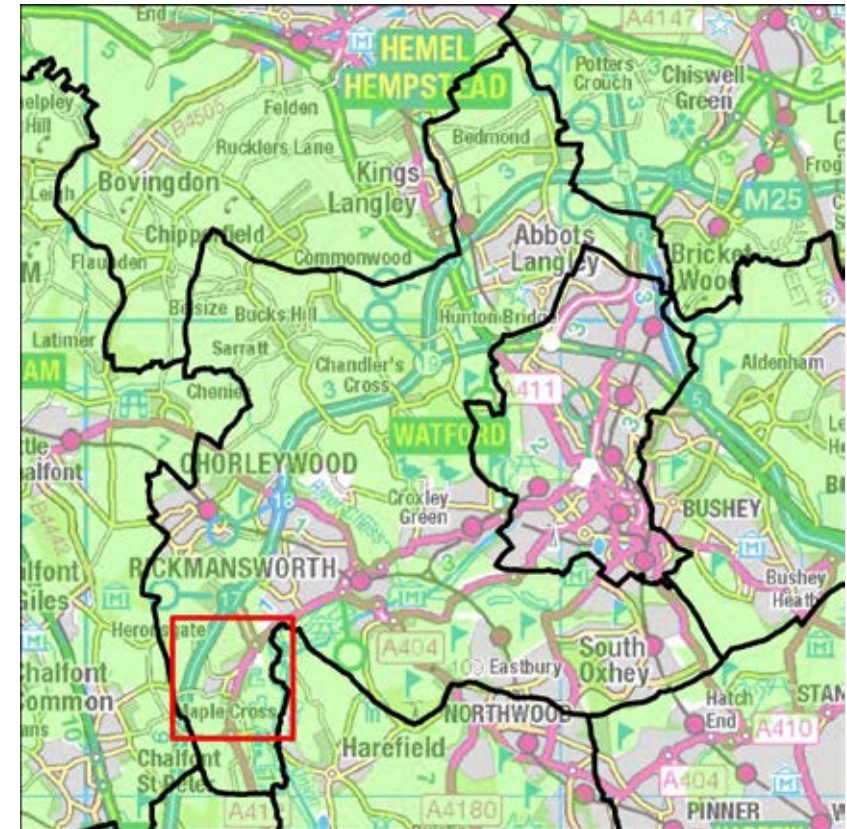
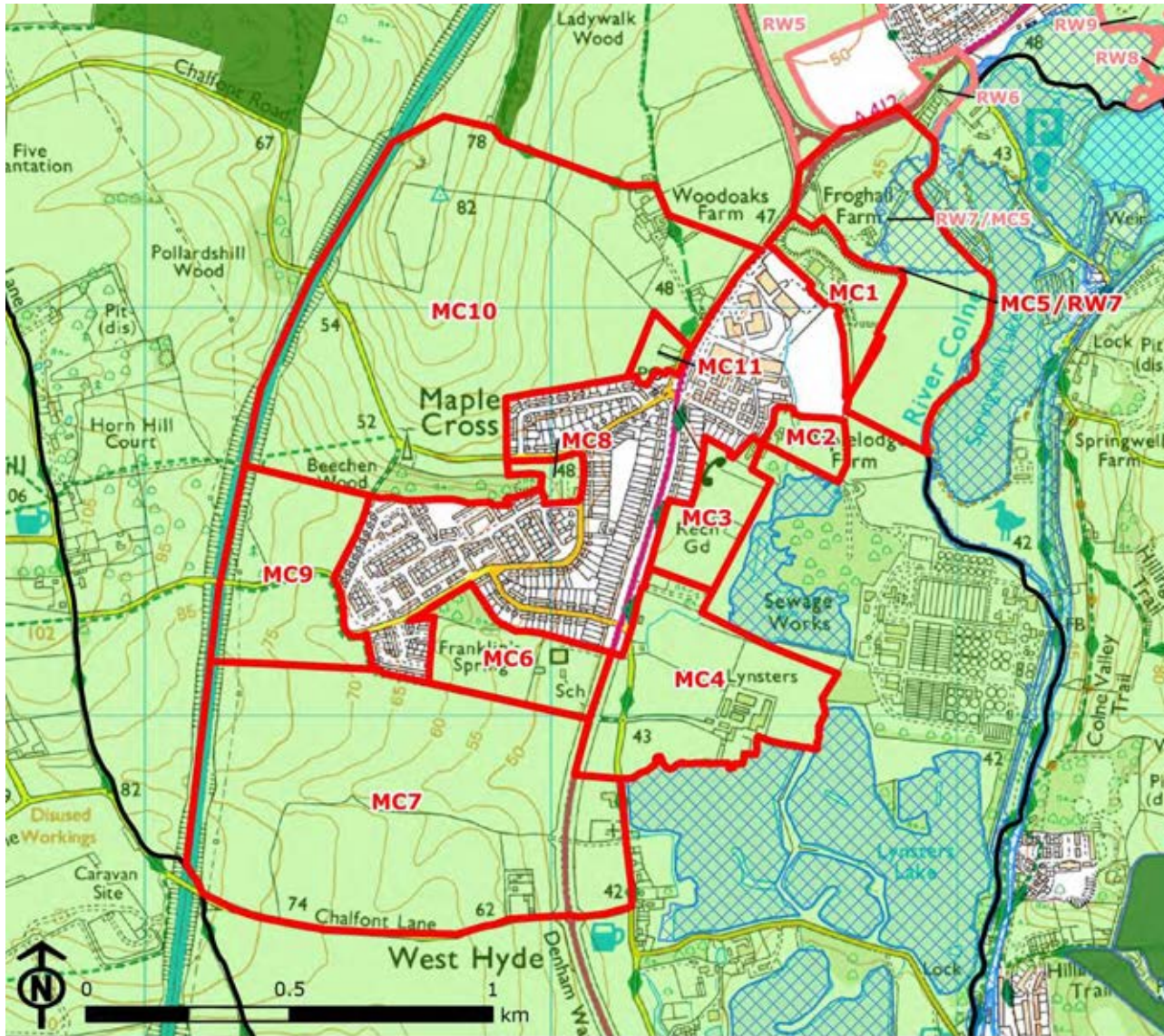


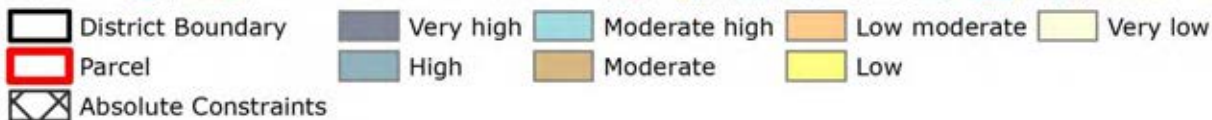
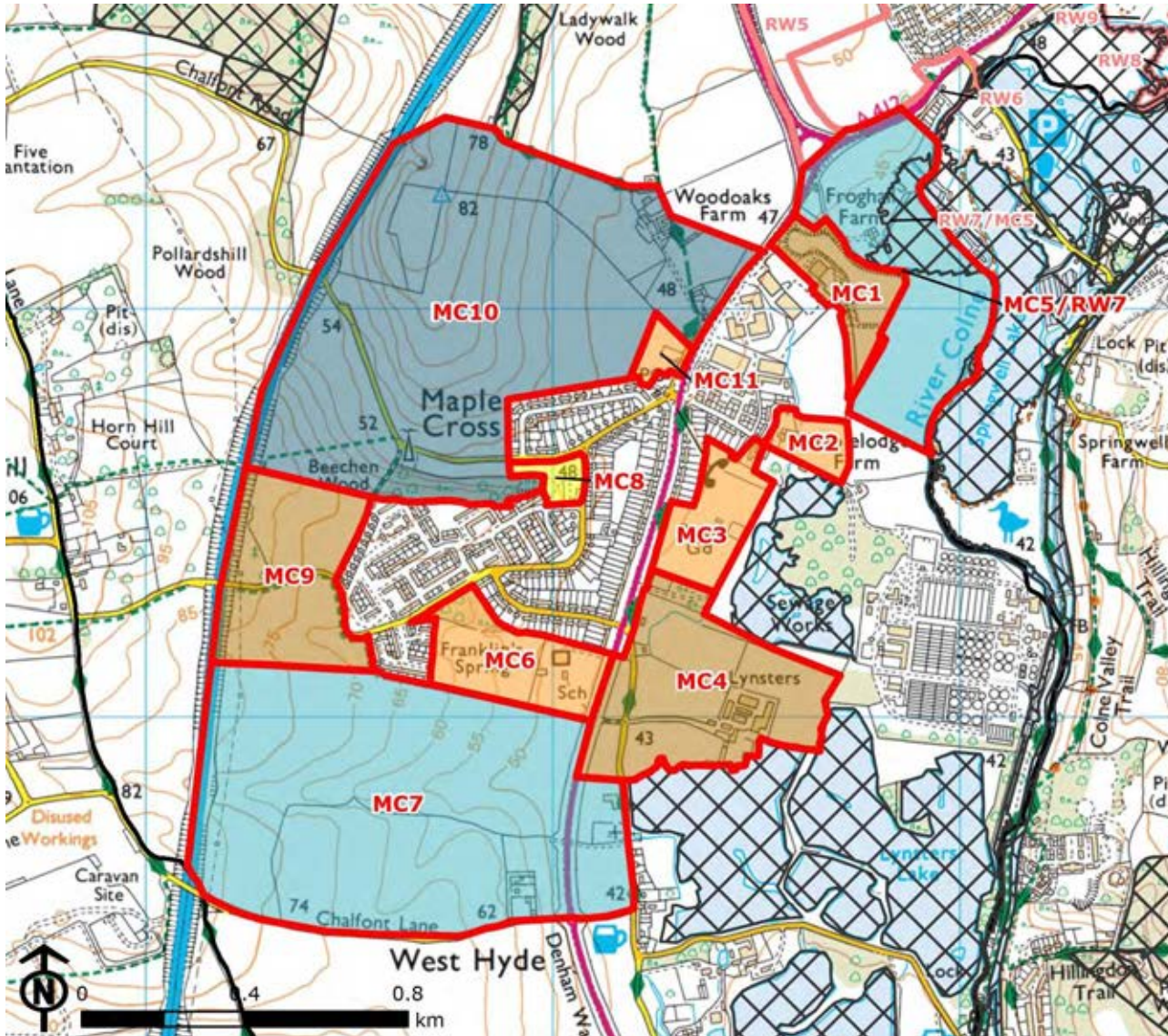
# Maple Cross



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- |                   |                              |                         |             |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel            | Flood Zone 3b                | Scheduled Monument      | SSSI        |
| Green Belt        | Local Nature Reserve         | Ancient Woodland        | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve |             |

# Maple Cross



## Parcel

- MC1
- MC2
- MC3
- MC4
- MC5/RW7
- MC6
- MC7
- MC8
- MC9
- MC10
- MC11

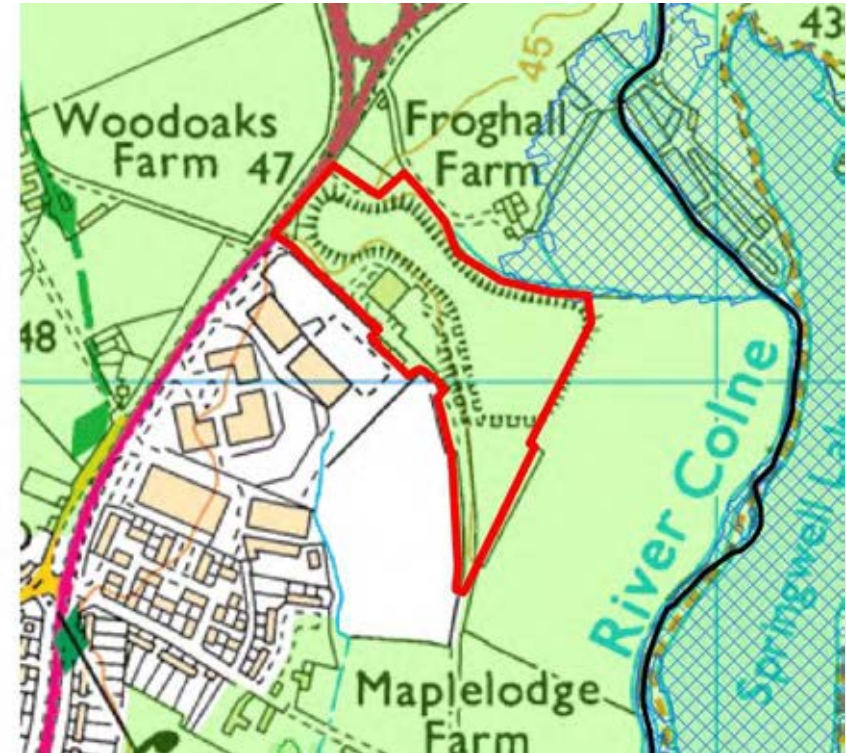
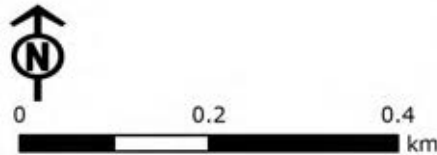
## Harm Score

MC1	Moderate
MC2	Low moderate
MC3	Low moderate
MC4	Moderate
MC5/RW7	Moderate high
MC6	Low moderate
MC7	Moderate high
MC8	Low
MC9	Moderate
MC10	High
MC11	Low moderate

# Maple Cross Parcel MC1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from the water treatment works access road north west into the parcel



### Right image

View from the water treatment works access road north west into the parcel

# Maple Cross Parcel MC1

## Description

A lorry park, industrial building and storage uses, adjacent to inset urban edge of Maple Cross, the boundary of which is formed by the Thames Water sewage treatment works access road. The area is largely raised above surrounding ground levels, creating some distinction from both the inset settlement and the adjacent open fields. A belt of trees also adds to separation from the parcel from Green Belt land to the north.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area and the parcel is open and undeveloped with some distinction from the inset settlement edge.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel forms part of the gap between Maple Cross and Rickmansworth however, the majority of the gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross is south of Maple Cross and separation is provided by the motorway. Therefore the perception of development narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross would be limited.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

While the site is partially developed it retains open space and some distinction from the inset urban edge.

## Impact on adjacent Green Belt

Minor

Release of the parcel would have a minor impact on containment of the Green Belt land to the north. The land is elevated which creates some distinction from the urban edge which would be lost with development, resulting in weaker distinction between settlement and countryside. Minor impact.

## Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on preventing sprawl of the large built up area and encroachment into the countryside. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Any release of land across the A412 to the west would constitute greater sprawl of the urban area and would increase containment of land between Maple Cross and the Mill End area of Rickmansworth. Harm would be high.

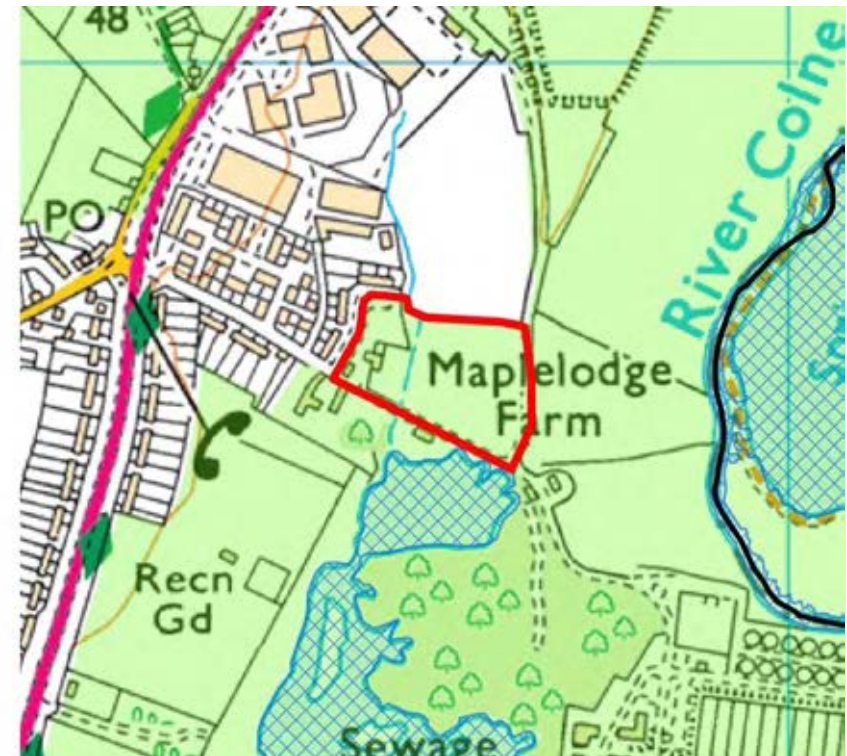
# Maple Cross Parcel MC2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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**Left image**

view from Maple Lodge Close north through the parcel



**Right image**

view from the water treatment works access road west through the parcel

# Maple Cross Parcel MC2

## Description

A cricket ground, and two detached washed over dwellings adjacent to the inset urban edge of Maple Cross to the north and west, which creates some urban containment. The urban boundary is formed by a small residential road to the west and a tree line to the north. Woodland provides separation from the wider Green Belt to the east and south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area and the parcel is open and undeveloped. However, there is some containment by existing development to the north and west, and little distinction between the settlement and the countryside which limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Other than two washed over dwellings the parcel is open and undeveloped and has some distinction from the inset urban edge.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land. Furthermore the woodland and reservoir would form a clear distinction between settlement and countryside and would be consistent with the existing settlement edge to the north.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively significant impact on preventing encroachment onto the countryside. It would have no impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is low moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

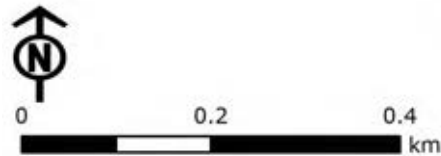
## Harm beyond outer boundary

Woodland and lakes to the east and south form strong boundary features, and have a strong association with similar woodland and wetland within the Colne Valley to the north and south. An expansion of development into or beyond this area would mark a significant change in the settlement form of Maple Cross, losing open land which makes a significant contribution to safeguarding against encroachment on countryside. Harm to Green Belt purposes would be high.

# Maple Cross Parcel MC3



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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### Left image

view from the car park south, along the western edge of the parcel



### Right image

view from the car park east past the maintenance building and towards the tennis courts

# Maple Cross Parcel MC3

## Description

Denham Way recreation ground, located adjacent to the inset urban edge of Maple Cross. The parcel is bordered by inset development to the north and east, with boundaries generally formed by the edges of residential gardens, through to the south east this is formed by the A412 Denham Way. Woodland separates the parcel from the wider Green Belt to the south and east and reservoirs to the east result in an area of constrained land.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Maple Cross is located close enough to more contiguous urban development to the east to be associated with the large built up area and the parcel is open and undeveloped however, there is some containment by existing development to the north and west and little distinction between the settlement and the countryside which limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open and undeveloped however, it is partially contained by urban development and has little distinction from the inset urban edge, which limit the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of adjacent Green Belt land. The woodland and reservoirs to the east and woodland to the south would provide clear distinction between settlement and countryside and development would be consistent with the existing settlement edge to the north.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing encroachment on the countryside and would have no impact on the wider Green Belt. The harm to the Green Belt of releasing this parcel is low moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Maple Cross Parcel MC3

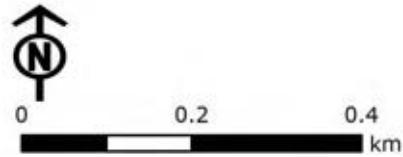
## **Harm beyond outer boundary**

Woodland and lakes to the east form strong boundary features, and have a strong association with similar woodland and wetland within the Colne Valley to the north and south. An expansion of development into or beyond this area would mark a significant change in the settlement form of Maple Cross, losing open land which makes a significant contribution to safeguarding against encroachment on countryside. Harm to Green Belt purposes would be high.

# Maple Cross Parcel MC4



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from Old Uxbridge Road east into the parcel



### Right image

View from Old Uxbridge Road east into the parcel



# Maple Cross Parcel MC4

## Description

A couple of open, agricultural fields, a farm and associated agricultural buildings and a small area of woodland with a couple of washed over dwellings in the northernmost corner. The parcel is located adjacent to the eastern inset edge of Maple Cross, with the inset boundary formed by the A412. Reservoirs and woodland provide distinct boundaries with the wider Green Belt to the north, east and south while the A412 provides a clear boundary with the Green Belt to the south west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

While the parcel is located further from the more contiguous development that forms part of the large built up area, it lies adjacent to Maple Cross and is open and undeveloped with clear distinction from the urban edge.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

Other than two detached washed over dwellings in the northern corner the parcel does not contain any urbanising uses and has clear distinction from the inset settlement to the north west.

## Impact on adjacent Green Belt

**Minor**

The A412 provides a clear boundary between the settlement and the countryside and release of the parcel would not provide a stronger, or more consistent Green Belt boundary. Release of the parcel would increase containment of Green Belt land to the north east due to the presence of the sewage works to the east, but the constrained nature of the land (a reservoir) limits the harm.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a relatively significant impact on preventing encroachment onto countryside and a moderate impact on preventing sprawl of the large built up area. It would constitute a minor weakening of adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

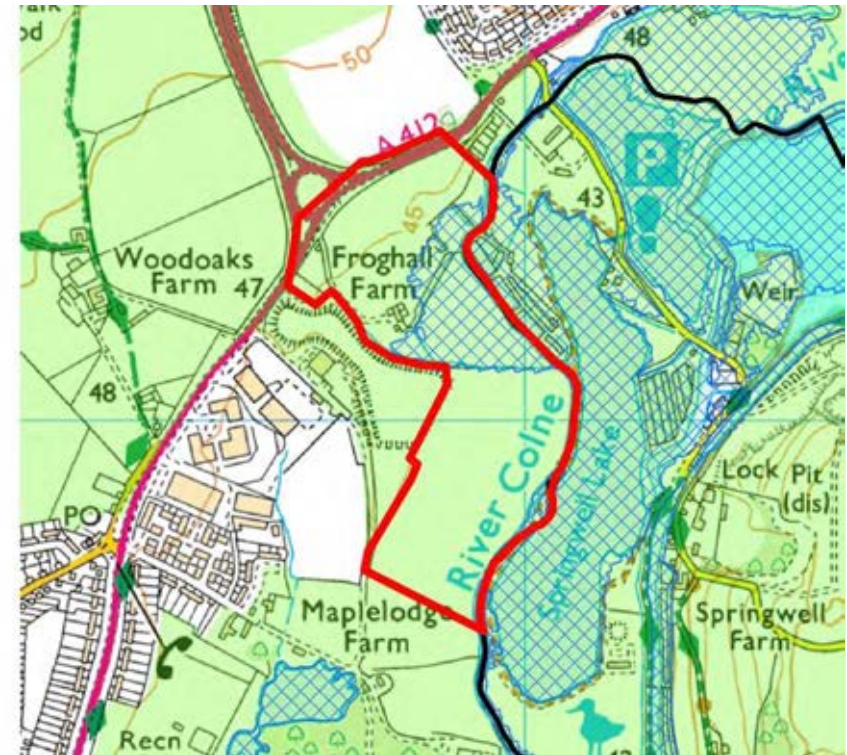
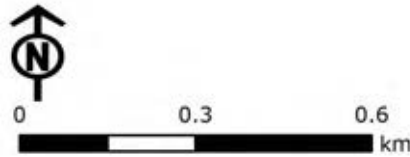
Woodland and lakes to the north and south form strong boundary features, and have a strong association with similar woodland and wetland within the Colne Valley to the north and south. The sewage treatment works to the east is development which reduces Green Belt openness, but it has an association with the adjacent river and water bodies rather than with Maple Cross. Redevelopment in this area associated with the expansion of Maple Cross would mark a significant change in the settlement form, increasing containment of the adjacent wetland areas, with a high level of harm to Green Belt purposes.

# Maple Cross Parcel MC5/RW7



Source Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

view off the A412 north east across the northern half of the parcel



**Right image**

view off the A412 east across the northern half of the parcel

# Maple Cross

## Parcel MC5/RW7

### Description

Open fields and scrubland between Maple Cross and Rickmansworth. Parcel MC1 forms most of the Green Belt adjacent to the current inset settlement edge, so this assessment considers the harm resulting from release of land in RW7/MC5 in combination with MC1. MC1 lies largely on raised ground, and has an embankment which creates some distinction from RW7/MC5. The boundary with the wider Green Belt to the east is formed by the Springwell Lake, and a block of woodland forms the boundary to the south.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Maple Cross is located close enough to more contiguous urban development to the east to be associated with the large built up area. The parcel is open and undeveloped and has some distinction from the urban edge. Therefore development would constitute urban sprawl.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel plays a significant role in separating Maple Cross and Rickmansworth, however the majority of the gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross is south of Maple Cross, with the M25 playing an important role in their separation. Therefore the perception of development in this area as narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross would be more limited

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

There is no urbanising development present in the parcel, and the A412 creates some distinction from the urban edge, but the close proximity of the settlement edges of Rickmansworth and Maple Cross does create some containment, slightly limiting the extent to which development would constitute encroachment on the countryside.

### Impact on adjacent Green Belt

Minor

Release of the parcel would leave little justification for retaining land to the north west (RW6) in the Green Belt, but that would not increase overall harm. There would be a minor increase in containment of adjacent Green Belt land to the west of the A412 Denham Way, but new boundaries would be clearly defined by the A412, Springwell Lake and woodland.

### Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on prevention of sprawl and encroachment on countryside. However it would have a limited impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate high.

### Potential to limit harm

There are no notable variations in harm within the parcel.

# Maple Cross

## Parcel MC5/RW7

### **Harm beyond outer boundary**

Constraints prevent development to the east. The woodland to the south also forms a strong boundary feature, any expansion into which would intrude on the mosaic of woodland and water bodies that characterises the Colne Valley in this area and makes a significant contribution to preventing encroachment on countryside. An expansion of development into this area would mark a significant change in the settlement form of Maple Cross, with a high level of harm to Green Belt purposes.

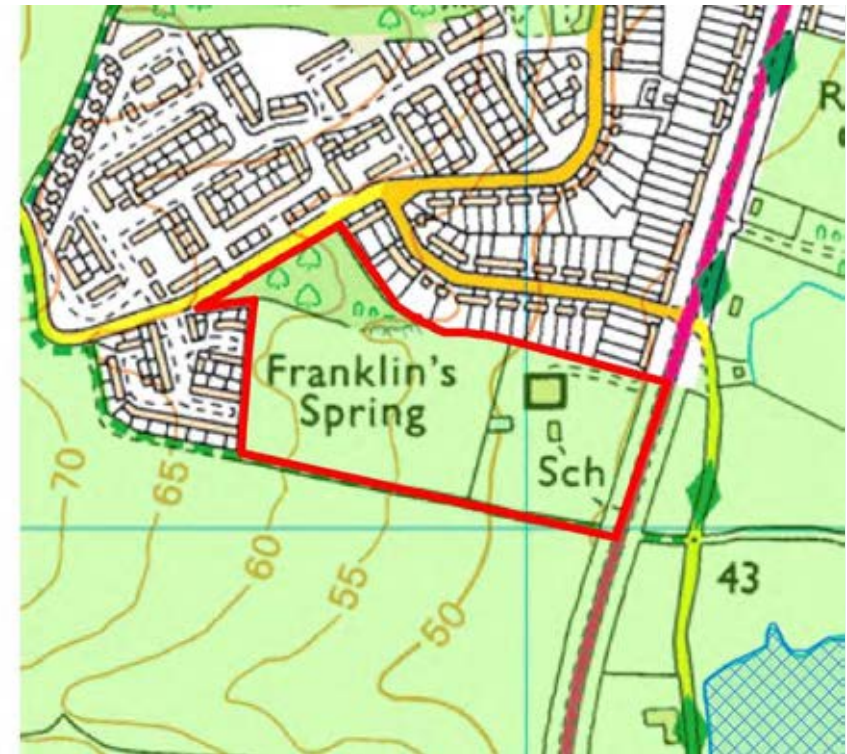
# Maple Cross Parcel MC6



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4 km



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### Left image

View from the footpath along the southern edge of the parcel north east, towards the urban edge of Maple Cross and the primary school



### Right image

View from the footpath along the southern edge of the parcel north, through the western half the parcel and along the urban edge of Maple Cross

# Maple Cross Parcel MC6

## Description

An open field, a small area of woodland and Maple Cross JMI and Nursery School, located adjacent to the southern inset urban edge of Maple Cross. The school is considered to have only a minor, localised urbanising influence. The parcel is bordered by inset development to the north and west which creates some urban containment. Settlement boundaries are formed by residential gardens to the north east and woodland to the north west and the edges of dwellings to the west. A treeline / hedgerow forms a boundary with the wider Green Belt to the south and the A412 Denham Way provides clear distinction with the Green Belt to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel's containment by urban development and lack of distinction from the settlement edge limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The presence of Maple Cross JMI School in the eastern half of the parcel has a limited impact on openness and the lack of distinction between the parcel and the inset edge limits the extent to which development would constitute encroachment on the countryside. However, other than the school the parcel is open and retains a strong relationship with the wider Green Belt to the south.

