views from the Hertfordshire Way and Watling Chase Trails.
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would not fit with the existing settlement pattern of Shenley (which comprises an historic hilltop village with development within Porter's Park). However, the site is located next to the development at Porter's Park. The site plays a role in separating Shenley from Shenleybury.
Are there any cumulative issues with other potential development sites?	If all strategic and non-strategic sites were to be developed around Shenley, there would be a notable change in the size and shape of Shenley village overall.
Summary	The analysis above indicates that this site is fairly sensitive to development, largely as a result of its location on sloping open land outside the existing settlement pattern. It may have the potential to accommodate some smaller-scale residential housing as long as a sense of separation is maintained between Shenleybury and Shenley, the rural setting to St Botolph's Church is maintained (impacts on this listed building will need to be considered by a cultural heritage specialist), the Hertfordshire Way and Watling Chase Trails are preserved. Views from St Alban's Vale (including the long distance footpaths) should be taken into consideration when designing location and massing of development, ensuring that the wooded Shenley Ridge remains visible as a backdrop to views – development should not break this skyline unless it is a landmark feature designed to do so (such as the water tower in Porter's Park). Additional planting that is in character with the locality should be used to integrate any development into the landscape and should link to Coombe Wood. There may also be opportunities to open up some new viewing opportunities from the upper slopes of the site looking northwards across St Alban's Vale.
Sensitivity/ developability	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed. Potential cumulative effects to consider with other strategic and non-strategic sites around Shenley.

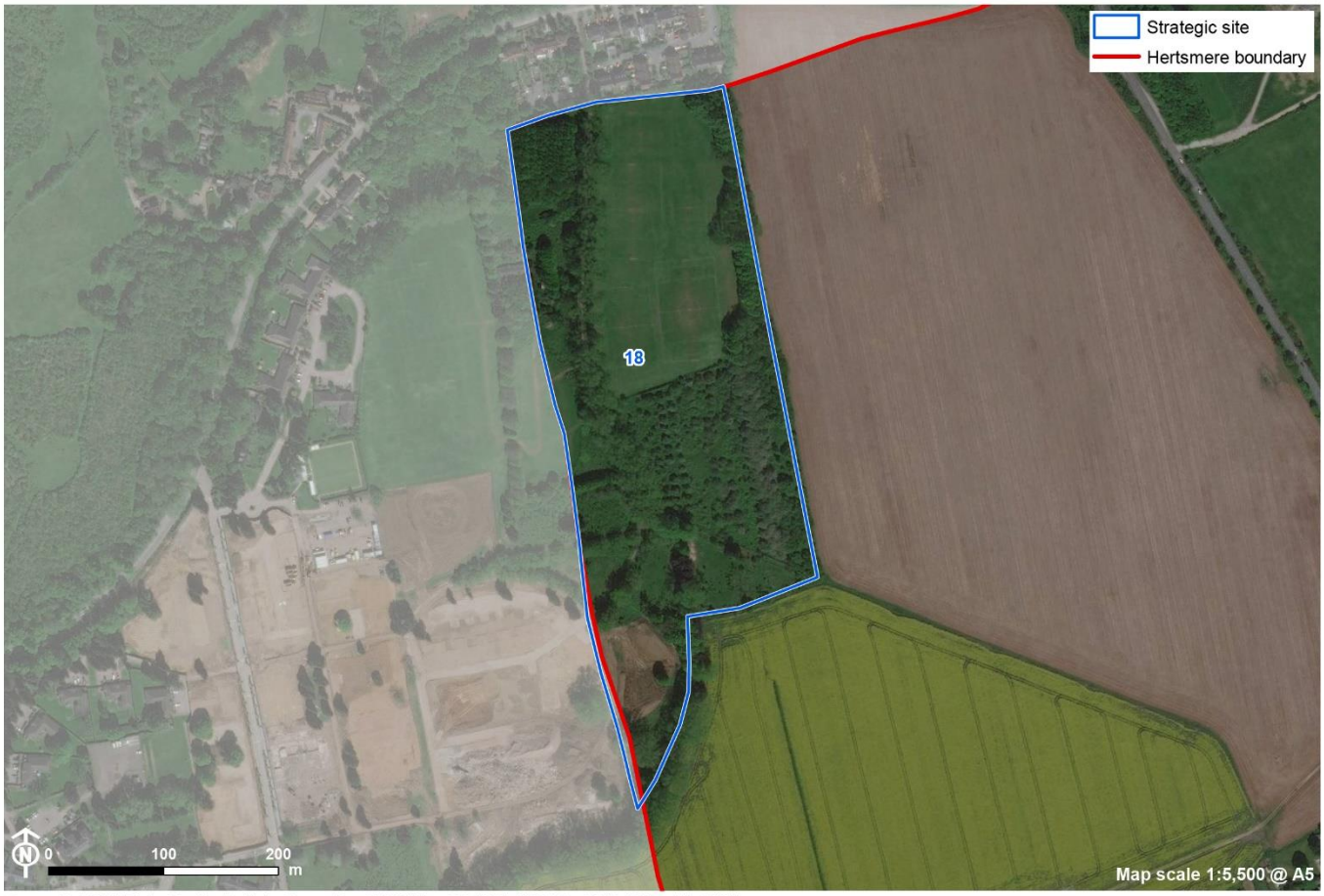
Figure 2.51: Summary map

Development Site 17 (HEL236): Land east of Black Lion Hill, Shenley



Site 18: S2c (R) (HEL350z), Land west of Shenleybury Cottages (Harperbury Hospital), Shenley

Figure 2.52: Site location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.53: Site constraints

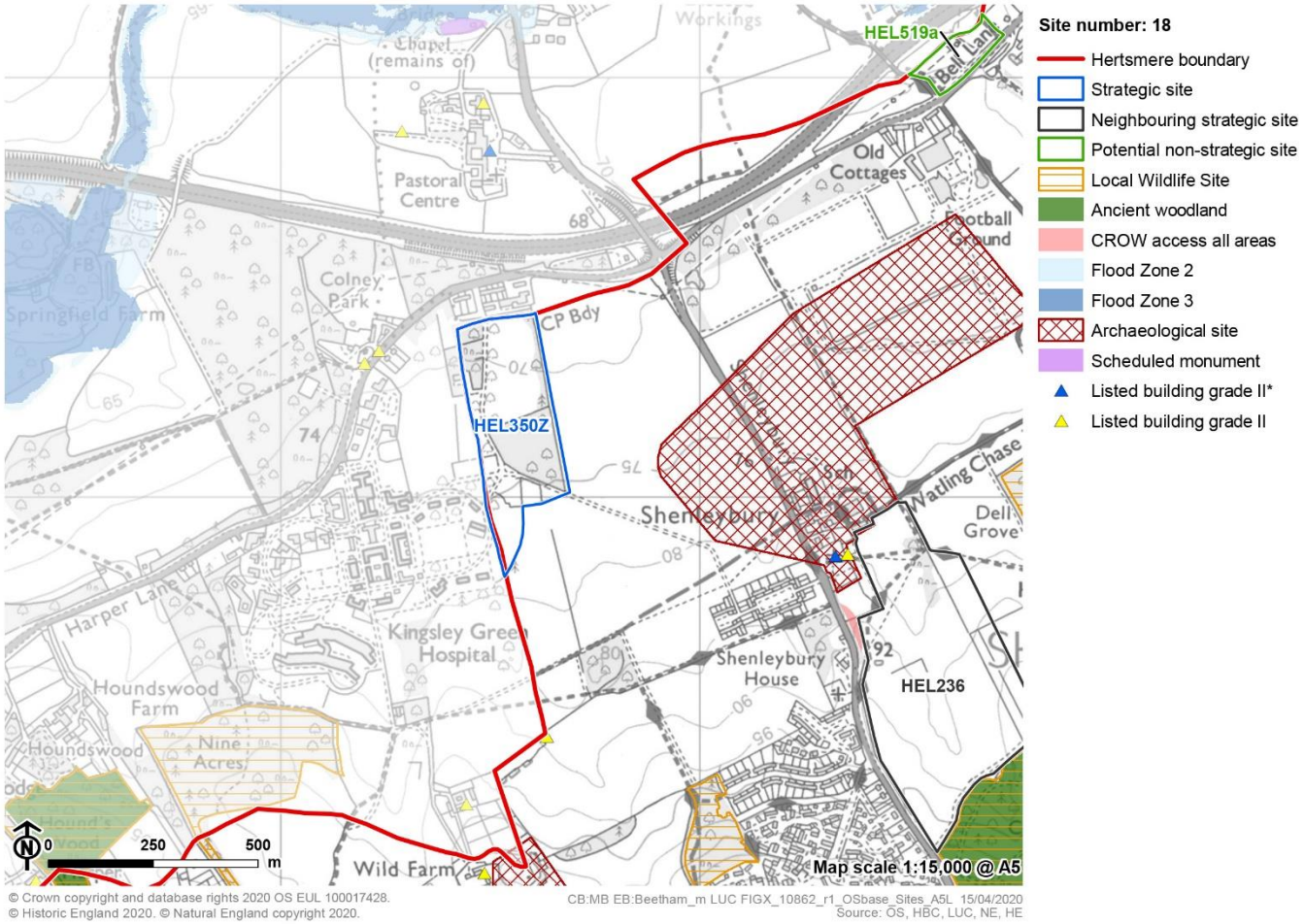


Table 2.18: Landscape appraisal for site 18: S2c (R) (HEL350z)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 19: Vale of St Albans 19b Vale of St Albans wider landscape [N.B. A very south-eastern part of the site is within 19a Shenley Fringe west, but the vast majority lies within 19b].
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Smaller-scale commercial/industrial /employment = **moderate** sensitivity New settlement = **moderate** sensitivity
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis for LCA 19 Vale of St Albans states that 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.

