

# Landscape Sensitivity Assessment



Report No:	Date	Revision	Author	Checked	Approved
15773_R03	September 2023	A	RM	WL	Wendy Lancaster PGDipLA PGDipUD CMLI FRSA

**Disclosure:**

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



## Contents:

Section 1: Introduction	1
Section 2: Policy Context	5
Section 3: Landscape Context	7
Section 4: Assessment of Landscape Sensitivity	8

## Appendices:

Appendix 1: Detailed Assessment of Landscape Sensitivity	
Appendix 2: Field Survey Sheets	

## Plans:

Plan 1: Landscape Sensitivity Summary Plan	
Plan 2: Designations	
Plan 3: Landscape Susceptibility Plan	
Plan 4: Visual Susceptibility Plan	
Plan 5: Landscape and Visual Value Plan	



## Section 1: Introduction

- 1.1. The London Borough of Enfield (LBE) is preparing a new Local Plan 2019 - 2039, which will need to accommodate a significant amount of new housing growth. As part of the evidence base for the Local Plan, the Council is considering the allocation of new two sustainable settlements and needs to consider whether the landscape has the capacity to accommodate new development without causing significant adverse effects on its character.
- 1.2. LBE commissioned Tyler Grange Group Ltd (TG) in July 2023 to prepare a landscape sensitivity assessment (hereafter referred to as 'the study') for the following locations within the Borough:
  - Crews Hill; and
  - Chase Park.

### Methodology

- 1.3. The approach to this study follows guidance provided by Natural England, as set out in 'An Approach to Landscape Sensitivity Assessment - to Inform Spatial Planning and Land Management', which was published in June 2019 to take into account evolution of best practice and changes to Landscape Institute (LI) guidance. The 2019 guidance replaces the previous 'Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity'.

### Desk Study / Review

- 1.4. Landscape and visual baseline data has been collated in a Geographical Information System (GIS) and analysed and mapped in zones to cover all the Units to be considered, in order to identify existing landscape features, views and the main elements which contribute to the character, structure and landscape setting of each site.
- 1.5. Mapping has included:
  - Topography;
  - Land use and landscape features (based initially on aerial photography and OS mapping);
  - Local landscape character types areas, and associated guidelines;

- Local Plan designations including local landscape, nature conservation, and heritage designation;
- Extent of existing built development;
- Listed buildings, conservation areas, registered parks/gardens, ancient monuments;
- Public Rights of Way (PRoW) (including long distance footpaths etc) and notable view points;
- Areas at risk of flooding;
- Locally valued features e.g., landmarks;
- Any known cultural associations.

### Landscape Structure and Settlement Pattern Analysis

- 1.6. Data was overlaid to create a settlement baseline for each Unit, providing a context for field work and the detailed analysis and assessment to follow, helping to identify:
  - The nature of the settlement edge and relationship with to existing built form;
  - Settlement morphology (including form and landscape setting);
  - Settlement visual envelope and intervisibility;
  - Landscape setting of the landmark features; and
  - The location/extent of major constraints to future development such as areas of Ancient Woodland.

### Identification of Development Scenario and Units

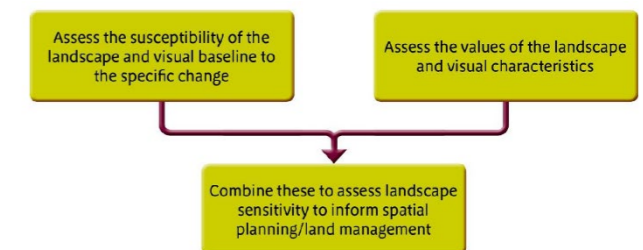
- 1.7. For the purposes of this study, two development scenarios have been considered: the first being housing development; and the second, a mixed used residential led development. These two types of development have been loosely defined to avoid being overly prescriptive, which can result in an assessment becoming out of date should scenarios change. Housing development has been taken to mean low rise housing around approximately 8 - 10m high. Mixed used residential led development is taken to mean medium scale residential development comprising larger buildings and approximate heights of up to 14m.

Whilst this assessment has focused on these two types of development, the landscape sensitivities identified can inform the suitability of other forms of development or land use change.

- 1.8. For the purpose of this study, the 'Units' to be assessed are derived from the individual Greenbelt Exceptional Circumstances land units as issued by LBE, and therefore will vary in size. If a Unit is considered too large to justify a uniform sensitivity across the Unit, the site is subdivided into areas which are assessed as individual 'Units' and identified with separate area letters.
- 1.9. Field survey work was undertaken during the summer of 2023 to confirm and refine the baseline desk study, recording characteristics that cannot be recorded via the desk study alone, and informing the analysis and assessment set out in Section 2. Findings were recorded onto survey sheets, OS mapping and annotated copies of the structural analysis overlays.

### Analysis and Assessment

- 1.10. Current Natural England guidance sets out that landscape sensitivity is informed by the susceptibility of landscape character and the visual resource to prescribed changes, combined with the value of the landscape as set out in Figure 1. As such, landscape and visual susceptibility and value assessment criteria have been determined, with indicators describing their upper and lower thresholds specific to the Borough. The methodology utilised in this study is derived from other similar assessments undertaken for Local Authorities by experienced landscape practitioners (HDA Associates) and TG's experience of similar assessments. The methodology is set out below.



**Figure 1: Assessing Landscape Sensitivity**



## Susceptibility

1.11. Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type / development scenario or other change without undue negative effects on landscape character and the visual resource (page 7, An approach to landscape sensitivity assessment 2019).

1.12. Table 1 below sets out each criterion, along with example indicators of lower and higher susceptibility for each element of the assessment. Assessment is based upon professional judgement.

**Table 1: Criteria for determining the susceptibility of the landscape**

Criteria	Indicators of Lower Susceptibility	Indicators of Higher Susceptibility
<b>Landscape Susceptibility</b>		
<b>Landform and drainage</b>	<ul style="list-style-type: none"> <li>Flat.</li> <li>Uniform, indistinct landform.</li> <li>Not within a floodzone.</li> <li>No significant watercourses.</li> </ul>	<ul style="list-style-type: none"> <li>Strongly undulating landform.</li> <li>Irregular or complex landform.</li> <li>Narrow valleys or ridges.</li> <li>Prominent landform features.</li> <li>Within floodzone.</li> </ul>
<b>Landcover and landscape pattern</b>	<ul style="list-style-type: none"> <li>Developed land, derelict or waste ground.</li> <li>Utilities/energy generation.</li> <li>Commercial forestry.</li> <li>Poor landscape structure.</li> <li>Intensively managed agriculture.</li> <li>Monoculture land cover.</li> <li>Large scale, simple, uniformed landscape pattern.</li> <li>Low agricultural land classification.</li> </ul>	<ul style="list-style-type: none"> <li>Diverse land cover.</li> <li>Strong landscape structure.</li> <li>Intact heathland.</li> <li>Significant trees/woodland.</li> <li>Wetland/riparian/meadow</li> <li>Small scale, complex and intricate landscape patterns arising from combinations of settlement, field pattern or vegetation.</li> <li>High agricultural land classification.</li> </ul>

Criteria	Indicators of Lower Susceptibility	Indicators of Higher Susceptibility
<b>Intactness</b>	<ul style="list-style-type: none"> <li>No boundary hedgerows.</li> <li>No significant woodland.</li> <li>No evidence of significant time depth.</li> </ul>	<ul style="list-style-type: none"> <li>Intact hedgerow network.</li> <li>Presence of ancient woodland.</li> <li>Evidence of significant time depth.</li> </ul>
<b>Settlement pattern and identity</b>	<ul style="list-style-type: none"> <li>Significant built up areas.</li> <li>Adjoins existing settlement edge.</li> <li>Hard/open/linear settlement edges.</li> <li>Site could integrate into existing urban edge and would be consistent with the settlement pattern.</li> <li>No contribution to maintaining separate identities of settlements.</li> <li>No conservation areas and/or listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Limited settlement.</li> <li>Site is remote from existing settlement.</li> <li>Soft/filtered/irregular settlement edges.</li> <li>Site would be inconsistent with existing settlement pattern.</li> <li>Site contributes to maintaining separate identities of settlements.</li> <li>Conservation areas and/or listed buildings present.</li> </ul>
<b>Rurality</b>	<ul style="list-style-type: none"> <li>Urban influences which prevent a sense of rurality.</li> </ul>	<ul style="list-style-type: none"> <li>Sites with a strong and positive rural character in good condition, generally with features worthy of conservation which would be difficult to replace.</li> </ul>
<b>Tranquillity</b>	<ul style="list-style-type: none"> <li>Noisy.</li> <li>Intrusive manmade features.</li> </ul>	<ul style="list-style-type: none"> <li>Remote.</li> <li>Peaceful.</li> <li>Few obvious manmade features.</li> </ul>

Criteria	Indicators of Lower Susceptibility	Indicators of Higher Susceptibility
<b>Visual Susceptibility</b>		
<b>General visibility</b>	<ul style="list-style-type: none"> <li>No view of the site, or the site is difficult to perceive, in views from the wider landscape.</li> <li>Sites enclosed by buildings or vegetation and not part of the landscape setting to settlement or important features such as conservation areas or listed buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Open views into the site from the surrounding landscape, where the site forms a significant part of the wider view.</li> <li>The site forms part of important vistas or is part of the visual setting to settlement, or important features, such as conservation areas or listed buildings.</li> </ul>
<b>Skylines and other focal points</b>	<ul style="list-style-type: none"> <li>No visual relationship to an undeveloped skyline.</li> <li>No presence of distinctive or historic features in views to/ from the site, such as hilltop monuments, church spires/towers or historic villages.</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped skyline visible.</li> <li>Presence of distinctive or historic features in views to/from the site, such as hilltop monuments, church spires/towers or historic villages.</li> </ul>
<b>Scenic quality</b>	<ul style="list-style-type: none"> <li>Strong influence from visually intrusive manmade structures and human activity.</li> </ul>	<ul style="list-style-type: none"> <li>Landscapes of high scenic quality due to features visible.</li> </ul>
<b>Type of visual receptors to which the site is visible</b>	<ul style="list-style-type: none"> <li>Users of high speed roads, not considered as scenic routes.</li> </ul>	<ul style="list-style-type: none"> <li>People engaged in outdoor recreation where the landscape is part of the experience, including visitors to landscapes whose interest is focussed on the view including the Area of Special Character</li> </ul>



Criteria	Indicators of Lower Susceptibility	Indicators of Higher Susceptibility
<b>Visual access</b>	<ul style="list-style-type: none"> <li>Limited number of receptors with discernible views of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Large numbers of receptors with open and/or close range views of the site.</li> <li>Open, but more distant views of the site from promoted viewpoints.</li> </ul>

### Value

1.13. Landscape value is the relative value that is attached to different landscapes by society. Value can apply both to areas as a whole, or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

1.14. Table 2 below sets out the criteria for determining the value of the landscape, along with example indicators of lower and higher value for each element of the assessment.