## Impact on adjacent Green Belt

No/Negligible

While the A412 provides a clearer boundary with the Green Belt to the east, the southern boundary of the parcel would not form clearer distinction between settlement and countryside. However, release of the parcel would not increase containment of any adjacent Green Belt land.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing encroachment into the countryside and would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing the parcel would be low moderate.

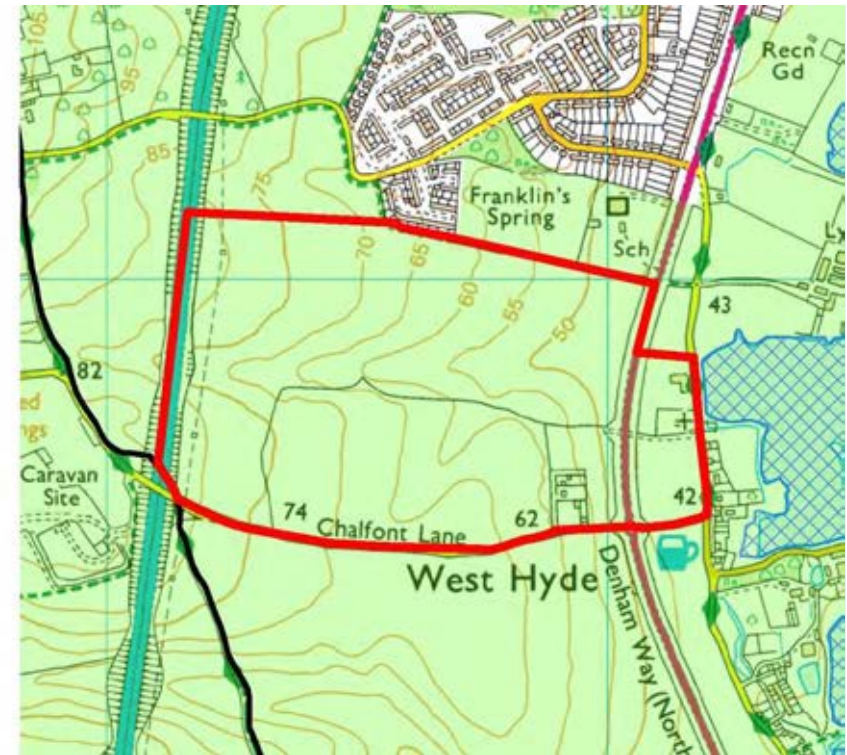
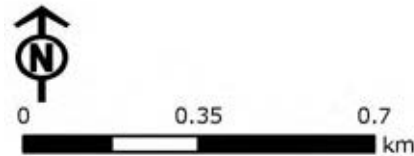
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Maple Cross Parcel MC7



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from the northern edge of the parcel south across the parcel



### Right image

View from the northern edge of the parcel across the western half of the parcel towards the motorway

# Maple Cross Parcel MC7

## Description

Two large open agricultural fields, located adjacent to the southern inset urban edge of Maple Cross, the boundary of which is formed by residential garden boundaries. A small number of washed over dwellings are located in the eastern corner of the parcel. The Colne Valley lakes and the M25 motorway provide clear distinction with the wider Green Belt to the east and west respectively. Chalfont Lane provides a boundary with the wider Green Belt to the south, and there are no significant boundary features with the areas of Green Belt to the north.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

While the parcel is located further from the more contiguous development that forms part of the large built up area, it lies adjacent to Maple Cross which is associated with the large built up area and is open and undeveloped.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the motorway to the west of the parcel provides a strong separating feature which means that release would have a limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The parcel is open and undeveloped and maintains a strong relationship with the wider Green Belt to the south. Its release would constitute encroachment into the countryside.

## Impact on adjacent Green Belt

**Minor**

While the M25 and Lynsters Lake (or the A412) provide strong boundary features, development in the parcel would expand the settlement beyond the area of woodland to the north which partially screens the existing urban development. Chalfont Lane would not provide clearer distinction between the settlement and the countryside.

## Overall harm to Green Belt purposes from release of land

**Moderate high**

Release of the parcel would have a relatively significant impact on preventing encroachment into the countryside and a moderate impact on preventing sprawl of the large built up area. It would have a minor impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate high.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Maple Cross Parcel MC7

## **Harm beyond outer boundary**

Any release of land beyond Chalfont Lane would result in a weaker Green Belt boundary and consequently high harm.

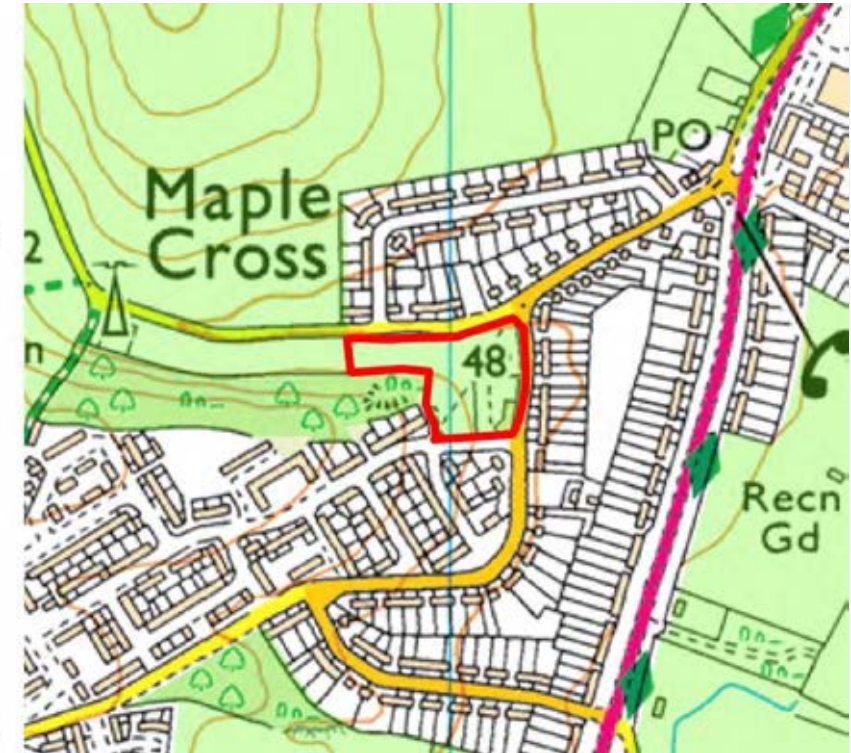
# Maple Cross Parcel MC8



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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### Left image

View north east across the eastern half of the parcel towards the play area and the urban edge of Maple Cross



### Right image

View west across the western half of the parcel along the edge of the woodland

# Maple Cross Parcel MC8

## Description

A park and play area, a car park and a karate club, located adjacent to the inset edges of Maple Cross. The parcel is bordered by residential roads to the north, south and east which provide some distinction from the inset settlement edges. An area of woodland provides a clear boundary with the wider Green Belt to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Limited – No contribution**

Urbanising development around the parcel which creates a strong sense of containment limits the extent to which development would be considered as sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Containment of the parcel by existing inset development to the north, south and east means that its release would not contribute to the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Limited – No contribution**

The containment of the parcel by the inset settlement, the presence of the karate club and its use as a play area and park which is strongly associated with the urban edge limits the extent to which development would be considered encroachment on countryside.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not result in stronger distinction between settlement and countryside although it would result in a more consistent Green Belt edge with the inset development to the north and south. It would not increase containment of any adjacent Green Belt land. No / negligible.

## Overall harm to Green Belt purposes from release of land

**Low**

Release of the parcel would have a low impact on all Green Belt purposes and would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel is low.

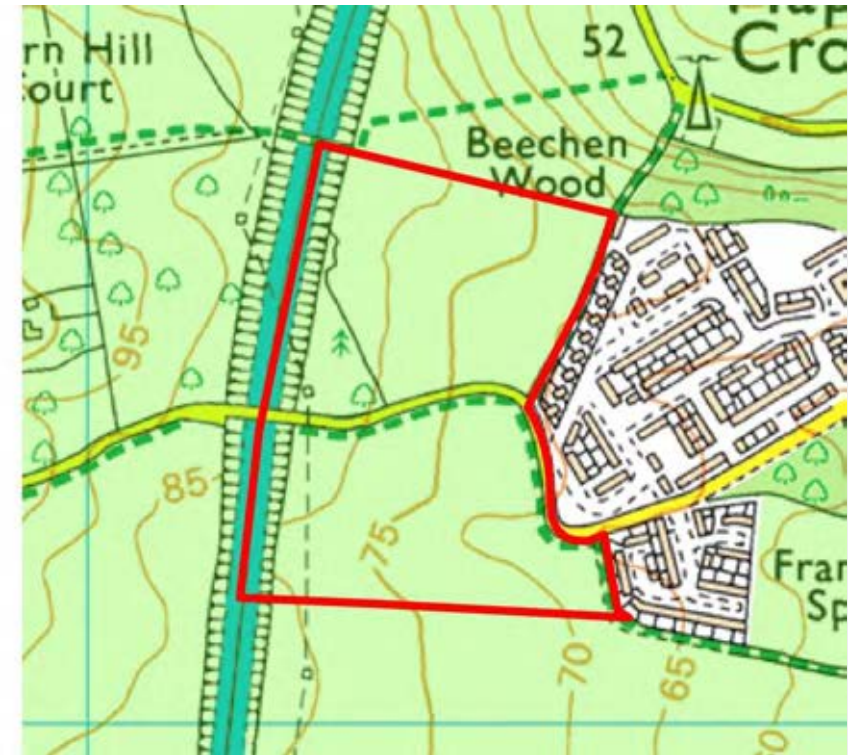
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Maple Cross Parcel MC9



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



**Left image**

View from Hornhill Road north across the parcel



**Right image**

View from Hornhill Road north across the parcel towards the motorway

# Maple Cross Parcel MC9

## Description

Two open agricultural fields, with Hornhill Road running through the centre, located adjacent to the inset urban edge of Maple Cross. The inset settlement boundary is formed of a hedgerow and Hornhill Road to the south east and a hedgerow and small residential lane to the north east. The M25 provides very clear distinction with the wider Green Belt to the west. A ridge crest marks some distinction from sloping land to the north, but there is no significant boundary feature to the south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

While the parcel is located further from the more contiguous development that forms part of the large built up area, it lies adjacent to Maple Cross which is associated with the large built up area and is open and undeveloped. Weak settlement edge boundaries limit the extent to which development would be perceived as sprawl

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the motorway to the west of the parcel provides a strong separating feature which means that release would have a only a limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, but there is no significant distinction from the inset settlement edge.

## Impact on adjacent Green Belt

Minor

Development in the parcel would result in a limited increase in the containment of Green Belt land to the south. Expansion westwards would result in a slightly weaker boundary to the north and south, but the M25 constitutes a significant boundary to the west.

## Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing encroachment into the countryside and would have a minor impact on adjacent Green Belt land to the north and south. The harm to the Green Belt of releasing the parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

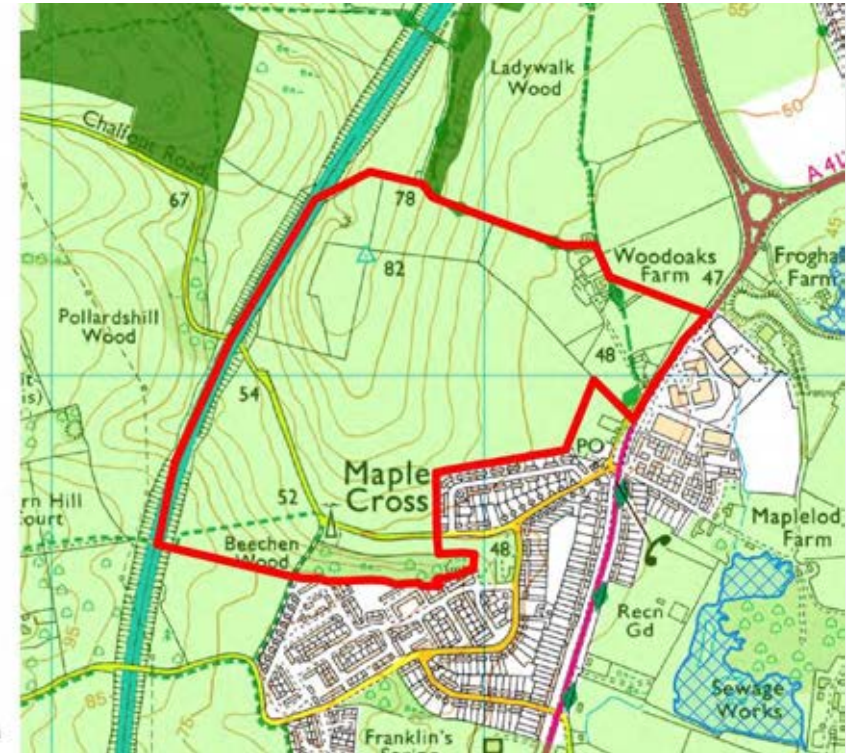
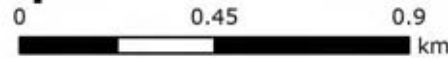
## Harm beyond outer boundary

Any release of land crossing the M25 would breach a very strong boundary feature and so would result in high harm.

# Maple Cross Parcel MC10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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## Left image

View from the A412 south west into the parcel beyond Woodoaks Farm

# Maple Cross Parcel MC10

## Description

A number of large, open, agricultural fields, a small block of woodland along the southern edge, a farm and a couple of washed over dwellings, located adjacent to the eastern inset urban edge of Maple Cross, the boundaries of which are formed by the edges of residential gardens to the south east and the A412 Denham Way to the north east. The slope of the land up to the west provides further distinction from the settlement edge. The M25 motorway provides very clear distinction with the wider Green Belt to the west while a hedgerow and tracks forms a boundary to the north, to the south there is no clear boundary feature.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area. The parcel is open and undeveloped and has some distinction from the urban edge. Therefore development would constitute urban sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the motorway to the west of the parcel provides a strong separating feature which means that release would have a only a limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open and undeveloped, has some distinction from the inset settlement edge and maintains a strong relationship with the wider Green Belt to the north and south therefore, development would constitute encroachment on countryside.

## Impact on adjacent Green Belt

Minor

Release of the parcel would not increase containment of any stronger performing Green Belt. While the M25 motorway would perform a strong Green Belt boundary to the west, extending development up the hill which currently creates some distinction from the urban edge would reduce the distinction between the settlement and countryside. Likewise there are no strong boundary features which would create distinction to the north and south.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a strong impact on preventing encroachment into the countryside and a relatively strong impact on preventing sprawl of the large built up area. It would have a minor impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is high.

## Potential to limit harm

Development on lower ground, not extending upslope of the existing settlement edge would have less impact on distinction between the settlement and countryside, resulting in moderate high harm to the Green Belt purposes.

# Maple Cross Parcel MC11



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4 km



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**Left image**

View from Denham Way west into the parcel

# Maple Cross Parcel MC11

## Description

A row of dwellings along the A412, a small number of agricultural buildings and a couple of small fields located adjacent to the inset urban edges of Maple Cross, the boundaries of which area formed by the A412 to the east and a treeline backing onto residential dwellings to the south. A thick treeline forms a boundary with the wider Green Belt to the north and west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area and the majority of the parcel is open and undeveloped. However, there is some containment by existing development to the south and east, and little distinction between the settlement and the countryside to the south which limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the containment of the parcel by existing inset development to the south and south west means that release would have a only a very limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel is relatively open but its close association with the settlement form limits the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land, though it would not result in stronger distinction between the settlement and the countryside.

## Overall harm to Green Belt purposes from release of land

Low moderate

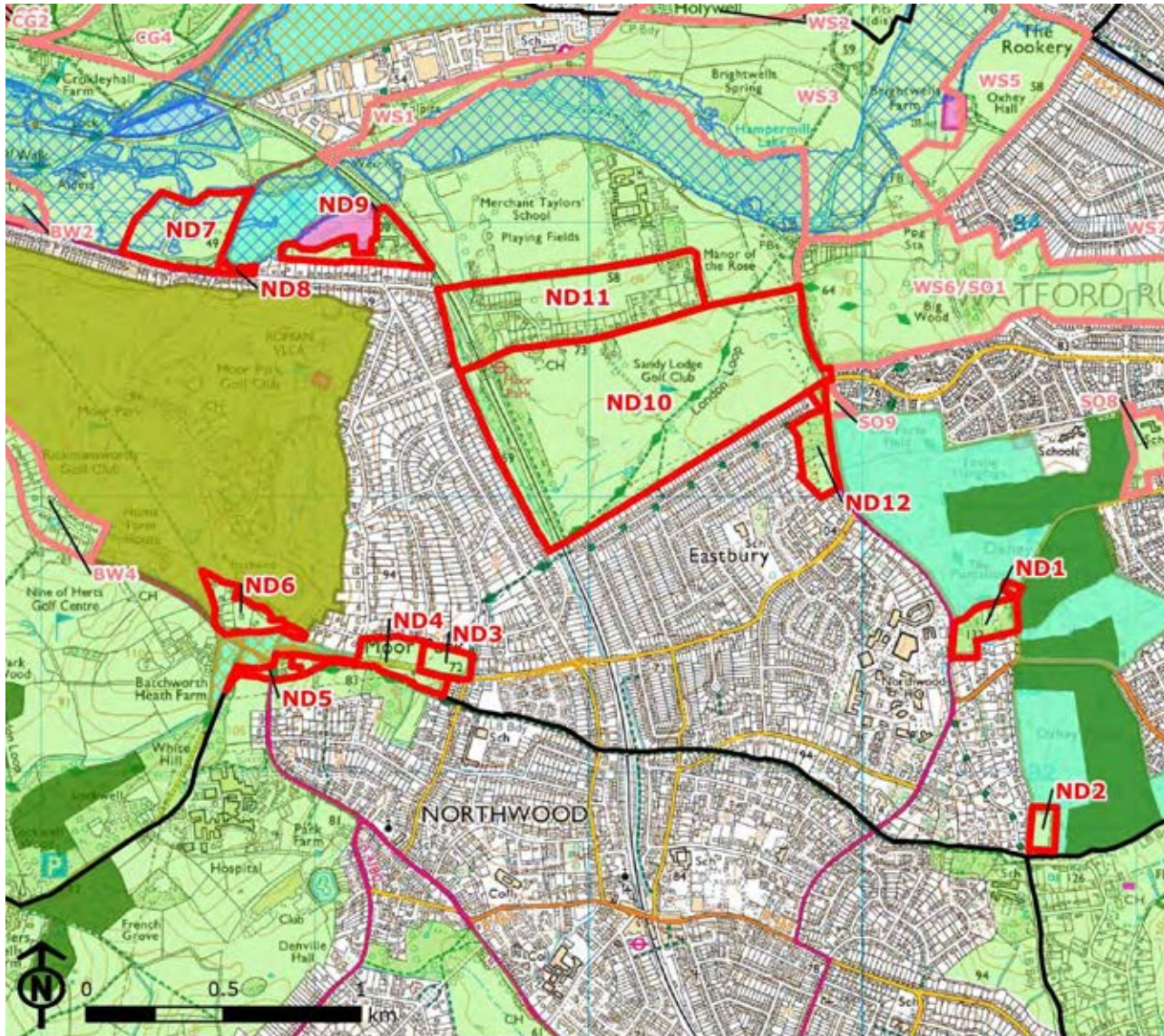
Release of the parcel would have a relatively low impact on all Green Belt purposes and would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing the parcel would be low moderate.

## Potential to limit harm

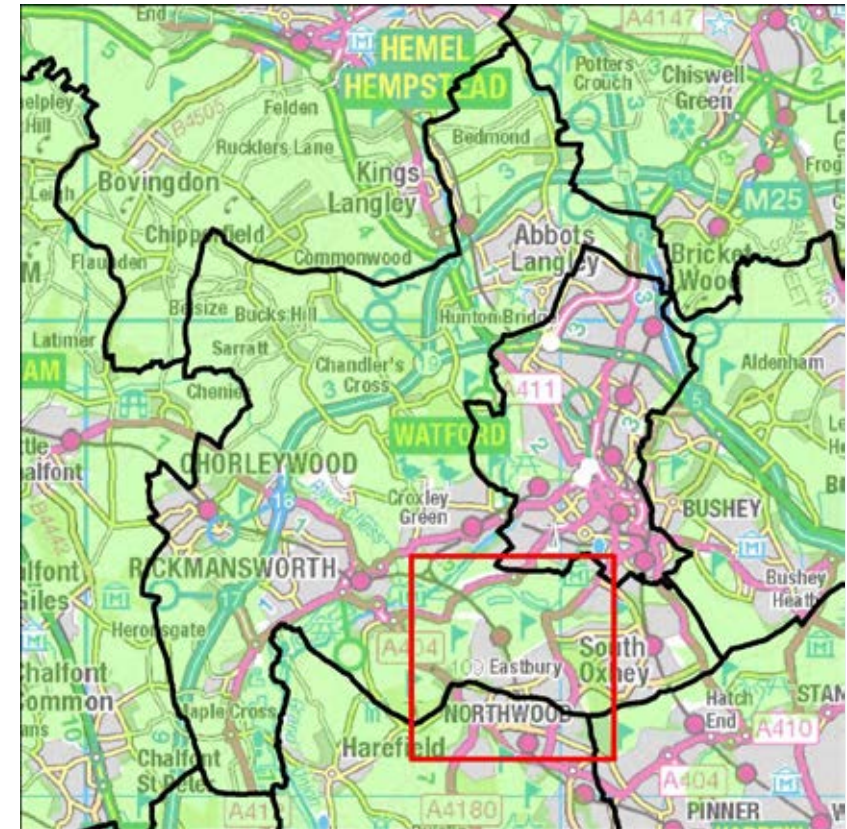
There are no notable variations in harm within the parcel.

## Northwood

# Northwood

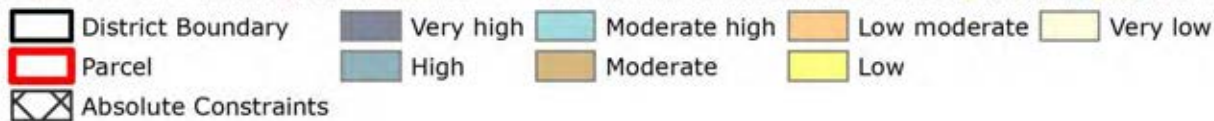
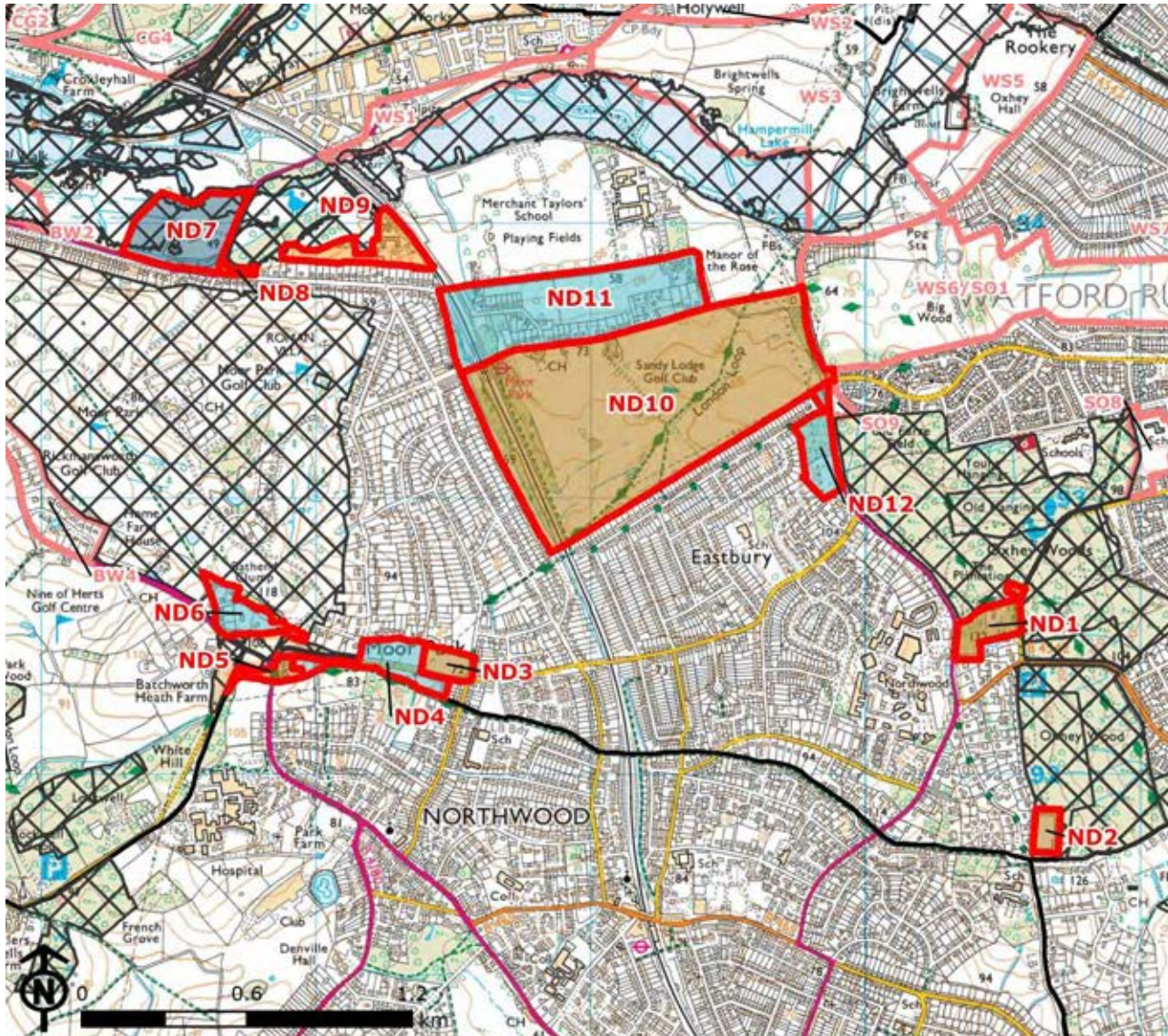


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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# Northwood



## Parcel

- ND1
- ND2
- ND3
- ND4
- ND5
- ND6
- ND7
- ND8
- ND9
- ND10
- ND11
- ND12

## Harm Score

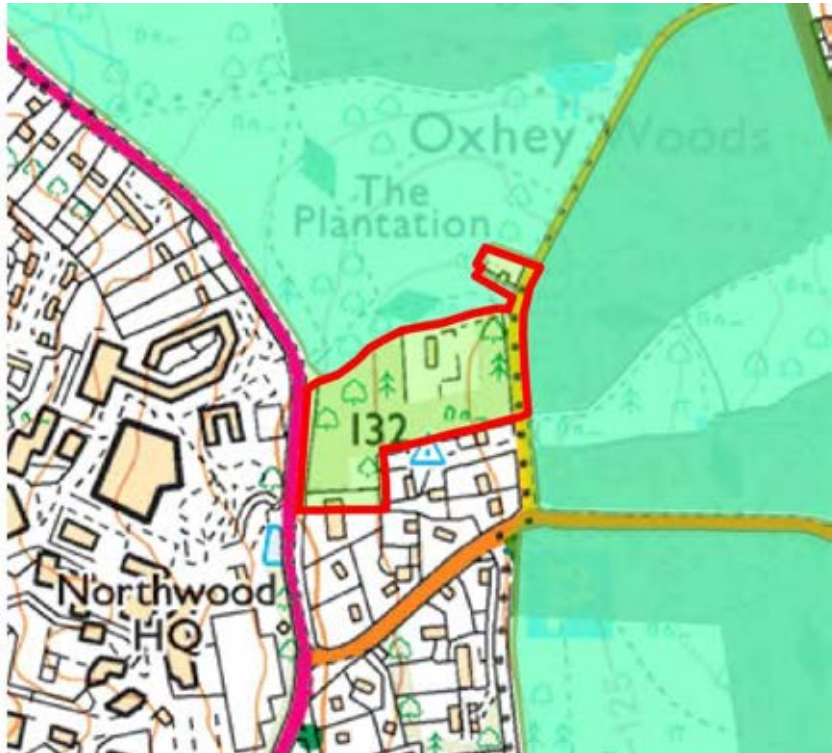
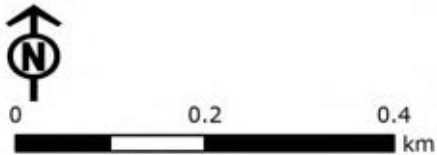
ND1	Moderate
ND2	Moderate
ND3	Moderate
ND4	Moderate high
ND5	Moderate
ND6	Moderate high
ND7	High
ND8	Moderate
ND9	Low moderate
ND10	Moderate
ND11	Moderate high
ND12	Moderate high

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# Northwood Parcel ND1



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**  
View east from the A4125 into the woodland within the parcel

# Northwood Parcel ND1

## Description

Dense wooded area and two large isolated dwellings with gardens on the eastern edge of Northwood, part of the Greater London large built up area. The parcel is bound to the west by the A4125 Watford Road, to the south is more weakly defined by residential gardens, and elsewhere is defined by the boundary of the Oxhey Woods Local Nature Reserve.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

The parcel is adjacent to the edge of the Greater London large built up area and has strong openness, given that the wooded area has a strong relationship with surrounded protected woodland. However the weak boundary to the south, defined by residential gardens, somewhat limits the land's role in preventing sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel lies in a relatively narrow gap between the town of Northwood and South Oxhey (Watford), however Oxhey Woods Local Nature Reserve already acts as a strong separating feature between the two, and the gap here is not as narrow as further north. As such, the land within the parcel plays a limited role.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The parcel has relatively strong openness, with urbanising influences limited to two isolated dwellings. The presence of woodland means the land has a stronger relationship with surrounding protected wooded areas than with the urbanising uses to the south and west.