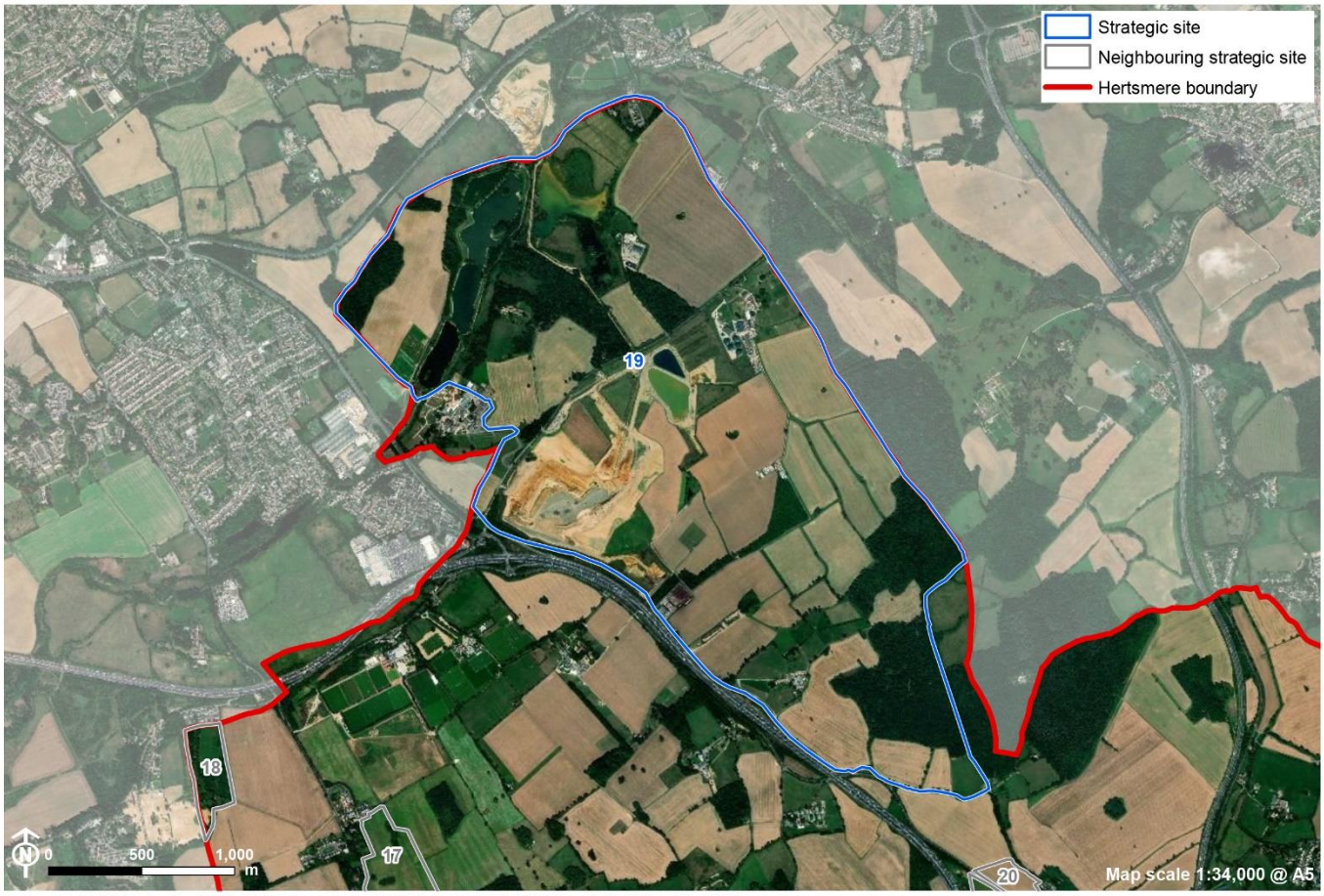
Question	Commentary	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Priority habitats of orchard and deciduous woodland, both of which exist within the site. Development could also affect the hedgerows and mature trees along the site boundaries.	Effects could be avoided/ minimised by: ■ Protecting all priority habitats, hedgerows and mature trees.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site would not conflict with the guidance for this assessment unit as long as it maintains all existing priority habitats and aims to extend these where possible.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	This site is not near an existing settlement edge but is located next to Kingsley Green/ Harperbury Hospital within St Albans District. The site is well enclosed and therefore development could be integrated into the existing landscape structure without impact on wider settlement pattern. The site does not play a role in settlement separation either within or outside the Borough.	
Are there any cumulative issues with other potential development sites?	There are no cumulative issues to note with other strategic or non-strategic potential development sites within Hertsmere Borough. Harperbury Hospital (in St Albans District) is adjacent to the site to the west and is currently being built out. Development on this site would form an extension to the Harperbury development site in St Albans.	
Summary	The analysis above indicates that this site has the potential to accommodate some residential housing and flats as long as all priority habitats, hedgerows and mature trees are protected, and any buildings are well integrated into the existing landscape structure so that the rural character of the wider landscape is preserved. Careful consideration should be given to how the development fits with the neighbouring Harperbury Hospital redevelopment within St Albans District.	
Sensitivity / developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Potential cumulative interaction with Harperbury Hospital redevelopment to consider.	

Figure 2.54: Summary map

Development Site 18 (HEL350z): Land west of Shenleybury Cottages (Harperbury Hospital), Shenley

Site 19: H2 (HEL382a/c), Tyttenhanger Estate

Figure 2.55: Site location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

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Source: HBC

Figure 2.56: Site constraints

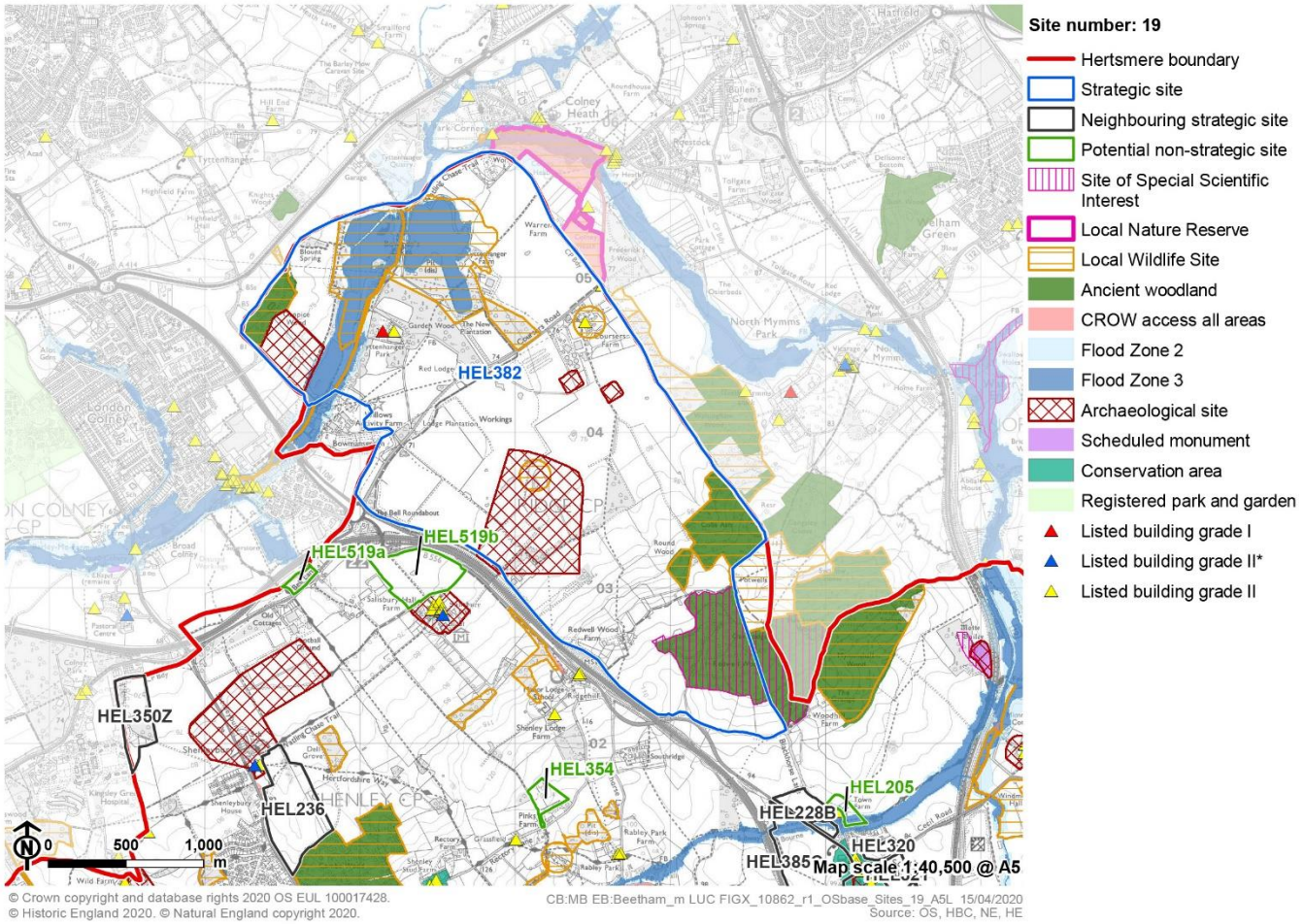


Table 2.19: Landscape appraisal for site 19: H2 (HEL328a/c)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 19: Vale of St Albans 19b Vale of St Albans wider landscape LCA 20: Shenley Ridge 20c Shenley Ridge wider landscape LCA 28: North Mymms Park and Redwell Woods 28a: North Mymms Park and Redwell Woods wider landscape.
What landscape sensitivity rating applies to the relevant assessment unit/s?	**LCA 19: Vale of St Albans** Residential housing/ smaller flats = **moderate** sensitivity Small-scale commercia/industrial/employment = **moderate** sensitivity New settlement = **moderate** sensitivity **20c Shenley Ridge wider landscape** Residential housing/ smaller flats = **moderate-high** sensitivity