**Table 2: Criteria for determining the value of the landscape**

Criteria	Indicators of Lower Value	Indicators of Higher Value
<b>Landscape Value</b>		
<b>Landscape designations and landscape related policies</b>	<ul style="list-style-type: none"> <li>No landscape designations or landscape related policies within or near the site.</li> </ul>	<ul style="list-style-type: none"> <li>The site is within the Area of Special Character</li> <li>The site is related to an area designated as a Local Green Space.</li> </ul>
<b>Landscape character and identity</b>	<ul style="list-style-type: none"> <li>Sites where the landscape has an indistinct character.</li> </ul>	<ul style="list-style-type: none"> <li>Sites where the landscape has a strong positive character in good condition, with features worthy of conservation.</li> </ul>
<b>Rarity</b>	<ul style="list-style-type: none"> <li>Landscapes which are commonplace, including within the local area.</li> </ul>	<ul style="list-style-type: none"> <li>Unique or rare landscapes which would be irreplaceable.</li> </ul>

Criteria	Indicators of Lower Value	Indicators of Higher Value
<b>Cultural heritage value</b>	<ul style="list-style-type: none"> <li>No or limited historic continuity and time depth.</li> <li>No heritage designations within the site.</li> <li>The site does not contribute to the landscape setting of a heritage asset.</li> </ul>	<ul style="list-style-type: none"> <li>Strong displays of historic continuity and time depth.</li> <li>Presence of heritage designations including ancient monuments, historic parks and gardens, listed buildings and conservation areas.</li> </ul>
<b>Natural heritage value</b>	<ul style="list-style-type: none"> <li>Poor habitats or valued features.</li> <li>No nature conservation designations within or near the site.</li> </ul>	<ul style="list-style-type: none"> <li>Sites with semi-natural habitats and valued features such as woodland and hedgerows with good connectivity.</li> <li>Presence of nature conservation designations including SSSI, Priority Habitats and Sites of Importance for Nature Conservation.</li> </ul>
<b>Recreational value</b>	<ul style="list-style-type: none"> <li>The site has no contribution to recreational use or enjoyment of the area.</li> <li>No recreational opportunities within or near the site.</li> </ul>	<ul style="list-style-type: none"> <li>The experience of the site makes an important contribution to the recreational use and enjoyment of the area.</li> <li>Presence of features including public rights of way, Long Distance Paths, promoted viewpoints, county parks, allotments, outdoor sports facilities etc.</li> </ul>

Criteria	Indicators of Lower Value	Indicators of Higher Value
<b>Visual Value</b>		
<b>Views</b>	<ul style="list-style-type: none"> <li>The site does not contribute to iconic views, views related to designated landscapes, promoted views or views valued by the local community.</li> </ul>	<ul style="list-style-type: none"> <li>The site contributes to valued iconic views or views of high scenic quality, including those with cultural or historical significance.</li> <li>Views related to designated landscapes.</li> <li>Regionally/locally identified/ promoted views.</li> <li>Well known views valued by the local community.</li> </ul>

### Sensitivity

1.15. Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value (page 7, An approach to landscape sensitivity assessment 2019)

1.16. Table 3 below sets out the criteria for determining the sensitivity of the landscape, along with example indicators of lower and higher sensitivity for each element of the assessment:



**Table 3: Landscape Sensitivity Scale**

Sensitivity Level	Criteria
<b>Low Sensitivity</b>	The Unit has landscape/visual characteristics which are degraded or resilient and not susceptible to change and has no or limited value. The Unit could accommodate the relevant type of development without adverse landscape/visual effects. Thresholds for significant changes are high or very high.
<b>Low/Medium Sensitivity</b>	The Unit has landscape/visual characteristics which are susceptible to change, and its values are low to moderate. The Unit may have some potential to accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are intermediate.
<b>Medium Sensitivity</b>	The Unit has landscape/visual characteristics which are susceptible to change, and its values are moderate. It may be able to accommodate the relevant type of development in limited situations without significant character change or adverse effects, where such locations are defined in the relevant site summary. Thresholds for significant change are low.
<b>Medium/High Sensitivity</b>	The Unit has landscape/visual characteristics which are very susceptible to change, and its values are moderate to high. The Unit is unable to accommodate the relevant type of development without significant character change or adverse effects. Any development should be on a small scale, in appropriate locations, where it can be demonstrated that proposals would not have an adverse effect on the landscape. Thresholds for significant change are very low.
<b>High Sensitivity</b>	The Unit has landscape/visual characteristics which are very susceptible to change, and its values are high. The Unit is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

1.17. The five defined levels of landscape sensitivity form stages on a continuum, rather than clearly separated categories. Any given landscape may or may not fit neatly into one

category, and an element of professional judgement is required.

### Limitations

- 1.18. This study provides an assessment of the relative landscape sensitivities of different landscape areas to residential development, without knowing the exact location, layout, design or mitigation proposed.
- 1.19. The study is based on an assessment of landscape and visual susceptibility and value to determine sensitivity. The assessments are based on professional judgement, taking account of the interplay between criteria, as well as those which might be more important to the landscape character of the Unit.
- 1.20. Field work was undertaken from publicly accessible locations.



## Section 2: Policy Context

### National Planning Policy Framework (NPPF)

- 2.1. The UK Government published an updated and revised National Planning Policy Framework (NPPF) in September 2023, which sets out the environmental, social and economic planning policies for England. Central to NPPF policies is a presumption in favour of sustainable development; that development should be planned for positively and individual proposals should be approved wherever possible.
- 2.2. One of the overarching objectives that underpins the NPPF is set out in Paragraph 8: “an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment”.
- 2.3. Paragraph 174 states that “planning policies and decisions should contribute to and enhance the natural and local environment by:
  - a) protecting and enhancing valued landscapes” and
  - b) “recognising the intrinsic character and beauty of the countryside”.
- 2.4. Paragraph 20 states “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
  - a) housing (including affordable housing), employment, retail, leisure and other commercial development;
  - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - c) community facilities (such as health, education and cultural infrastructure); and d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation”.
- 2.5. Paragraph 130 states “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

- 2.6. Paragraph 175 states “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.

- 2.7. Paragraph 185 contains one reference to sensitivity as follows:

*“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development...”*

### Planning Policy Guidance (PPG)

- 2.8. Further guidance is provided in the PPG. Paragraph: 037 Reference ID: 8-037-20190721 Revision date: 21 07 2019 notes the following under the heading of How can the character of the landscape be assessed?
- 2.9. “...Landscape sensitivity can inform policy development and appropriate locations for development and can also be one of the considerations to be taken into account when making decisions on planning applications”.
- 2.10. To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed. To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used.

### London Plan

- 2.11. The London Plan 2021 is a strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The following policies are applicable to this report:
- 2.12. Policy G1, Green Infrastructure, states that London’s network of green and open spaces, and green features, should be protected and enhanced.
- 2.13. Policy G7, Trees and Woodlands, states that London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted.

### Local Plan

- 2.14. Preparation of the new Local Plan 2019 - 2039 is currently underway, with the first consultation stage completed in September 2021. The aim is to adopt the new Local Plan in 2024.
- 2.15. The 2010 Core Strategy and 2014 Development Management Document (DMD) form the current adopted spatial planning framework for the Borough. The following policies are concerned with the protection of landscapes:





## Core Strategy

- 2.16. Core Policy 31, Built and Landscape Heritage, seeks to proactively preserve and enhance all of the Borough's heritage assets.
- 2.17. Core Policy 32, Pollution, states that, amongst others, the Council will ensure that noise and light pollution is minimised.
- 2.18. Core Policy 34, Parks, Playing Fields and other Open Spaces, states that the Council will protect and enhance existing open space and seek opportunities to improve the provision of good quality and accessible open space in the Borough.
- 2.19. Core Policy 36, Biodiversity, seeks to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats and species identified at a European, National, London or Local level.

## Development Management Document

- 2.20. DMD 37, Achieving High Quality and Design-Led Development, states that Development should capitalise on the opportunities available for improving an area.
- 2.21. DMD 69, Light Pollution, notes that development should limit and, where possible, reduce the adverse impact of light pollution.
- 2.22. DMD 80, Trees, notes that all development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees.
- 2.23. DMD 81, Landscaping, states that proposed development must provide high quality landscaping...that adds to the local character, benefits biodiversity, help mitigate the impacts of climate change and reduce water run-off.
- 2.24. DMD 84, Areas of Special Landscape Character, states that development within the Areas of Special Character will only be permitted if features or characteristics which are key to maintaining the quality of the area are preserved and enhanced.

## Local Plan Evidence Base

### Enfield's Blue and Green Strategy

- 2.25. The aim of the strategy is to develop an inclusive and integrated network of blue and green infrastructure across the borough and beyond.
- 2.26. Of relevance to the Study are a number of river and wetland restoration projects and areas of woodland planting located to the southwest of Crews Hill and to the north of Chase Park. The overarching objective of these elements is the restoration of watercourses, woodlands and grassland habitats in addition to allowing people to reconnect with nature.

## Designations

### Areas of Special Character

- 2.27. The Areas of Special Character was designated through Enfield's 1994 Unitary Development Plan following recommendation by the Countryside Commission, English Nature, English Heritage and the London Ecology Unit based on its combined landscape, historical and nature conservation interests.
- 2.28. Following the adoption of the Core Strategy in 2010, EBC commissioned a characterisation study to analyse and categorise both urban and rural landscapes into identifiable character areas. This process was inclusive of Areas of Special Character to ensure that Enfield continues to protect and enhance those features or characteristics that are essential to maintaining the historic and intrinsic visual quality of the area.
- 2.29. Of relevance to the Study are the following Areas of Special Character with their associated protected characteristics.

### Crews Hill

- 2.30. 1b, Turkey Brook Valley.
- Large geometric fields mainly arable, some pastures on eastern edge;
  - Undulating landscape drained by Turkey Brook and its tributary Holyhill Brook;

- Undulating landscape drained by Turkey Brook and its tributary Holyhill Brook;
- Secluded area with few roads or public rights of way;
- The Red House;
- Botany Bay; and
- Crews Hill Golf course.

### 2.31. 1d, Theobolds Estate South.

- Gently undulating landform;
- Geometric field pattern;
- Small woodlands;
- Low hedgerows; and
- Owls Hall Farm and parkland.

### 2.32. 1e, Clay Hill.

- St John the Baptist parish church;
- London Loop waymarked path; and
- Strayfields Road.

### 2.33. 2b, Whitewebbs Park and Forty Hall.

- Mature mixed species native woodlands;
- Network of small water courses including Turkey Brook, Cuffley Brook; and
- Network of PRoW.

### Chase Park

### 2.34. 1c, Chase Park

- Undulating landscape drained by Merryhills Brook and Leeging Beech Gutter;
- Geometric fields enclosed with hedgerows;
- Large arable fields to the east;
- Small pastoral fields to the west; and
- Mature vegetation lining watercourses.



## Section 3: Landscape Context

- 3.1. The landscape character of Enfield Borough is described in the Enfield Characterisation Study (2011) which forms part of the evidence base to the new Local Plan. The purpose of the study was to provide a description of the of the borough and its landscapes to provide an understanding of the particular attributes which make Enfield what it is today.
- 3.2. Crews Hill and Chase Park (the report identifies Chase Park as Merryhills Brook) are both described under the heading of Enfield's landscapes. Of relevance to this report are the following characteristics:

### Crews Hill

- Extensive areas of glasshouses (part disused);
- Frequent garden centres and plant nurseries;
- High traffic flows;
- Large scale commercial units (including building trade centres);

- Large mature oak trees along road side;
- Mixed native species hedgerows and tall coniferous hedges;
- Wide variety of boundary treatments; and
- Horse grazing.

### Chase Park (Merryhills Brook)

- Undulating landscape drained by Merryhills Brook and Leeing Beech Gutter;
- Geometric fields enclosed with hedgerows;
- Large arable fields to the east;
- Small pastoral fields to the west; and
- Mature vegetation lining watercourses.