## Impact on adjacent Green Belt

**No/Negligible**

Existing inset development to the south has already breached the boundary provide by the A4125, and the Oxhey Woods Local Nature Reserve provides a strong boundary around the parcel.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a relatively strong impact on the prevention of sprawl and encroachment on countryside, but only a relatively limited impact on preventing the merger of towns. It would not constitute a weakening of the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

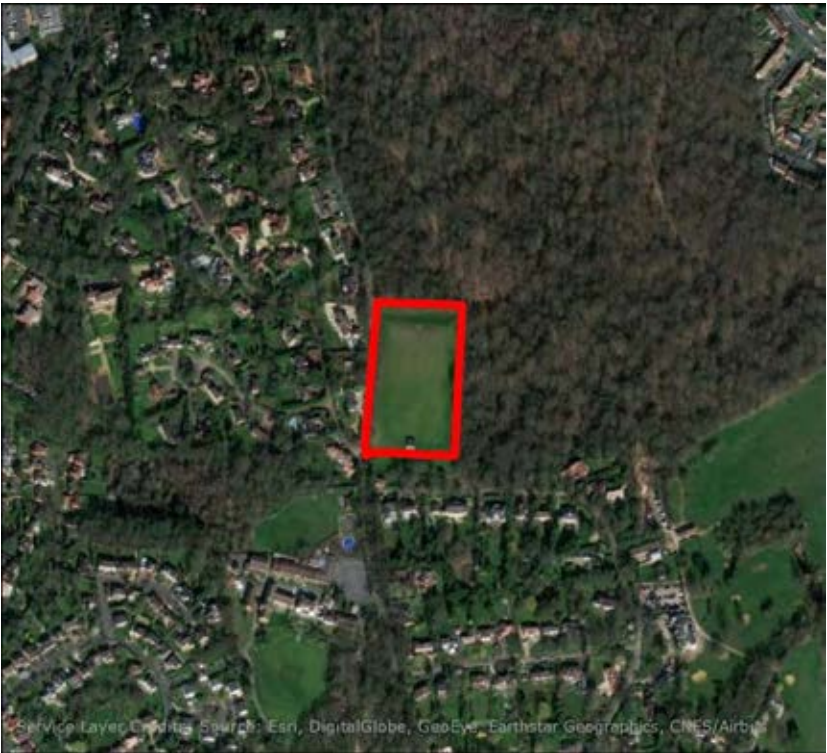
## Potential to limit harm

There are no notable variations in harm within the parcel.

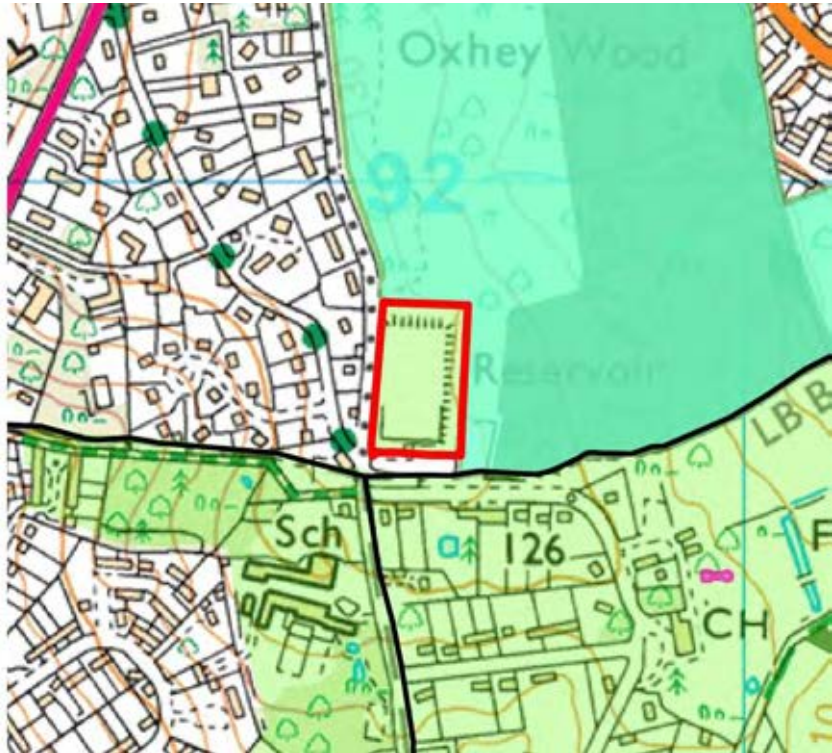
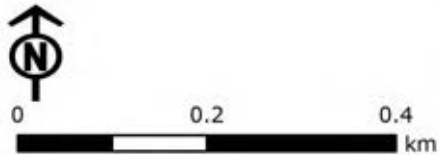
## Harm beyond outer boundary

Land to the north and east of the parcel is constrained by Oxhey Woods Local Nature Reserve, so there is no potential for development.

# Northwood Parcel ND2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
View north east across the parcel from Oxhey Drive South

# Northwood Parcel ND2

## Description

Covered reservoir adjacent to the eastern edge of Northwood. Bound to the west by the residential street of Oxhey Drive South and to the south by a small inset area north of South View Road that backs onto washed over large scale dwellings with gardens. Elsewhere the land is contained on three sides by dense woodland within the Oxhey Woods Local Nature Reserve.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel is adjacent to the Greater London large built up area and is open, and Oxhey Drive South creates some distinction from the inset settlement edge, but strong woodland containment to the north and east and washed-over but urbanising development to the south limit the extent to which development would be considered urban sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel lies in a relatively narrow gap between the town of Northwood and South Oxhey (Watford), however Oxhey Woods Local Nature Reserve already acts as a strong separating feature between the two, and the gap here is not as narrow as further north. As such, the land within the parcel plays a limited role.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

Although open the land is contained by development on two sides, and the reservoir usage increases the sense of association with the urban area.

## Impact on adjacent Green Belt

**Minor**

The release of this land would breach the consistent Green Belt boundary provided by Oxhey Drive South, however the containing effect of the protected woodland to the west and the washed over development to the south limit any weakening of adjacent Green Belt land.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a moderate impact on the prevention of sprawl and encroachment on countryside, but only a relatively limited impact on preventing the merger of towns. It would constitute a minor weakening of the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

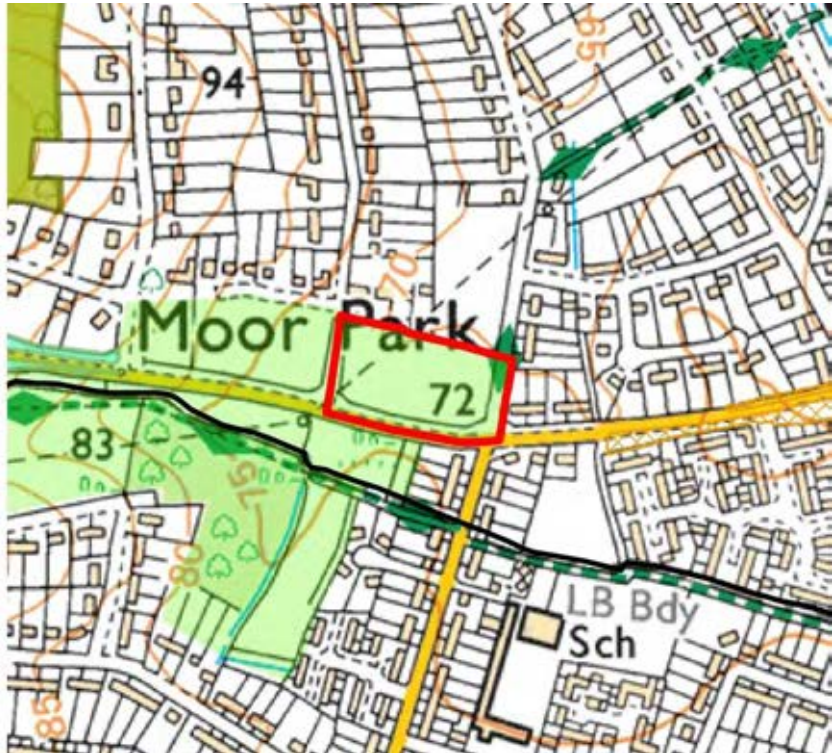
## Harm beyond outer boundary

Land to the north and east of the parcel is constrained by Oxhey Woods Local Nature Reserve, so there is no potential for development.

# Northwood Parcel ND3



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**  
View south west across the parcel from its north eastern corner

# Northwood Parcel ND3

## Description

Open field and scattered trees adjacent to the western edge of Northwood and contained to a large degree by the surrounding settlement edge. The parcel is bound to the north by minor residential roads and residential gardens, and on all other sides by minor roads.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

The parcel lies adjacent to the urban edge of the Greater London large built up area, and has relatively strong openness. Tree cover to the south of Batchworth Lane provides further distinction from the inset edge and some relationship with adjacent woodland to the south and west.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Due to its significant containment by the settlement edge of Northwood on three sides, the parcel does not contribute to the gap between Northwood and neighbouring towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The parcel is free of urbanising influences and has a relatively strong relationship with woodland to the south and west, however the degree of containment by the surrounding inset edges somewhat limits openness.

## Impact on adjacent Green Belt

**No/Negligible**

Batchworth Lane would form a clear boundary to the south and, given the extent of its own containment, the release would cause only negligible weakening of adjacent Green Belt land.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a relatively significant impact on the prevention of sprawl and encroachment on countryside, but would have a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

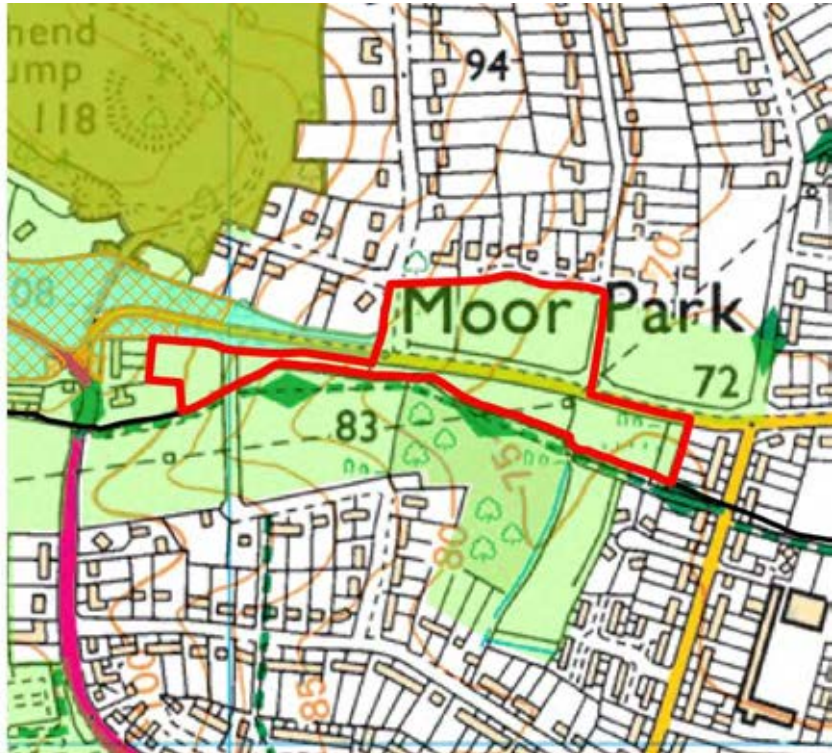
# Northwood Parcel ND4



- ▭ Parcel
- ▭ Green Belt
- ▭ District Boundary
- ▭ Flood Zone 3b
- ▭ Local Nature Reserve
- ▭ Registered Parks and Gardens
- ▭ Scheduled Monument
- ▭ Ancient Woodland
- ▭ National Nature Reserve
- ▭ SSSI
- ▭ Common Land



0 0.2 0.4  
km



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**Left image**  
View east through the parcel along Batchworth Lane

# Northwood Parcel ND4

## Description

Linear strip of land on the western edge of Northwood, bisected east-west by Batchworth Lane and comprising of tree cover with some areas of open grassland. Batchworth Heath, which adjoins the parcel to the west, is common land and a local nature reserve and therefore constrained from development.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Significant**

The land is adjacent to the edge of the Greater London large built up area and is largely free of urbanising uses. The distinction from the urban edge provided by tree cover also contributes to the distinction from urbanising uses, acting as a barrier to sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Due to its significant containment by the settlement edge of Northwood on three sides, the parcel does not contribute to the gap between Northwood and neighbouring towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Significant**

The parcel contains minimal urbanising uses, giving it strong openness. The wooded areas also create strong distinction from urbanising uses and create a stronger relationship with the wider countryside to the west.

## Impact on adjacent Green Belt

**No/Negligible**

Woodland to the south of the district boundary, and the constrained Batchworth Heath to the north west, would form a clear Green Belt boundary. There would be weaker distinction from existing washed-over dwellings alongside the common to the west, but no containment of any land making a stronger contribution to Green Belt purposes and therefore negligible impact on the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

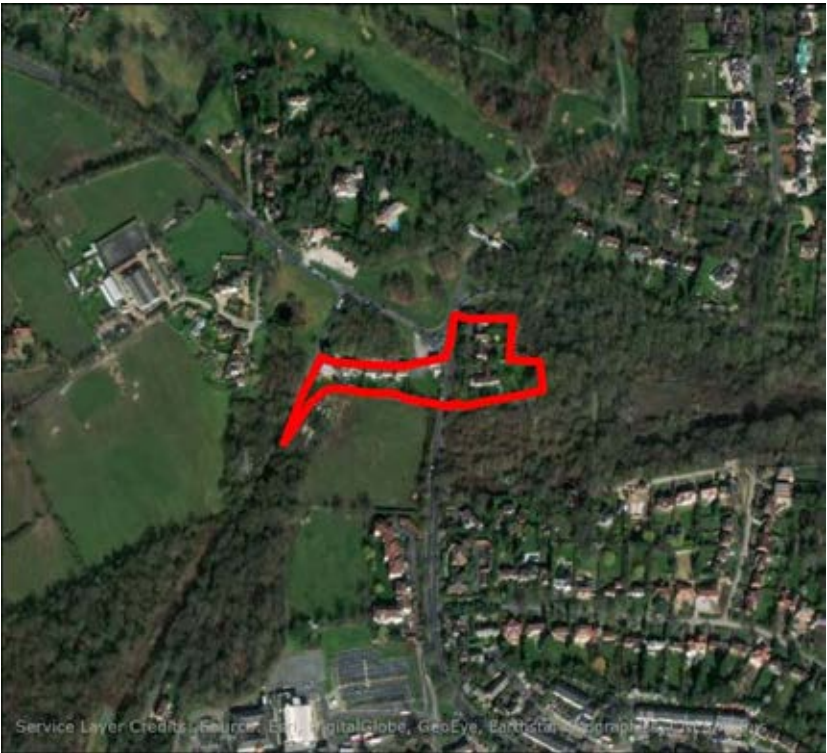
**Moderate high**

Release of the parcel would have a significant impact on the prevention of sprawl and encroachment on countryside, but would have a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high. Release of the rows of dwellings to the west, to either side of the A404, would not increase the overall level of harm.

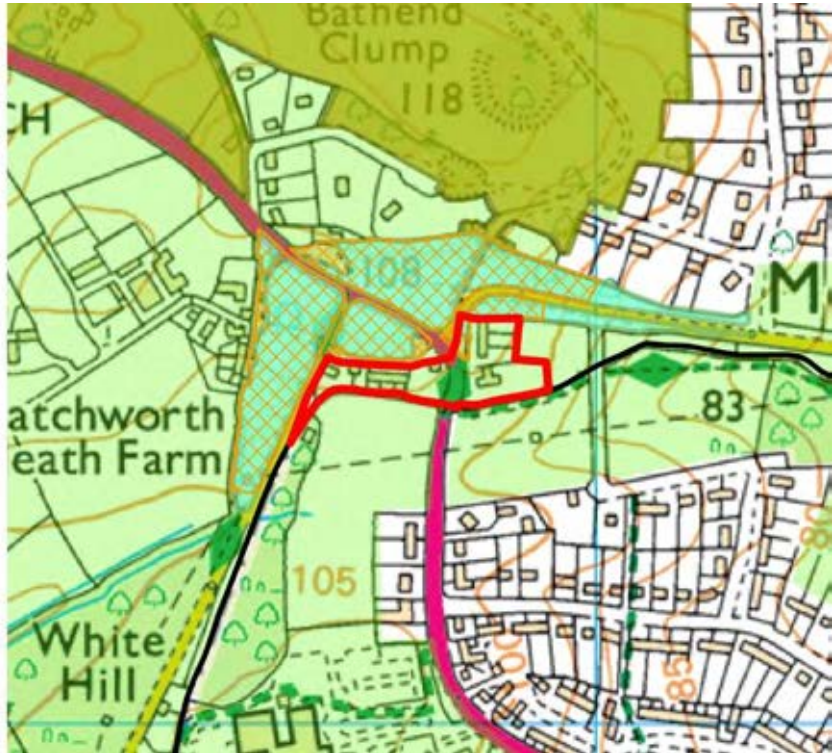
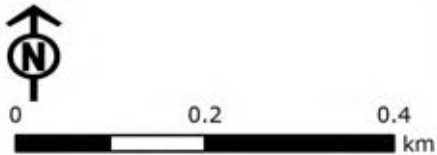
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Northwood Parcel ND5



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
View south along Rickmansworth Road within the parcel

# Northwood Parcel ND5

## Description

Washed over medium density housing development, large gardens and pub on the western edge of Northwood. Bisected north-south by the A404 Rickmansworth Road, bound to the east by woodland, and bound to the west by White Hill. The parcel is adjoined to the north and west by Batchworth Heath, a local nature reserve and common land which is constrained from development. The parcel is isolated from existing inset settlement edges and would therefore need to be released in combination with either parcel ND4 to the east or the field to the south within the London Borough of Hillingdon. This assessment considers the combined harm of release of ND5 and land between it and the inset edge to the south along the A404 Rickmansworth Road; refer to the ND4 assessment to understand combined harm of release out from the inset edge to the east along Batchworth Lane.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

Development within the parcel partially limits openness, but the field to the south is undeveloped, and although there is an adjacent row of inset dwellings along the western side of Rickmansworth Road, and washed over but urbanising development to the south at Mount Vernon Hospital, the main road does form a western boundary to most of Northwood. Expansion of the settlement into this area would therefore constitute relatively significant sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The combined land's containment by development to the north and south, and by the surrounding protected Local Nature Reserve (LNR), limits its role in preventing the merger of Northwood and the neighbouring town of Rickmansworth.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The open field has only a short boundary with the inset settlement to the south, but the washed-over development in ND5 has some containing influence.

## Impact on adjacent Green Belt

**No/Negligible**

Although the A404 Rickmansworth Road is a boundary to most of the inset area, both inset housing and the washed-over but urbanising Mount Vernon Hospital have breached it. The parcel is strongly contained to the west and north, visually and physically, by the constrained Batchworth Heath, which would limit harm to adjacent Green Belt land.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Although existing housing limits harm associated with release of land in ND5, release of the parcel in combination with the field to the south would have a relatively significant impact on the prevention of sprawl and encroachment on countryside; however there would be negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

# Northwood Parcel ND5

## **Potential to limit harm**

There are no notable variations in harm within the parcel.

## **Harm beyond outer boundary**

Although there are some residential dwellings alongside the farmland to the west of Batchworth Heath, the constrained woodland area is a strong separating feature, limiting association with the urban area. Release of land here would have a significant impact on contribution to preventing sprawl of the large built-up area and preventing countryside encroachment, and would weaken the Green Belt boundary. Harm to Green Belt purposes would be high. Land to the south lies within the London Borough of Hillingdon, and so is not separately assessed.



# Northwood Parcel ND6

## Description

Washed-over, low-density development with large gardens, on the northern side of Batchworth Heath, adjacent to the inset western edge of Moor Park (Northwood). The parcel is contained on three sides by constrained areas – to the south by the Batchworth Heath Local Nature Reserve and common land, and to the north and west by the Registered Park and Garden at Rickmansworth Golf Course. A small stretch of the boundary is defined by the A404 London Road.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

The parcel lies adjacent to the edge of the Greater London large built up area and, despite a degree of low density development, remains relatively open. It has only a short frontage to the urban edge, with tree cover to create distinction.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The partially developed nature of the parcel, and its significant containment by constrained land, limits its role in preserving the gap between Northwood and the neighbouring town of Rickmansworth.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The low-density development has a limited urbanising influence. Tree cover in and around the parcel creates distinction from the inset edge to the east, strengthening countryside character.

## Impact on adjacent Green Belt

**Minor**

The extent to which the parcel is contained by constrained land limits harm to the wider Green Belt, but releasing this land would have some containing influence on the open land at Batchworth Heath.

## Overall harm to Green Belt purposes from release of land

**Moderate high**

Release of the parcel would have a relatively significant impact on the prevention of sprawl and encroachment on countryside and a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Releasing open land to the south/west of the A404 would both weaken the revised Green Belt boundary and have a significant impact on contribution to the prevention of sprawl and encroachment on countryside, constituting high harm. Land on all other sides is constrained from development.

# Northwood Parcel ND7

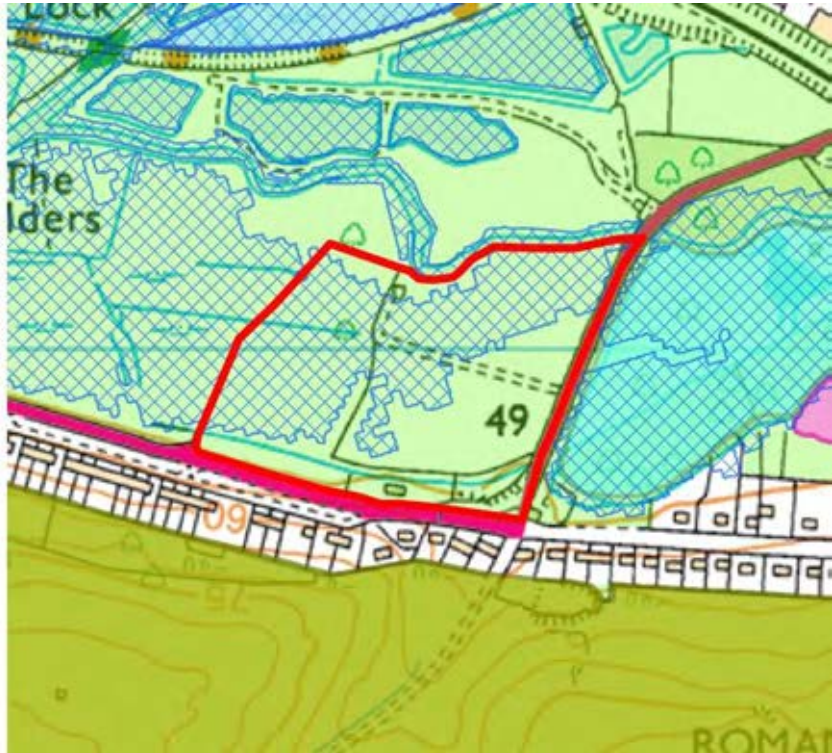


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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**Left image**  
View from Moor Lane west into the parcel

# Northwood Parcel ND7

## Description

Open land and belt of trees on the floodplain of the River Colne, which lies to the north. The parcel is bound to the south and east by the A4145 Moor Lane (with inset linear housing development to the south), to the north by the River Colne, and to the west in part by woodland blocks. Most of the north western half of the parcel lies within Flood Zone 3b, and is therefore constrained from development. A single dwelling on the southern edge of the parcel has no significant urbanising influence.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Significant

The parcel is adjacent to the edge of the Greater London large built up area, and has strong openness. Moor Lane, the valley-side slope and tree cover create strong distinction from the inset development to the south, giving the land a significant role in preventing sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between the town of Northwood and Watford (via Croxley Green) and the gap with the Tolpits Lane Industrial Estate to the north is narrow. However the river corridor and woodland play a strong role in retaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is free of urbanising uses, has strong separation from inset development and a strong relationship with the wider river valley corridor.

## Impact on adjacent Green Belt

Minor

Releasing this land would lead to a revised Green Belt boundary to the north defined by the river and associated tree belt, which would be distinct but weaker than the current consistent linear edge. Expansion northwards from Moor Lane would increase containment of adjacent Green Belt land, but flood zone constraints would prevent further development.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on the prevention of sprawl and encroachment on countryside, a moderate impact on preventing the merger of neighbouring towns, and a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

## Potential to limit harm

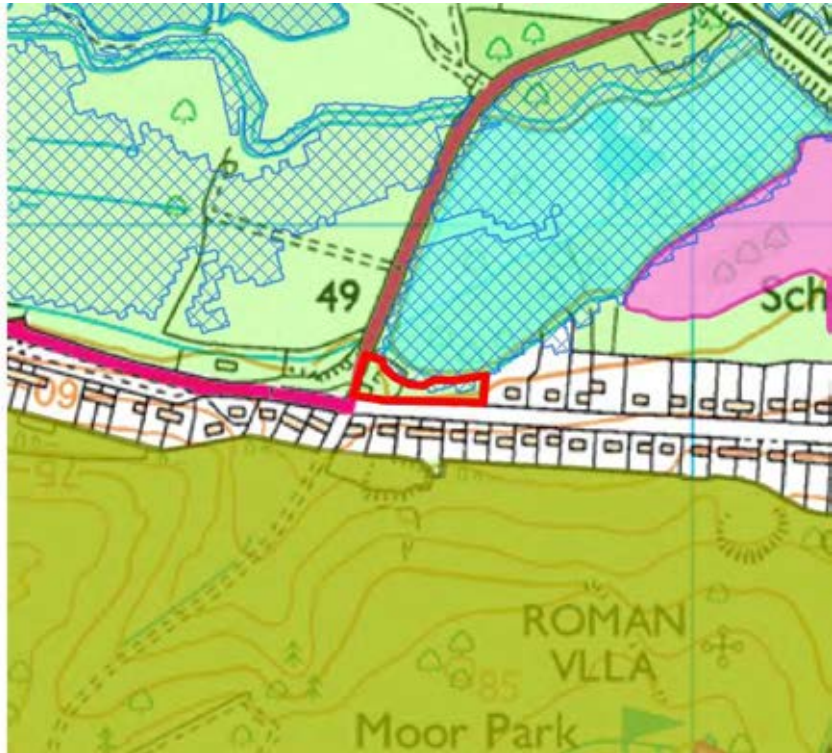
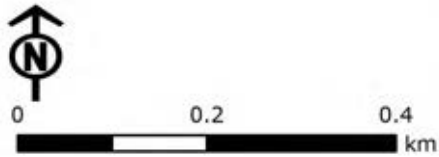
There are no notable variations in harm within the parcel.