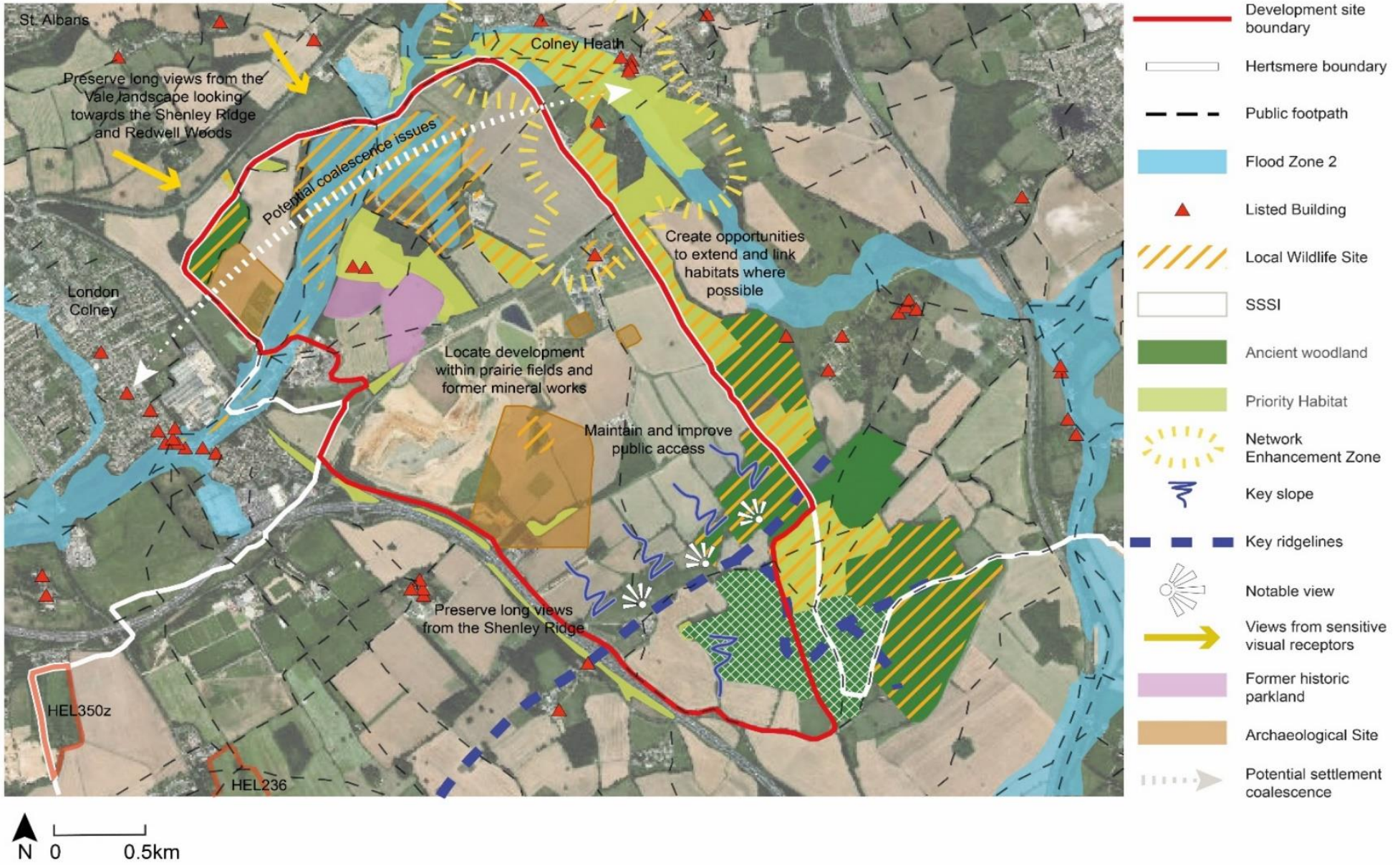
Question	Commentary	
	Small-scale commercia/industrial/employment = **high** sensitivity New settlement = **high** sensitivity **28a: North Mymms Park and Redwell Woods wider landscape** Residential housing/ smaller flats = **high** sensitivity Small-scale commercia/industrial/employment = **high** sensitivity New settlement = **high** sensitivity This indicates that the Vale of St Alban's has a lower sensitivity to development than the Shenley Ridge or North Mymms Park and Redwell Woods.	
Does the LSA contain any evidence about whether certain parts of the assessment units have a higher or lower sensitivity, and how does this relate to the site?	**LCA 19: Vale of St Albans** The sensitivity analysis for 19b states that 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. The site includes rising slopes leading up to the Shenley Ridge to the south-east and also includes an area of former parkland at Tyttenhanger Park – these parts of the site will have a higher sensitivity than the prairie fields and former mineral workings. **20c Shenley Ridge wider landscape** The whole of area 20c has a relatively high sensitivity to any development. In addition, the sensitivity analysis for 20c states that 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. This part of the site is located on a ridge with an undeveloped and rural character, some intact 18th century field patterns, a sense of openness, long views and public access (increases sensitivity), but it also includes some modern fields on the top of the ridge and is close to the M25. **28a: North Mymms Park and Redwell Woods wider landscape** The sensitivity analysis for 28a reports a high sensitivity to any development, and this applies to this part of the site.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Visually prominent sloping land rising up to the Shenley Ridge landform; ■ Priority habitat woodlands, some ancient, particularly around Tyttenhanger Park and Redwell Wood, recognised as Local Wildlife Sites; ■ Other priority habitats including grasslands, orchards and lowland heathland, and habitat network enhancement/ restoration zones; ■ Habitats associated with gravel pits, orchards and grasslands, recognised as Local Wildlife Sites; ■ Areas of intact small-scale historic field pattern and parkland (particularly in 20c);	Effects could be avoided/ minimised by: ■ Locating development on the flatter ground in the north of the site and avoiding development rising up to Shenley Ridge; ■ Retaining all deciduous woodlands, priority habitats and Local Wildlife Sites; ■ Seeking opportunities to create and link habitats – Natural England's habitat network enhancement/ restoration zones may provide a particular focus for this; ■ Conserving (and strengthening) historic field patterns and remnant parkland at Tyttenhanger Park; ■ Conserving, and enhancing, the setting of historic houses including

Question	Commentary	
	■ Historic houses of Tyttenhanger House and Coursers Farm and their rural settings; ■ Public Rights of Way which provide access to, and enjoyment of, the landscape; ■ Long views north towards London Colney and St Albans and east to Redwell Woods. ■ Sense of naturalness and tranquillity within Redwell Wood.	Tyttenhanger House and Coursers Farm; ■ Retaining public access to the wider countryside and seek to provide additional recreational opportunities; ■ Maintaining long views from the Shenley Ridge north towards London Colney and St Albans, and east to the Redwell Wood; ■ Retaining the natural, tranquil and rural characteristics of the Shenley Ridge and Redwell Wood.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could avoid conflict with the guidance for these assessment units if it: ■ Is located on the prairie fields and former mineral workings within the Vale, avoiding the Shenley Ridge and Redwell Woods, as well as areas of parkland and areas of smaller scale intact historic field patterns; ■ Retains all priority habitats and Local Wildlife Sites and takes opportunities to extend and link these where possible; ■ Uses vegetation in character with the locality to integrate new development into the wider rural landscape; ■ Preserves long views from 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; ■ Protects the setting of the listed buildings in the site; ■ Maintains and improves public access across the site, including the links between the site and the wider landscape; ■ Seeks opportunities for enhancement, such as opportunities to reduce the impact of the M25 on the landscape.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would create a new settlement in the landscape, close to London Colney. There could be some risk of coalescence with Colney Heath and London Colney, both within St Albans District, to the east and west of the site respectively, although established areas of woodland act as a buffer screening Colney Heath from the site. Development on this site would need to be carefully planned to ensure separation is maintained between the settlements.	
Are there any cumulative issues with other potential development sites?	The southern end of this site is approximately 375m from the northern edge of strategic sites HEL228B and within 400m of HEL385C on the northern outskirts of South Mimms. Development of all these sites would need to consider potential for cumulative/ coalescence impacts (although keeping development to the north of Site H2, as recommended in other guidance above, would avoid this issue. Non-strategic site HEL519b is separated from this site by the M25, and if it was brought forward may contribute further to the built-up character of the landscape around the Bell Roundabout and junction 22 of the M25. The site is adjacent to St Albans District (to the north, east and west). A number of sites to the north of this site and south of the A414 as well as some sites between this site and Colney Heath are being assessed in that Council's SHLAA. Careful consideration of the emerging Local Plan for St Albans will be needed to therefore consider potential cumulative effects with sites across the administrative boundary.	
Summary	The analysis above indicates that this site has potential to accommodate a new settlement in the flatter low-lying areas of the Vale – particularly in areas of former	

Question	Commentary
	mineral workings and prairie fields, as long as the new settlement retains all priority habitats and Local Wildlife Sites and takes opportunities to extend and link these where possible, uses vegetation in character with the locality to integrate new development into the wider rural landscape, preserves long views from the Shenley Ridge northwards towards London Colney and St Albans (within St Albans District); and conversely from the Vale landscape looking back towards the Shenley Ridge and Redwell Woods, providing additional opportunities to appreciate these views where possible, protects the setting of the listed buildings in and outside the site, maintains and improves public access across the site, including the links between the site and the wider landscape, and takes opportunities to enhance degraded landscapes such as areas of former parkland. In addition, the overall settlement pattern within Hertsmere and St Albans District should be considered when masterplanning the site, maintaining clear gaps between key settlements and considering the visual impact on adjacent settlements outside the Borough.
Sensitivity / developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Potential coalescence issues with London Colney and Colney Heath.