- 3.3. An extract of the Enfield Characterisation Study illustrating the location of Crews Hill and Chase Park (Merryhills Brook) character areas is below:



**Figure 2: The Landscapes of Enfield.**



## Section 4: Assessment of Landscape Sensitivity

- 4.1. The assessment of the landscape sensitivity of the identified Units is a multi-phase process. Firstly, desk based data collation and mapping of relevant attributes contribute to the character, structure and landscape setting of each Unit was carried out. This work was then supplemented with field work to verify the findings of the desk study and recorded using field sheets (appendix 2) and photography to capture features that cannot be identified otherwise. The findings were then analysed against the landscape and visual susceptibility and value criteria to determine a Units sensitivity to development. These findings are summarised below with the full assessment included in appendix 1.
- 4.2. The overall results of the landscape sensitivity assessment are set out in Table 4. These rating are also illustrated on Plan 1 Landscape Sensitivity Summary Plan. Plans 3, 4 and 5 respectively illustrate landscape susceptibility, visual susceptibility and landscape and visual value.

**Table 4: Landscape Sensitivity Summary**

Landscape Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity Assessment
<b>Crews Hill Unit EC1</b>	Medium	Medium / low	Medium	Medium
<b>Crews Hill Unit EC2</b>	Medium	Medium	Medium	Medium
<b>Crews Hill Unit EC3</b>	Medium	High / medium	High / medium	High / medium
<b>Crews Hill Unit EC4</b>	Medium	High / medium	High / medium	High / medium
<b>Crews Hill Unit EC5</b>	Medium	Medium	High / medium	Medium
<b>Crews Hill Unit EC6</b>	Medium / low	Medium	High / medium	Medium
<b>Crews Hill Unit EC7</b>	Medium	Medium	Medium	Medium
<b>Crews Hill Unit EC8</b>	Medium	Medium	Medium	Medium
<b>Crews Hill Unit EC9</b>	Low	Medium / low	Medium / low	Low
<b>Crews Hill Unit EC10</b>	Medium / low	Medium	High / medium	Medium
<b>Crews Hill Unit EC11</b>	High / medium	Medium	High / medium	High / medium
<b>Chase Park Unit EC12</b>	Medium / low	Medium / low	Medium	Medium / low
<b>Chase Park Unit EC13</b>	Medium / low	Medium / low	Medium	Medium / low
<b>Chase Park Unit EC14</b>	Medium	Medium	High / medium	Medium
<b>Chase Park Unit EC15</b>	Medium	Medium	Medium	Medium

Landscape Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity Assessment
<b>Chase Park Unit EC16</b>	Medium / low	Medium	Medium / low	Medium / low



## Crews Hill: Unit EC1



**Figure 3: EC1 Location Plan**

**Table 5: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC1	Medium	Medium / low	Medium	Medium. The sensitivity of this Unit is derived from the intact network of hedgerows, some of which have notable time depth associated with them. Furthermore, the limited settlement, Grade II Owls Hall and location within the Area of Special Character also contribute to the Units medium sensitivity. Reducing the sensitivity of the Unit is its limited visibility within the wider landscape, no formal access and reduced tranquillity resulting from the M25.



**Figure 4: View northeast from Cattlegate Road**



## Crews Hill: Unit EC2



**Figure 5: EC2 Location Plan**

**Table 6: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC2	Medium	Medium	Medium	Medium The intact hedgerows with associated time depth, limited intrusion of man-made elements and location within the Area of Special Character all contribute to the Units Medium sensitivity. In contrast, the lack of access, its arable landuse and lack of contribution to views are factors that reduce its sensitivity.



**Figure 6: View northeast from East Lodge Lane.**



## Crews Hill: Unit EC3



**Figure 7: EC3 Location Plan**

**Table 7: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC3	Medium	High / medium	High / medium	High / medium. Elements that contribute to the overall high / medium sensitivity of the Unit include the hedgerows and trees that contribute to its character, the PRoW that crosses the Unit and its role in local views from The Ridgeway. Other elements of note include its location within the Area of Special Character, designation as a SINC and the connectivity the Units Green Infrastructure provides.



**Figure 8: View northwest from Hertford Chain long distance walking route**



## Crews Hill: Unit EC4



**Figure 9: Unit EC4 Location Plan**

**Table 8: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC4	Medium	High / medium	High / medium	High / medium. Sensitive features within the Unit include the open views from the south and southwest, the network of hedgerows with their associated time depth in addition to the contribution the Unit makes to the experience of users of the PRow. Furthermore, the Unit is located within the Area of Special Character and an area of woodland is designated a SINC. The Unit forms part of the Landscape Recovery project.



**Figure 10: View southwest from Hertford Chain long distance walking route.**



## Crews Hill: Unit EC5



**Figure 11: Unit EC5 Location Plan**

**Table 9: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC5	Medium	Medium	High / medium	Medium. Features that contribute to the Units medium sensitivity include the open views from the north and northwest, the network of hedgerows with their associated time depth in addition to the contribution the Unit makes to the experience of users of the PRow. Furthermore, the Unit is located within the Area of Special Character. The Unit forms part of the Landscape Recovery project. The presence of the hospital, urban edge of Enfield and proximity to The Ridgeway do reduce its sensitivity however.



**Figure 12: View north from Theobalds Park Road.**





## Crews Hill: Unit EC6



**Figure 13: Unit EC6 Location Plan**

**Table 10: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC6	Medium / low	Medium	High / medium	Medium. The Unit is partially developed, most notably with the Grade II* dwelling The Paddocks. Further elements that reduce the sensitivity of the Unit include the urban influences of the adjacent Crews Hill and reduced tranquillity due to the M25. The more sensitive features that contribute to the Units medium sensitivity include the presence of a SINC to the east and west of the Unit, its partial inclusion in the Area of Special Character and contribution to the experience of users of the PRow.



**Figure 14: View west from Burntfarm Ride.**



## Crews Hill: Unit EC7



**Figure 15: Unit EC7 Location plan**

**Table 11: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC7	Medium	Medium	Medium	Medium. The sensitive features of the Unit include the landscape structure with notable time depth in addition to the Grade II listed Glasgow Stud. Further elements contributing the Units high / medium sensitivity include the presence of an SINC to the north and south of the Unit, its partial inclusion in the Area of Special Character and contribution to the experience of users of the PRow. The urban edge of Crews Hill and the M25 reduce the sensitivity of the Unit.



**Figure 16: View east from Burntfarm Ride.**



## Crews Hill: Unit EC8



**Figure 17: Unit EC8 Location Plan**

**Table 12: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC8	Medium	Medium	Medium	Medium. The areas of woodland located close to the Cuffley Brook, and its enclosed nature contribute to the Units medium sensitivity. In addition to the Units inclusion in the Area of Special Character and SINC. However, intrusion from the M25 and edge of Crews Hill do reduce the sensitivity.



## Crews Hill: Unit EC9



**Figure 18: Unit EC9 Location Plan**

**Table 13: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC9	Low	Medium / low	Medium / low	Low. There are few features of elevated sensitivity within the Unit due to its developed character. Of note however is the woodland designated as a SINc adjacent to the railway.



**Figure 19: View northwest from Cattlegate Road.**



**Crews Hill: Unit EC10**



**Figure 20: Unit EC10 Location Plan**

**Table 14: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC10	Medium / low	Medium	High / medium	Medium. The features that contribute to the Units medium sensitivity include the field boundaries with notable time depth, the presence of the Clay Hill Conservation Area and Grade II listed Church of St John the Baptist. Furthermore, the Unit lies partially with the Area of Special Landscape and contributes to the experience of user of the PRow. However, in contrast the areas currently occupied by commercial premises are considered to be of low sensitivity.



**Figure 21: View north from Strayfield Road.**



## Crews Hill: Unit EC11



**Figure 22: Unit EC11 Location Plan**

**Table 15: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC11	High / medium	Medium	High / medium	High / medium. The features that contribute to the Units medium sensitivity include the field boundaries with notable time depth, the presence of the Clay Hill Conservation Area within the south of the Unit and Ancient Woodland. Furthermore, the Unit lies partially with the Area of Special Landscape and contributes to the experience of user of the PRoW. However, in contrast the areas currently occupied by commercial premises are considered to be of low sensitivity.



**Figure 23: View north from Flash Lane.**



## Chase Park: Unit EC12



**Figure 24: Unit EC12 Location Plan**

**Table 16: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC12	Medium / low	Medium / low	Medium	Medium / low. The sensitivity of the Unit is slightly elevated by the time depth associated with field boundaries and views of the spire of St Mary Magdalene Church. However, development of the Unit would be in-keeping with local settlement patterns



**Figure 25: View south from Enfield Road.**



## Chase Park: Unit EC13



**Figure 26: Unit EC13 Location Plan**

**Table 17: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC13	Medium / low	Medium / low	Medium	Medium / low. The features that slightly elevate the sensitivity of the Unit include the semi-natural habitats present, field boundaries with notable time depth and the presence of a SINC within the east of the Unit. The enclosure of the Unit and presence of Enfield Road and views of the western edge of Enfield reduce sensitivity.



**Figure 27: View south from adjacent to Merryhills Brook.**





## Chase Park: Unit EC14



**Figure 28: Unit EC14 Location Plan**

**Table 18: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC14	Medium	Medium	High / medium	Medium. The sensitive features of the Unit include the landscape structure, including wooded backdrop with notable time depth associated with it, the ridgeline of Hogs Hill that separates Worlds End and The Ridgeway, the contribution the Unit makes to the experience of users of the PRow and its inclusion in the Area of Special Character. The arable landuse and simple uniform pattern and limited contribution to views reduce its sensitivity.



**Figure 29: View northwest from PRow.**



## Chase Park: Unit EC15



**Figure 30: Unit EC15 Location Plan**

**Table 19: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC15	Medium	Medium	Medium	Medium. The sensitive features of the Unit include the landscape structure with notable time depth associated with it the ridgeline of Hogs Hill that separates Worlds End and The Ridgeway, part designated as a SINCC and its inclusion in the Area of Special Character and Trent Park Conservation Area. The arable landuse and simple uniform pattern and limited contribution to views reduce its sensitivity.



**Figure 31: View northwest from Hog Hill**



## Chase Park: Unit EC16



**Figure 32: Unit EC16 Location Plan**

**Table 20: Summary of Landscape and Visual Susceptibility, Value and Sensitivity to Development**

Unit	Landscape Susceptibility	Visual Susceptibility	Landscape and Visual Value	Sensitivity
EC16	Medium / low	Medium	Medium / low	Medium / low. The sensitive features of the Unit include the landscape structure with notable time depth, the contribution the Unit makes to the experience of users of the PRow and its inclusion in the Area of Special Character. Areas of woodland located on the urban edge of Enfield from a backdrop to views along the Leeing Beech Gutter. The increased hillslope and views from the west increase sensitivity within the north of the Unit. The arable landuse and simple uniform pattern and limited contribution to views reduce its sensitivity. The sense of enclosure within the south also reduces the sensitivity of this part of the Unit.