# Northwood Parcel ND8



Service Layer Credits: Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
view into the woodland in the parcel

# Northwood Parcel ND8

## Description

A single dwelling and small patch of adjacent woodland on the northern edge of the Moor Park estate (Northwood). Bound to the south by Sandy Lodge Road and associated linear development, to the west by the A4145 Moor Lane, and to the north by the constrained woodland of the Withey Beds Local Nature Reserve.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

The parcel is adjacent to the edge of the Greater London large built up area. Although it contains a dwelling, and lies adjacent to inset development, the woodland that occupies most of the parcel is strongly associated with contiguous woodland to the north, within the local nature reserve, giving the land a stronger association with the wider countryside than urbanising uses.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The parcel does lie in the gap between the town of Northwood and Watford to the north, however the extent of containment to the north and east (by the LNR and inset development respectively) limit the role of this land in maintaining the separation between the two.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The parcel contains limited urbanising influences and the woodland is strongly associated with contiguous woodland to the north, giving the land a stronger association with wider countryside than urbanising uses.

## Impact on adjacent Green Belt

**No/Negligible**

Releasing this land would not weaken the Green Belt boundary, due to the presence of the existing dwelling at the western end of the parcel adjacent to Moor Lane and the woodland containment to the north. The local nature reserve designation prevents any further release of contiguous land in this direction.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a relatively significant impact on the prevention of sprawl and encroachment on countryside, but a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Withey Beds Local Nature Reserve to the north is constrained from development.

# Northwood Parcel ND9

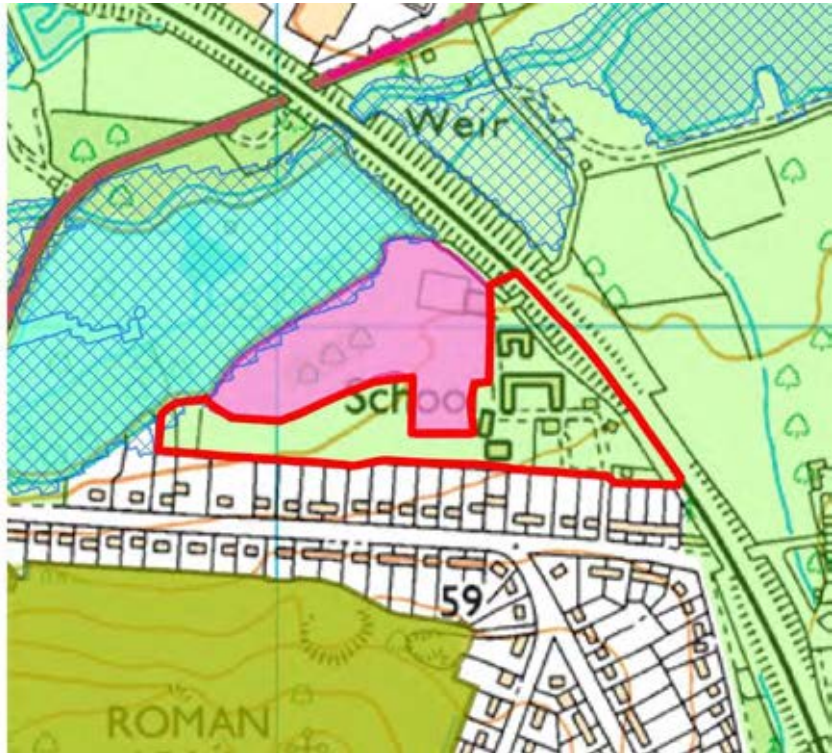


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4 km



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**Left image**  
view of the primary school in the eastern half of the parcel

# Northwood Parcel ND9

## Description

Buildings of Northwood Preparatory School and associated playing fields. The parcel is strongly defined to the east by the railway line, to the south more weakly by residential gardens of linear housing along Sandy Lodge Road and to the west by the constrained woodland of the Withey Beds Local Nature Reserve. To the north the parcel edge has been defined by the boundary of a registered Scheduled Monument designated as the site of a former medieval manor house, but remains of this are entirely beneath the school playing fields. Above ground a broad belt of woodland contains the school site to the north. The school buildings, focused at the eastern end of the parcel, significantly affect openness and make no contribution to Green Belt purposes.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel lies adjacent to the edge of the Greater London large built up area, but development within the parcel, the urbanising influence of houses to the south and containment by woodland and the railway, limit the role this land plays in preventing sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The parcel lies in a relatively narrow gap between the town of Northwood and Watford to the north, however the extent of existing development and the land's containment by constrained and wooded land limit its role in maintaining separation between the two, and the railway line remains as a strong separating feature.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The open playing fields adjoin woodland to the north and west, but lack of separation from the urban edge to the south, the urbanising influence of the school buildings and the functional association between the playing fields and the school buildings limit countryside character.

## Impact on adjacent Green Belt

**No/Negligible**

The scheduled monument that marks the parcel edge is not defined on the ground, but release of the whole school site, so that the woodland belt forms the revised Green Belt boundary, would not constitute any weakening of the Green Belt boundary and, due to the presence of constrained woodland and the railway, would not weaken adjacent Green Belt land.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on contribution to preventing sprawl of the large built-up area, and preventing encroachment on the countryside, but it would have no impact on the integrity of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Northwood Parcel ND9

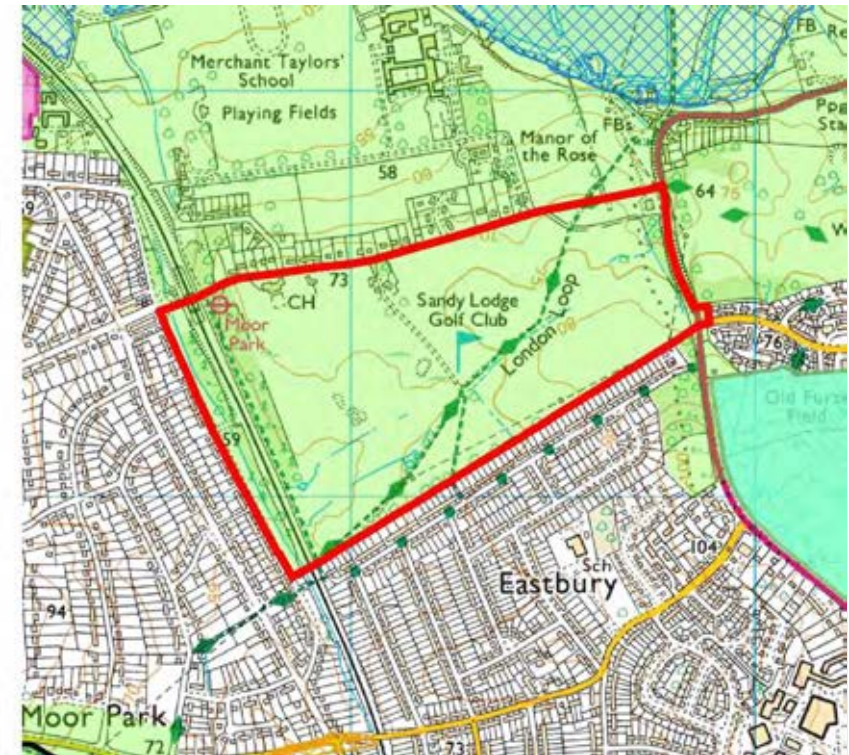
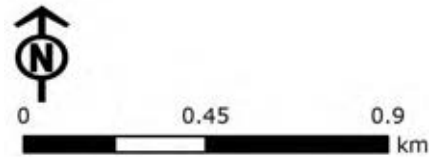
## **Harm beyond outer boundary**

Land to the north and west of the parcel is constrained (a Scheduled Monument to the north, and beyond it and to the west the Withey Beds Local Nature Reserve), so there is no potential for development. To the east, breaching the railway line would impinge on land which makes a stronger contribution. Releasing further land north of parcel would encroach on the valley floor and have a relatively significant impact on settlement separation between Northwood and Watford, resulting in high harm to Green Belt purposes.

# Northwood Parcel ND10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Sandy Lodge Lane south through the parcel

# Northwood Parcel ND10

## Description

Land at Sandy Lodge Golf Course, abutting the inset settlement edges of Northwood to the south and Moor Park to the west. The railway line and woodland belt provides strong distinction on the western boundary, the northern and eastern boundaries are defined by minor roads (Sandy Lodge Lane and Sandy Lane) and the southern boundary is more weakly defined by the gardens of housing along Westbury Road.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is adjacent to the edge of the Greater London large built up area, has limited urbanising influences and is in part strongly distinguished from urbanising uses by the railway line. However the boundary is more weakly distinguished to the south, and the containment by the settlement edge and washed over linear development along Sandy Lodge Road somewhat limit its role in preventing sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in a relatively narrow gap between Northwood and Watford to the north, and so plays some role in maintaining separation between the two. However the washed over development along Sandy Lodge Lane, and the presence of the Colne river valley as a separating feature, limits somewhat the role of this land in preserving the gap.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is a sizeable area containing minimal urbanising uses, resulting in strong openness. However the weak distinction with urbanising uses to the south, combined with the sense of containment caused by washed over linear development along Sandy Lodge Lane, limits to a degree the relationship with open countryside to the north.

## Impact on adjacent Green Belt

No/Negligible

The extent of existing containment by built development, and the strong woodland edge to the east, mean that release would have little impact on the contribution of adjacent Green Belt land. Sandy lodge Lane would not constitute a weaker boundary than the current inset edge to the south.

## Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing sprawl and a moderate impact on preventing encroachment on countryside and the merger of towns. There would be negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Northwood Parcel ND10

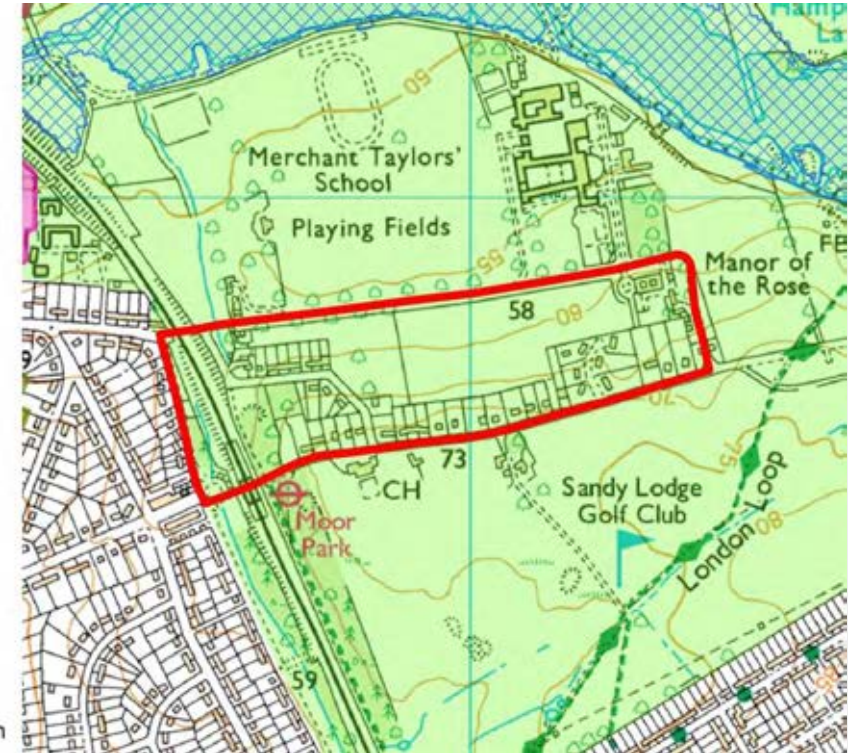
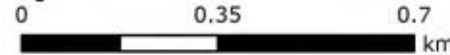
## **Harm beyond outer boundary**

Land to the east of the parcel has been assessed in relation to the expansion of South Oxhey and Watford, as parcel SO1 / WS6. Release of land to the north of the eastern end of the parcel would encroach on the valley floor and have a more significant impact on settlement separation. Despite the separating role of Hampermill Lake, this would leave a narrower gap between Northwood and the industrial estate on Tolpits Lane, resulting in high harm.

# Northwood Parcel ND11



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

Entrance to the Moor Park private housing estate which is within the parcel

# Northwood Parcel ND11

## Description

Land on the northern edge of Northwood, within the Moor Park estate, comprising linear housing development north of Sandy Lodge Lane and Askew Road, playing fields and open land to the rear, some buildings of Merchant Taylor's School and a small woodland block. The parcel, which slopes moderately down to the north forming the valley side, is separated from the inset settlement edge to the west by a railway line and associated woodland belt. To the north Sandy Lodge Road forms a boundary to most of the buildings and playing fields of Merchant Taylor's School, a grassland field lies beyond East Drive and Sandy Lodge Golf Course lies to the south of Sandy Lodge Road. The assessment considers both isolated release, contiguous with the existing inset edge to the west, or expansion from the south in association with release of ND10 (the golf course).

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel lies adjacent to the edge of the Greater London large built up area and, despite significant development in parts, retains some openness. The distinction from the inset edge at Moor Park provided by the railway line increases the extent to which development beyond it would constitute sprawl, however this is to a degree offset by the urbanising influence of Merchant Taylor's School to the north.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The land lies in a relatively narrow gap between the towns of Northwood to the south and Watford to the north, and despite the presence of some development the open land plays some role in maintaining the separation, particularly as it lies on a north-facing slope. However the river valley floor to the north, with Hampermill Lake forming a strong separating feature, would preserve a gap.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel's openness is contained to some degree by existing development within it, and by the sense of containment caused by school buildings lying to the north, but its open sloping land has a relatively strong relationship with the valley to the north.

## Impact on adjacent Green Belt

Minor

The railway line forms a strong boundary to the east, but the presence of existing development within the parcel reduces the extent to which it marks a distinction between settlement and countryside. Releasing this land in association with ND10 would also constitute a slight boundary weakening, as Sandy Lodge Lane marks the edge of the plateau above the valley side. Release would also constitute a slight increase in containment of the valley floor settlement gap to the north. If ND11 was released in isolation it would increase containment of Sandy Lodge Golf Course (ND10), but as that area makes a weaker contribution to Green belt purposes the overall harm would not be increased.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on encroachment on the countryside, a moderate impact on preventing urban sprawl and a moderate impact on preventing the merger of neighbouring towns. It would have only a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

# Northwood Parcel ND11

## **Potential to limit harm**

There are no notable variations in harm within the parcel.

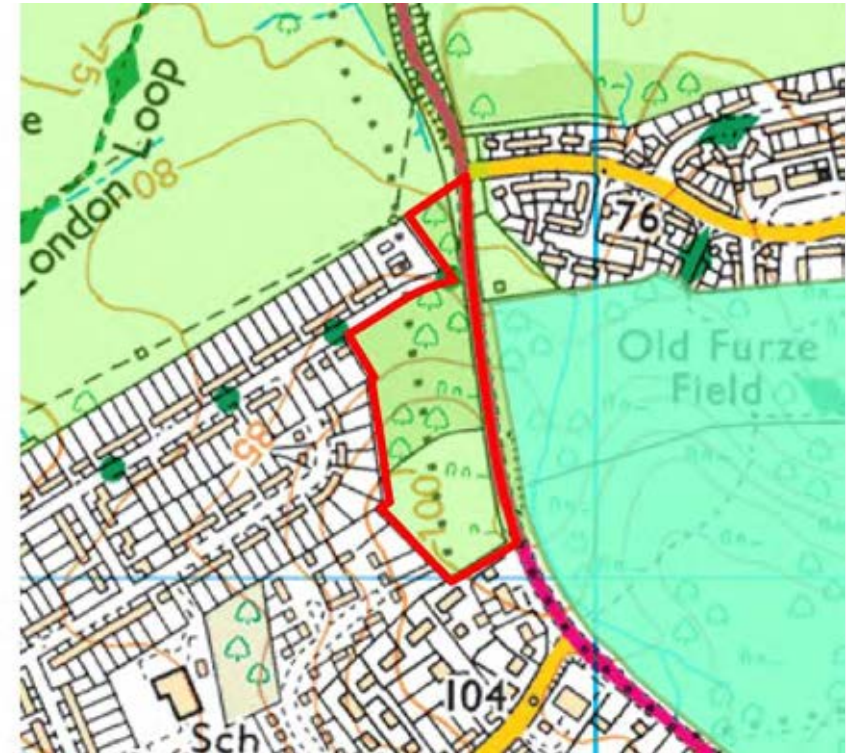
## **Harm beyond outer boundary**

Releasing further land north of parcel would encroach on the valley floor and have a more significant impact on settlement separation. Despite the separating role of the lake, this would leave a narrow gap between Northwood and the industrial estate on Tolpits Lane, resulting in high harm.

# Northwood Parcel ND12



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from the A4125 west into the woodland within the parcel

# Northwood Parcel ND12

## Description

Wooded area on the northern edge of Northwood and part of a narrow gap with the neighbouring settlement of South Oxhey. The parcel is bound to the east by the A4125 Sandy Lane, with Oxhey Woods Local Nature Reserve beyond, to the north by the more minor Westbury Road, and to the south and west by residential gardens.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel lies adjacent to the edge of the Greater London large built up area and contains no urbanising influences. The woodland cover provides strong distinction from the settlement edge, and the presence of the A4125 to the east only contains the land from surrounding countryside to a limited degree.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel forms part of a very narrow gap between Northwood and South Oxhey, which in turn contribute to the separation from Watford. However in southern parts of the parcel, the presence of the constrained land of the Oxhey Woods Local Nature Reserve as a separating feature limits the contribution of this parcel to a degree.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains no urbanising influences, resulting in relatively strong openness, which is only slightly compromised by the degree of containment by the surrounding settlement edge.

## Impact on adjacent Green Belt

Minor

Releasing this land would not make a significant difference to the strength of the Green Belt boundary, however it would reduce the settlement gap as perceived along the A4125.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and on encroachment on the countryside, a moderate impact on preventing the merger of neighbouring towns, and a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

## Potential to limit harm

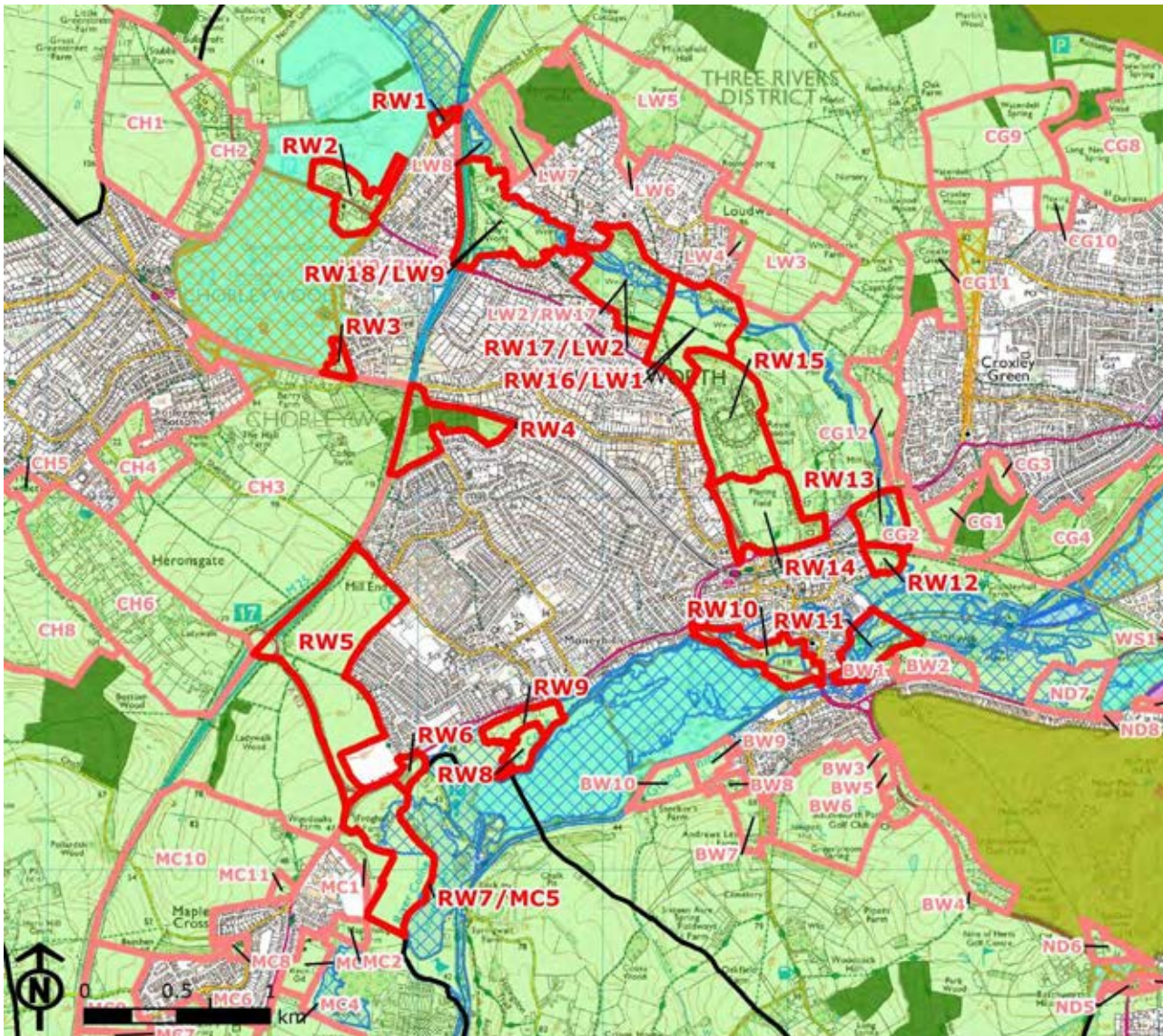
A more limited release of land that retained the screening belt of trees along the A4125 would reduce the anticipated harm to moderate.

## Harm beyond outer boundary

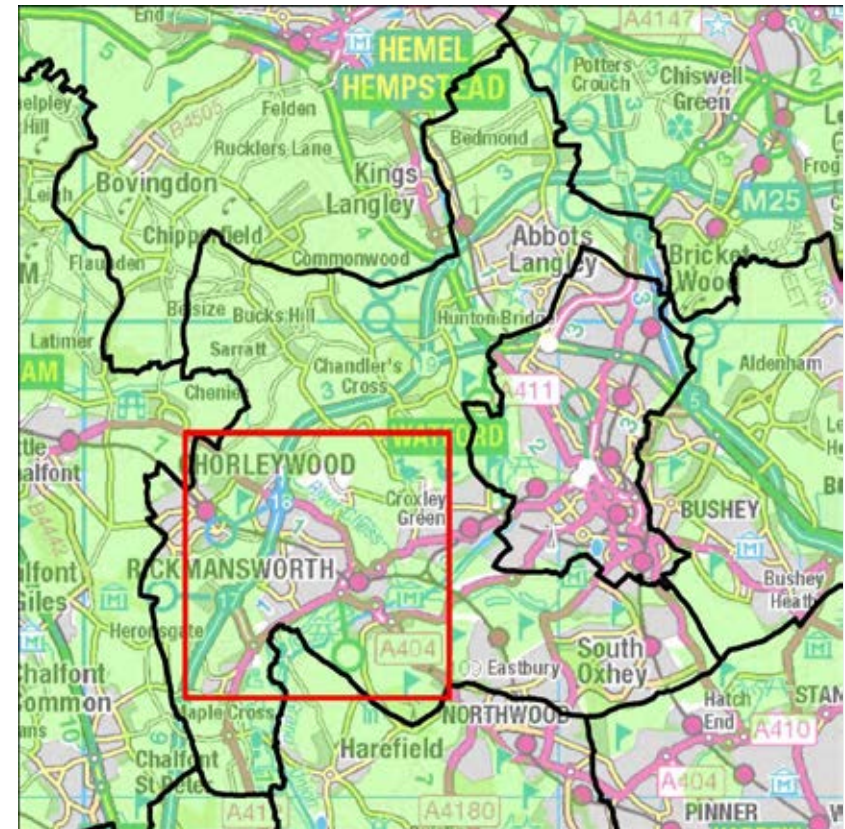
Land to the east of the parcel in Oxhey Woods Local Nature Reserve is constrained and so there is no potential for development.

# Rickmansworth

# Rickmansworth

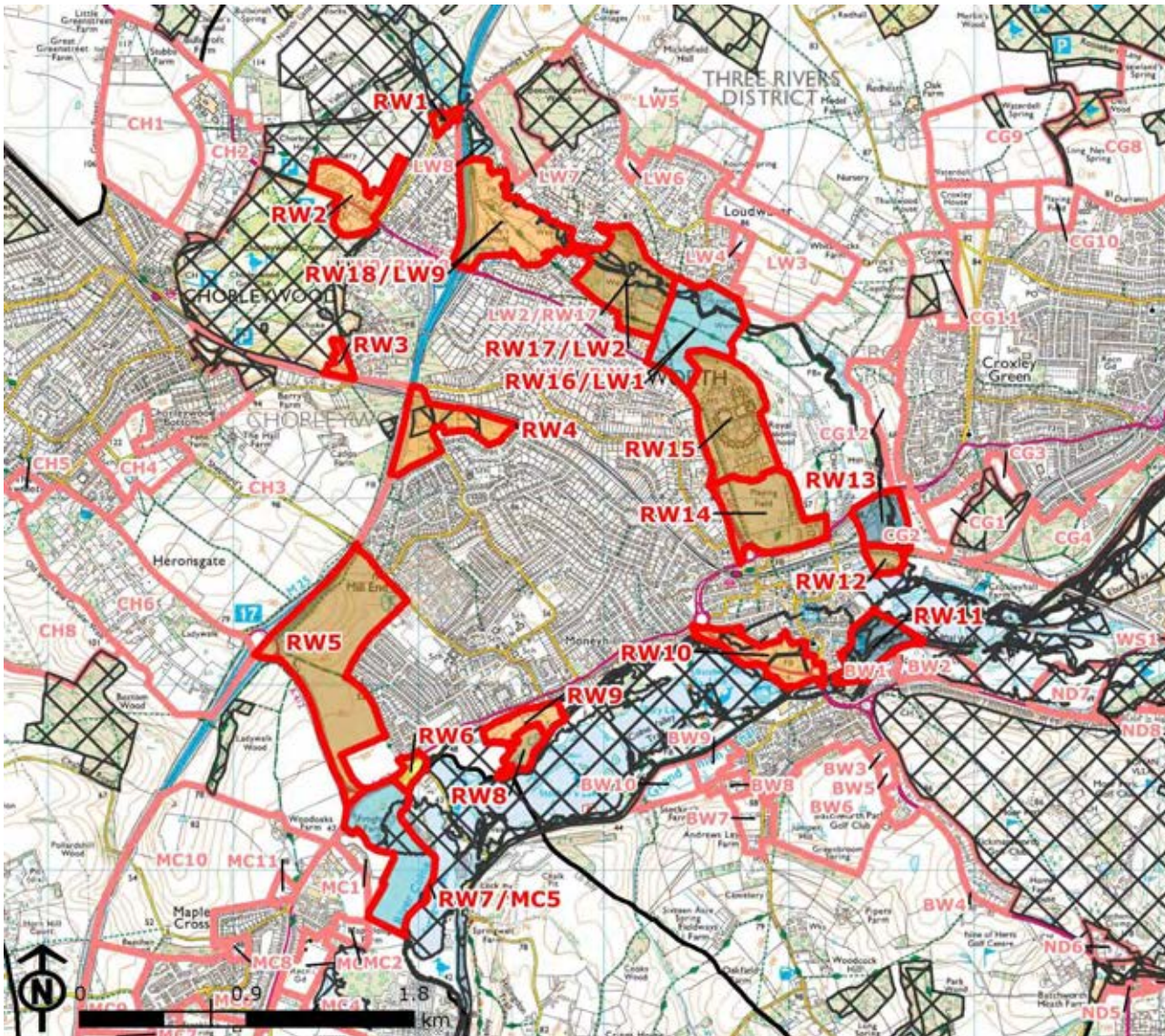


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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# Rickmansworth



Parcel	Harm Score
RW1	Moderate
RW2	Low moderate
RW3	Low moderate
RW4	Low moderate
RW5	Moderate
RW6	Low
RW7/MC5	Moderate high
RW8	Moderate
RW9	Low moderate
RW10	Low moderate
RW11	High
RW12	Moderate
RW13	High
RW14	Moderate
RW15	Moderate
RW16/LW1	Moderate high
RW17/LW2	Moderate
RW18/LW9	Low moderate

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# Rickmansworth Parcel RW1



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View north along Solesbridge Lane, which crosses the parcel

**Right image**

View west from Solesbridge Lane across the north west half of the parcel



# Rickmansworth Parcel RW1

## Description

A small open field and outbuildings, associated with an adjacent dwelling within the inset settlement, together with trees to either side of Solesbridge Lane. The parcel is bordered by the gardens of inset residential properties to the south, and contained by the Chorleywood House Estate Local Nature Reserve to the west, by the floodplain of the River Chess to the north and by the M25 to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. However there is some containment by existing development which limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The parcel does not lie between Rickmansworth and a neighbouring town and therefore does not contribute to preventing the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel is open but its close association with the settlement form and M25 limits the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

**No/Negligible**

There is no physical boundary between the north-western edged of the parcel and the wider Green Belt, but its release would not increase the containment of any adjacent Green Belt, and the constraints to developments provided by the nature reserve and flood zone designations would limit harm to the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a moderate impact on the prevention of sprawl and encroachment on countryside, but would constitute only a minor weakening of the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

Limiting development to the tree line which aligns with the inset Green Belt edge to the south, and maintaining the trees which form a boundary along the flood zone edge, would not weaken the adjacent Green Belt, and would therefore reduce harm to low-moderate.