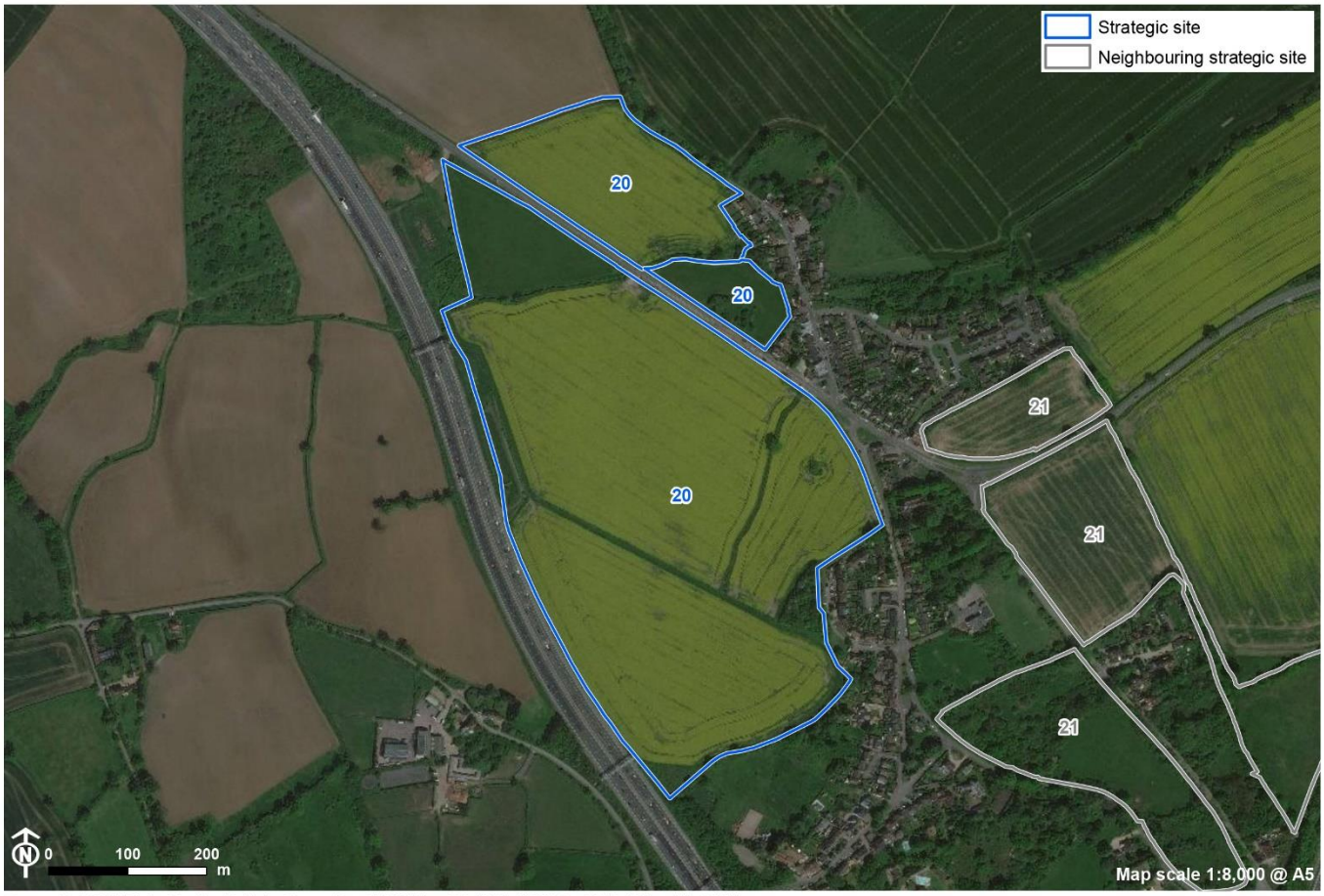
Figure 2.57: Summary map

Development Site 19 (HEL382a/c): Tyttenhanger Estate



Site 20: HEL228 & SM1 (HEL385a): Land to the North of St Albans Road and West of Blanche Lane, South Mimms

Figure 2.58: Site location



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Source: OS, HBC

Figure 2.59: Site constraints

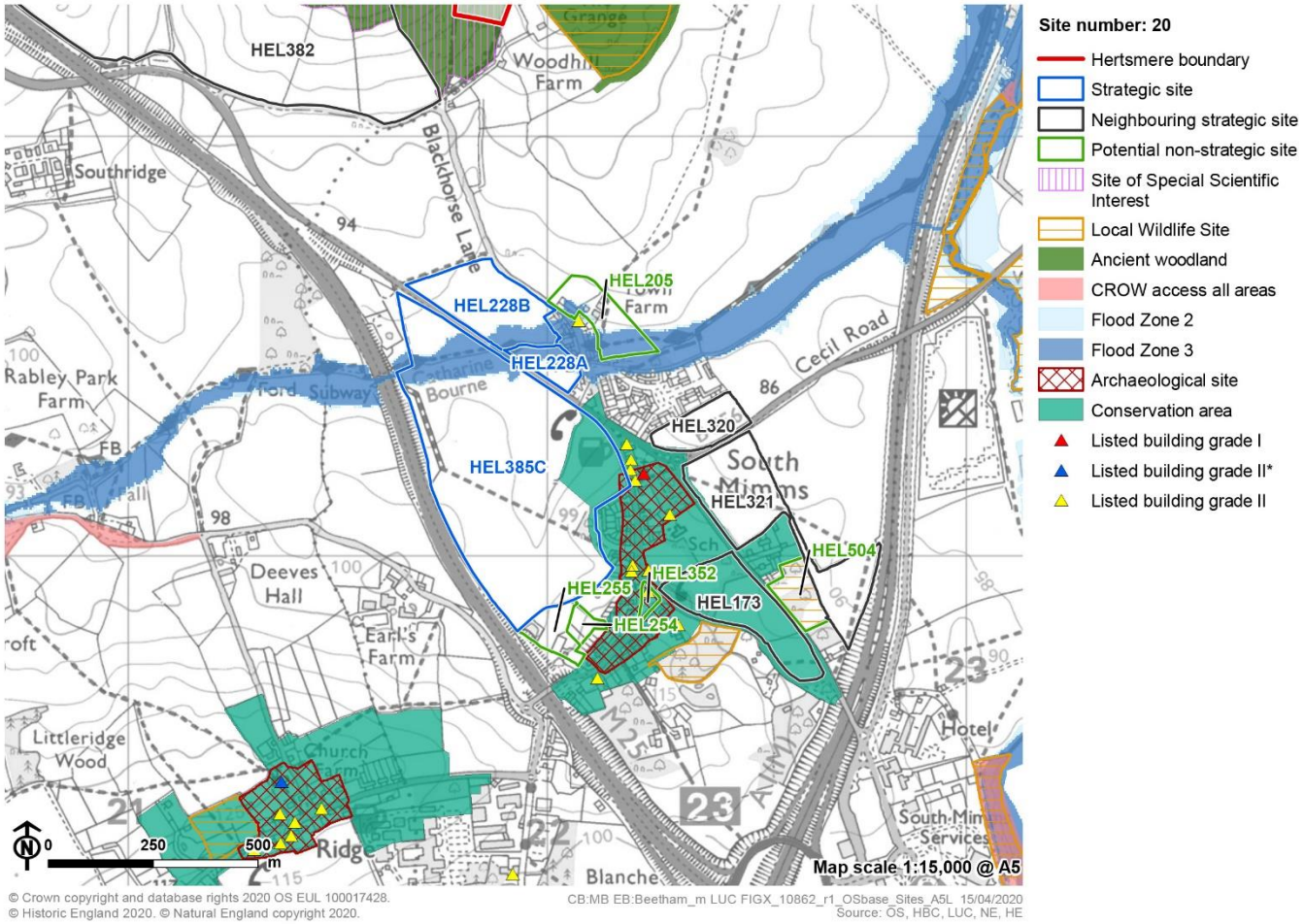


Table 2.20: Landscape appraisal for sites HEL228 & SM1 (HEL385a)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 27: Catherine Bourne Valley 27a South Mimms Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **low-moderate** sensitivity Medium density flats = **moderate** sensitivity High density flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial/ distribution = **moderate-high** sensitivity This indicates that residential housing and small-medium flats are likely to be more appropriate in this assessment unit than larger forms of development including higher-density flats, commercial, office blocks or warehouses.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis for 27a states that areas within or adjacent to the South Mimms Conservation Area, the valley slopes and rural setting provided to South Mimms are of a higher sensitivity. Areas with few historic features or semi-natural habitats, and in close proximity to the M25 and A1(M) have a lower sensitivity.

Question	Commentary	
	This site is in close proximity to the busy road network including the M25. However, the gentle slopes provide an open rural setting to South Mimms and contains part of the South Mimms Conservation Area. Several public footpaths run thorough the site, as does the Catherine Bourne.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ the sense of openness and could be visually prominent due to lack of vegetation; ■ the valley landform and visible valley slopes of the Catherine Bourne Valley 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.	Effects could be avoided/ minimised by: ■ integrating any new development into the landscape through a comprehensive landscape scheme that enhances green infrastructure networks; ■ responding to the valley landscape when designing development, maintaining a visible course of the Catherine Bourne; ■ considering the impact of any development on the Conservation Area and retaining a rural setting and views to and from the village core; ■ preserving public access along the Hertfordshire Way and providing an attractive countryside experience when travelling this route.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it: ■ Minimises visual impacts on the wider landscape 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); ■ Focuses any larger scale buildings closer to larger scale built features and main roads and away from the small-scale residential edge; ■ Conserves the valley landform and course of the Catherine Bourne; ■ Considers views to and from the Conservation Area (impact on the setting of the conservation area and heritage features within it will need to be assessed); ■ Retains public access through the site and seek opportunities to enhance views from the path and other opportunities to enjoy the landscape; ■ Seeks opportunities to mitigate existing impacts relating to the road network including the M25 (if required).	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	South Mimms is a relatively small village and development on this site would alter the historic linear pattern focussed along Blanche Lane, and significantly increasing the size of the village. The site does not play an important role in separating key settlements within or outside the Borough. The South Mimms Conservation Area is based on the original core of the village and its linear form along Blanche Lane, and New Road. It has a compact and low-density layout and a strong relationship with its landscape setting. The impact on the village's character, form and relationship to the surrounding landscape will be a key consideration for this site.	