**Figure 33: Views southeast from PRow west of Crofton Way.**



# Appendix 1: Detailed Assessment of Landscape Sensitivity

## Crews Hill: Unit EC1

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The Unit slopes towards the southwest and the Turkey Brook. <b>Medium</b>	The Unit consists of fields of pasture bound by hedgerows with hedgerow trees. The scale of the fields reduces towards the north. <b>Medium</b>	The network of hedgerows is intact and generally good condition with little evidence of rationalisation or lost features. <b>High / medium</b>	There is limited settlement present aside from Owls Hall. <b>High / medium</b>	The Unit is set in a rural context but is influenced by the presence of the M25 to the north. <b>Medium</b>	Road noise from the M25 and Cattlegate Road limit tranquillity. <b>Medium / low</b>

Landscape susceptibility of Unit EC1 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Hedgerows and tree belts present within the Unit; in addition, hedgerows and tree belts located to the north and west limit views. Glimpsed views are possible from Cattlegate Road, however. <b>Low</b>	Tree cover within the Unit forms part of the skyline in local views. <b>Medium</b>	Limited by boundary vegetation although the western boundary contributes to the experience along Cattlegate Road. <b>Medium</b>	Receptors are primarily road users. <b>Low</b>	The Unit has a limited visual envelope. High numbers of road users pass the Unit with views limited to boundary vegetation. <b>Low</b>

Visual susceptibility of Unit EC1 is **Medium / Low**

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows and mature tree cover give the Unit a recognisable character and are reflective of local character. <b>High / medium</b>	The Unit is in-keeping with other field structures found locally, not considered to be rare. <b>Medium</b>	Owl Hall is Grade II listed. In addition to the alignment number of hedgerows have notable time depth. <b>High / medium</b>	The Unit supports areas of woodland with good connectivity to the wider landscape. The east of the Unit is designated a SINC. <b>Medium</b>	No formal public access into the Unit. <b>Low</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC1 is **Medium**

The Landscape Sensitivity of Unit EC1 to the proposed development typologies is **Medium**.



## Crews Hill: Unit EC2

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The Unit slopes towards northeast and the Turkey Brook. <b>Medium</b>	The Unit consists of arable farmland bound by established hedgerows and hedgerow trees. The Unit has a simple uniformed pattern. <b>Low</b>	The network of hedgerows is intact. <b>High / medium</b>	There is limited settlement present aside from a dwelling, Braeside. Limited views towards Botany Bay are also possible from the Unit. <b>High</b>	The Unit is set in a rural context but is influenced by the presence of the M25 to the north. <b>Medium</b>	Road noise from the M25 and Cattlegate Road limit tranquillity. <b>Medium</b>

Landscape susceptibility of Unit EC2 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is generally well contained from the wider landscape by established field boundaries. Views are possible from Botany Bay with further glimpsed views possible from East Lodge Lane. <b>Medium</b>	No notable contribution other than field boundary vegetation forming form part of the skyline in local views. <b>Medium</b>	Scenic landscape with limited intrusion from manmade features with a backdrop of mature field boundary trees. <b>High / medium</b>	Receptors are primarily road users. <b>Low</b>	High numbers of road users pass the Unit with views limited to boundary vegetation. Views are possible from a limited number of dwellings located to the east of Botany Bay. <b>Medium</b>

Visual susceptibility of Unit EC2 is **Medium**

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows and mature tree cover give the Unit a recognisable character. <b>High / medium</b>	The Unit is in-keeping with other field structures found locally, not considered to be rare. <b>Medium</b>	The alignment number of hedgerows have notable time depth. <b>Medium</b>	The Unit supports hedgerows and hedgerows with hedgerow trees with good connectivity to the wider landscape/ <b>Medium / low</b>	No formal public access into the Unit. <b>Low</b>	The Unit does not contribute promoted views. <b>Low</b>

Landscape and visual value of Unit EC2 is **Medium**

The Landscape Sensitivity of Unit EC2 to the proposed development typologies is **Medium**.



## Crews Hill: Unit EC3

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit gently slopes towards the Turkey Brook located close to its western boundary. <b>Medium</b>	The Unit has a strong landscape structure with notable areas of woodland in addition to extensive areas of amenity grassland. <b>High / medium</b>	Hedgerows and tree belts located at the periphery of the Unit although those within the Unit have been replaced. <b>Medium</b>	There is limited settlement present aside from the clubhouse, glimpsed views over the west of Crews Hill are possible through boundary vegetation. <b>High / medium</b>	Whilst undeveloped the Unit is not particularly rural due to its function as a golf course. <b>Medium</b>	A relatively peaceful area, but tranquillity reduced by filtered views of Crews Hill and the railway. <b>Medium</b>

Landscape susceptibility of Unit EC3 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is generally well contained from the wider landscape by established field boundaries. Views are possible from The Ridgeway with further glimpsed views possible from East Lodge Lane. <b>High / medium</b>	The Unit contributes to the backdrop of local views from The Ridgeway. <b>High / Medium</b>	Natural features, including boundary vegetation, provides degree of scenic quality, but this is reduced by views of manmade structures. <b>Medium</b>	Visual receptors include users of the PRoW that traverses the Unit. <b>High</b>	Frequent users of the PRoW. <b>High / medium</b>

Visual susceptibility of Unit EC3 is **High / medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character and Local Open Space. <b>High</b>	Hedgerows and mature tree cover give the Unit a recognisable character. <b>Medium</b>	Golf courses are not uncommon in the area although not a natural landscape. <b>Medium / low</b>	The alignment hedgerows located at the periphery of the Unit have notable time depth. <b>Medium / low</b>	The Unit supports areas of woodland with good connectivity to the wider landscape in addition to a SINC. <b>High</b>	The Hertford Chain long distance walking route traverses the Unit. <b>High</b>	The Unit contributes to local views over the north of Enfield. <b>High / medium</b>

Landscape and visual value of Unit EC3 is **High / medium**.

The Landscape Sensitivity of Unit EC3 to the proposed development typologies is **High / medium**.



## Crews Hill: Unit EC4

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit gently falls towards the Turkey Brook along its southwest boundary. <b>Medium</b>	The Unit consists of grassland meadow bound by established hedgerows and hedgerow trees. The Unit has a simple uniformed pattern. <b>Medium</b>	The network of hedgerows and hedgerow trees are intact. <b>High / medium</b>	There is limited settlement present aside from The Red House. There are however views of Rectory Farm Cottages and The Kings Oak Hospital. <b>Medium</b>	The Unit is set in a rural context but is influenced by the presence of nearby development. <b>Medium</b>	A relatively peaceful area, but tranquillity reduced by filtered views of manmade structures and The Ridgeway. <b>Medium</b>

Landscape susceptibility of Unit EC4 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is open to views from the PRow to the north and traverses the Unit close to The Red House in addition to Rectory Farm Cottages. There are glimpsed of the unit from The Ridgeway. <b>High / medium</b>	No notable contribution other than field boundary vegetation forming form part of the skyline in local views. <b>Medium</b>	Scenic landscape with limited intrusion from manmade features with a backdrop of mature field boundary trees. <b>Medium</b>	Visual receptors include users of the PRow that traverses the Unit. <b>High</b>	Frequent users of the PRow. <b>High / medium</b>

Visual susceptibility of Unit EC4 is **High / medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character and adjacent to an area of Local open Space. <b>High</b>	Hedgerows and mature tree cover give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other field structures found locally although areas of grassland meadow are not common in the area. <b>Medium</b>	The alignment of hedgerows located at both the periphery and that subdivide the Unit have notable time depth. <b>Medium</b>	The Unit supports areas of woodland with good connectivity to the wider landscape Woodland to the west of the Unit is designated as a SINC. <b>Medium</b>	The Hertford Chain and London Loop long distance walking routes traverses the Unit. <b>High</b>	The Unit contributes to local views over the north of Enfield. <b>High / medium</b>

Landscape and visual value of Unit EC4 is **High / Medium**

The Landscape Sensitivity of Unit EC4 to the proposed development typologies is **High / Medium**.



## Crews Hill: Unit EC5

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit gently falls towards the Turkey Brook along its northeast boundary. <b>Medium</b>	The Unit consists of grassland meadow and arable land uses bound by established hedgerows and hedgerow trees. The Unit has a simple uniformed pattern. <b>Medium</b>	The network of hedgerows and hedgerow trees are largely intact. <b>High / medium</b>	There is limited settlement present aside from Rectory Farm Cottages. There are however views of The Red House, and The Kings Oak Hospital where the Unit adjoins the site. <b>Medium</b>	The Unit is set in a rural context but is influenced by the presence of nearby development. <b>Medium</b>	A relatively peaceful area, but tranquillity reduced by filtered views of manmade structures and traffic on The Ridgeway. <b>Medium</b>

Landscape susceptibility of Unit EC5 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is open to views from the PRow that traverses the Unit close to Rectory Farm Cottages. There are glimpsed of the Unit from The Ridgeway. <b>Medium</b>	No notable contribution other than field boundary vegetation forming form part of the skyline in local views. <b>Medium</b>	Scenic landscape with some intrusion from manmade features such as The Kings Oak Hospital and The Ridgeway. <b>Medium / low</b>	Visual receptors include users of the PRow that traverses the Unit. <b>High</b>	Frequent users of the PRow. <b>High / medium</b>

Visual susceptibility of Unit EC5 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows and mature tree cover give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other field structures found locally although areas of grassland meadow are not common in the area. <b>Medium</b>	The alignment of hedgerows located at both the periphery and that subdivide the Unit have notable time depth. <b>Medium</b>	The Unit supports areas of woodland with good connectivity to the wider landscape. A small part of the Unit is designated as a SINC. <b>Medium</b>	The London Loop long distance walking routes traverses the Unit. <b>High</b>	The Unit contributes to local views over the north of Enfield. <b>High / medium</b>

Landscape and visual value of Unit EC5 is **High / Medium**

The Landscape Sensitivity of Unit EC5 to the proposed development typologies is **Medium**.





## Crews Hill: Unit EC6

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is generally flat and not within the flood zone. <b>Low</b>	The landcover of the Unit consists of fields of pasture, land used for nursery cultivation and areas of woodland. <b>Medium</b>	The hedgerows present within the Unit are generally intact and well maintained. <b>Medium / low</b>	The Unit supports a number of separate farmsteads and adjoins a number of commercial operations fronting Cattlegate Road. The Paddocks (a dwelling) is Grade II* listed. <b>High / medium</b>	The Unit is set in a semi-rural context but is influenced by the presence of the M25 to the north and Crews Hill to the south in addition to a span of pylons. <b>Medium / low</b>	Road noise from the M25 limits tranquillity. <b>Medium / low</b>

Landscape susceptibility of Unit EC6 is **Medium / low**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Hedgerows and tree belts present within the Unit in addition to those located to the north and west limit views. Glimpsed views are possible from Burntfarm Ride, however. <b>Low</b>	No notable contribution other than field boundary vegetation forming part of the skyline in local views. <b>Medium / low</b>	Scenic landscape with but intrusion from manmade features such as M25 and commercial activities associated with Crews Hill reduce the scenic quality. <b>Medium</b>	Visual receptors include users of the Hertford Chain long distance walking route (Burntfarm Ride) that traverses the Unit. <b>High</b>	Frequent users of the PRoW. <b>High / medium</b>

Visual susceptibility of Unit EC6 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The northern extent of the Unit is located within the Area of Special Character although the south remains outwith this designation. <b>High / medium</b>	The character of the Unit closer to Burntfarm Ride is stronger, formed of fields of pasture bound by hedgerows. This reduces to the west and north. <b>Medium</b>	The Unit is in-keeping with other field structures found locally and is not considered to be rare. <b>Medium / low</b>	Hedgerows located at both the periphery and that subdivide the Unit have notable time depth. Furthermore, The Paddocks is Grade II* listed. <b>High / medium</b>	The Unit supports areas of woodland with good connectivity to the wider landscape in addition the east of the Unit is located within a SINC. <b>High</b>	The Hertford Chain long distance walking routes traverses the Unit. <b>High</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC6 **High / Medium**

The Landscape Sensitivity of Unit EC6 to the proposed development typologies is **Medium**.