# Rickmansworth Parcel RW1

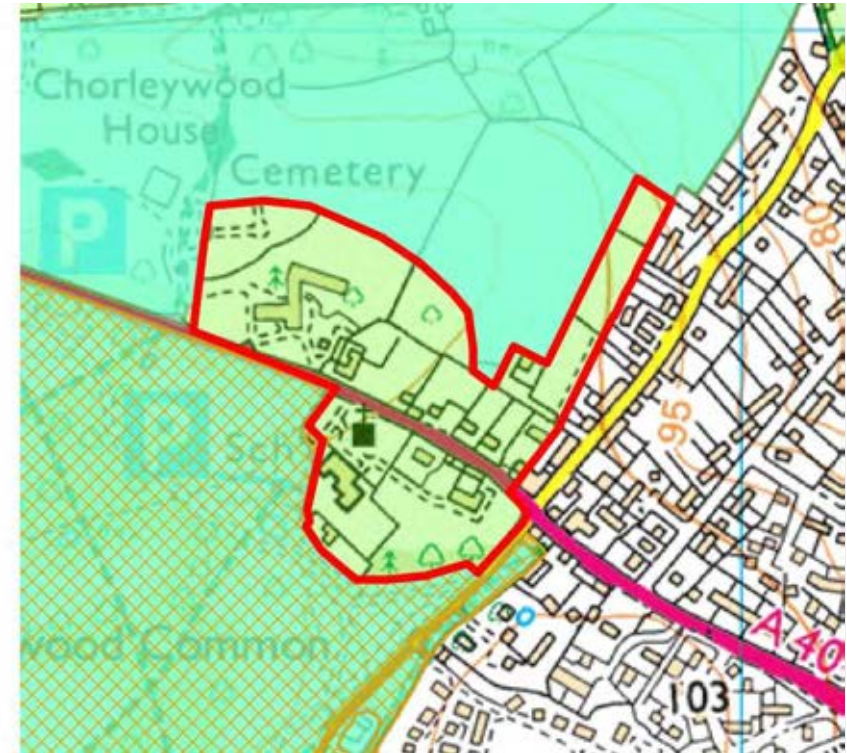
## **Harm beyond outer boundary**

The land surrounding the site is constrained and so there is no potential for development.

# Rickmansworth Parcel RW2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View of Chorleywood Bealmont retirement home within the western half of the parcel



### Right image

View of the small fields at the back of the houses along Solesbridge Lane in the north west of the parcel



# Rickmansworth Parcel RW2

## Description

Low density development, contiguous with the inset settlement of Rickmansworth, centred around Christchurch C of E school, Church and nursing home along Rickmansworth Road. The parcel is bordered by the gardens of inset residential properties to the east, and also includes gardens associated with dwellings within and adjacent to the inset settlement. Tree cover forms a significant proportion of the boundary with the surrounding Green Belt, which is constrained from development by Local Nature Reserve designations (Chorleywood Common to the south and Chorleywood House Estate to the north).

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is close enough to more contiguous urban development to the east to be associated with the large built-up area extending out from Greater London. Most of the parcel retains distinction from the inset settlement in terms of the character and density of development, but the extent of existing development nonetheless limits contribution to this purpose.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between Rickmansworth and Chorleywood. Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. However the presence of urbanising development within the parcel and further development along Rickmansworth Road means that its release would have a limited impact on the perception of narrowing the gap between Rickmansworth and Chorleywood.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

There is some open land within the parcel but the extent of urbanising development within parcel in terms of the residential properties and the school, limits the extent to which its release would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

No/Negligible

Development within the parcel would lead to minor increase in containment although the current boundary is not strong as it runs through gardens of houses along Solebridge Lane. Release of the site would create a more convoluted boundary, but as this area is designated as a Local Nature Reserve the potential for impact on adjacent GB is limited.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Rickmansworth Parcel RW2

## **Harm beyond outer boundary**

The land surrounding the site is constrained and so there is no potential for development.

# Rickmansworth Parcel RW3



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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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### Left image

View south across the allotments within the parcel



### Right image

View north across the parcel

# Rickmansworth Parcel RW3

## Description

Allotments, a small wooded area and two washed over dwellings, adjacent to the inset urban edge of western Chorleywood, the boundary of which is formed by Dog Kennel Lane. A line of trees separates the parcel from the wider Green Belt to the north and east. Chorleywood Common Local Nature Reserve – constrained. The railway tracks provide a clear boundary with the wider Green Belt to the south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel is close enough to more contiguous urban development to the east to be associated with the large built-up area extending out from Greater London. It contains some urbanising development but the lane creates some distinction from the inset settlement.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. However, release of the parcel would have negligible impact on the size of the gap.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel contains some urbanising development and the railway line creates a degree of containment, but Dog Kennel Lane creates some distinction from the inset settlement edge.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not increase containment of any adjacent land. The parcel's outer edge would constitute a slightly weaker boundary than Dog Kennel Lane but potential harm to the wider Green Belt is limited by the Local Nature Reserve constraint.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

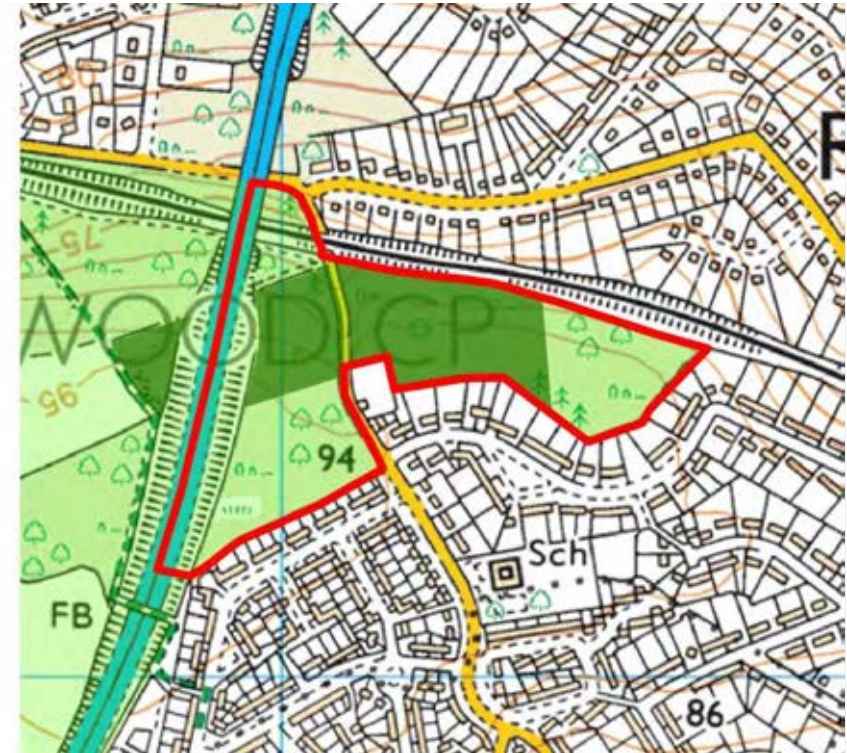
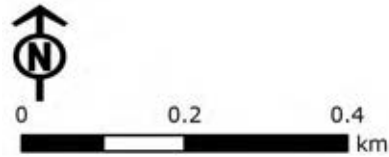
## Harm beyond outer boundary

Land to the north and west of the site is constrained and so there is no potential for development. Land to the south of the site has been assessed in relation to expansion of Chorleywood as CH3.

# Rickmansworth Parcel RW4



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View south east into the parcel looking towards the urban edge of Rickmansworth



**Right image**

View into the eastern half of the parcel

# Rickmansworth Parcel RW4

## Description

An area of woodland, half of which is designated as ancient woodland adjacent to the inset edges of Rickmansworth. Bordered by inset development to the north, east and south which creates containment. Garden boundaries form the inset settlement edges to the east and south while railway tracks form the northern boundary. The M25 forms the boundary with the wider Green Belt to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively limited-Moderate**

Urbanising development around the parcel, and the motorway which creates distinction from the wider Green Belt limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Development in this parcel would not narrow the gap between Rickmansworth and Little Chalfont / Amersham.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel is open and undeveloped, but its close association with the settlement form and the extent of containment by existing development limits the extent to which development would constitute encroachment on countryside.

## Impact on adjacent Green Belt

**No/Negligible**

The motorway, which forms the western boundary of the parcel would form a clearer distinction between settlement and countryside, and would not increase containment of adjacent Green Belt land.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have no impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

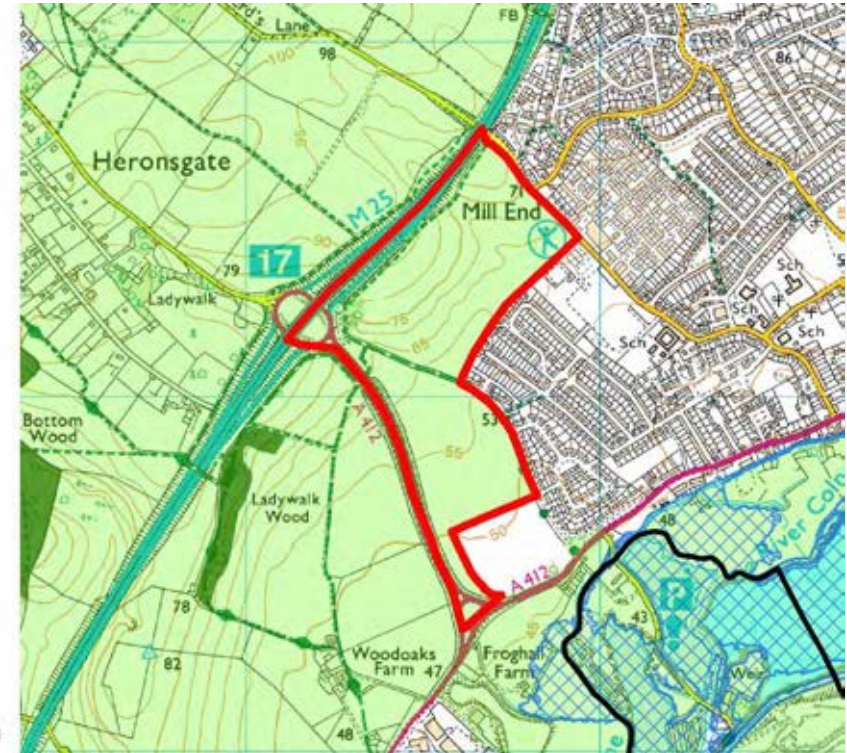
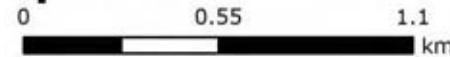
## Harm beyond outer boundary

The area of land beyond the M25 has been assessed in relation to the expansion of Chorleywood as parcel CH3.

# Rickmansworth Parcel RW5



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View south east across the northern half of the parcel, towards the urban edge of Rickmansworth



### Right image

View south across the southern half of the parcel towards the urban edge of Rickmansworth

# Rickmansworth Parcel RW5

## Description

Two large, open agricultural fields adjacent to the inset edges of Rickmansworth. The parcel is bordered by inset residential development to the north and east, and by The Reach Free School to south, which creates some urban containment. Garden boundaries, Long Lane and Shepherds Lane form the inset settlement boundaries. To the south there is no boundary feature. The motorway and the A405 create separation from the adjacent Green Belt.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

While the parcel is open and undeveloped, urbanising development around the parcel and the motorway and A road which create distinction from the wider Green Belt limit the extent to which development could be considered as sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Development in this parcel would not narrow the gap between Rickmansworth and Little Chalfont / Amersham, as development to the north already extends out to the M25.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel contains no urbanising development however, it is contained by inset development to the north east, east and south east. It has no clear distinction from the urban edge being formed mainly of residential garden boundaries and hedgerows and the land slopes down towards the settlement edge. However as it is formed of two agricultural fields release of the parcel would encroach on land which has a rural use.

## Impact on adjacent Green Belt

**No/Negligible**

Development of the parcel would not lead to increased containment of any adjacent Green Belt land, furthermore the motorway and A405 would form a clear distinction between settlement and countryside and would be consistent with the existing settlement edges to the north and south.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have no impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Any release of land crossing the A405 would expand development into an area which makes a strong contribution to purposes 1 and 3 (the prevention of sprawl and of encroachment on countryside), and would result in a weaker Green Belt boundary which would lead to high harm to the Green Belt purposes.

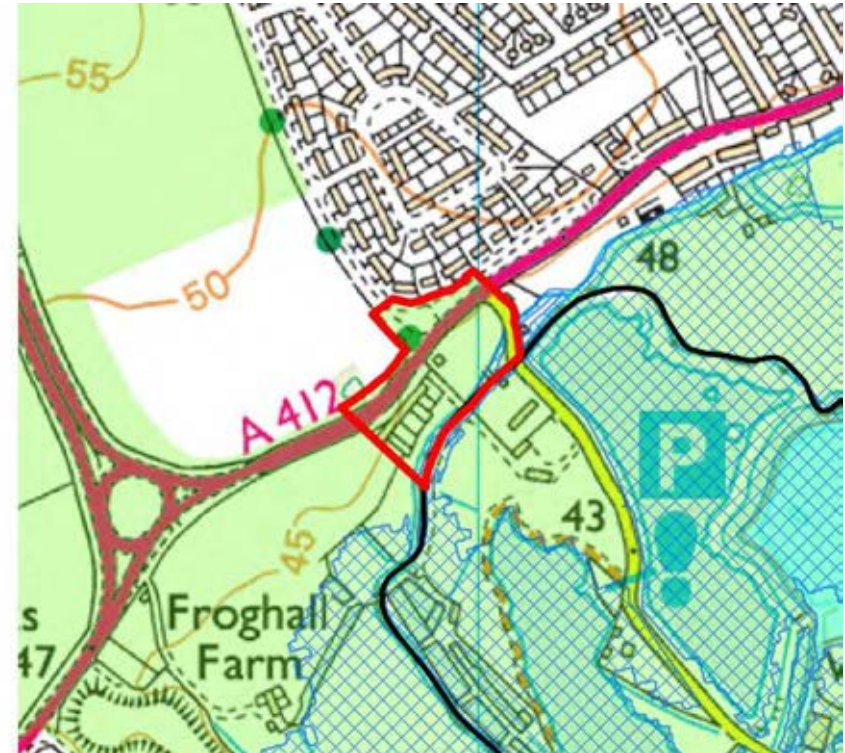
# Rickmansworth Parcel RW6



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4  
km



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### Left image

View north across the parcel with washed over dwellings to the east



### Right image

View south across the parcel with the washed over dwellings to the east

# Rickmansworth Parcel RW6

## Description

A row of washed over residential dwellings, a pumping station and grassland strips to either side of the A412 Uxbridge Road, adjacent to inset edge of Mill End (Rickmansworth). The parcel is bordered by inset development to the north and west and a washed over building to east, which creates urban containment. The A412 defines the western boundary, small residential roads provide the northern boundaries and the River Colne forms the eastern boundary. There is no defined boundary with the wider Green Belt to the south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Low-Relatively low**

Urbanising development in and around the parcel limits the extent to which release of the parcel would constitute sprawl of the large urban area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The containment of this area by the inset edge of Rickmansworth means that its release would not be perceived as narrowing the gap between Rickmansworth and Little Chalfont.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Low-Relatively low**

There is some open land within the parcel but its close association with the settlement form and presence of urbanising development limits the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

**Minor**

Release of the parcel would increase containment of adjacent Green Belt to the east, but would not result in a weaker Green Belt boundary.

## Overall harm to Green Belt purposes from release of land

**Low**

Release of the parcel would have a limited impact on all Green Belt purposes, and a minor impact on adjacent green belt to the east. The harm to the Green Belt of releasing this parcel would be low.

## Potential to limit harm

There are no notable variations in harm within the parcel.

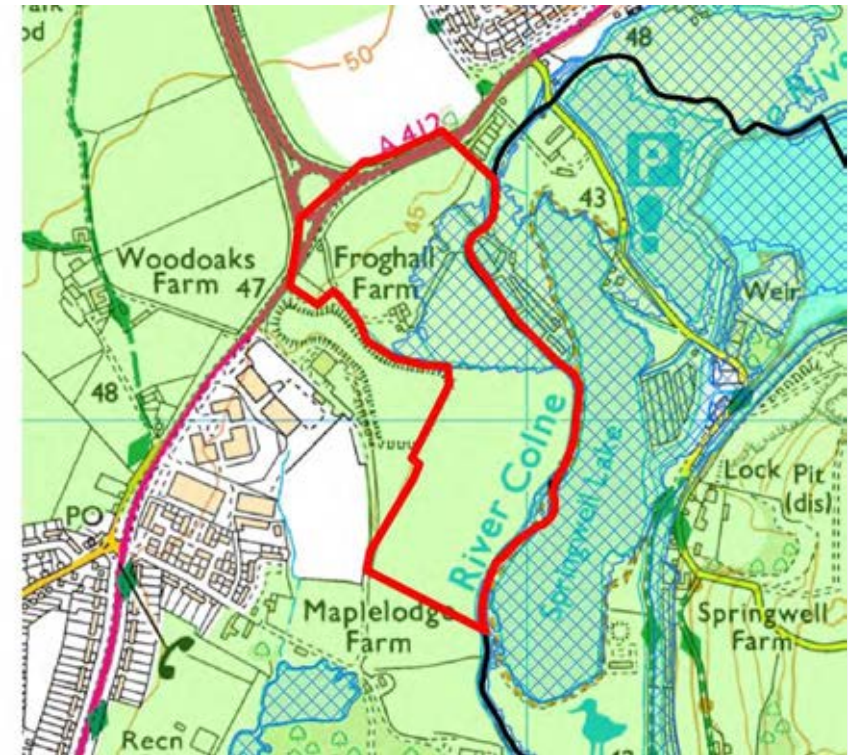
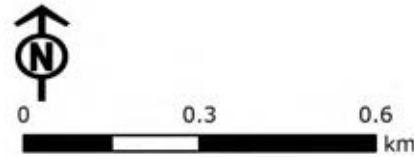
## Harm beyond outer boundary

Land beyond the outer (eastern) boundary of the parcel is within the London Borough of Hillingdon, and is therefore not assessed.

# Rickmansworth Parcel RW7/MC5



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

view off the A412 north east across the northern half of the parcel



**Right image**

view off the A412 east across the northern half of the parcel

# Rickmansworth Parcel RW7/MC5

## Description

Open grassland and scrubland. The northern edge of the parcel is adjacent to the inset edge of Rickmansworth at The Reach Free School, from which it is separated by the A412. The parcel encompasses most of the gap between Rickmansworth and Maple Cross to the east of the A412, but an area occupied by storage / lorry park uses lies to the south (MC1). MC1 lies largely on raised ground, and has an embankment which creates some distinction from RW7/MC5. There is no development other than a cluster of farm buildings, which do not constitute an urbanising influence. The boundary with the wider Green Belt to the east is formed by Springwell Lake, and a block of woodland forms the boundary to the south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built up area extending out from Greater London. The parcel is open and undeveloped and the A412 provides distinction from the settlement edge. Therefore development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel plays a significant role in separating Maple Cross and Rickmansworth, however the majority of the gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross is south of Maple Cross, with the M25 playing an important role in their separation. Therefore the perception of development in this area as narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross would be more limited

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

There is no urbanising development present in the parcel, and the A412 creates some distinction from the urban edge, but the close proximity of the settlement edges of Rickmansworth and Maple Cross does create some containment, slightly limiting the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

Minor

Release of the parcel would leave little justification for retaining land to the south west (MC1) in the Green Belt, but that would not increase overall harm. There would be a minor increase in containment of adjacent Green Belt land to the west of the A412 Denham Way, but new boundaries would be clearly defined by the A412, Springwell Lake and woodland.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on prevention of sprawl and encroachment on countryside. However it would have a limited impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate high.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Rickmansworth Parcel RW7/MC5

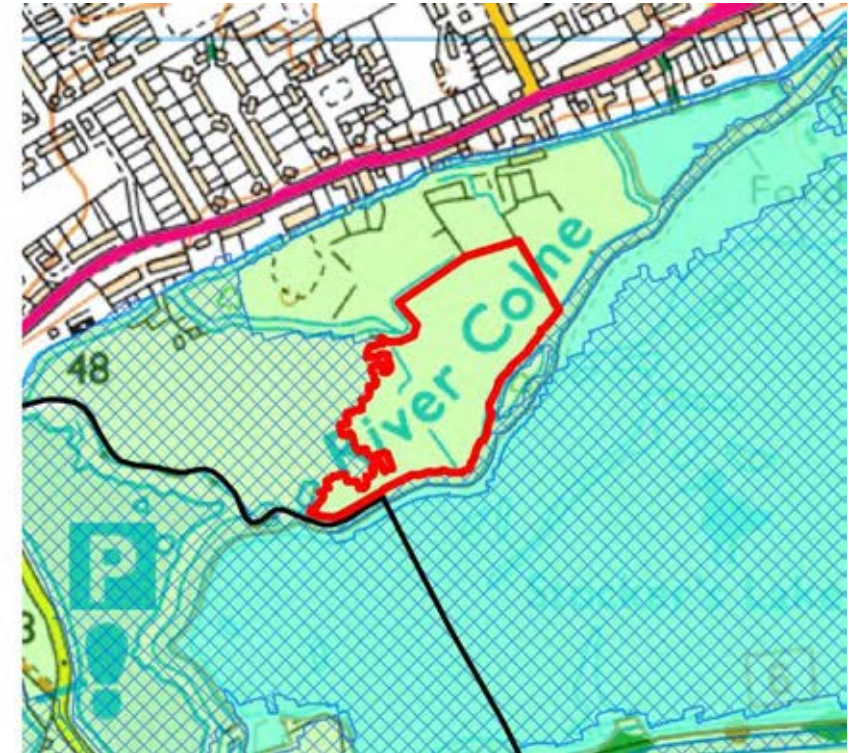
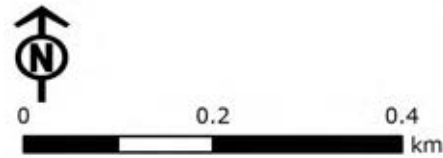
## **Harm beyond outer boundary**

Constraints prevent development to the east. The woodland to the south also forms a strong boundary feature, any expansion into which would intrude on the mosaic of woodland and water bodies that characterises the Colne Valley in this area and makes a significant contribution to preventing encroachment on countryside. An expansion of development into this area would mark a significant change in the settlement form of Rickmansworth, with a high level of harm to Green Belt purposes.

# Rickmansworth Parcel RW8



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View from south of the river into the parcel



**Right image**

View from south of the river into the parcel

# Rickmansworth Parcel RW8

## Description

Open grassland and scrubland adjacent to the washed over development within parcel LW9 which lies next to the urban edge of Rickmansworth. Tree lines and the River Colne form a boundary with the wider Green Belt to the east and south, beyond which land is constrained by a Local Nature Reserve. Scrubland lies to the west but this area of land is constrained by Flood Zone 3b, up to the urban edge.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built up area extending out from Greater London. The parcel is open and undeveloped and the River Colne, and flood plain to the west provides distinction from the settlement edge. Therefore, development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The parcel does not lie between Rickmansworth and a neighbouring town and therefore its release would not narrow the gap between neighbouring towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The land is predominantly open and the River Colne and its flood plain provide distinction from the inset settlement edge. However, the tree line, river and reservoirs create some distinction from the wider countryside which limits somewhat the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

**Minor**

While the Green Belt boundary would be made less consistent, the River Colne to the south would provide clear distinction between settlement and countryside. Release would not increase containment of any adjacent Green Belt land as the constraint to development provided by the nature reserve and flood zone designation would limit harm to the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a relatively strong impact on the prevention of sprawl and encroachment on countryside but would have only a minor impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Land surrounding the parcel is constrained so there is no potential for development.

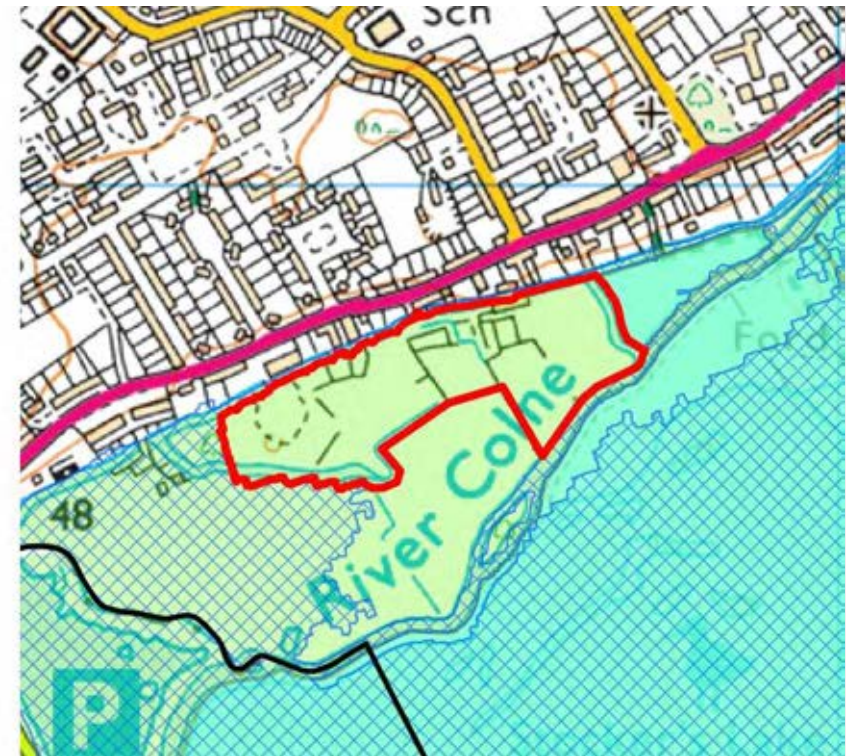
# Rickmansworth Parcel RW9



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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**Left image**

View from south of the river into the parcel



**Right image**

View from south of the river into the parcel

# Rickmansworth Parcel RW9

## Description

A car park, RV hire yard, truck storage area, a number of washed over buildings, adjacent to the inset edges of Rickmansworth, with the River Colne and garden boundaries forming the inset settlement edge. Tree lines form a boundary with the wider Green Belt to the east and west, with the River Colne forming some distinction with the wider Green Belt to the south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Most of the parcel retains distinction from the inset settlement in terms of the character and density of development, but the extent of existing development nonetheless limits contribution to this purpose.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between Rickmansworth and a neighbouring town and therefore its release would not narrow the gap between neighbouring towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

While the parcel retains a limited amount of openness and distinction from the urban edge, the extent of urbanising development within the parcel limits the extent to which release would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

Minor

Release of the parcel would not increase containment of adjacent Green Belt land. The southern boundary of the parcel would not form a clearer or more consistent Green Belt boundary, although development constraints to the east (Local Nature Reserve) and west (Flood Zone 3b) and further to the south (Local Nature Reserve) would limit harm to the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a limited impact on all Green Belt purposes, and a limited impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be low moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Land surrounding the parcel is constrained as floodzone and/or the Stockers Wood Local Nature Reserve, so development is precluded.