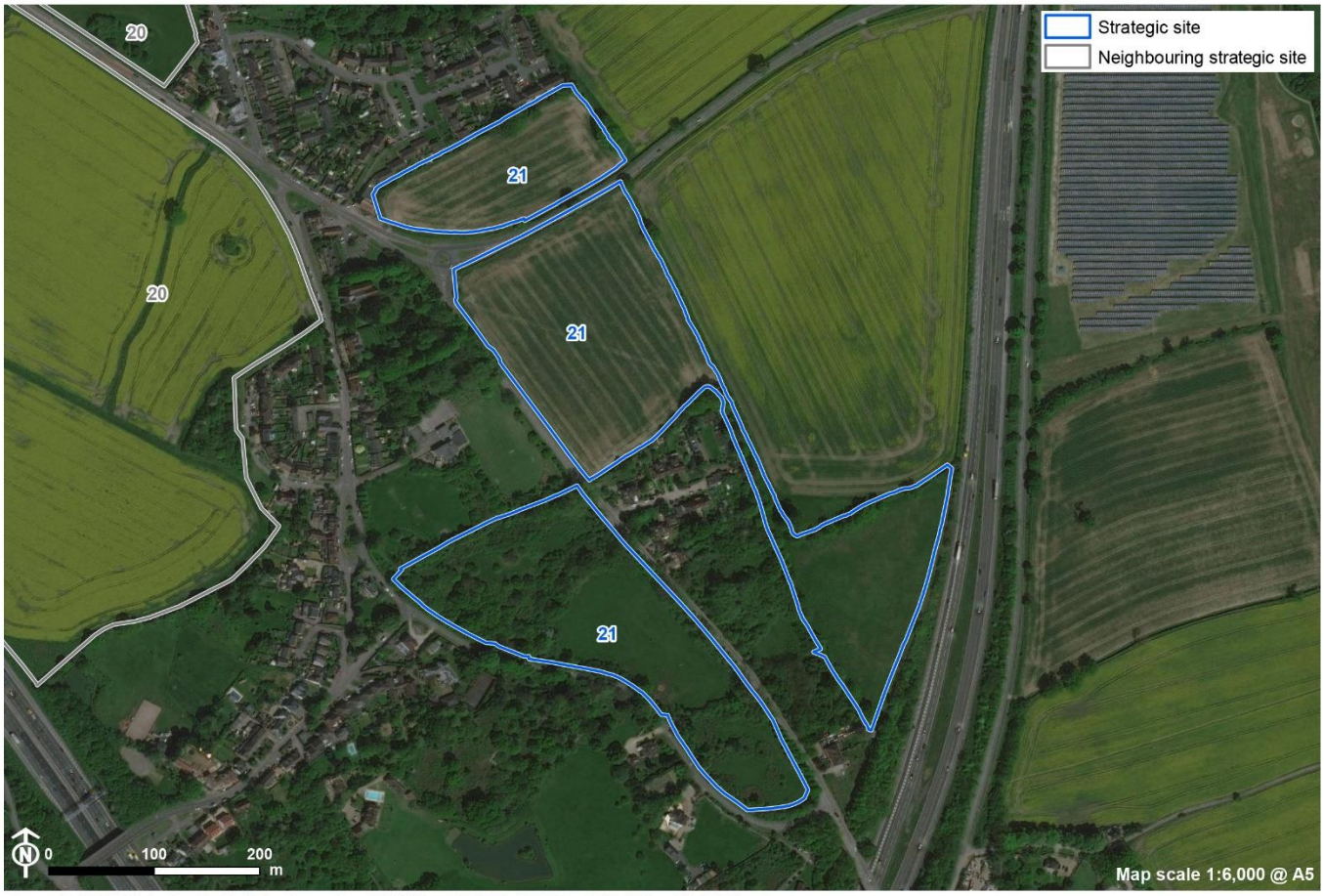
Question	Commentary
Are there any cumulative issues with other potential development sites?	Strategic sites HEL173, HEL320 & HEL321 lie to the east of South Mimms, and if all of these sites on the edges of South Mimms are brought forward for development, this could considerably increase the size of the village. Located just 375m to the north is HEL382 (Tyttenhanger Estate). If HEL382 site is brought forward alongside HEL228 & SM1 (HEL385a), intervisibility between the two sites would be a consideration (although guidance for HEL382 recommends against developing the southern section of that site). There are a number of smaller non-strategic sites around South Mimms, some of which overlap with the strategic sites. Non-strategic sites that do not overlap are (HEL504, HEL205, HEL254 and HEL255. These are smaller than the strategic sites but would contribute to a notable change in the size and shape of South Mimms village overall.
Summary	The analysis above indicates that the site has the potential to some accommodate residential housing and smaller flats, at least on part of the site, as long as they are designed as part of a comprehensive landscape scheme that assimilates the buildings into the village edge without adversely affecting the village character and particularly that of the conservation area (including views to and from the village core). Any larger scale buildings should be located away from the conservation area and views to and from the core of the Conservation Area should be preserved (impact on the setting of the conservation area and heritage features within it will need to be assessed). There are opportunities to enhance the course of the Catherine Bourne, enhance green infrastructure networks through structure planting enhance wetland habitats along the course of the Catherine Bourne and enhance the experience of walking the Hertfordshire Way, The extent of expansion should be considered in terms of its effect on the village pattern as a whole, including the conservation area. This consideration applies to HEL228 & SM1 (HEL385a), as well as in combination with other strategic and non-strategic sites around South Mimms.
Sensitivity/ developability	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some cumulative issues to consider relating to overall village shape and size.

Figure 2.60: Summary map

Development Site 20 (HEL385a): Land to the North of Albans Road and West of Blanche Lane, South Mimms

Site 21: HEL173, HEL320 & HEL321: Land East of Blanche Lane and Blackhorse Lane, South Mimms

Figure 2.61: Site location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.62: Site constraints

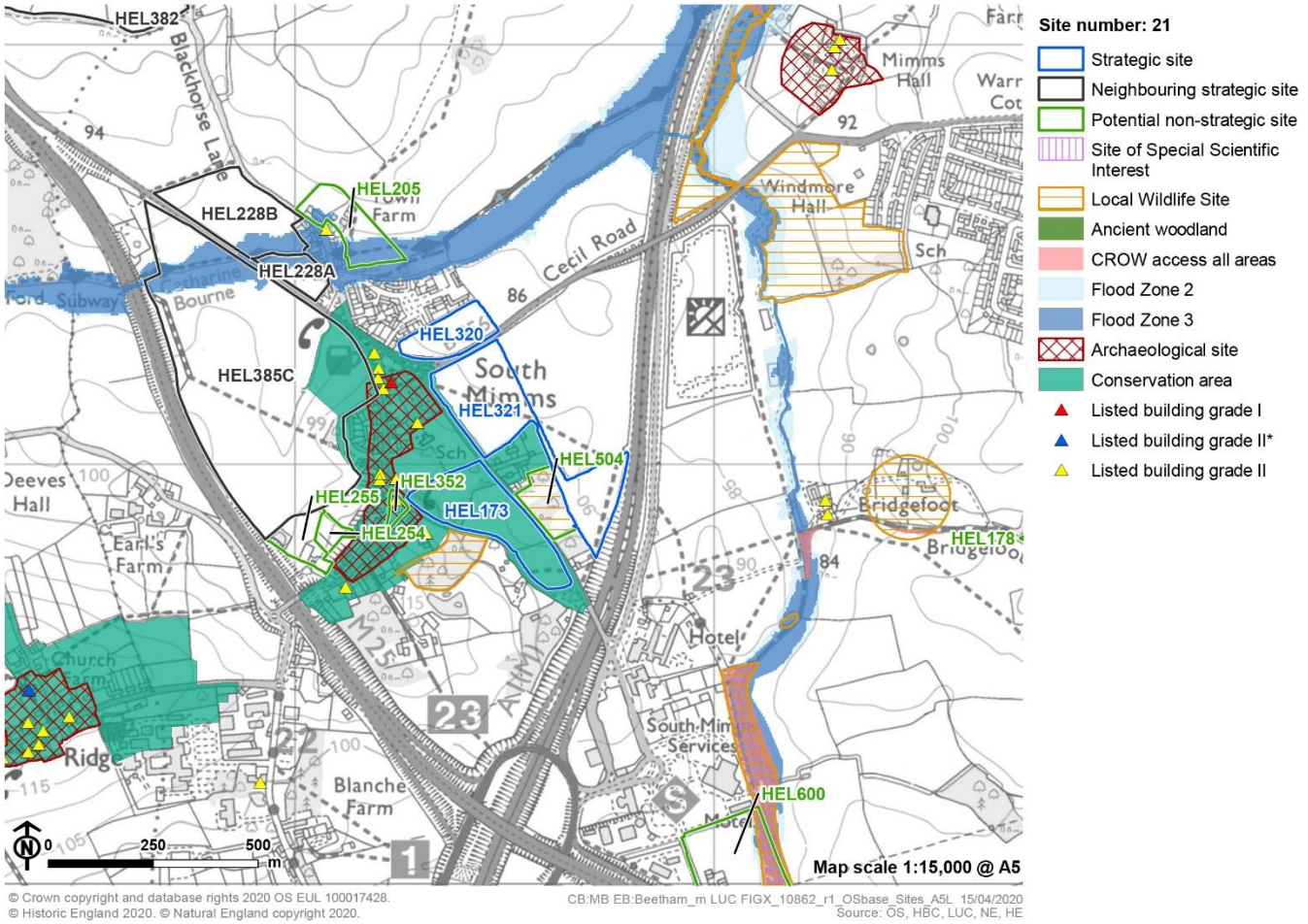


Table 2.21: Landscape appraisal for sites HEL173, HEL320 & HEL321

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 27: Catherine Bourne Valley 27a South Mimms Fringe (HEL320 & 321) LCA 24 Arkley Plain 24b South Mimms Fringe (HEL173)
What landscape sensitivity rating applies to the relevant assessment unit/s?	**27a South Mimms Fringe** Residential housing/ smaller flats = **low-moderate** sensitivity Medium density flats = **moderate** sensitivity High density flats/ small scale commercial = **moderate-high** sensitivity Large scale commercial/ industrial/ distribution = **moderate-high** sensitivity **24b South Mimms Fringe** Residential housing/ smaller flats = **moderate** sensitivity Medium-higher density flats/ small scale commercial = **moderate-high** sensitivity