## Crews Hill: Unit EC7

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform off the unit falls gently towards the Cuffley Brook located at its eastern boundary. Part of the Unit closest to the brook lies within flood zone 2. <b>Medium</b>	The Unit is formed of fields of pasture with gardens occurring within the centre of the Unit. <b>Medium / low</b>	The hedgerows present within the Unit remain intact with areas of woodland also present to the east. <b>Medium</b>	The Unit contains a number of agricultural and residential buildings distinct from Crews Hill separated by an open field. Glasgow Stud Farmhouse is Grade II listed. <b>High / medium</b>	The Unit is set in a semi-rural context but is influenced by the presence of the M25 to the north and Crews Hill to the south in addition to a span of pylons. <b>Medium / low</b>	Road noise from the M25 limits tranquillity. <b>Medium / low</b>

Landscape susceptibility of Unit EC7 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Hedgerows and tree belts present within the Unit in addition to those located to the north and east limit views. Glimpsed views are possible from Burntfarm Ride, however. <b>Low</b>	No notable contribution other than field boundary vegetation forming part of the skyline in local views. <b>Medium / low</b>	Scenic landscape with but intrusion from manmade features such as M25 and commercial activities associated with Glasgow Stud reduce the scenic quality. <b>Medium / low</b>	Visual receptors include users of the Hertford Chain long distance walking route (Burntfarm Ride) that traverses the Unit. <b>High</b>	Frequent users of the Hertford Chain PRow. <b>High / medium</b>

Visual susceptibility of Unit EC7 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The northern extent of the Unit is located within the Area of Special Character although the south remains outwith this designation. <b>High / medium</b>	Hedgerows and mature tree cover give the Unit a recognisable character. <b>Medium / low</b>	The Unit is in-keeping with other field structures found locally and is not considered to be rare. <b>Medium / low</b>	A limited number of hedgerows located to the north and south of the Unit have notable time depth. Furthermore, Glasgow Stud Farmhouse is Grade II listed. <b>High / medium</b>	The Unit supports areas of woodland with good connectivity to the wider landscape in addition the north and south of the Unit are located within a SINC. <b>High</b>	The Hertford Chain long distance walking routes traverses the Unit. <b>High</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC7 is **Medium**

The Landscape Sensitivity of Unit EC7 to the proposed development typologies is **Medium**.



## Crews Hill: Unit EC8

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit has a notable fall westwards to the Cuffley Brook. The area of land closest to the watercourse is also liable to flooding (zone 2). <b>High / medium</b>	The Unit is formed of pasture with notable areas of woodland located adjacent to the brook. <b>High / medium</b>	The hedgerows that define the Unit are generally intact with frequent hedgerow trees present. Time depth associated with the boundary vegetation is also evident. <b>Medium</b>	The Unit doesn't contain any settlement or dwellings. Views towards Crews Hill are possible especially from upper slopes. <b>Medium</b>	The Unit is set in a rural context but is influenced by the presence of the M25 to the north and Crews Hill to the south in addition to a span of pylons that crosses the Unit. <b>Medium / low</b>	Road noise from the M25 limits tranquillity. <b>Medium / low</b>

Landscape susceptibility of Unit EC8 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Hedgerows and tree belts present within the Unit in addition to those located to the north limit views. Glimpsed views are possible from Burntfarm Ride, however. <b>Low</b>	No notable contribution other than field boundary vegetation forming part of the skyline in local views. <b>Medium / low</b>	Scenic landscape with but intrusion from manmade features such as M25 and commercial activities associated with Glasgow Stud reduce the scenic quality. <b>Medium</b>	Visual receptors include users of the Hertford Chain long distance walking route (Burntfarm Ride) that traverses the Unit. <b>High</b>	Frequent users of the Hertford Chain PRow. <b>High / medium</b>

Visual susceptibility of Unit EC8 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows, mature tree cover and topography give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other field structures found locally and is not considered to be rare. <b>Medium</b>	The alignment of hedgerows and areas of woodland located at the periphery of the Unit have notable time depth. <b>Medium</b>	The Unit supports areas of woodland with good connectivity to the wider landscape in addition to a SINC. <b>High</b>	No formal public access to or across the Unit. <b>Low</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC8 is **Medium**

The Landscape Sensitivity of Unit EC8 to the proposed development typologies is **Medium**.



## Crews Hill: Unit EC8

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is generally flat and not within the flood zone. <b>Low</b>	The Unit is formed of low rise commercial buildings associated with the horticultural trades with footprints that vary in size. <b>Low</b>	There are few boundaries evident although property lines contain an element of time depth. <b>Medium / low</b>	The Unit is predominantly formed of built-up areas with limited areas of open space and adjoins areas of existing settlement. <b>Low</b>	The Unit is urban in character. <b>Low</b>	Traffic movements along Cattlegate Road and commercial activity limits the tranquillity of the Unit. <b>Low</b>

Landscape susceptibility of Unit EC9 is **Low**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Views of the Unit are limited to the surrounding network of roads and PRow. Established tree cover located to the west of the Unit in addition to further areas of built form associated with Crews Hill will contain views from the wider landscape. <b>Medium</b>	There are no views towards an undeveloped skyline from the Unit. <b>Low</b>	The Unit is strongly influenced by built form and human activity. <b>Low</b>	Receptors experiencing views of the Unit will be predominantly road users and visitor to the commercial properties. <b>Medium / low</b>	Frequent users of Cattlegate Road in close proximity to the Unit. <b>High / medium</b>

Visual susceptibility of Unit EC9 is **Medium / low**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
None identified. <b>Low</b>	The built character of the Unit is relatively distinct with a mixed condition. <b>Medium</b>	The horticultural uses of the Unit are not common however the developed nature of the Unit is frequently encountered in the area. <b>Medium</b>	There are limited features of historic value within the Unit, these are limited to property boundaries. <b>Low</b>	To the east of the Unit, areas of woodland are present with good connectivity to the wider landscape in addition to a SINC. <b>High</b>	A PRow links Cattlegate Road and Beech Avenue adjacent to its southern boundary. The PRow follows the alignment of the London – Hertford railway but has limited views available. <b>Medium</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC9 is **Medium / low**.

The Landscape Sensitivity of Unit EC9 to the proposed development typologies is **Low**.



## Crews Hill: Unit EC10

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is predominantly flat with a gently hill slope falling from the London-Hertford railway northeast. <b>Medium / low</b>	The Unit is partially developed with areas of open space located to the north, south and west. Larger scale commercial buildings are present to the north and south of the Unit with an area of smaller scale residential properties located between. <b>Medium</b>	Within areas of open space, the field boundaries remain intact with further areas of woodland also present to the west and south of the Unit. The field boundaries have notable time depth associated with them. <b>Medium / low</b>	The Unit is predominantly formed of built-up areas with limited areas of open space and adjoins areas of existing settlement. The southern extent of the Unit is located within the Clay Hill Conservation Area and the Grade II listed Church of St John the Baptist is also present. <b>Medium / low.</b>	The Unit is largely urban in character with areas of open space also influenced by adjacent built form. <b>Medium / low</b>	The movement of traffic and activity associated with commercial premises fronting Theobalds Park Road reduces tranquillity of the Unit. This however dissipates quickly away from the road corridor. <b>Medium</b>

Landscape susceptibility of Unit EC10 is **Medium / low**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Views of the Unit are limited to the surrounding network of roads and PRow. Established tree cover located to the west of the Unit in addition to further areas of built form associated with Crews Hill will contain views from the wider landscape. <b>Medium</b>	Limited contribution to tree cover on the local skyline. <b>Medium / low</b>	Boundary vegetation present within areas of open space and along Theobalds park Road has a degree of appeal, but this is countered by views of development. <b>Medium / low</b>	Receptors experiencing views of the Unit will be road users and visitor to the commercial properties. Users of The London Loop and Hertford Chain long distance walking routes present to the south of the Unit will also experience views. <b>High / medium</b>	Frequent users of Theobalds Park Road and PRow in close proximity to the Unit. <b>High / medium</b>

Visual susceptibility of Unit EC10 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The southern extent of the Unit is located within the Area of Special Character although the north remains outwith this designation. <b>High / medium</b>	Hedgerows and mature tree cover combined with areas of built form give the Unit a recognisable character. <b>Medium</b>	The horticultural uses of the Unit are not common however the developed nature of the Unit is frequently encountered in the local area. <b>Medium</b>	The Unit contains a number of field boundaries with notable time depth, the Grade II listed Church of St John the Baptist. The southern extent of the Unit is located within Clay Hill Conservation Area <b>High / medium</b>	To the west of the Unit, areas of woodland are present with good connectivity to the wider landscape, the woodland to the west of the Unit is also designated as a SINC. <b>High / medium</b>	The Hertford Chain and London Loop long distance walking routes traverse the southern section of the Unit. <b>High</b>	The Unit does not contribute to views promoted views. <b>Low</b>

Landscape and visual value of Unit EC10 is **High / medium**.

The Landscape Sensitivity of Unit EC10 to the proposed development typologies is **Medium**.



## Crews Hill: Unit EC11

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is predominantly flat with a gently hill slope falling from Theobalds Park Road towards Cuffley Brook. <b>Medium / low</b>	The Unit is partially developed with areas of open space located to the north and south. Larger scale commercial buildings are present to the north of the Unit with an area of smaller scale dispersed residential properties located towards the south. Notable areas of woodland are present within the south of the Unit. <b>Medium</b>	The field boundaries present within the Unit vary in condition but retain connectivity to the wider landscape. An area of Ancient Woodland is present within the south of the Unit. <b>High / medium</b>	The Unit is formed of built-up areas with parkland in the south and open fields in the north. The Unit adjoins areas of existing settlement fronting Theobalds Park Road. The southern extent of the Unit is located within the Clay Hill Conservation Area. <b>High / medium.</b>	The Unit is set in a semi-rural context but is influenced by the presence of Theobalds Park Road and Crews Hill to the west. Rurality increases in the south of the Unit. <b>Medium</b>	The movement of traffic and human activity associated with commercial premises fronting Theobalds Park Road reduces tranquillity of the Unit. This however dissipates quickly away from the road corridor. <b>Medium</b>

Landscape susceptibility of Unit EC11 is considered to be **High / medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
Views of the Unit are limited to the surrounding network of roads and PRow. Established tree cover located to the east of the Unit in addition to further areas of built form associated with Crews Hill will contain views from the wider landscape. <b>Medium</b>	Limited contribution to views through the inclusion of tree cover on the local skyline. <b>Medium / low</b>	The area of Ancient Woodland is an attractive landscape with few man-made features present. Whilst elsewhere the Unit is formed of commercial premises with few scenic features. <b>Medium</b>	Receptors experiencing views of the Unit will be road users and visitor to the commercial properties. Users of The Hertford Chain long distance walking routes present to the south of the Unit will also experience views. <b>High / medium</b>	Frequent users of Theobalds Park Road and PRow in close proximity to the Unit. <b>High / medium</b>

Visual susceptibility of Unit EC11 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
Land to the north, east and south of the Unit is located within the Area of Special Character. The more developed areas of the Unit remain outwith this designation. <b>High / medium</b>	Hedgerows and mature tree cover combined with areas of built form give the Unit a recognisable character. <b>Medium</b>	The areas of Ancient Woodland located to the south of the Unit are irreplaceable. In contrast, areas of commercial premises are not uncommon in the local area. <b>High / medium</b>	The Unit contains a number of field boundaries with notable time depth. The southern extent of the Unit is located within Clay Hill Conservation Area <b>High / medium</b>	To the south of the Unit areas of Ancient Woodland are present with good connectivity to the wider landscape. <b>High</b>	The Hertford Chain long distance walking routes traverse the southern section of the Unit. <b>High</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC11 is **High / medium**.

The Landscape Sensitivity of Unit EC11 to the proposed development typologies is **High / medium**.