# Rickmansworth Parcel RW10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.25 0.5  
km



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### Left image

View north, into the northern half of the parcel towards the River Colne

### Right image

View south, into the southern half of the parcel towards the River Colne and reservoir



# Rickmansworth Parcel RW10

## Description

An area of woodland, allotments, some small open spaces, a section of the A404 and one washed over building adjacent to the urban edge of Rickmansworth, the boundary of which is formed by garden boundaries or the edges of buildings, through to the east and west this is formed by the A404 The parcel is bordered by inset development to the north, east and west, which creates some urban containment.. The River Colne and small reservoir forms clear boundary with the wider Green Belt to the south which is designated as a Local Nature Reserve.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel is open and undeveloped however, urbanising development around the parcel limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

Due to urban containment of the land and the fact that the settlements of Rickmansworth and Batchworth are already merged to the east the extent to which the parcel maintains the gap between Rickmansworth and Northwood is limited.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel contains very little urbanising development and is open, however, it has a close association with the settlement form and the extent of containment by existing development limits the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not increase containment of adjacent Green Belt land. The river and reservoir on the southern edge of the parcel would form a clearer distinction between settlement and countryside, and the Local Nature Reserve designation would further limit harm to the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside and would have no impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is low moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Land to the south of the parcel is constrained and so there is no potential for development.

# Rickmansworth Parcel RW11



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4  
km



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**Left image**

View from the lock east through the parcel



**Right image**

View from the lock east through the parcel

# Rickmansworth Parcel RW11

## Description

Woodland, a reservoir, a single washed over dwelling and its garden and a small area of allotments, adjacent to the inset urban edge of Rickmansworth the boundary of which is formed by the Grand Union Canal, River Chess and a its flood plain. The Canal forms a boundary with the Green Belt to the south while reservoirs and flood zones form a boundary with wider Green Belt to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Significant

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built up area extending out from Greater London. The parcel is open and uncontained and the watercourse provides distinction from the urban edge. Therefore release would constitute sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of the parcel would to some extent narrow the gap between Rickmansworth and the Tolpits Lane area of Watford to the east. However the reservoirs and flood zone designation provide strong separating features.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel contains very little urbanising development. The river to the west provides distinction from the inset edge of Rickmansworth and the parcel retains a relationship with the wider countryside.

## Impact on adjacent Green Belt

Moderate

Release of the parcel would result in the containment of the Green Belt land to the south of the River Colne. As the boundaries would continue to be formed by waterbodies, release would not result in clearer distinction between settlement and countryside.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on prevention of sprawl and encroachment into countryside and a moderate impact on preventing the merger of towns and would have a moderate impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be high.

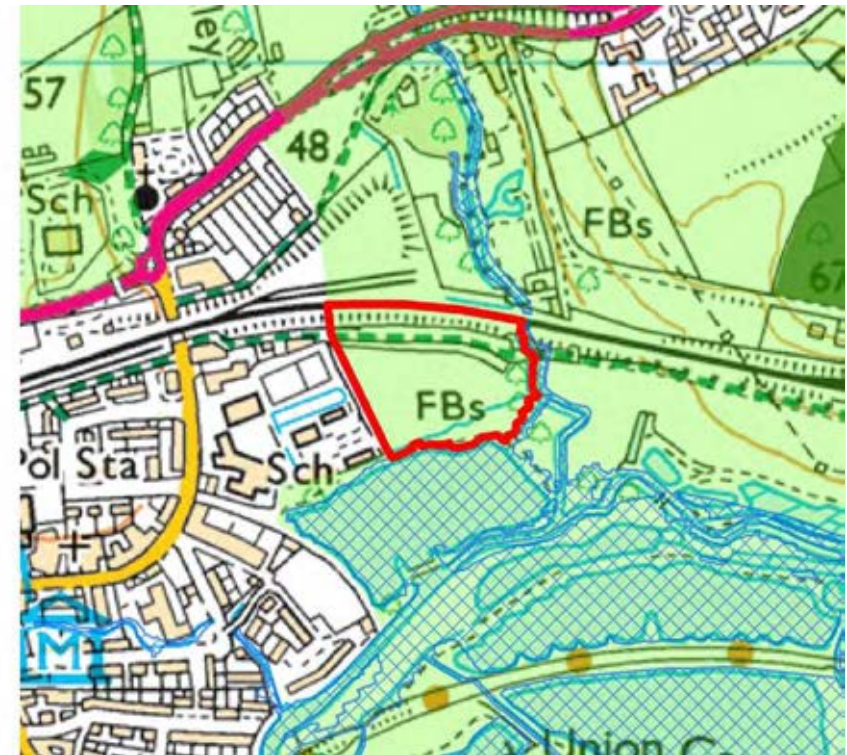
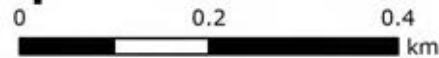
## Potential to limit harm

Limiting development to the south west of the parcel adjacent to Travis Perkins would limit harm due to more containment and the presence or urbanising influences. However, release of this area would result in a weaker Green Belt boundary. Harm would be reduced to moderate high.

# Rickmansworth Parcel RW12



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View along the footpath adjacent to the playing fields and towards the entrance

# Rickmansworth

## Parcel RW12

### Description

A playing field associated with St Joan of Arc Catholic School adjacent to the inset edges of Rickmansworth. The parcel is bordered by inset urban development to the west, with a boundary formed of a treeline. A thick treeline which surrounds the playing field forms distinction with the wider Green Belt.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built up area extending out from Greater London. The parcel is open and undeveloped and so development would constitute sprawl of the large built up area.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The extent to which the parcel is contained by a thick treeline, the River Chess and a reservoir to the south means limits the impact on the perception of narrowing the gap between Rickmansworth and Watford.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The land is open and undeveloped, but the extent of visual containment from the wider Green Belt limits the extent to which development would constitute encroachment on countryside.

### Impact on adjacent Green Belt

Minor

The thick treelines, reservoir, River Chess and railway tracks would form a clearer distinction between settlement and countryside. However, release of the parcel would increase containment of Green Belt land to the north, though this is somewhat mitigated by the railway tracks which form a strong boundary feature. The reservoir and flood zone designation to the south limits harm to the Green Belt in this direction.

### Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing urban sprawl and a moderate impact on preventing encroachment into the countryside. Release would have a minor impact on adjacent Green Belt land to the north. The harm to the Green Belt of releasing this parcel is moderate.

### Potential to limit harm

There are no notable variations in harm within the parcel.

### Harm beyond outer boundary

Development of land to the east of the parcel would breach the strong boundary formed by the tree belt and the River Chess, further narrowing the gap between Rickmansworth and Watford and increasing encroachment on the countryside and urban sprawl. Therefore harm would be high. The lake to the south is constrained from development.

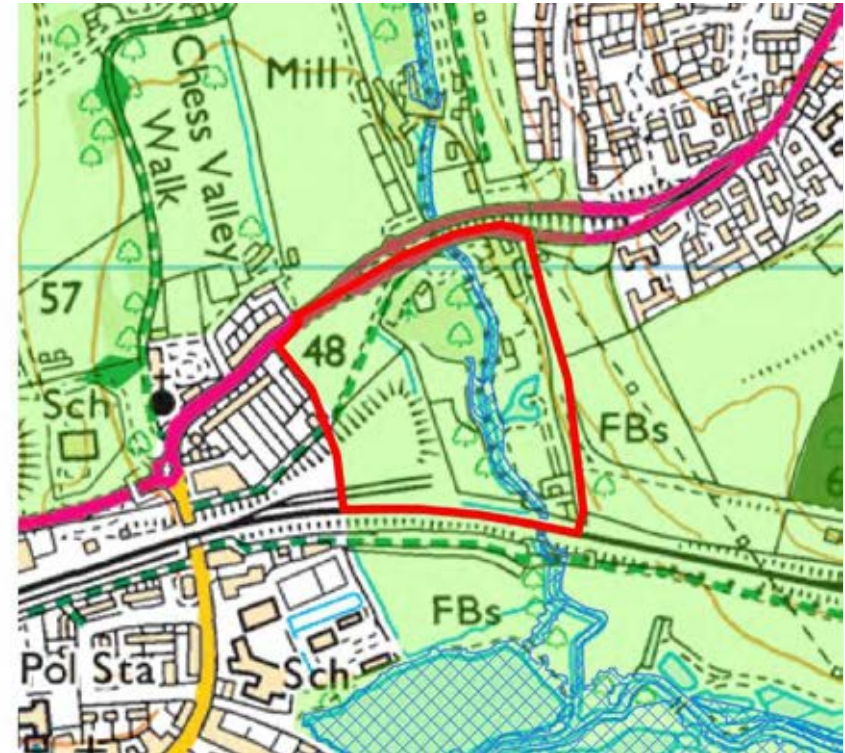
# Rickmansworth Parcel RW13



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4  
km



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### Left image

View west along the A412 which forms the northern boundary of the parcel



### Right image

View south west along the footpath through Fortune Common, looking towards the urban edge of Rickmansworth

# Rickmansworth Parcel RW13

## Description

A green, small areas of woodland, the River Chess and an office building, located adjacent to the inset edge of Rickmansworth to the west. The parcel is bordered by inset development to west and the inset settlement edge of Croxley Green is nearby to the north east. The inset settlement edge of Rickmansworth is formed by the rear of dwellings and a small woodland area. The A412 and washed over development provides a clear boundary with the wider Green Belt to the north while the railway tracks provide distinction from the Green Belt to the south.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The containment of the parcel by the urban areas of Rickmansworth and South Oxhey, which form part of the large built up area, and the washed over development and railway tracks which create distinction from the wider Green Belt limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

The parcel lies between the settlements of Rickmansworth and Watford, and its release would significantly narrow the gap between the towns. Release of the parcel would also merge Rickmansworth with Croxley Green which, although not considered a town, is almost contiguous with Watford. While the settlements would be merged by release of the parcel, ancient woodland and railway tracks to the east would retain some separation between Rickmansworth and Watford and Rickmansworth and Croxley Green are already merged to some degree by the A412 and washed over development along it.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The majority of the land is open and undeveloped. However its containment from the wider countryside, the presence of some washed over development and the use as playing fields which is associated with the proximity of the urban edge, somewhat limits the extent to which development would constitute encroachment on countryside.

## Impact on adjacent Green Belt

Minor

Release of the parcel would increase containment of Green Belt land to the south however, the railway tracks would provide a strong boundary feature. Land to the east would also become contained however, much of this area is designated as ancient woodland and so is very unlikely to be released. The A road, railway tracks and ancient woodland would form clearer distinction between the settlement and the countryside.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing the merging of towns and a relatively significant impact on preventing urban sprawl and encroachment on countryside. While Green Belt land to the south would become increasingly contained the railway tracks would prevent significant harm. It is therefore concluded that the harm to the Green Belt of releasing this parcel is high.

# Rickmansworth Parcel RW13

## **Potential to limit harm**

There are no notable variations in harm within the parcel.

# Rickmansworth Parcel RW14



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View south, into the playing field within the parcel



**Right image**

View east along the footpath which runs down the centre of the parcel

# Rickmansworth

## Parcel RW14

### Description

One of the playing fields associated with the Royal Masonic School for Girls, a section of Rickmansworth Park, small woodland blocks / treelines, Rickmansworth Park JMI School and a row of washed over dwellings. The parcel is adjacent to the inset urban edge of Rickmansworth to the south and west, with boundaries to the south formed by the A412 and to the west by the A404 Chorleywood Road. To the north is washed over development in the form of the Royal Masonic School for Girls which results in some urban containment. A minor road forms a boundary with the wider Green Belt to the east.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built up area extending out from Greater London. The parcel is largely open and undeveloped and has some distinction from the urban edge and so development would constitute sprawl of the large built up area. This is limited slightly by its containment by the urban edges of Rickmansworth, some washed over development to the east and the school to the north.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of the land would result in the narrowing of the gap between Rickmansworth and Croxley Green, which is almost contiguous with the town of Watford. However, development to the east of the parcel has already occurred which limits the impact release of the parcel would have on the perception of narrowing of the gap between Rickmansworth and Watford.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is predominantly open and undeveloped and has some distinction from the inset urban edges to the south and west. However, it is partially contained by inset development and washed over development to the north and east which somewhat limits the extent to which development would constitute encroachment on the countryside.

### Impact on adjacent Green Belt

Minor

Release of the parcel would have little impact on containment of adjacent Green Belt land due to existing development at the edge of the parcel. The new Green Belt boundary would be formed of a minor road which would not result in a clearer distinction between settlement and countryside.

### Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing urban sprawl and a moderate impact on preventing merging of towns and encroachment into the countryside. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel is moderate.

### Potential to limit harm

There are no notable variations in harm within the parcel.

# Rickmansworth Parcel RW14

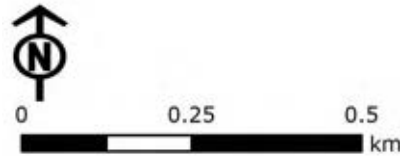
## **Harm beyond outer boundary**

Any release of land crossing beyond the parcel to the east would expand development into the Chess Valley, which makes a stronger contribution to preventing sprawl, the merger of towns and encroachment on countryside, and which therefore would result in at least high harm to the Green Belt purposes.

# Rickmansworth Parcel RW15



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

view east from the footpath looking towards the school's sports buildings in the southern half of the parcel



### Right image

view east from the footpath looking towards the main school buildings in the northern half of the parcel

# Rickmansworth

## Parcel RW15

### Description

The Royal Masonic School for Girls and its grounds and playing fields, adjacent to the urban edge of the inset settlement of Rickmansworth. The A404 forms the boundary with the inset settlement to the west. A small belt of woodland forms a boundary with the wider Green Belt to the north, while to the east and south this is formed by a sparse tree line and the edges of playing fields.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. There is extensive development within the parcel but the school is reasonably low density with large areas of open space. There is a reasonably strong sense of distinction from the urban edge along the A404 and no urban containment to the north, east or south. The extent of existing development within the parcel however would limit the extent to which further development would be considered to constitute sprawl.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Release of land would result in the narrowing of the gap between Rickmansworth and Croxley Green (part of Watford, although development between the settlements has already to the occurred further to the south east along Park Road. The extent of existing development within the parcel also limits the extent to which the perception of the gap would be reduced by further development.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains development in the form of The Royal Masonic School for Girls, limiting the extent to which release would constitute encroachment on the countryside. However the parcel retains some openness from built development, in terms of open spaces and playing fields and a sense of distinction from the settlement edge.

### Impact on adjacent Green Belt

Moderate

Release of the parcel would increase containment of adjacent Green Belt land to the south which would become enclosed on three sides by inset development. Release would also lead to the creation of a weaker Green Belt boundary than the existing boundary formed by the A404.

### Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and a relatively limited impact on preventing the merging of towns. It would have a moderate impact on the adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Moderate.

### Potential to limit harm

There are no notable variations in harm within the parcel.

# Rickmansworth Parcel RW15

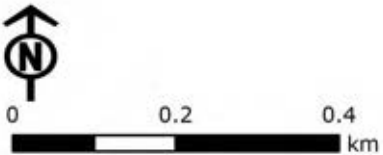
## **Harm beyond outer boundary**

Any release of land crossing beyond the parcel to the east would expand development into the Chess Valley, which makes a stronger contribution to preventing sprawl, the merger of towns and encroachment on countryside, and which therefore would result in at least high harm to the Green Belt purposes.

# Rickmansworth Parcel RW16/LW1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
View of the open fields in the southern half of the parcel

# Rickmansworth Parcel RW16/LW1

## Description

A couple of open fields, some tree belts and a small number of washed over residential dwellings, located between the inset urban edge of Rickmansworth and the inset settlement of Loudwater. The A404 Chorleywood Road marks the inset settlement edge with Rickmansworth. Reasonably thick tree belts and tree-lined field boundaries mark the edge with the wider Green Belt to the east and to the west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open but is partially contained by development to the north (Loudwater) and to the south east by the Royal Masonic School for Girls.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of land would result in the narrowing of the gap between Rickmansworth and Loudwater but Loudwater is not treated as a town with regard to Purpose 2. Development of the parcel would lead to potential perception of narrowing the gap between Rickmansworth/Loudwater and Croxley Green (part of Watford), although development between these settlements is much closer to the south.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, with some sense of distinction from the urban edge. Release of the parcel would lead to encroachment on the countryside.

## Impact on adjacent Green Belt

Minor

Release of the parcel would lead to complete containment of the Green Belt land to the west but this is land that plays a weaker role in relation to the Green Belt purposes. It would lead to creation of a Green Belt boundary of similar strength to the existing boundary.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on checking sprawl and countryside encroachment and a moderate impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Moderate-High.

## Potential to limit harm

There are no notable variations in harm within the parcel.

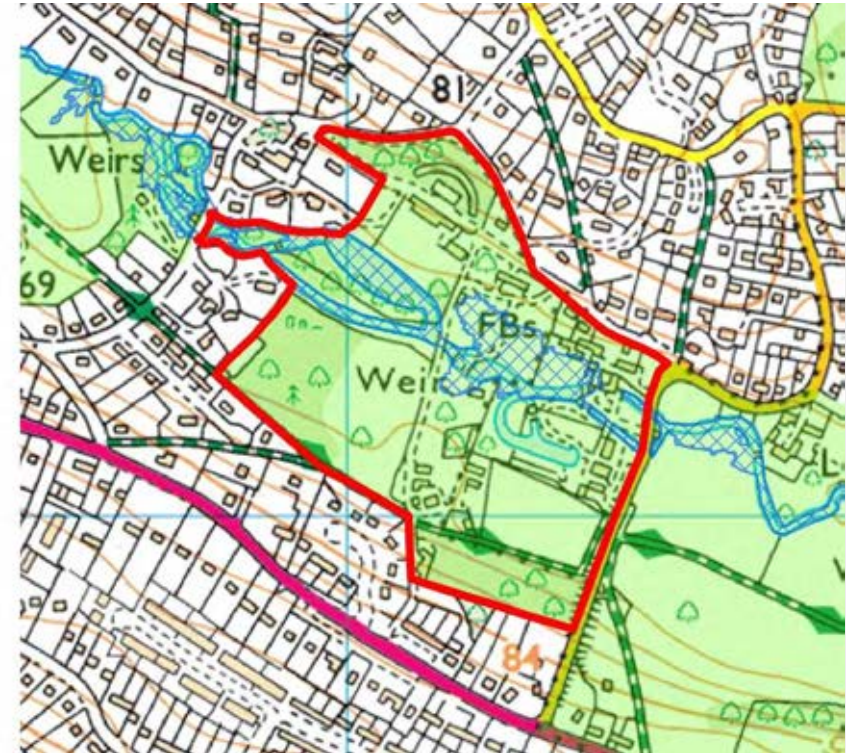
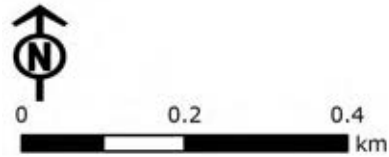
## Harm beyond outer boundary

Development to the east would encroach further on open land, would reduce the gap between Rickmansworth and Croxley Green and would be further separated from the urban edge by tree belts, resulting in high harm.

# Rickmansworth Parcel RW17/LW2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Troutstream Way across the bridge over the Chess within the parcel

**Right image**

View of the large gardens and open spaces within the parcel



# Rickmansworth Parcel RW17/LW2

## Description

Very low density residential development, and some small woodland blocks located between the inset urban edge of Rickmansworth and the inset settlement of Loudwater. A tree belt marks the inset settlement edge with Rickmansworth. Further tree belts and field edges mark the edge with the wider Green Belt to the east. To the west only a very narrow strip of Green Belt links the parcel with the wider countryside in this direction, otherwise it is enclosed by the edges of Rickmansworth and Loudwater.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. Whilst the parcel is contained by development on three edges, the land is predominately open with the exception of a few residential properties. Extensive tree cover retains a reasonably strong sense of distinction from the inset area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The land lies between Rickmansworth and Loudwater, but Loudwater is not considered to be a town. The extent of inset development to the north east and south east of the parcel means that there would be no impact on the gap between Rickmansworth and Croxley Green (part of Watford).

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel contains some development in the form of a number of large, detached residential dwellings, and is contained on three sides by inset development. The tree lined edges and general openness within the parcel however gives it some distinction from the urban edge and its release would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

**Minor**

Release of the parcel would lead to the increased containment of adjacent Green Belt land to the west which would be enclosed by urban development on three sides. However the field boundaries and tree belt which form the eastern boundary of the parcel with the wider Green Belt would not be clearer or stronger than the existing boundaries.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and no/ limited impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Moderate.

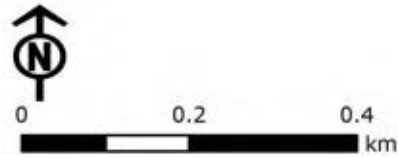
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Rickmansworth Parcel RW18/LW9



- ▭ Parcel
- ▭ Green Belt
- ▭ District Boundary
- ▭ Flood Zone 3b
- ▭ Local Nature Reserve
- ▭ Registered Parks and Gardens
- ▭ Scheduled Monument
- ▭ Ancient Woodland
- ▭ National Nature Reserve
- ▭ SSSI
- ▭ Common Land



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### Left image

View over the western half of the parcel, towards the motorway



### Right image

View into the aquatic centre located in the northern corner of the parcel

# Rickmansworth Parcel RW18/LW9

## Description

Open agricultural fields and a small area of woodland adjacent to the inset edges of Rickmansworth and Loudwater. An aquatics centre is located in the northern area. The parcel is bordered by inset development to the north east, east, south and west which creates urban containment. Garden boundaries and trees within gardens form the inset settlement edges to the north east, east and south, while the motorway provides boundary to the west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Rickmansworth is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is predominantly open and undeveloped. However, the extent to which the parcel is contained by residential development and the motorway limits the extent to which release would constitute urban sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The land lies between Rickmansworth and Loudwater, but Loudwater is not considered to be a town. The extent of inset development to the east of the parcel means that there would be no impact on the gap between Rickmansworth and Watford.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The land is predominantly open however, it is contained on three sides by inset urban development and includes an aquatics centre along the northern edge which limits its relationship with the wider countryside. It is noted that the area which contains the aquatics centre makes no contribution to this purpose.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any other Green Belt land. The parcel is contained on three sides by the inset edge, and the aquatics centre and tree belt in the north limits its relationship with the wider Green Belt to the north.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and no/ limited impact on preventing the merging of towns. It would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Low-Moderate.

## Potential to limit harm

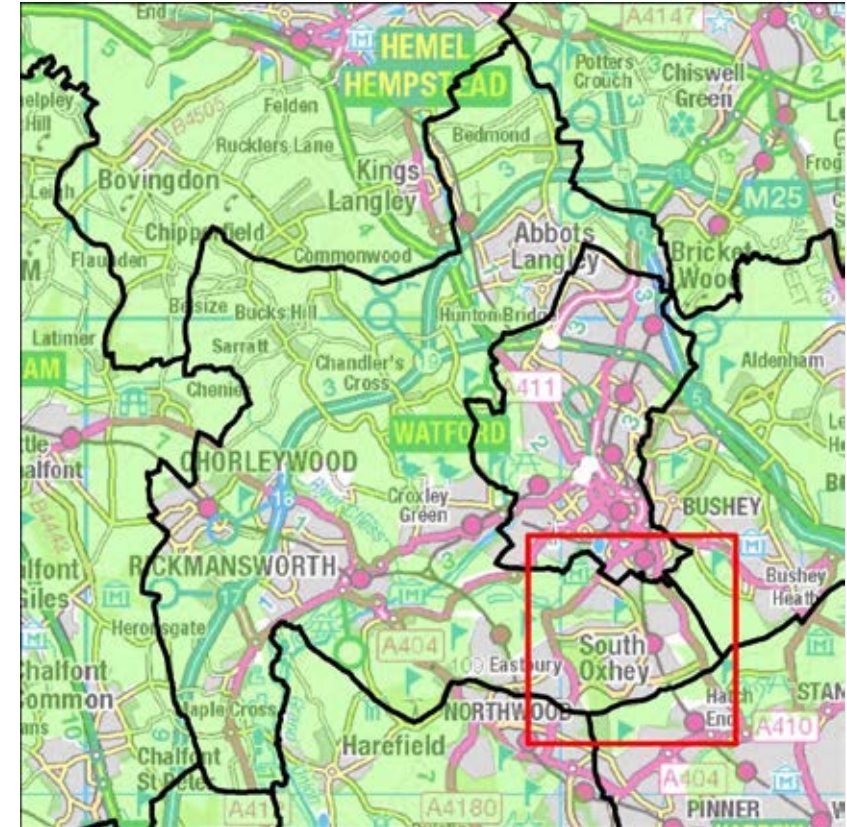
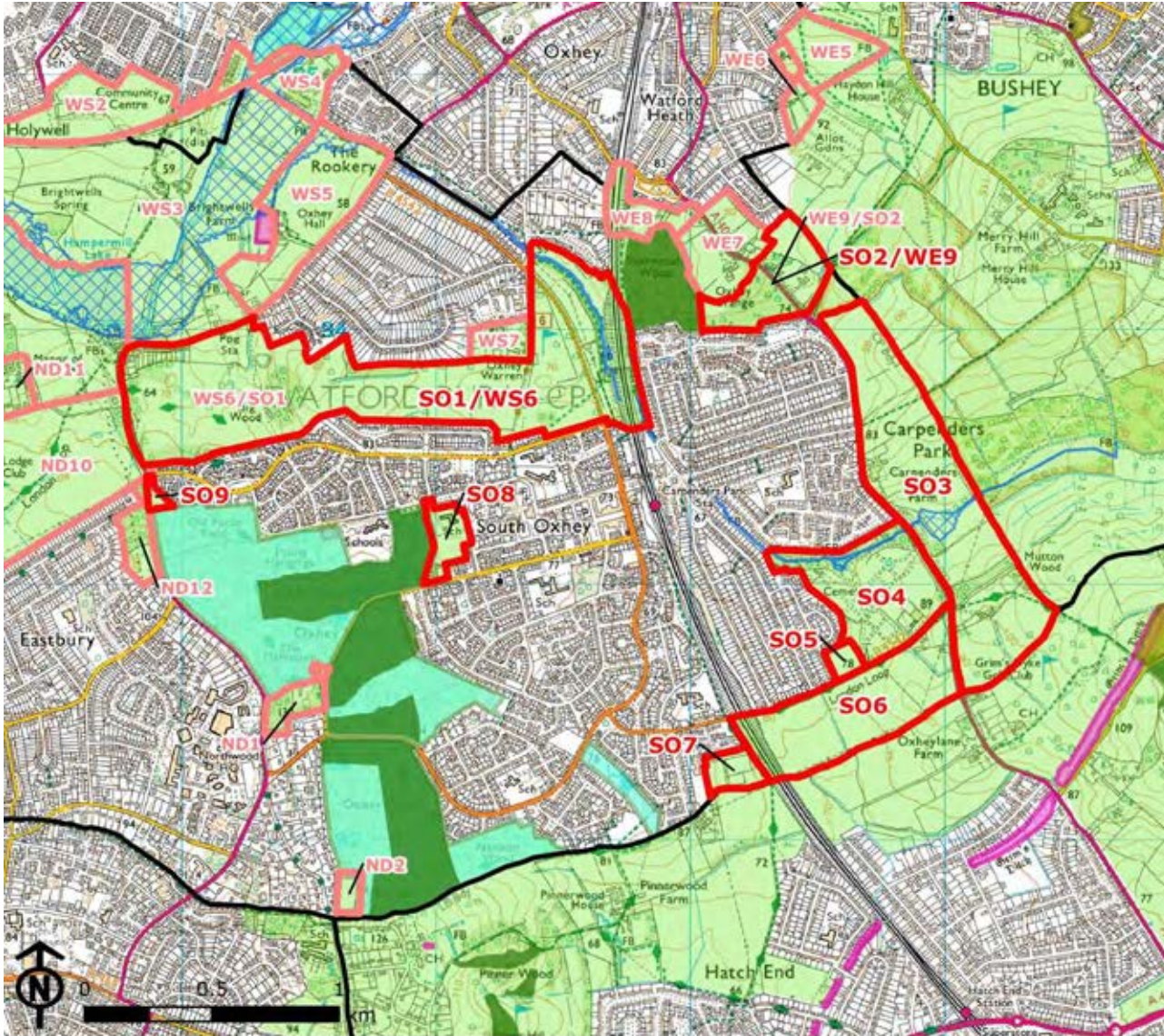
There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Land to the north of the parcel has been assessed in relation to expansion from Loudwater as parcels LW7 and LW8.