Question	Commentary	
	Large scale commercial/ industrial/ distribution = **high** sensitivity This indicates that residential housing and small-medium flats are likely to be more appropriate in these assessment units than larger forms of development including higher-density flats, commercial, office blocks or warehouses.	
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	**27a Catherine Bourne Valley: South Mimms Fringe** The sensitivity analysis for 27a states that areas within or adjacent to the South Mimms Conservation Area, the valley slopes and rural setting provided to South Mimms are of a higher sensitivity. Areas with few historic features or semi-natural habitats, and in close proximity to the M25 and A1(M) have a lower sensitivity. HEL321 lies adjacent to the Conservation Area and both HEL320 and 321 form part of the rural setting to South Mimms which increase sensitivity. However, the site contains not priority habitats or designated ecological/ historic features. **24b Arkley Plain: South Mimms Fringe** The sensitivity analysis for 24b states that 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. HEL173 lies within the South Mimms Conservation Area and is relatively enclosed, although includes a number of mature trees which in themselves increase sensitivity.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ the sense of openness associated with HEL320 & 321 – built development in the Catherine Bourne Valley character area could be visually prominent due to lack of vegetation; ■ the rural setting the sites provide to South Mimms and its Conservation Area (HEL173 is within the Conservation Area); ■ mature trees – particularly in the Arkley Plan.	Effects could be avoided/ minimised by: ■ integrating any new development into the landscape through a comprehensive landscape scheme that enhances green infrastructure networks; ■ considering the impact of any development on the Conservation Area and retaining a rural setting and views to and from the village core; ■ preserving public access through the sites, and seeking opportunities for additional public access; ■ retaining all mature trees.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on sites HEL320 & 321 in the Catherine Bourne Valley could adhere to the guidance for these assessment units if it: ■ Minimises visual impacts on the wider landscape through a comprehensive landscape scheme that enhances green infrastructure networks, enhances and links ecological features and semi-natural habitats (including woodlands and hedgerows); ■ Considers views to and from the Conservation Area (impact on the conservation area and its setting will need to be assessed); ■ Retains public access through the site and seek opportunities to enhance views from the path and other opportunities to enjoy the landscape; ■ Seeks opportunities to mitigate existing impacts relating to the road network including the M1 (if required).	

Question	Commentary
	Development on site HEL173 in the Arkley Plain could adhere to the guidance for these assessment units if it: ■ Respects 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; ■ Retains all mature trees/ woodland, including the vegetation that has a role in separating the settlement edge of South Mimms from the M1; ■ Seeks to limit the influence of the M1 on the existing, and future, settlement.
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	South Mimms is a relatively small village and development on these sites would extend the village to the east, altering the historic linear pattern focussed along Blanche Lane. However, the site does not play an important role in separating key settlements within or outside the Borough. The South Mimms Conservation Area is based on the original core of the village and its linear form along Blanche Lane, and New Road. It has a compact and low-density layout and a strong relationship with its landscape setting. The impact on the village's character, form and relationship to the surrounding landscape will be a key consideration for this site.
Are there any cumulative issues with other potential development sites?	Strategic sites HEL228 & SM1 (HEL385a) lie to the west of South Mimms, and if all of these sites on the edges of South Mimms are brought forward for development, this could considerably increase the size of the village. There are a number of smaller non-strategic sites around South Mimms, some of which overlap with the strategic sites. Non-strategic sites that do not overlap are (HEL504, HEL205, HEL254 and HEL255. These are smaller than the strategic sites but would contribute to a notable change in the size and shape of South Mimms village overall.
Summary	The analysis above indicates that the site has the potential to some accommodate residential housing and smaller flats, at least on part of the site, as long as they are designed as part of a comprehensive landscape scheme that assimilates the buildings into the village edge without adversely affecting the village character and particularly that of the conservation area (impact on the special character of the conservation area, the heritage features within it will need to be assessed). Any development should retain all mature trees/ woodland, including the vegetation that has a role in separating the settlement edge of South Mimms from the M1, and maintain public rights of way across the site, considering views from these footpaths. There are opportunities to enhance green infrastructure networks through additional planting. Any development should respond appropriately to the difference in character between the sites that fall within the Catherine Bourne Valley (HEL 320 & 321) and HEL173 that falls within the Arkley Plain. The extent of expansion should be considered in terms of its effect on the village pattern as a whole, including the conservation area. This consideration applies to HEL173, HEL320 & HEL321, as well as in combination with other strategic and non-strategic sites around South Mimms.
Sensitivity/ developability	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required. Some cumulative issues to consider relating to overall village shape and size.

Figure 2.63: Summary map

Development Site 21 (HEL173, HEL320 & HEL321): Land East of Blanche Lane and Blackhorse Lane, South Mimms

Site 22: HEL375 & PB2 (HEL251): Land north/west of The Avenue (Former Potters Bar Golf Course), Potters Bar

Figure 2.64: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.65: Site constraints