## Chase Park: Unit EC12

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is generally flat with a gentle fall towards the west. <b>Low</b>	The landcover within the Unit is split east - west. To the east are grazed paddocks while to the west is an area of unmanaged scrub. The fields are separated by an overgrown hedgerow. <b>Medium</b>	The field boundaries although overgrown are intact and have notable time depth associated with them. <b>Medium</b>	The Unit abuts residential development along its southern and eastern boundaries. To the north lies the A110 Enfield Road. <b>Low</b>	The Unit is influenced by the presence of residential development and road corridors. <b>Low</b>	Traffic noise associated with the A110, Enfield Road reduces the tranquillity of the Unit. <b>Medium / low</b>

Landscape susceptibility of Unit EC12 is **Medium / low**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is enclosed by residential development to the south and east which limited views. To the north established and overgrown hedgerows fronting Enfield Road further reduce the visibility of the Unit. <b>Low</b>	The spire of St Mary Magdalene Church is a notable feature on the skyline. Elsewhere developed skylines associated with the surrounding residential developments are evident within this Unit. <b>Medium</b>	Boundary vegetation has a degree of appeal, but this is countered by views of development. <b>Medium</b>	Views will be experienced from upper elevations of adjoining dwellings. <b>Low</b>	The small, well enclosed Unit has a limited numbers of receptors. <b>Medium / low</b>

Visual susceptibility of Unit EC12 is **Medium / low**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows, mature tree cover and topography give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other field structures found locally and is not considered to be rare. <b>Medium</b>	The alignment of hedgerows has notable time depth. <b>Medium</b>	The Unit has some semi-natural habitats present but connectivity is limited by the presence of Enfield Road to the north. The west of the Unit is designated a SINC. <b>Medium / low</b>	No formal public access to or across the Unit. <b>Low</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC12 is **Medium**

The Landscape Sensitivity of Unit EC12 to the proposed development typologies is **Medium / low**.



## Chase Park: Unit EC13

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is sloping with a fall towards the north and the Merryhills Brook. Areas close to the brook are liable to flooding (flood risk zone 2). <b>Medium</b>	The landcover within the Unit is predominantly pasture with areas of grazing occurring close to South Lodge Farm. Established hedgerows and tree belts are also present. <b>Medium</b>	The field boundaries are intact and have notable time depth associated with them. <b>High / medium</b>	The Unit abuts residential development along its eastern boundary. To the south lies the A110 Enfield Road. <b>Medium / low</b>	The Unit is influenced by the presence of residential development and road corridors. <b>Medium / low</b>	Traffic noise associated with the A110, Enfield Road reduces the tranquillity of the Unit. <b>Medium / low</b>

Landscape susceptibility of Unit EC13 is **Medium / low**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is enclosed by a tree belt to the north that contains many views of the Unit. To the south established and overgrown hedgerows fronting Enfield Road further reduce the potential for views. Views are possible from residences to the east, however. <b>Low</b>	The spire of St Mary Magdalene Church is a notable feature on the skyline. Elsewhere developed skylines associated with the surrounding residential developments are evident within this Unit. <b>Medium</b>	Boundary vegetation has a degree of appeal, but this is countered by views of development. <b>Medium</b>	Views will be experienced from upper elevations of adjoining dwellings. <b>Low</b>	The Unit is generally enclosed and has a limited numbers of receptors. <b>Medium / low</b>

Visual susceptibility of Unit EC13 is **Medium / low**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows, mature tree cover and topography give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other field structures found locally and is not considered to be rare. <b>Medium</b>	The spire of St Mary Magdalene Church is a notable feature on the skyline. The alignment of hedgerows has notable time depth. <b>Medium</b>	The Unit has some semi-natural habitats present with connectivity to the wider landscape. Furthermore, the east of the Unit is designated a SINC. <b>High / medium</b>	No formal public access across the Unit although informal use is evidenced to the east. A PRoW is also present to the north of Merryhills Brook. <b>Medium / low</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC13 is **Medium**

The Landscape Sensitivity of Unit EC13 to the proposed development typologies is **Medium / low**.





## Chase Park: Unit EC14

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is sloping with a ridgeline of Hogs Hill present to the north. The Units falls towards the southeast and the Merryhills Brook. Areas close to the brook are liable to flooding (flood risk zone 2). <b>Medium</b>	The Unit consists of arable farmland bound by established hedgerows and hedgerow trees. The Unit has a simple uniformed pattern. <b>Low</b>	The network of hedgerows is intact. <b>High / medium</b>	The Unit doesn't contain, nor adjacent to any settlement or built form, however views of the western fringe of Enfield are possible. <b>Medium / low</b>	The Unit is influenced by the presence of residential development. <b>Medium</b>	Limited intrusive noise, but urban edge reduces the sense of tranquillity. <b>Medium</b>

Landscape susceptibility of Unit EC14 is **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit is open to views from the PRoW to the south of the Unit addition to the western fringe of Enfield. There are glimpsed of the unit from Hadley Road. <b>Medium</b>	No notable contribution other than field boundary vegetation forming part of the skyline in local views. <b>Medium/ low</b>	Scenic landscape with limited intrusion from manmade features with mature field boundary trees and areas of woodland forming a backdrop. <b>Medium</b>	Visual receptors include users of the PRoW that traverses the Unit and residents. <b>High</b>	Frequent users of the PRoW. <b>High / medium</b>

Visual susceptibility of Unit EC14 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows, mature tree cover and topography give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other areas of arable land found locally and is not considered to be rare. <b>Medium / low</b>	The spire of St Mary Magdalene Church is a notable feature on the skyline. The alignment of hedgerows has notable time depth. <b>Medium</b>	The Unit has some semi-natural habitats present with connectivity to the wider landscape. Furthermore, the east of the Unit is designated a SINC. <b>High / medium</b>	A PRoW follows the alignment of the Units southern boundary. <b>High</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC14 is **High / medium**.

The Landscape Sensitivity of Unit EC14 to the proposed development typologies is **Medium**.



## Chase Park: Unit EC15

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit is a shallow valley that follows the alignment of the Leeing Beech Gutter. A ridgeline of Hogs Hill present to the south of the Unit Areas close to the watercourse are liable to flooding (flood risk zone 2). <b>Medium</b>	The Unit consists of arable farmland bound by established hedgerows and hedgerow trees. The Unit has a simple uniformed pattern. <b>Low</b>	The network of hedgerows is intact. <b>High / medium</b>	With the exception of Vicarage Farm the Unit doesn't contain any settlement or built form. However, views of the western fringe of Enfield are possible. <b>Medium</b>	The Unit is influenced by the presence of residential development to the east and Hadley Road to the north. <b>Medium</b>	Limited intrusive noise, but urban edge reduces the sense of tranquillity. <b>Medium</b>

Landscape susceptibility of Unit EC15 is considered to be **Medium**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit has open views from residences located on the western fringe of Enfield. There are glimpsed of the Unit from Hadley Road. <b>Medium / low</b>	No notable contribution other than field boundary vegetation forming form part of the skyline in local views. <b>Medium / low</b>	Scenic landscape with limited intrusion from manmade features with mature field boundary trees and areas of woodland forming a backdrop. <b>Medium</b>	Visual receptors include residents and road users. <b>Medium / low</b>	Frequent road users pass the Unit with views generally limited to boundary vegetation. Views are possible from a limited number of dwellings located on the western edge of Enfield. <b>Medium</b>

Visual susceptibility of Unit EC15 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character. <b>High</b>	Hedgerows, mature tree cover and topography give the Unit a recognisable character. <b>Medium</b>	The Unit is in-keeping with other areas of arable land found locally and is not considered to be rare. <b>Medium / low</b>	The alignment of hedgerows have notable time depth. Furthermore, the west of the Unit is located within Trent Park Conservation Area. <b>High / medium</b>	The Unit has some semi-natural habitats present with connectivity to the wider landscape. Furthermore, the west of the Unit and alignment of the brook is designated a SINC. <b>High / medium</b>	No formal public access to or across the Unit. <b>Low</b>	The Unit does not contribute to promoted views. <b>Low</b>

Landscape and visual value of Unit EC15 is **Medium**

The Landscape Sensitivity of Unit EC15 to the proposed development typologies is **Medium**.



## Chase Park: Unit EC16

### Landscape Susceptibility

Landform and drainage	Landcover and landscape pattern	Intactness	Settlement pattern and identity	Rurality	Tranquillity
The landform of the Unit has a notable slope towards the Leeging Beech Gutter, this reduces towards the south of the Unit, however. Areas close to the watercourse are liable to flooding (flood risk zone 2). <b>Medium</b>	The Unit consists of arable farmland bound by established hedgerows and hedgerow trees in the west. Areas of woodland and scrub are also present to the east and south. The Unit has a simple uniformed pattern. <b>Low</b>	The network of hedgerows is intact. <b>High / medium</b>	With the exception of the remains of Slade Hill camp the Unit doesn't contain any settlement or built form. The Unit does however adjoin the western edge of Enfield. <b>Medium / low</b>	The Unit is influenced by the presence of residential development to the east. <b>Medium / low</b>	Limited intrusive noise, but urban edge reduces the sense of tranquillity. <b>Medium</b>

Landscape susceptibility of Unit EC16 is considered to be **Medium / low**.

### Visual Susceptibility

General visibility	Skylines and other focal points	Scenic quality	Type of visual receptors to which the site is visible	Visual access
The Unit has open views from residences located on the western fringe of Enfield. Open views of the north of the Unit are also possible from Hogs Hill Areas of woodland within the east of the limit further views of the Unit. <b>Medium / low</b>	No notable contribution other than field boundary vegetation forming part of the skyline in local views. <b>Medium/ low</b>	Scenic landscape with limited intrusion from manmade features with mature field boundary trees and areas of woodland forming a backdrop. <b>High / medium</b>	Visual receptors include residents and users of the PRoW that crosses the Unit. <b>High</b>	Frequent users of the PRoW. Views are also possible from a number of dwellings located on the western edge of Enfield. <b>High / medium.</b>

Visual susceptibility of Unit EC16 is **Medium**.

### Landscape and Visual Value

Landscape designations and landscape related policies	Landscape character and identity	Rarity	Cultural heritage value	Nature conservation value	Recreational value	Views
The Unit is located within the Area of Special Character, the allotments to the south of the Unit are also noted as an area of Local Green Space. <b>High</b>	Hedgerows, mature tree cover and topography give the Unit a recognisable character. The south of the Unit has a greater sense of enclosure due to landform and woodlands whilst the north is more open with open views possible. <b>Medium</b>	The Unit is in-keeping with other areas of arable land and woodland found locally and is not considered to be rare. <b>Medium / low</b>	The alignment of hedgerows has notable time depth. <b>Medium</b>	The Unit has some semi-natural habitats present with connectivity to the wider landscape. Furthermore, the south and east of the Unit is designated a SINC. <b>High / medium</b>	A PRoW crosses the Unit and follows the alignment of the Leeging Beech Gutter. <b>High</b>	The Unit does not contribute to promoted views. However, some views are possible of tall buildings within the City of London. <b>Low</b>

Landscape and visual value of Unit EC16 is **Medium / low**.

The Landscape Sensitivity of Unit EC16 to the proposed development typologies is **Medium / low**.