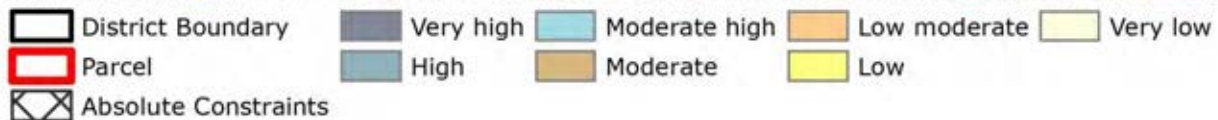
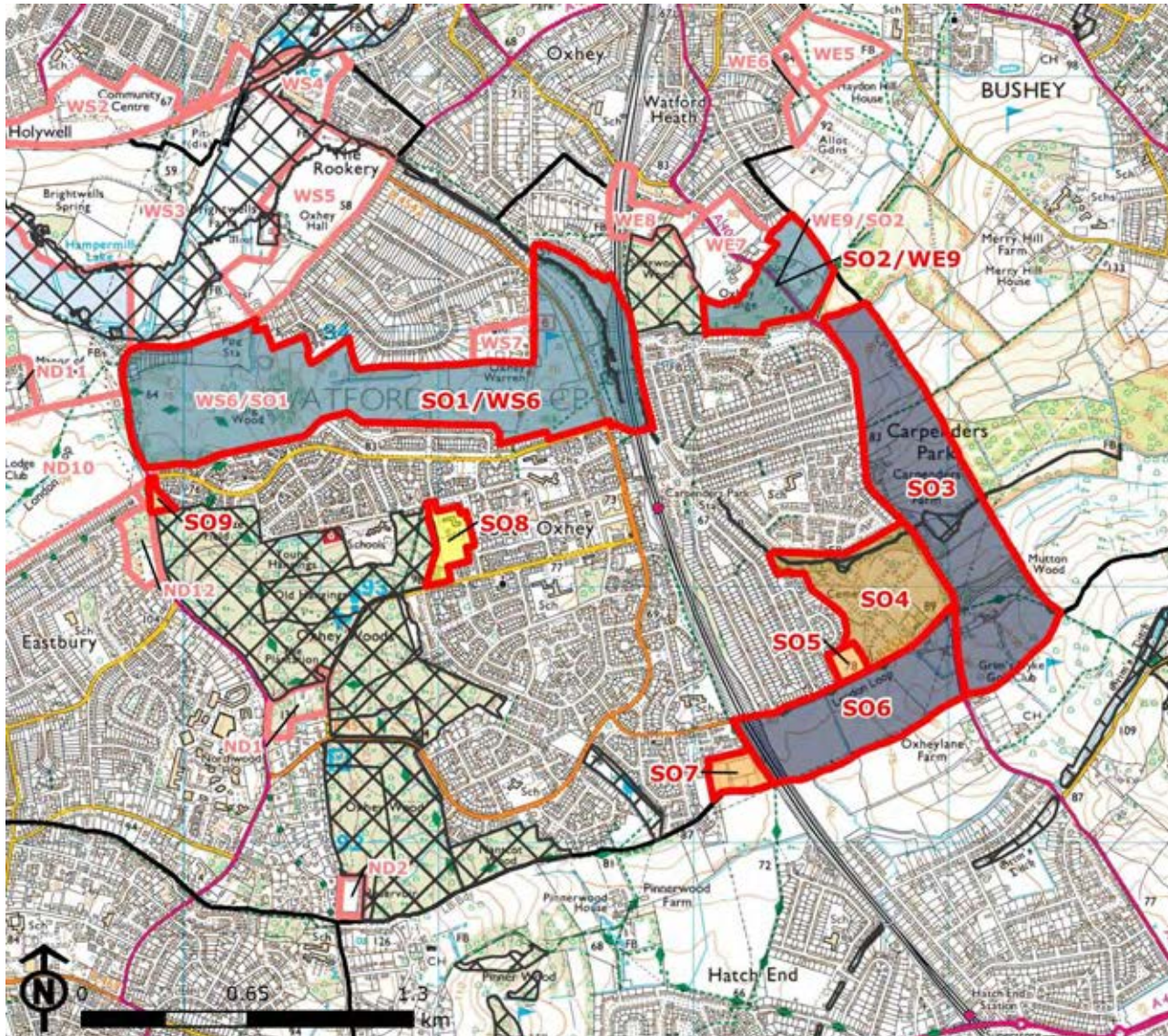
## South Oxhey

# South Oxhey



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# South Oxhey



## Parcel

- S01/WS6
- S02/WE9
- S03
- S04
- S05
- S06
- S07
- S08
- S09

## Harm Score

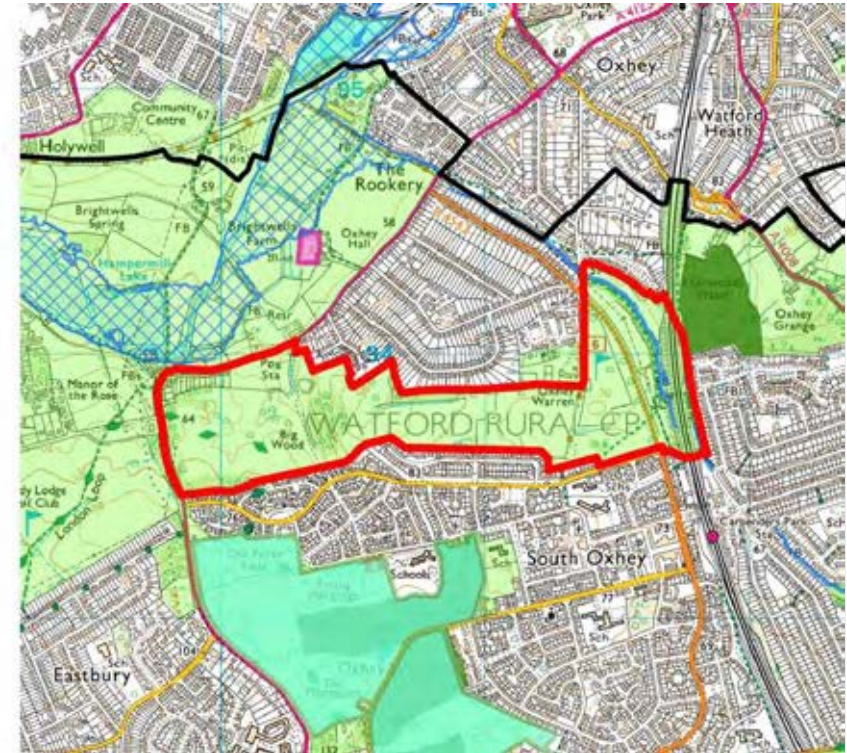
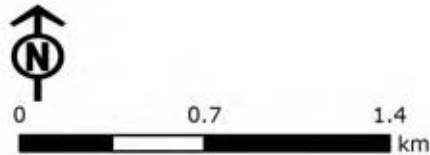
S01/WS6	High
S02/WE9	High
S03	Very high
S04	Moderate
S05	Low moderate
S06	Very high
S07	Low moderate
S08	Low
S09	Low moderate

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# South Oxhey Parcel SO1/WS6



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from the end of Green Lane south across the playing fields in the parcel



### Right image

View west into the parcel from Prestwick Road

# South Oxhey

## Parcel S01/WS6

### Description

South Oxhey playing fields, a number of small woodland blocks and a disused golf course and driving range, located between the inset edges of Watford to the north and South Oxhey to the south and east. An isolated row of dwellings lies in the north western corner of the parcel, along the A4125 Hampermill Lane. The majority of the inset boundary with South Oxhey is formed of residential gardens, though short sections of woodland belts provide stronger distinction to some areas. Railway tracks along the eastern boundary of the parcel provide distinction from the area of Green Belt to the north east and the inset edge of South Oxhey to the south east. A tree belt and the A4125 provide a boundary with the wider Green Belt to the north and west.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is located between South Oxhey and Watford which form part of the large built up area. While it is partially contained by urban areas, it is open and undeveloped and there is some distinction from the urban edge to the east and along sections to the south.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

The parcel lies between Watford and South Oxhey. Although South Oxhey is not considered to be a town under this purpose, the open land around it contributes significantly to maintaining the gap between Watford and Pinner / Greater London to the south. Development in the parcel would effectively merge Watford and South Oxhey thus having an impact on the perception of the gap between the towns. Although the gap at the eastern end of the parcel is wider, the B4542 which bisects the parcel is the main connecting road between the settlements, so perception of separation is important here.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Although the parcel is partially contained by the urban areas of Watford and South Oxhey, it is open and undeveloped. The washed over dwellings on Hampermill Lane do not contribute to this purpose but are well contained and screened by woodland.

### Impact on adjacent Green Belt

Minor

The railway tracks and designated Ancient Woodland to the east of the parcel would prevent harm to the wider Green Belt in this direction however, development would increase containment of the Green Belt to the west.

### Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing the merging of towns and a relatively significant impact on preventing urban sprawl and encroachment on the countryside. It would have a minor impact on the wider Green Belt. The harm to the Green Belt of releasing this parcel would be High.

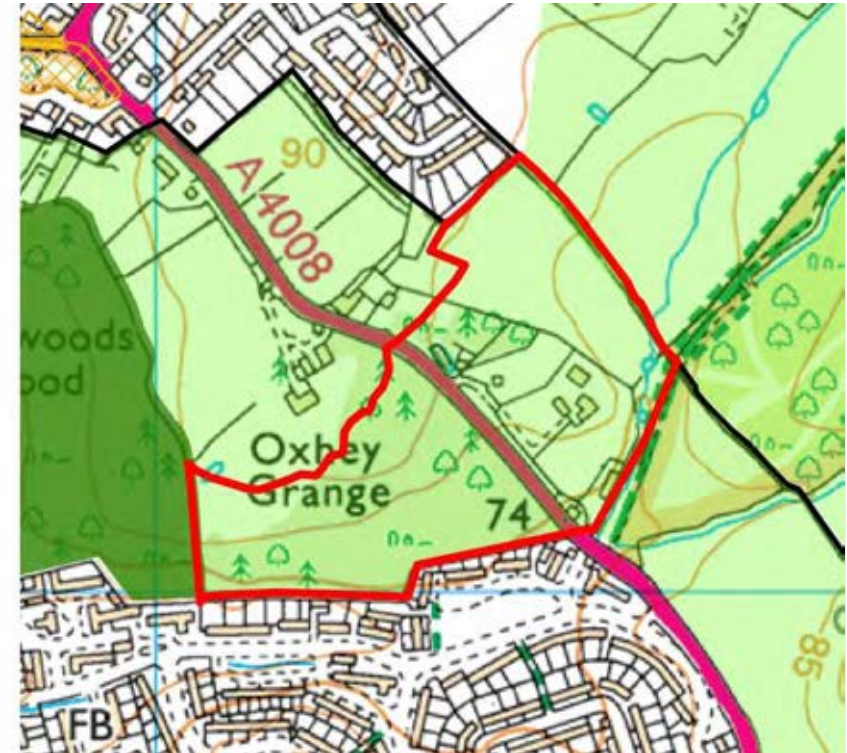
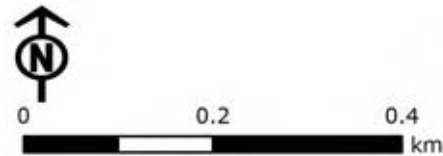
### Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release of land would weaken the remaining Green Belt within the parcel which forms the settlement gap.

# South Oxhey Parcel SO2/WE9



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
View from the A4008 into the Any Skips depot

# South Oxhey

## Parcel SO2/WE9

### Description

To the west of the A4008 Oxhey Lane, abutting the inset edge of Carpenders Park (South Oxhey), a woodland area, contiguous with the larger Sherwoods Wood (which is excluded from assessment due to its ancient woodland constraint). To the east of the A4008 some further woodland but also a mixture of residential, commercial and storage development, including the Any Skips Depot, and some open grassland and scrubland, the latter forming the gap between South Oxhey and Oxhey.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

South Oxhey forms part of the large built-up area, so its expansion would constitute urban sprawl. Woodland in this area plays an important containing role, so development into it would be perceived as significant sprawl, although proximity to Watford, also part of the large built-up area, places a limit on the extent to which sprawl could occur.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

South Oxhey is not considered a town in its own right, but any loss of separation between here and Watford would diminish the limited amount of open space between Watford and Pinner. The physical and visual containment provided by this woodland is a key element in preserving settlement separation in this narrow gap. Any development to the east of the A4008 Oxhey Lane would also narrow the fragile settlement gap, weakening the separating role of the woodland.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The depot does not have a significant urbanising influence in its wooded context, and the woodland provides visual containment that diminishes the influence of the adjacent urban edges, so its loss would be considered significant encroachment on countryside. The grassland, which abuts the inset edge of Oxhey to the north, makes a weaker contribution in this respect.

### Impact on adjacent Green Belt

Minor

Loss of this area as part of an expansion out from South Oxhey would sever the Green Belt gap between the settlement and Watford, but it would not affect the integrity of Green Belt to the west, where Sherwoods Wood forms a protected constraint. Green Belt to the east would become slightly more contained.

### Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing the merging of towns and preventing encroachment on the countryside, and a relatively significant impact on preventing urban sprawl. Although the grassland makes a weaker contribution than the woodland to preventing countryside encroachment, its role in settlement separation means that its release in isolation would still constitute high harm.

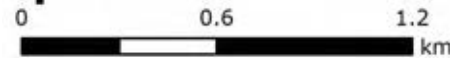
### Potential to limit harm

There are no notable variations of harm within the parcel. Any partial release would weaken remaining open land within the parcel, to the detriment of the narrow settlement gap.

# South Oxhey Parcel S03



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from the A4008 south east across the parcel



**Right image**

View east from within the parcel

# South Oxhey Parcel S03

## Description

Open farm land and a cluster of agricultural buildings located on the eastern inset edge of South Oxhey, the boundary of which is formed by the A4008 Oxhey Lane and a treeline / hedgerow. The slopes of Merry Hill add to the distinction from the inset edge. The boundary with the wider Green Belt to the north and east is predominantly formed of well-treed hedgerow field boundaries, although a section of the eastern boundary adjacent to the farm buildings is defined by woodland. To the south the parcel extends to the District boundary, which crosses through Grim's Dyke Golf Club.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Significant

The parcel lies on the edge of South Oxhey, which is contiguous with Greater London and forms part of the large built up area. The A4008 and the landform provide strong distinction from the inset settlement edge and the parcel is open and uncontained therefore, development would constitute sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between Bushey and Pinner however, this is a relatively large and robust gap limiting the role of the parcel in maintaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is undeveloped and uncontained, with strong distinction from the inset urban edge and a relationship with the wider countryside. Development would therefore constitute encroachment on the countryside.

## Impact on adjacent Green Belt

Moderate

Release of the parcel would not increase containment of any stronger performing Green Belt land however, it would result in a significantly weaker and less consistent Green Belt boundary than that currently provided by the A4008.

## Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel would have a significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of settlements. It would have a moderate impact on adjacent Green Belt land. Therefore, the harm to the Green Belt of releasing the parcel would be very high.

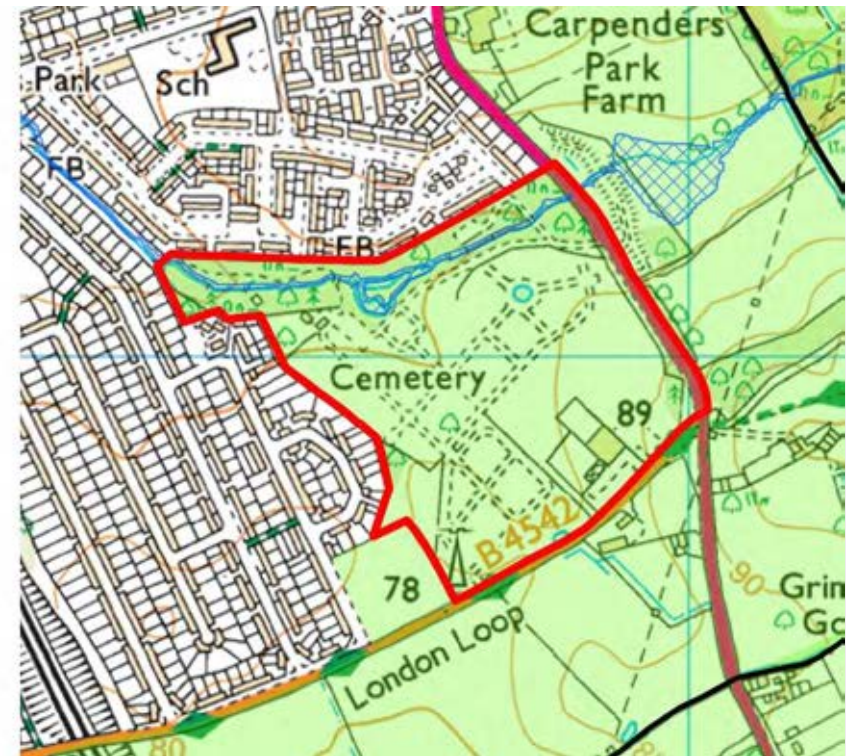
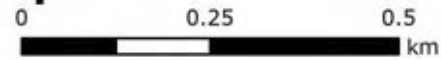
## Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release along a narrower front would increase containment of adjacent Green Belt land.

# South Oxhey Parcel S04



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View from the northern corner of the parcel south west

# South Oxhey

## Parcel S04

### Description

Carpenders Park Cemetery and Carpenders Park Garden Centre, located adjacent to the inset settlement edge of South Oxhey, which contains the parcel to the north and west. While the parcel is partially contained the inset boundaries are formed by woodland belts, which provide strong distinction. The A4008 to the east and B4542 Little Oxhey Lane to the south, along with treelines create clear distinction from the wider Green Belt in these directions.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is located on the edge of South Oxhey, which is contiguous with Greater London and forms part of the large built up area. Tree belts provide strong distinction from the inset settlement edges, somewhat limiting containment and the parcel is mostly open, though it contains some urbanising development in the form of the garden centre.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between South Oxhey and Pinner, which in turn contributes to maintaining the gap between the towns of Watford and Pinner. However, the extent to which development in the parcel would reduce the perception of the gap is limited by the extent of the inset edge to the west which already reaches the B4542.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Tree belts provide distinction from the inset settlement edge which largely offsets the impact of urban containment, and the parcel is mainly open. However, the garden centre exerts some urbanising influence and the parcel has a use which is associated with the inset settlement.

### Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of adjacent Green Belt land and furthermore the A4008 to the east and B4542 to the south would provide strong Green Belt boundaries, consistent with the adjacent inset edges to the north and west.

### Overall harm to Green Belt purposes from release of land

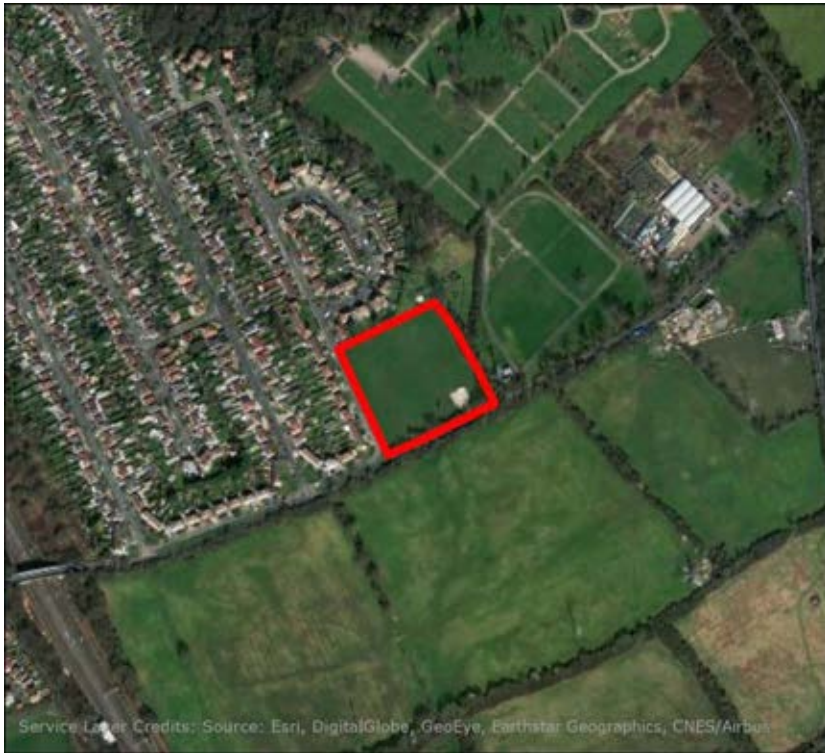
Moderate

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside, but would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel therefore would be moderate.

### Potential to limit harm

There are no notable variations in harm within the parcel.

# South Oxhey Parcel S05

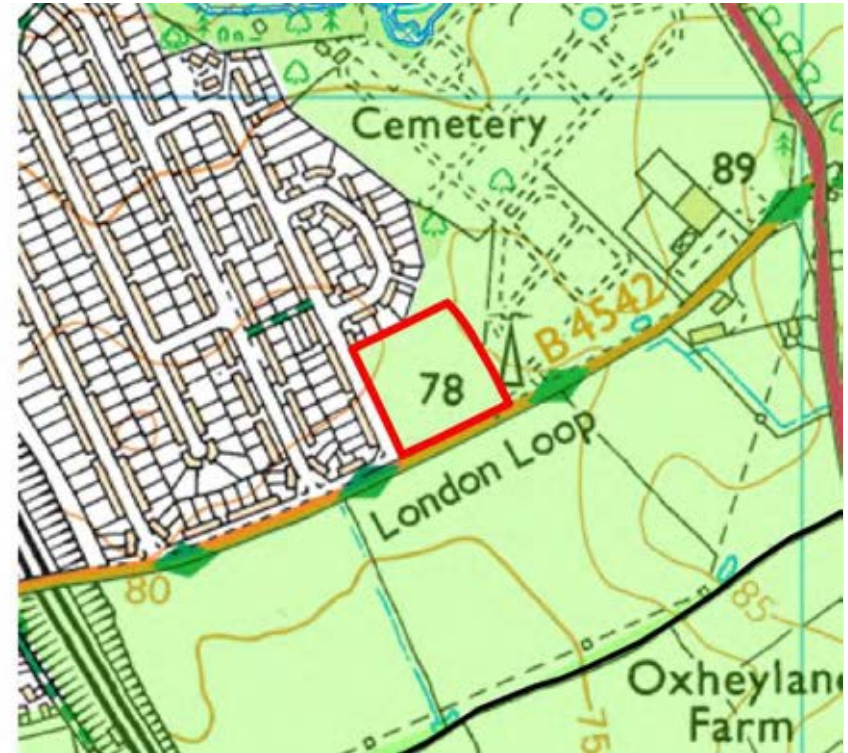


Service Label Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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### Left image

View north across the parcel towards the inset edge of South Oxhey

# South Oxhey Parcel S05

## Description

Open field on the southern edge of South Oxhey, bound to the west by a minor road (Romilly Drive), to the north by residential gardens, to the south by the B4542 Little Oxhey Lane and to the east by the tree-lined boundary with the adjacent recreational area.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel lies adjacent to the edge of the Greater London built up area however both its partial containment and the relatively weak distinction with the urban edge to the north limit its contribution to preventing urban sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel lies in the gap between South Oxhey and Hatch End (Pinner), which constitutes a significant part of the gap between Watford and Pinner. However the existing inset edge to the west already extends as far south as Little Oxhey Lane, which limits the role of this parcel in preserving separation between the two.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel is free of urbanising influences, however the sense of containment provided by the tree-lined road to the south, and the weak distinction from the urban edge to the north, create some association with urbanising uses and limit the land's relationship with the open countryside to the south.

## Impact on adjacent Green Belt

**No/Negligible**

Due to the extent of its existing containment by the settlement edge and tree cover, releasing this land would not contain or weaken adjacent Green Belt land. Further, the release would result in a consistent revised Green Belt boundary to the south along Little Oxhey Lane.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on preventing sprawl and on preventing encroachment on the countryside, but only a relatively limited impact on preventing the merger of towns. It would constitute a negligible impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate.

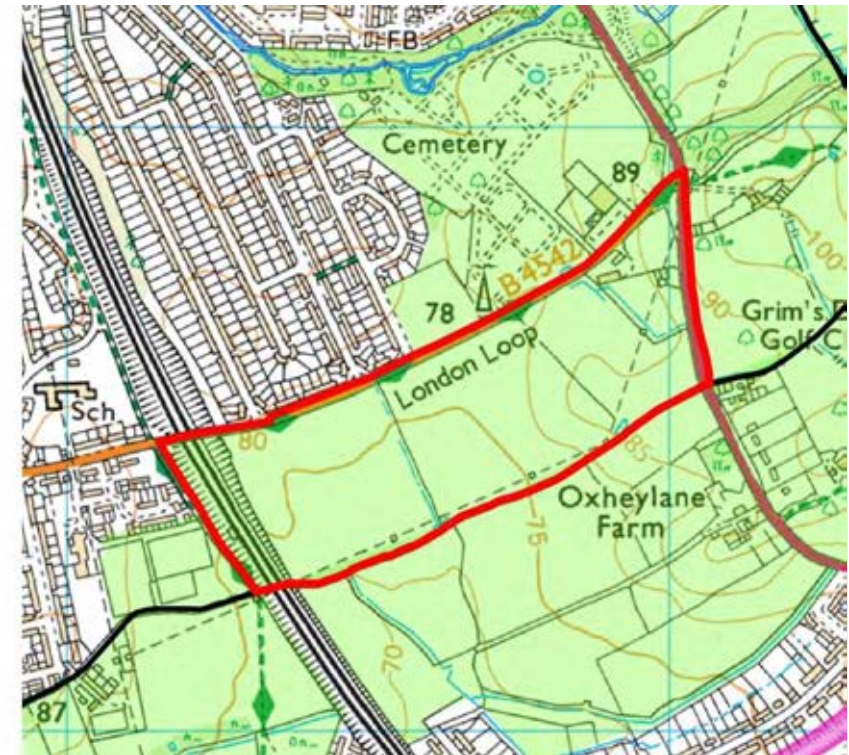
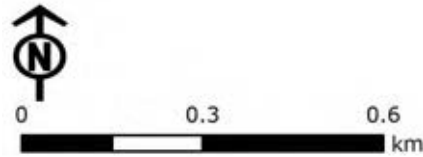
## Potential to limit harm

There are no notable variations in harm within the parcel.