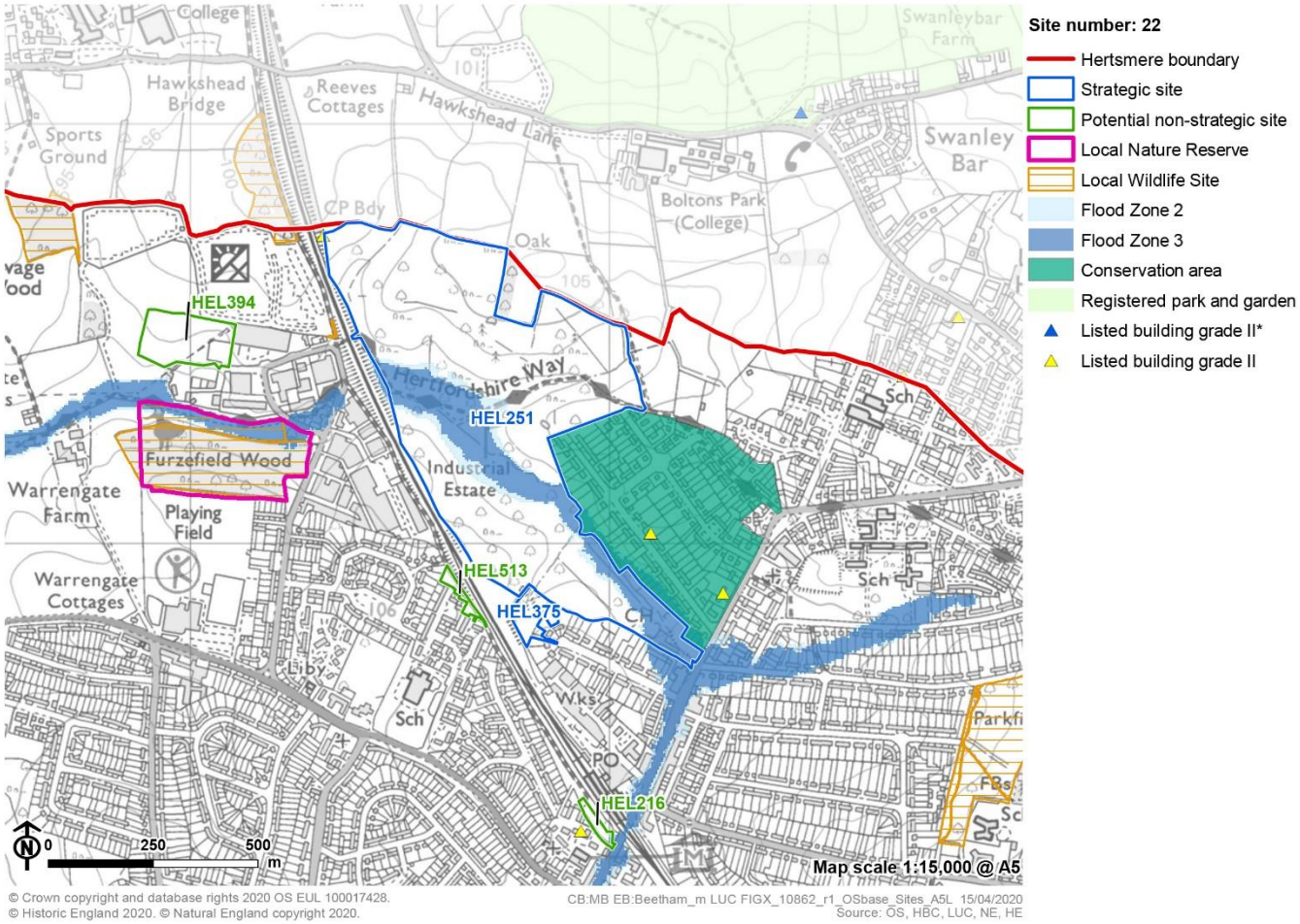


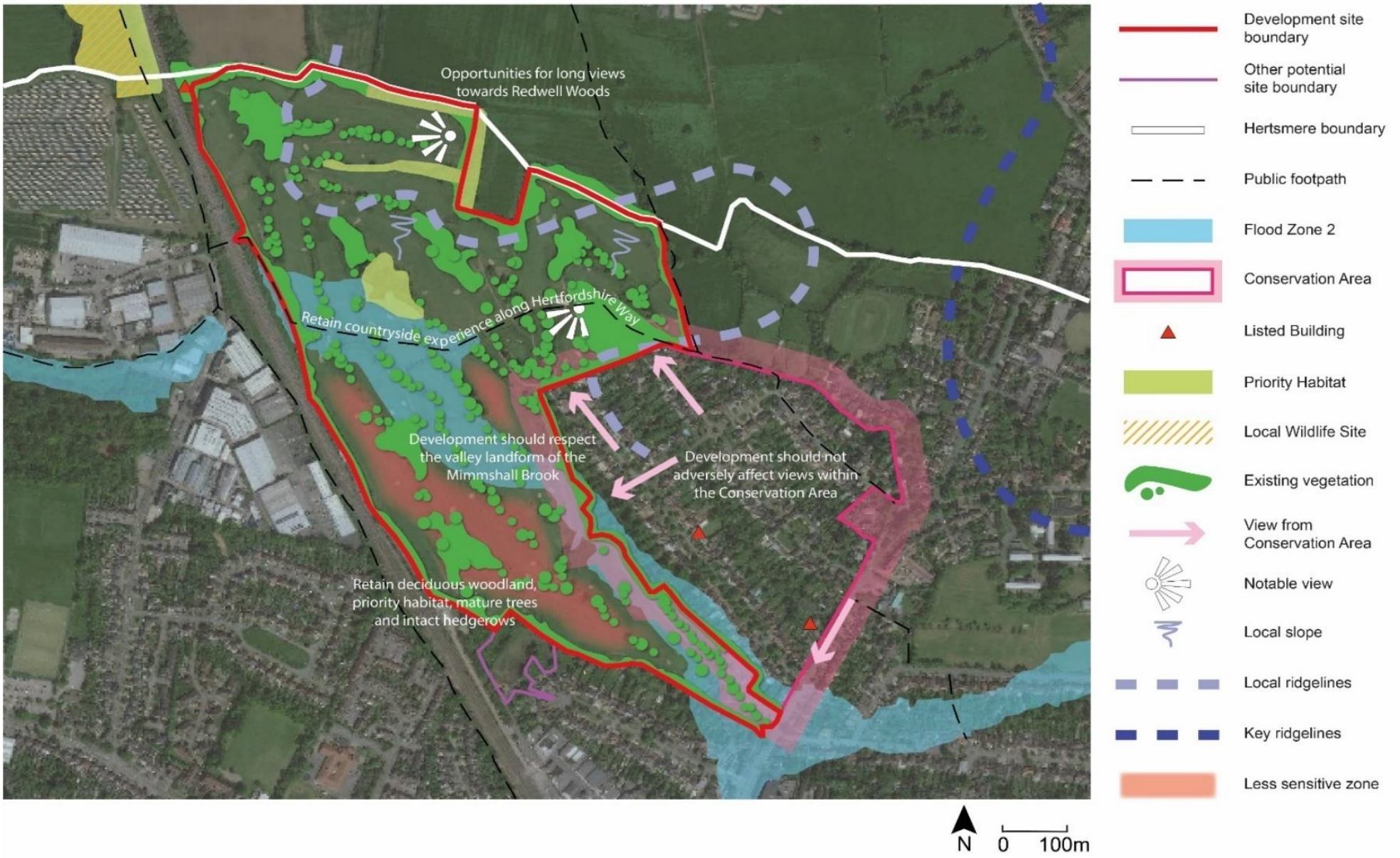
Table 2.22: Landscape appraisal for site 22: HEL375 & PB2 (HEL251)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 54B: Potters Bar Parklands B 54B/a: Potters Bar Fringe
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Medium-density and higher-density residential flats = **moderate** sensitivity Smaller-scale commercial/industrial use and employment = **moderate** sensitivity Large scale commercial/ industrial/ distribution = **moderate-high** sensitivity This indicates that residential housing/ flats and smaller scale commercial/ employment are likely to be more appropriate on this site than large scale commercial / industrial and distribution facilities.
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis for LCA 54B (Potters Bar Parklands B) states that 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. The site includes some higher more visible slopes as well as some more enclosed areas. Parts of the site fall in the line of view from the Conservation Area (although

Question	Commentary	
	only taller buildings would affect these views) and the site includes the floodplain of a tributary of the Mimmshall Brook. The site is next to the existing built edge.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Deciduous woodland (a priority habitat), mature trees and intact hedgerows; ■ Views along Darkes Lane, The Avenue, Heath Drive and Mountway in the Darkes Lanes West Conservation Area; ■ Valley and floodplain associated with a tributary of the Mimmshall Brook; ■ The route of, and/ or views from, Public Rights of Way including the Hertfordshire Way long distance footpath; ■ Long views across the Mimmshall Valley to the Redwell Woods.	Effects could be avoided/ minimised by: ■ Retaining deciduous woodland (a priority habitat), mature trees and intact hedgerows; ■ Ensuring development does not adversely affect views along Darkes Lane, The Avenue, Heath Drive and Mountway in the Darkes Lanes West Conservation Area; ■ Avoiding developing to close to the floodplain associated with a tributary of the Mimmshall Brook; ■ Retaining public access through the site and ensuring there remains a countryside experience when walking the Hertfordshire Way long distance footpath; ■ Retaining sight lines to the Redwell Woods on the opposite side of the Mimmshall Valley.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could adhere to the guidance for this assessment unit if it takes on board the points for minimising impact above, and in addition incorporates additional vegetation that is in character with the locality to integrate any new development into the landscape.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend Potters Bar slightly to the north but would not affect the separation of key settlements either within or outside the Borough.	
Are there any cumulative issues with other potential development sites?	There are no cumulative issues to note with other strategic potential development sites within Hertsmere Borough. Although there is a non-strategic site located adjacent to this site to the south, it is a small well-enclosed site and would not result in any notable cumulative issues with this site. The site lies adjacent to Welwyn Hatfield District to the north, and there are no current potential development sites within Welwyn Hatfield which would cause cumulative issues. This should be monitored as Welwyn Hatfield prepare their emerging Local Plan.	
Summary	The analysis above indicates that this site has some potential to accommodate some residential housing/ smaller flats, particularly on lower ground and close to existing urban areas. Any development of the site should retain the existing deciduous woodland (a priority habitat), mature trees and intact hedgerows; incorporate additional vegetation that is in character with the locality to integrate any new development into the landscape; avoid adversely affecting views along Darkes Lane, The Avenue, Heath Drive and Mountway in the Darkes Lanes West Conservation Area; be set back from the floodplain associated with a tributary of the Mimmshall Brook and respect the valley landform associated with this tributary; retain public access through the site and ensure that a countryside experience is retained when walking the Hertfordshire Way long distance footpath; and provide opportunities for views to the Redwell Woods on the opposite side of the Mimmshall Valley. The impact of development on views to and from Welwyn Hatfield District should also be considered.	
Sensitivity / developability rating	Moderate to higher sensitivity: great care required with design, and substantial mitigation likely to be needed.	

Figure 2.66: Summary map

Development Site 22 (HEL251): Land north/west of The Avenue (Former Potters Bar Golf Course), Potters Bar



Site 23: HEL318 & PB3 (HEL362): Land south of Oakroyd Avenue and west of Barnet Road, Potters Bar

Figure 2.67: Site location

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Contains Ordnance Survey data © Crown copyright and database right 2020