## Appendix 2: Field Survey Sheets:



## Plans:

**Plan 1: Landscape Sensitivity Summary Plan**

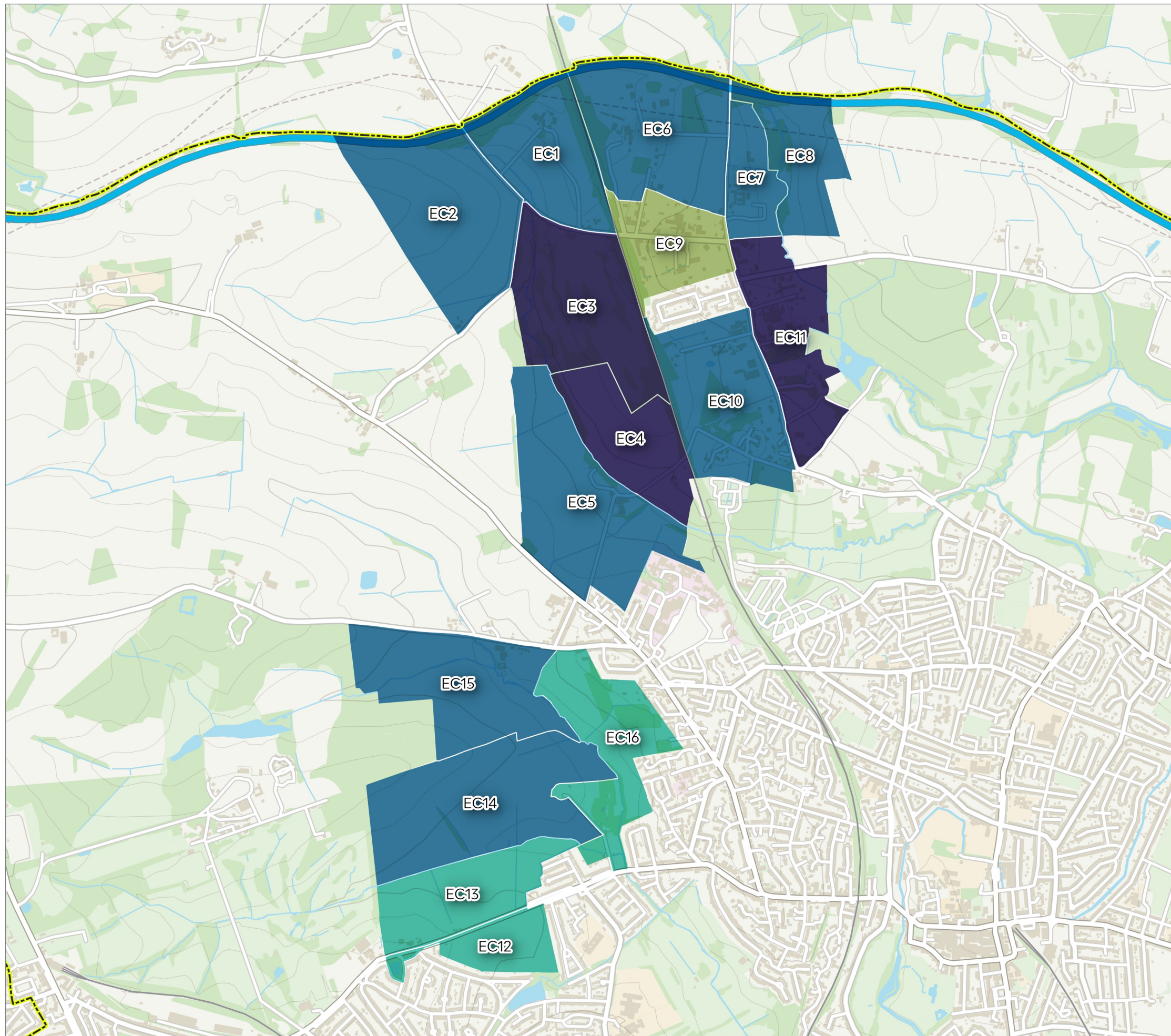
**Plan 2: Designations**

**Plan 3: Landscape Susceptibility Plan**






**Plan 4: Visual Susceptibility Plan**

**Plan 5: Landscape and Visual Value Plan**





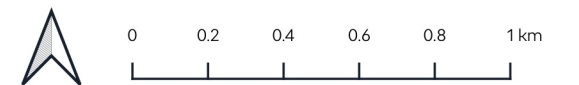
**LEGEND**

-  Administratie Boundary
- Landscape Sensitivity of Assessed Units**
-  Low Sensitivity
-  Medium / Low Sensitivity
-  Medium Sensitivity
-  High / Medium Sensitivity

Notes:

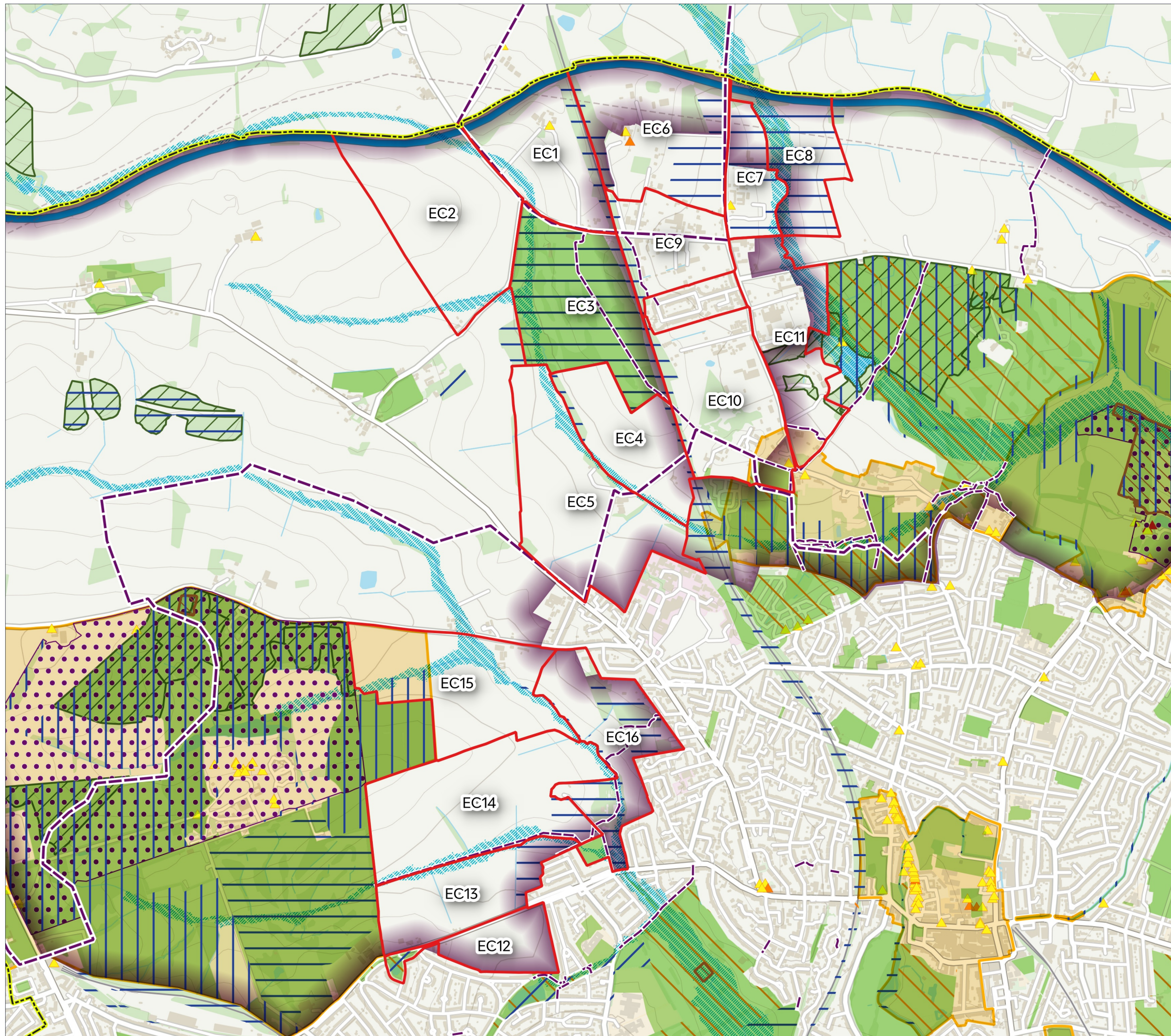
No Units are assessed as having a high sensitivity

Revision	Description
-	First Issue
A	Update to EC16



Project	Enfield Landscape Sensitivity Assessment
Title	Plan 2 Landscape Sensitivity Plan
Scale	1:20,000 @ A3
Drawing No.	15773_P11
Date	September 2023
Checked	CC/xxx

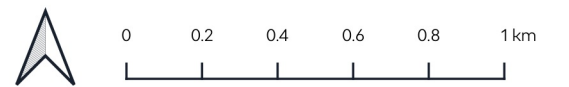




**LEGEND**

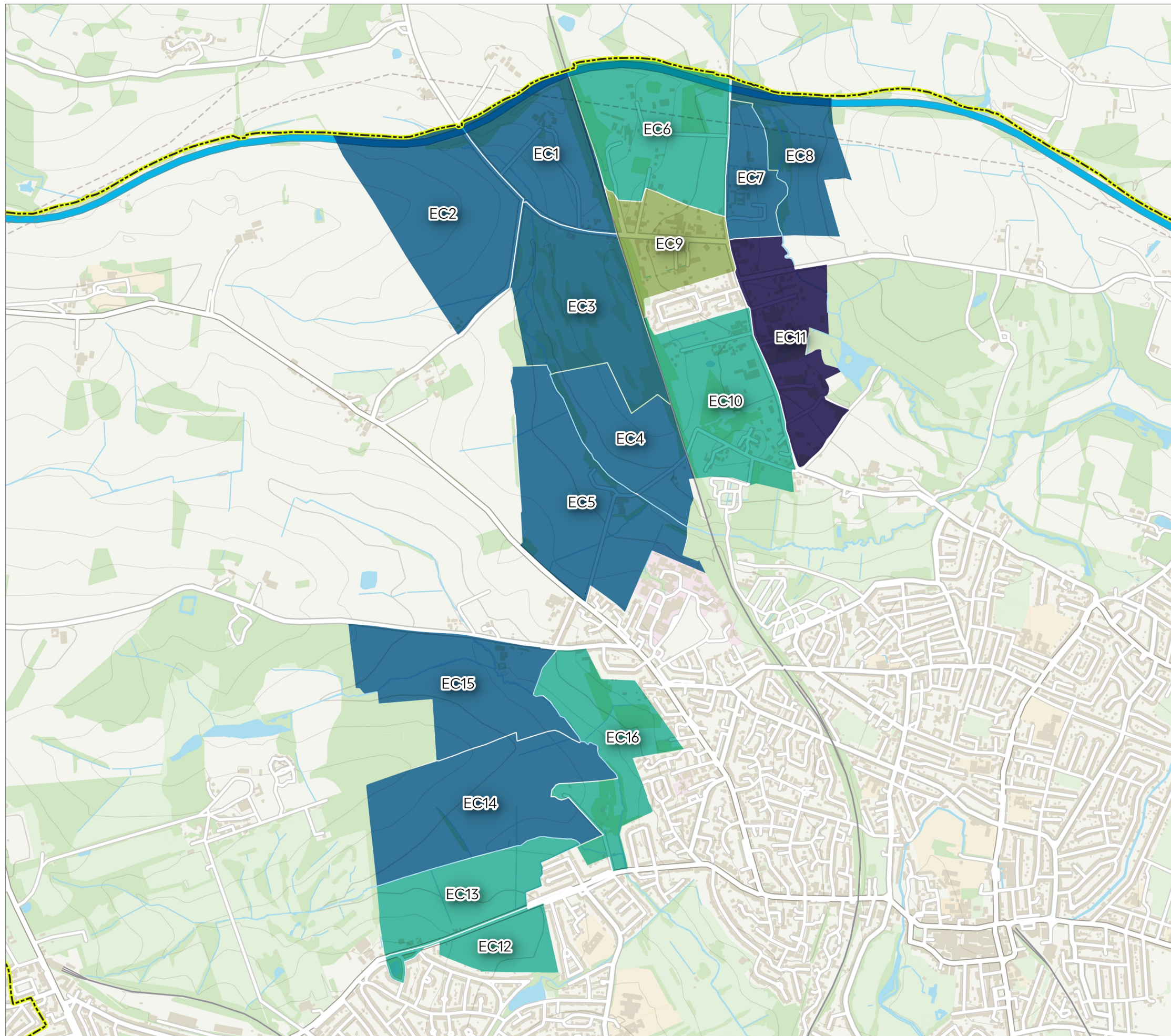
- Landscape Sensitivity Assessment Units
  - Aministrative Boundary
  - Areas of Special Character
  - Local Open Space
  - Ancient Woodland
  - Registered Parks and Gardens
  - Conservation Area
- Listed Building**
- ▲ Grade I Listed
  - ▲ Grade II\* Listed
  - ▲ Grade II Listed
  - Local Heritage Assets
  - | Site of Importance for Nature Conservation Metropolitan
  - Site of Importance for Nature Conservation Borough
  - / Site of Importance for Nature Conservation Local
  - Flood Zone 2
  - Long Distance Walking Routes
  - - - Public Right of Way

Revision	Description
-	First Issue








Project	Enfield Landscape Sensitivity Assessment
Title	Plan 2 Designations
Scale	1:20,000 @ A3
Drawing No.	15773_P12
Date	September 2023
Checked	RM/xxx





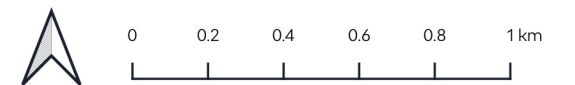
**LEGEND**

-  Administratie Boundary
- Landscape & Visual Susceptibility**
-  Low Susceptibility
-  Medium / Low Susceptibility
-  Medium Susceptibility
-  High / Medium Susceptibility

**Notes:**

There are no Units assessed as having having high susceptibility

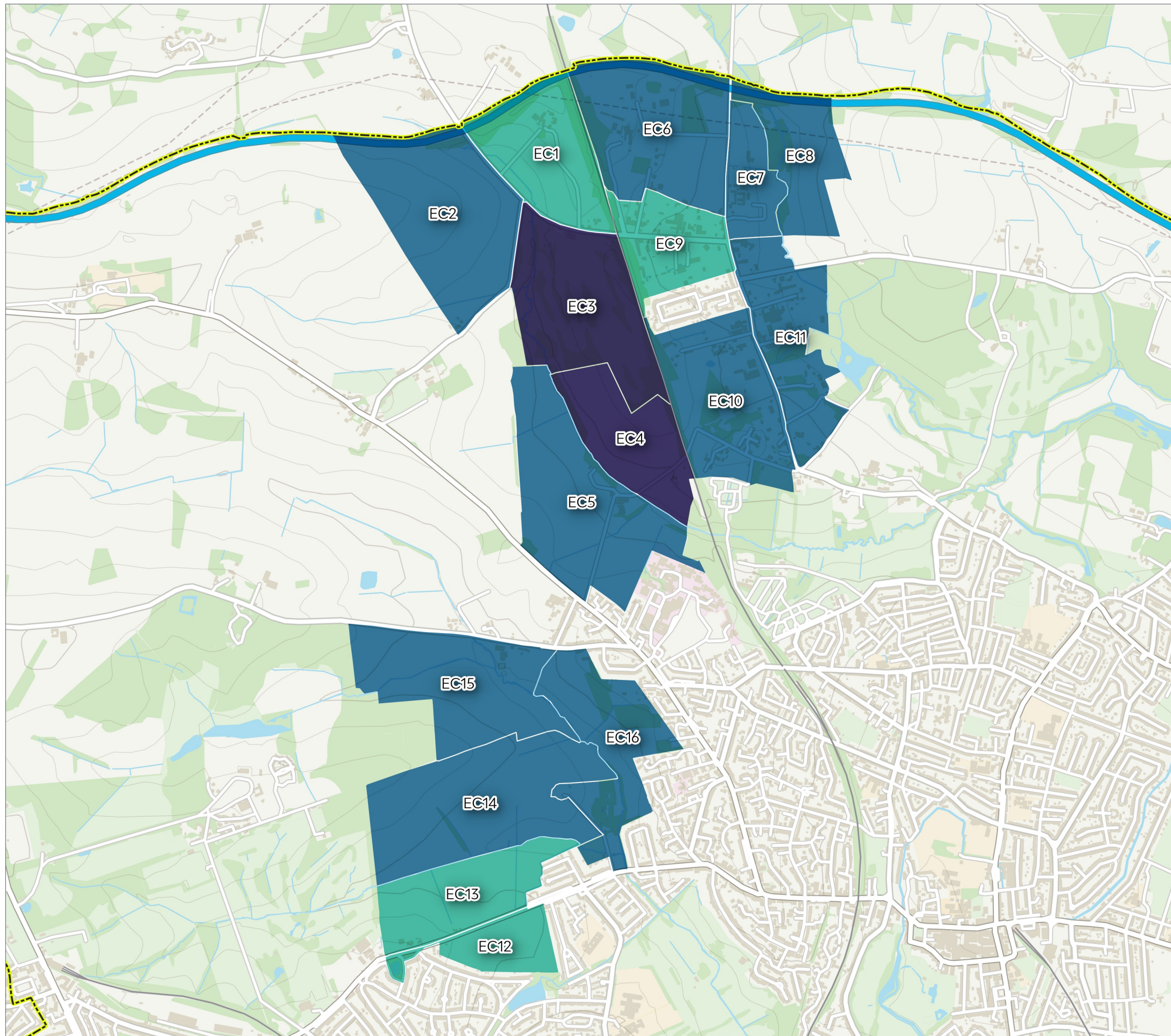
Revision	Description
-	First Issue
A	Update to EC3, 8 & 10







Project	Enfield Landscape Sensitivity Assessment
Title	Plan 3 Landscape Susceptibility Plan
Scale	1:20,000 @ A3
Drawing No.	15773_P13
Date	September 2023
Checked	CC/xxx







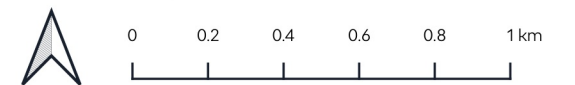
**LEGEND**

-  Administrative Boundary
- Visual Susceptibility of Assessed Units
  -  Medium / Low Susceptibility
  -  Medium Susceptibility
  -  High / Medium Susceptibility

**Notes:**

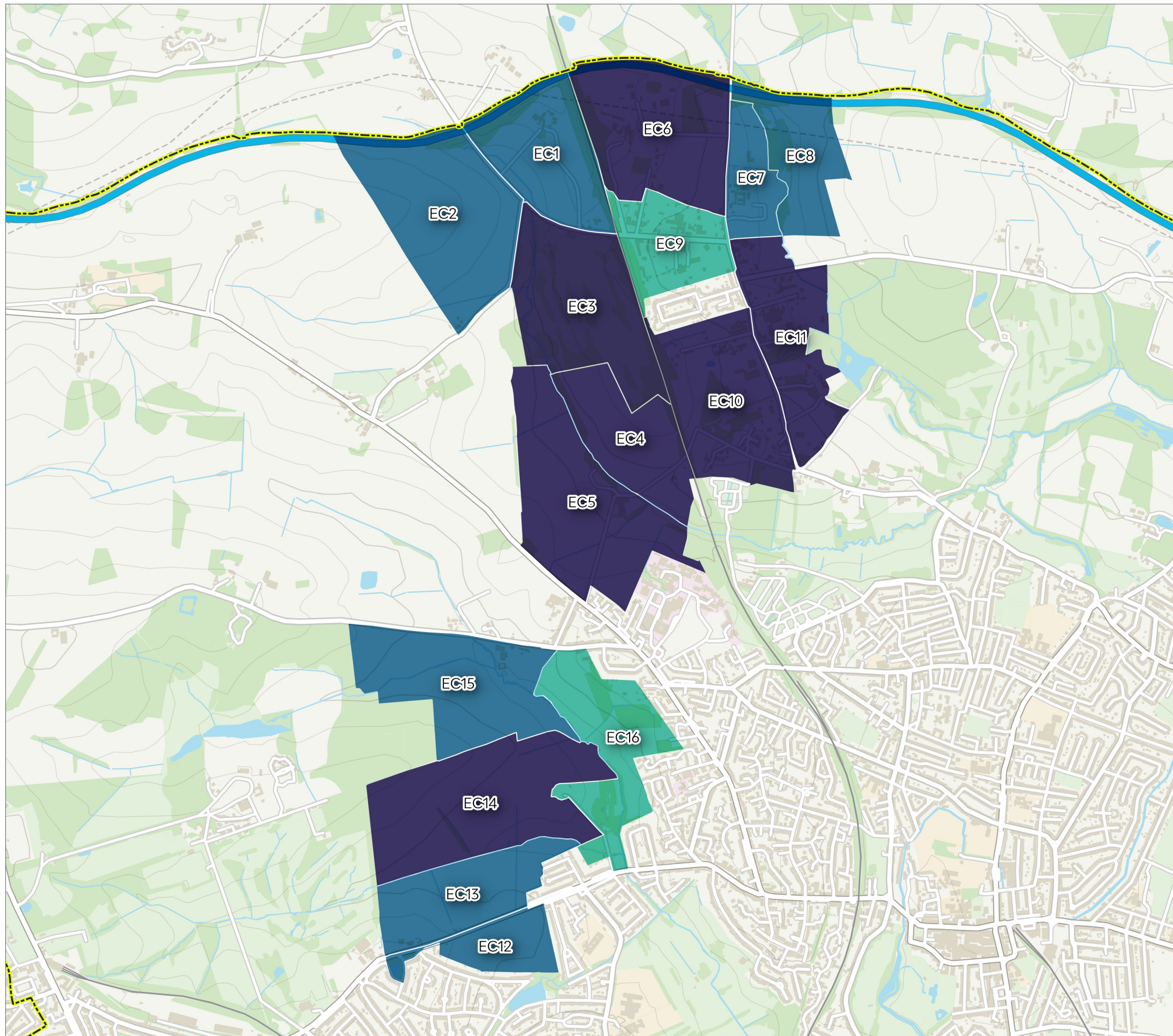
There are no Units assessed as having low or high visual susceptibility

Revision	Description
-	First Issue
A	Update to EC5 & 11







Project	Enfield Landscape Sensitivity Assessment
Title	Plan 4 Visual Susceptibility Plan
Scale	1:20,000 @ A3
Drawing No.	15773_P14
Date	September 2023
Checked	CC/xxx





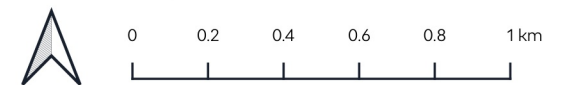
**LEGEND**

-  Administratie Boundary
- Landscape and Visual Value of Assessed Units**
-  Medium / Low Value
-  Medium Value
-  High / Medium Value

**Notes:**

There are no Units assessed as having low or high value

Revision	Description
-	First Issue
A	Update to EC7



Project	Enfield Landscape Sensitivity Assessment
Title	Plan 5 Landscape and Visual Value Plan
Scale	1:20,000 @ A3
Drawing No.	15773_P15
Date	September 2023
Checked	CC/xxx







# Step into our world

[www.tylergrange.co.uk](http://www.tylergrange.co.uk)