CB:MB EB:Beetham_m LUC FIGX_10862_r1_Aerial_Sites_A5L 14/04/2020
Source: OS, HBC

Figure 2.68: Site constraints

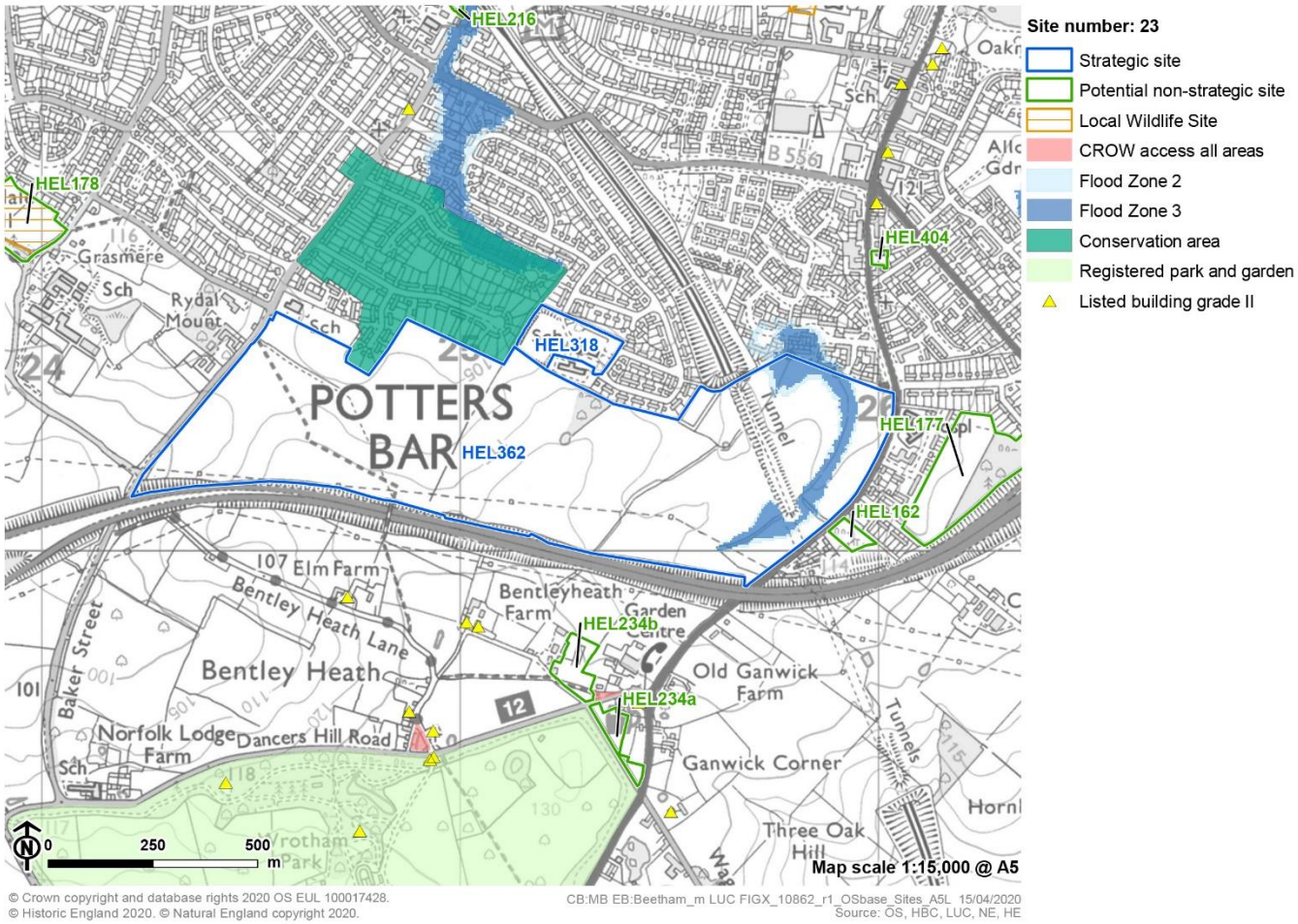


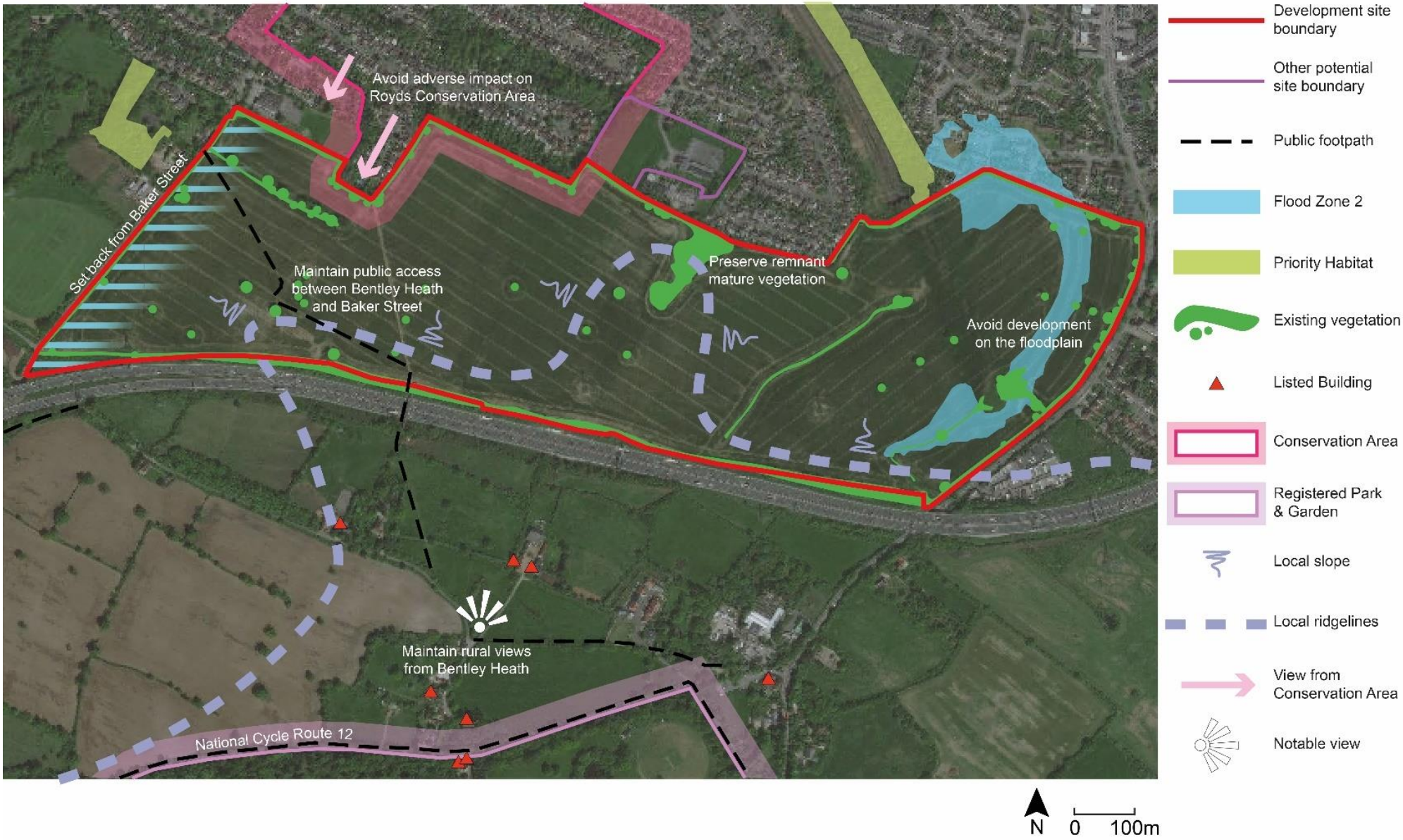
Table 2.23: Landscape appraisal for site 23: HEL318 & PB3 (HEL362)

Question	Commentary
What is proposed use of this site?	Residential
Which landscape character area and landscape sensitivity assessment unit or units does the site fall within?	LCA 24 Arkley Plain 24c: Potters Bar Fringe [N.B. HEL318 lies within the settlement boundary of Potters Bar].
What landscape sensitivity rating applies to the relevant assessment unit/s?	Residential housing/ smaller flats = **moderate** sensitivity Medium- and higher-density flats = **moderate-high** sensitivity Small scale commercial/industrial/employment = **moderate-high** sensitivity Large scale commercial and office blocks = **moderate-high** sensitivity Large-scale warehouse/ distribution = **high** sensitivity
Does the LSA contain any evidence about whether certain parts of the assessment unit have a higher or lower sensitivity, and how does this relate to the site?	The sensitivity analysis for LCA 24 Arkley Plain (24c Potters Bar Fringe) states that the deciduous woodlands, neutral grasslands and listed buildings increase sensitivity locally while flatter areas, areas in proximity to man-made features including pylons

Question	Commentary	
	and man-made features (pylons, roads including the M25) and lack of distinctiveness reduce sensitivity. The site does not contain any deciduous woodlands, neutral grasslands and has lost most of its hedgerows. It does not contain any listed buildings (although it is adjacent to The Royds Conservation Area). The site is located between the urban edge of Potters Bar and the M25 and contains pylons.	
Could development on the site affect any of the key sensitivities? (first column) If so, could these be avoided or minimised? (second column)	Development on this site could affect: ■ Remaining intact hedgerows and mature trees; ■ The rural character of Baker Street, and rural views across the site from this road and Barnet Road; ■ 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. It could also affect the floodplain of the minor water course that runs through the site.	Effects could be avoided/ minimised by: ■ Retaining the remnant intact hedgerows and mature trees; ■ Conserving the rural character of Baker Street, by avoiding road upgrades and setting development back from this road; ■ Retain public access between Bentley Heath and Baker Street that provides enjoyment of the countryside; ■ Avoiding adverse impact on the Royds Conservation Area; ■ Avoids the floodplain within the site.
Could development on the site conflict with any of the guidance set out for the relevant assessment unit/s? What does this mean for development on the site?	Development on this site could avoid conflict with the guidance for this assessment unit if it implements the points above, as well as including planting to integrate the development into the landscape and takes the opportunity to improve the existing landscape structure of the site, as well as consider reducing the visual impact of impact electricity pylons on the site.	
How would development on the site affect settlement pattern and separation between settlements? (including settlements outside the Borough)	Development on this site would extend the southern edge of Potter's Bar down to the M25 but would not adversely affect the overall settlement pattern within Hertsmere. The site does not play a role in the separation of key settlements either within or outside the Borough, although a separation should be preserved between Potter's Bar and the rural hamlet of Bentley Heath (located the other side of the M25).	
Are there any cumulative issues with other potential development sites?	There would be not notable cumulative issues to note with other strategic or non-strategic sites within Hertsmere Borough, although development of this site and site 22 together could increase the size of Potter's Bar both to the north and south.	
Summary	The analysis above indicates that this site has the potential to accommodate some residential housing and flats as long as new development preserves the remnant mature vegetation and hedgerows within the site and includes additional planting to improve the existing landscape structure of the site and integrate the development into the landscape; enhances the floodplain within the site; conserves the rural character of Baker Street (by avoiding road upgrades and setting development back from this road); retains public access between Bentley Heath and Baker Street that provides enjoyment of the countryside; avoids adverse impact on the Royds Conservation Area (i.e. avoid development detracting from views along the streets within the conservation area); and takes the opportunity to reduce the visual impact of impact electricity pylons on the site.	
Sensitivity / developability rating	Moderate sensitivity: site (or part of the site) could be developed, being aware of constraints and sensitivities – care with design and mitigation required.	

Figure 2.69: Summary map

Development Site 23 (HEL362): Land south of Oakroyd Avenue and west of Barnet Road, Potters Bar



Landscape Sensitivity Assessment Results

Hertsmere Local Plan: Landscape and Visual Sensitivity Assessment
Hertsmere Council

LUC

Figure A1.1: Low-density houses (2/2.5 storeys)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

0 1 2 km

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_1_10862_r0_LowDensityHouses_AllSites_A3L 28/05/2020
Source: OS, HBC

Hertsmere Local Plan: Landscape and Visual Sensitivity Assessment
Hertsmere Council

LUC

Figure A1.2: Medium-density mixed residential (3 storeys)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_2_10862_r0_MedDensityMixed_AllSites_A3L 28/05/2020
Source: OS, HBC

LUC

Figure A1.3: Medium-density mixed residential (3-4 storeys) (urban fringe assessment units only)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

0 1 2 km

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_3_10862_r0_MedDensityMixedResidential_3_4storeys_AllSites_A3L 28/05/2020
Source: OS, HBC

Hertsmere Local Plan: Landscape and Visual Sensitivity Assessment
Hertsmere Council

LUC

Figure A1.4: High density mixed residential (5-6 storeys) (urban fringe assessment units only)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

0 1 2 km

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_4_10862_r0_HighDensityMixedResidential_AllSites_A3L 28/05/2020
Source: OS, HBC

Hertsmere Local Plan: Landscape and Visual Sensitivity Assessment
Hertsmere Council

LUC

Figure A1.5: Smaller scale commercial/industrial and employment (2-3 storeys)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_5_10862_r0_SmallScaleCommercial_AllSites_A3L 28/05/2020
Source: OS, HBC

LUC

Figure A1.6: Large-scale commercial and office blocks (urban fringe assessment units only)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

0 1 2 km

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_6_10862_r0_LargeScaleCommercial_AllSites_A3L 28/05/2020
Source: OS, HBC

Hertsmere Local Plan: Landscape and Visual Sensitivity Assessment
Hertsmere Council

LUC

Figure A1.7: Large warehouse/distribution facilities (urban fringe assessment units only)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

0 1 2 km

Map scale 1:55,000 @ A3

CB:MB EB:Beetham_m LUC FIGA1_7_10862_r0_LargeWarehouse_AllSites_A3L 28/05/2020
Source: OS, HBC

Hertsmere Local Plan: Landscape and Visual Sensitivity Assessment
Hertsmere Council

LUC

Figure A1.8: New settlement (wider landscape assessment units only)

Hertsmere boundary
Strategic site
Key settlement

Landscape sensitivity assessment units

Sensitivity assessment unit

Sensitivity score

Not assessed
Low-moderate
Moderate
Moderate-high
High

Map scale 1:55,000 @ A3

0 1 2 km

CB:MB EB:Beetham_m LUC FIGA1_8_10862_r0_NewSettlement_AllSites_A3L 28/05/2020
Source: OS, HBC