# South Oxhey Parcel S06



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Little Oxhey Lane south across the parcel

# South Oxhey Parcel S06

## Description

Open agricultural fields divided by hedgerows, located on the southern edge of Carpenders Park (part of the inset settlement of South Oxhey) and the Green Belt within SO4. The hedged B4542 marks the boundary with Carpenders Park and adjacent Green Belt to the north, and a railway line and associated tree cover creates a strong boundary to further inset development within South Oxhey to the west. A coach depot with associated buildings and hardstanding, and a stables, are situated towards the north eastern corner of the parcel between Little Oxhey Lane and Oxhey Lane, but do not have a significant urbanising influence on the wider parcel.. Further hedged fields lie beyond the district boundary to the south, and the tree-lined A4008 separates the parcel from Grims Dyke Golf Club to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Significant**

South Oxhey is close enough to more contiguous urban development to the north and west to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open and although the inset development of Hatch End south of the parcel provides some containment of the Green Belt land south of the parcel, the open fields are large enough to be considered as countryside and retain a countryside character. The tree fringed railway line and B4542 create strong distinction from the adjoining inset settlement edge of South Oxhey to the west and north. Therefore, development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Significant**

Release of land would significantly diminish the settlement gap between South Oxhey and Hatch End, which in turn forms the largest area of open land between the towns of Watford and Pinner.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Significant**

The parcel is open and although the inset development of Hatch End south of the parcel provides some containment of the Green Belt land south of the parcel, the open fields are large enough to be considered as countryside and retain a countryside character. The tree lined railway line and B4542 create strong distinction from the adjoining inset settlement edge of South Oxhey to the west and northwest. Therefore, development would be considered countryside encroachment.

## Impact on adjacent Green Belt

**Moderate**

Release of the parcel would cause limited impact to Green Belt land to the east and west, due to the presence of the A4008 and railway line to the east and west respectively, which would limit containment and create strong boundary features. However to the south it would cause increased containment of Green Belt land in an important settlement gap and would create a weaker Green Belt boundary.

## Overall harm to Green Belt purposes from release of land

**Very high**

Release of the parcel would have a significant impact on checking sprawl, preventing the merging of towns and countryside encroachment. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Very High.

# South Oxhey

## Parcel S06

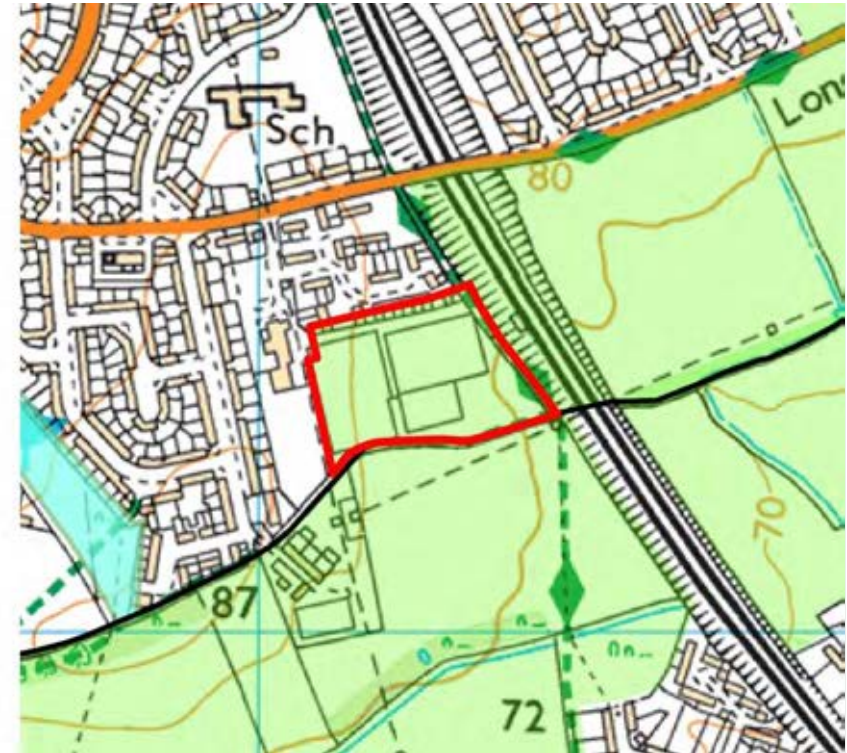
### **Potential to limit harm**

There are no notable variations in harm within the parcel. Any partial release of land would weaken the integrity of the remainder of the parcel.

# South Oxhey Parcel S07



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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## Left image

View from the north eastern corner, south west across the parcel

# South Oxhey Parcel S07

## Description

Playing fields belonging to the Oxhey Jets Football Club together with woodland belt on the southern edge of South Oxhey. The parcel is strongly defined to the east by the railway line and contained to the north and west by the inset settlement form. To the south tree cover provides the boundary with open countryside beyond.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel lies on the edge of the Greater London large built up area and has some degree of openness, but is significantly contained on all sides. Further, the formal recreational use of the playing fields leads to a stronger association with the urban edge, limiting somewhat the land's role in preventing sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between South Oxhey and the neighbouring town of Hatch End (Pinner), which forms a significant part of the gap between Watford and Pinner. However the parcel is significantly contained, and the inset edge to the west extends as far south as the field boundary to the south of this parcel, limiting the degree to which the parcel contributes to preserving the gap between the towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open, however the formal recreational use of the playing fields creates a significant association with the urban edge and limits the relationship with the wider countryside. The parcel's significant containment by the woodland belt to the south and railway line to the east further limit the relationship with open countryside.

## Impact on adjacent Green Belt

No/Negligible

Given the extent of its containment, releasing this land would not significantly contain or weak adjacent Green Belt land and the release would result in a revised Green Belt boundary consistent with the existing inset settlement edge to the west

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing sprawl and on preventing encroachment on the countryside, but only a relatively limited impact on preventing the merger of towns. It would constitute a negligible impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# South Oxhey Parcel S08

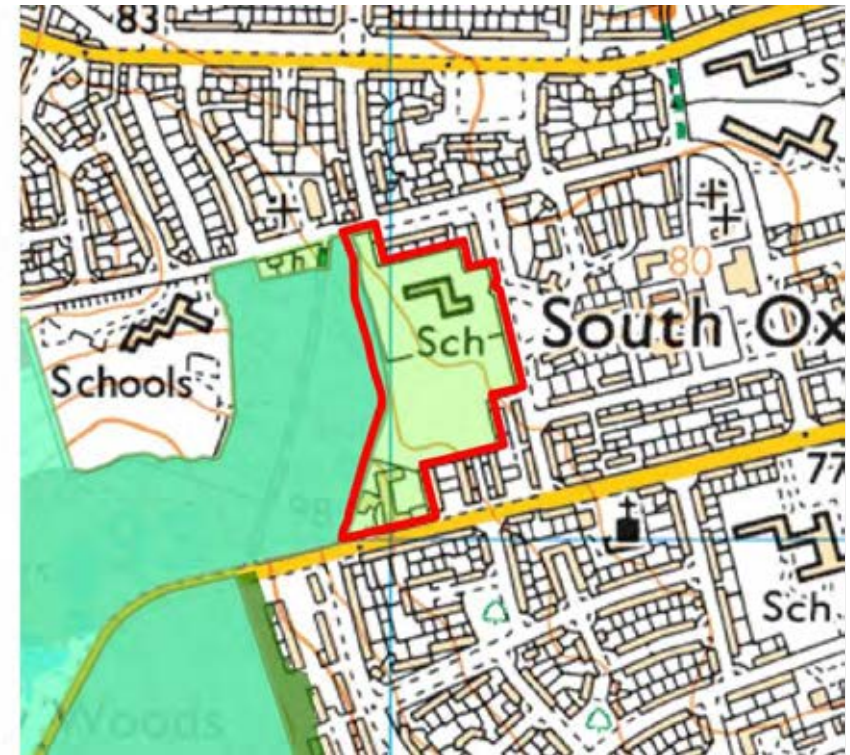


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Air

- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4 km



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**Left image**

View of St Joseph's Primary School located in the parcel

# South Oxhey

## Parcel S08

### Description

Land on the western edge of South Oxhey, comprising buildings and associated playing fields/hardstanding of St Joseph's Primary School, with care home to the south on Oxhey Drive. The parcel is bound to the west by the protected woodland of Oxhey Woods Local Nature Reserve (LNR), to the east by a minor road (Ainsdale Road) and to the south and north more weakly by residential gardens.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Limited – No contribution**

The parcel is adjacent to the edge of the Greater London built up area, but its openness is significantly compromised by existing development. Further, the relatively weak distinction from the urban edge and the significant containment - by protected woodland to the west and the settlement edge elsewhere - limit its relationship with the open countryside and therefore its role in preventing urban sprawl.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The parcel lies in the gap between South Oxhey and Northwood, however both the extent of existing development and the parcel's containment - by protected woodland to the west and development to the north and south - limit its role in preserving the gap between the two.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Limited – No contribution**

Existing development within the parcel compromises openness, and the degree of containment by the settlement edge and protected woodland to the west mean the land has a stronger relationship with urbanising uses than with the open countryside.

### Impact on adjacent Green Belt

**No/Negligible**

Given the extent of existing containment of the parcel, releasing this land would not contain any areas of adjacent Green Belt land. Furthermore, the release would lead to a significantly stronger revised Green Belt boundary, which would now be defined by the edge of the protected woodland to the west.

### Overall harm to Green Belt purposes from release of land

**Low**

Release of the parcel would have a limited or no impact on all Green Belt purposes, and would constitute a negligible impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low.

### Potential to limit harm

There are no notable variations in harm within the parcel.

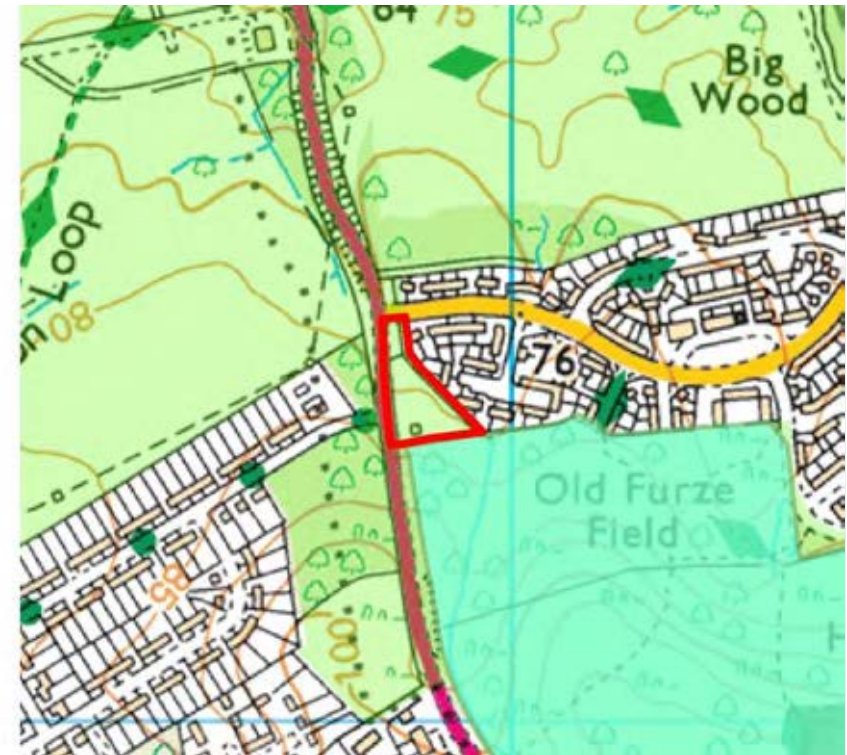
### Harm beyond outer boundary

Land to the west of the parcel is constrained and so there is no potential for development.

# South Oxhey Parcel S09



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
View of the garden centre in the parcel

# South Oxhey

## Parcel S09

### Description

Garden supply/storage site and a grass verge on the western edge of the inset settlement of South Oxhey and close to the east of the inset settlement edge of Northwood. A tree-line marks the edge with residential development within the inset settlement of South Oxhey to the east and northeast and the A4125 and a woodland strip separate the parcel from the inset settlement edge of Northwood to the west. Woodland forms the principal component of Green Belt in this area, with the constrained Oxhey Woods Local Nature Reserve to the south linking to woodland to the west of the A4125 which arcs northwards to contain the inset settlement edge.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Limited – No contribution**

South Oxhey is close enough to more contiguous urban development to the north and west to be considered to constitute part of the large built-up area extending out from Greater London. However, it has a close association with the inset settlement because of its containment between the inset edge and the A4125 and its strong distinction from the surrounding woodland. Therefore the extent to which release of the parcel would be considered sprawl of the large built up area is very limited.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

Potentially denser development within the parcel would result in the narrowing of the narrowest part of the settlement gap between South Oxhey and Northwood, which in turn would have some impact on separation between the towns of Northwood and Watford; however the tree cover to the west of the main road plays a more significant role in this respect.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Limited – No contribution**

The parcel's usage, close association with the inset settlement and distinction from the surrounding woodland limits the extent to which it can be considered countryside.

### Impact on adjacent Green Belt

**Minor**

As the parcel is partially developed and partially contained by development within the inset settlement edge of South Oxhey, potentially denser development within the parcel would cause only a limited increase in containment of the trees to the west of the main road that separate Northwood from South Oxhey. The woodland surrounding the parcel would form strong Green Belt boundaries.

### Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a relatively limited impact on preventing the merging of towns and limited/no impact on checking sprawl and countryside encroachment. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Low-Moderate.

### Potential to limit harm

There are no notable variations in harm within the parcel.

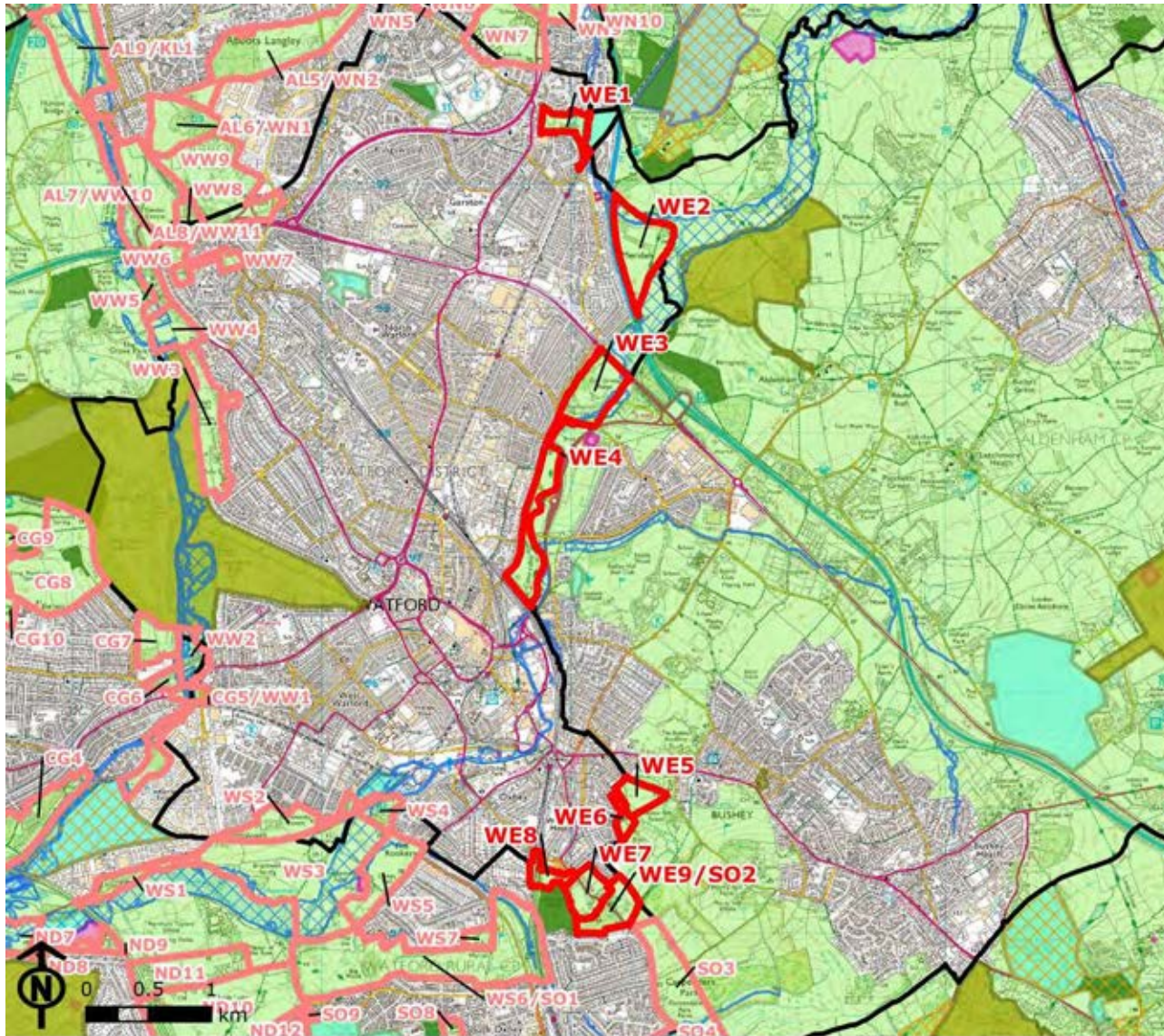
# South Oxhey Parcel S09

## **Harm beyond outer boundary**

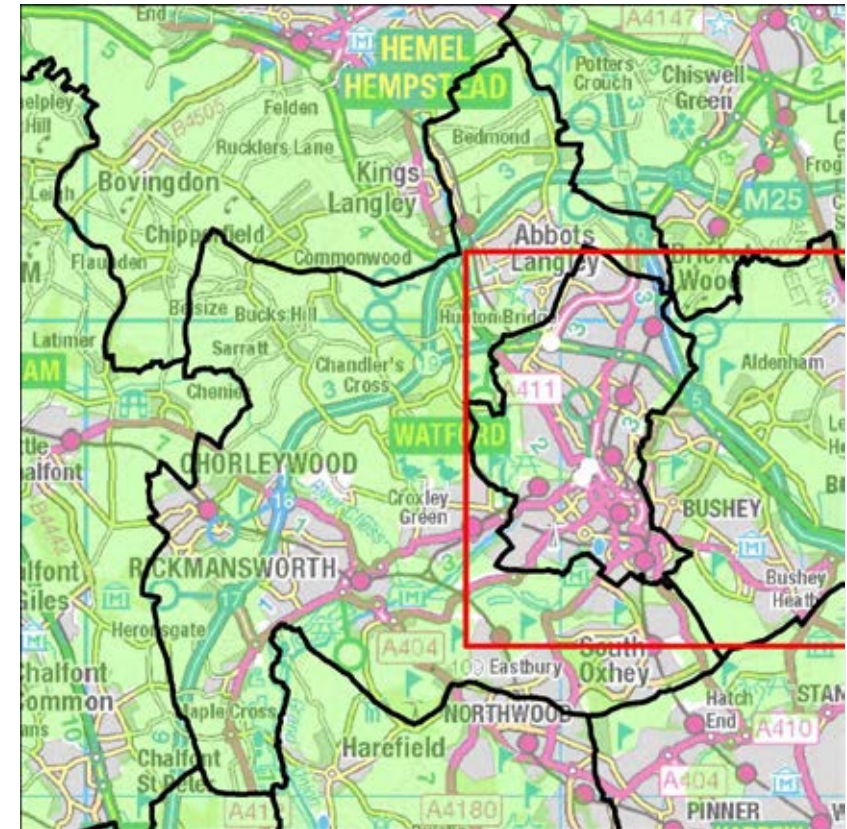
The land to the west of the parcel has been assessed in relation to the expansion of Northwood as parcel ND12. Land to the south, in Oxhey Woods Local Nature Reserve, is constrained.

# Watford East

# Watford East

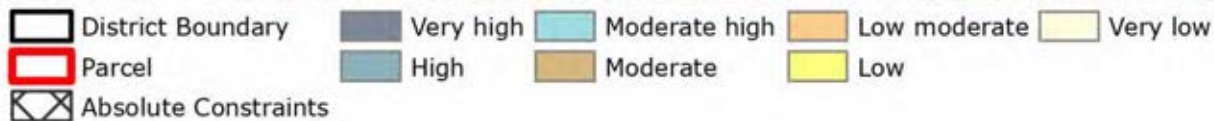
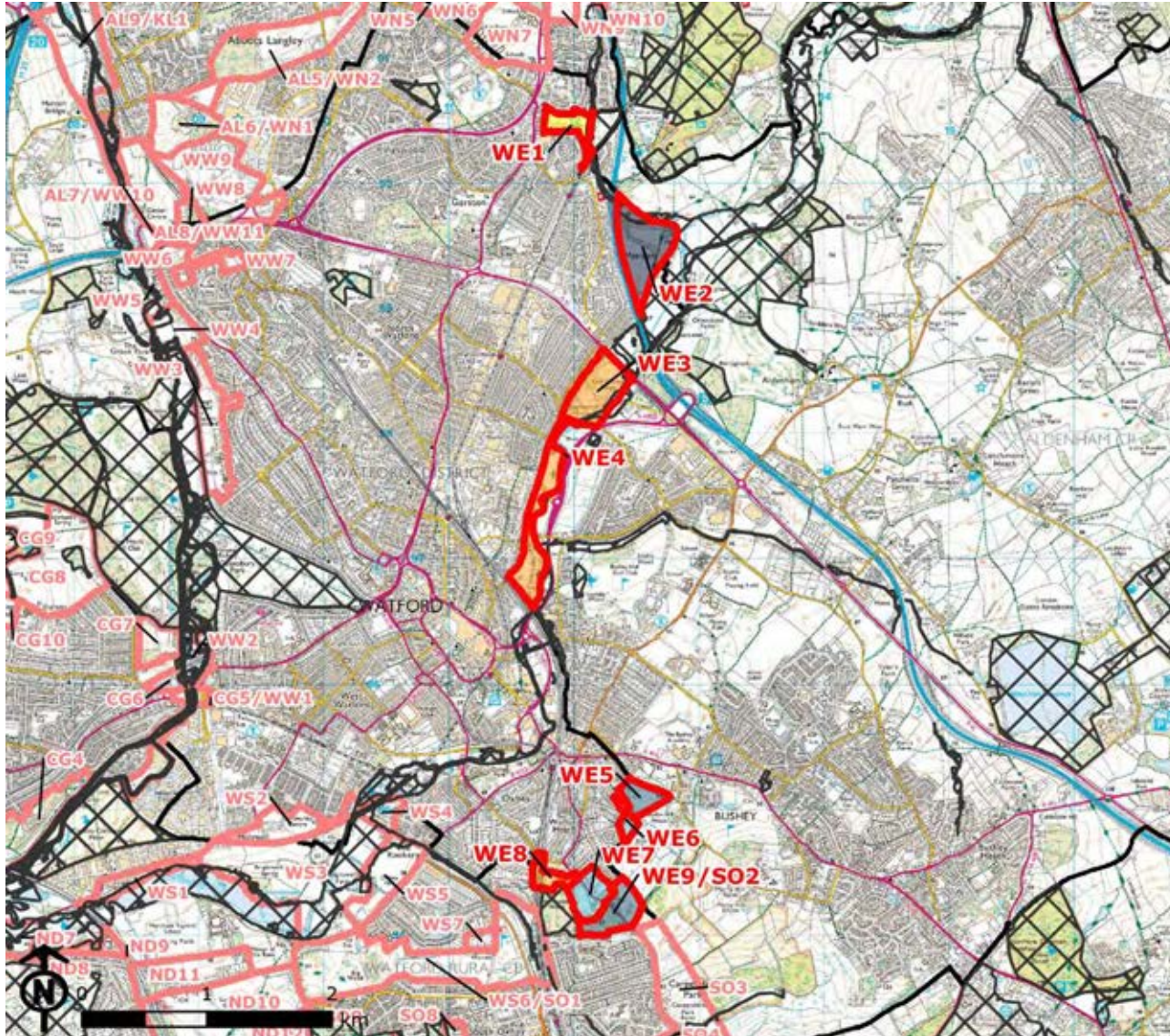


- |                   |                              |                         |             |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel            | Flood Zone 3b                | Scheduled Monument      | SSSI        |
| Green Belt        | Local Nature Reserve         | Ancient Woodland        | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve |             |



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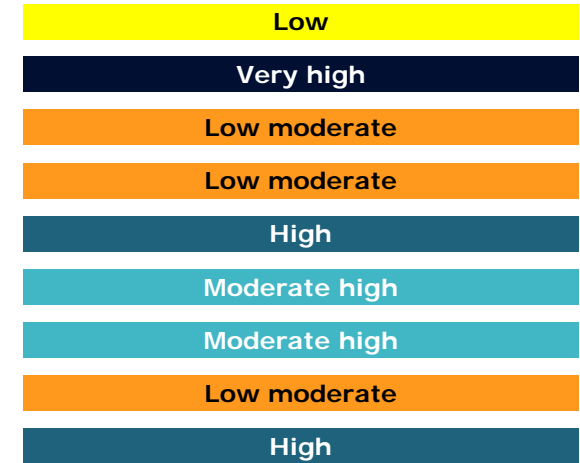
# Watford East



## Parcel

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6
- WE7
- WE8
- WE9/SO2

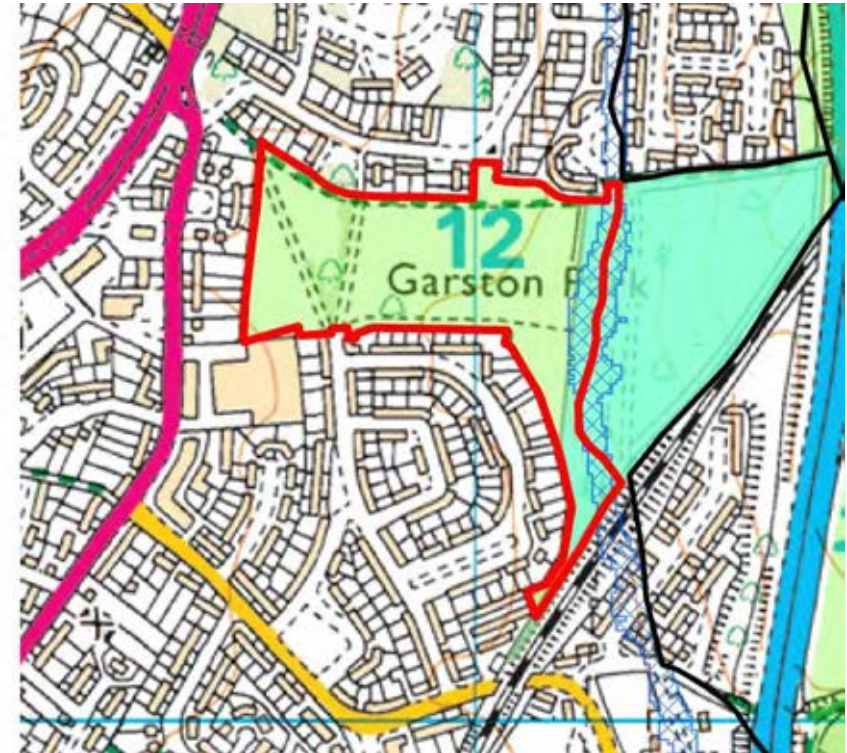
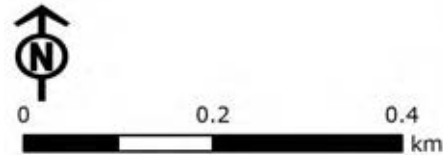
## Harm Score



# Watford East Parcel WE1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Coats Way south east across the parcel



**Right image**

View from Coats Way south across the parcel

# Watford East Parcel WE1

## Description

The parcel comprises the western two-thirds of Garston Park. The margins of a stream (a tributary of the Colne) which passes north-south through the park, and land to the east of this, are designated a Local Nature Reserve and so precluded from development. The park is almost wholly contained by the urban area of Watford, and the narrow belt of wooded ground connecting it to the wider Green Belt to the east is severed by the M1 motorway.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Limited – No contribution**

Watford forms part of the large built-up area, but the extent of containment of the parcel by the urban area means that any development would be considered infill rather than sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The close relationship with the inset settlement area means that the parcel's release would not be perceived as narrowing the gap between Watford and the nearest towns to the east (St Albans or Radlett).

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively limited**

The land is open and undeveloped, but its close association with the settlement and visual and physical containment from the wider countryside limit the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

**No/Negligible**

The Local Nature Reserve designation protects land to the east from development, so release of the parcel would have no impact on the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

**Low**

Release of the parcel would have a limited impact on Green Belt purposes and no impact on the wider Green Belt so, despite its openness, the harm to the Green Belt of releasing this parcel would be low.

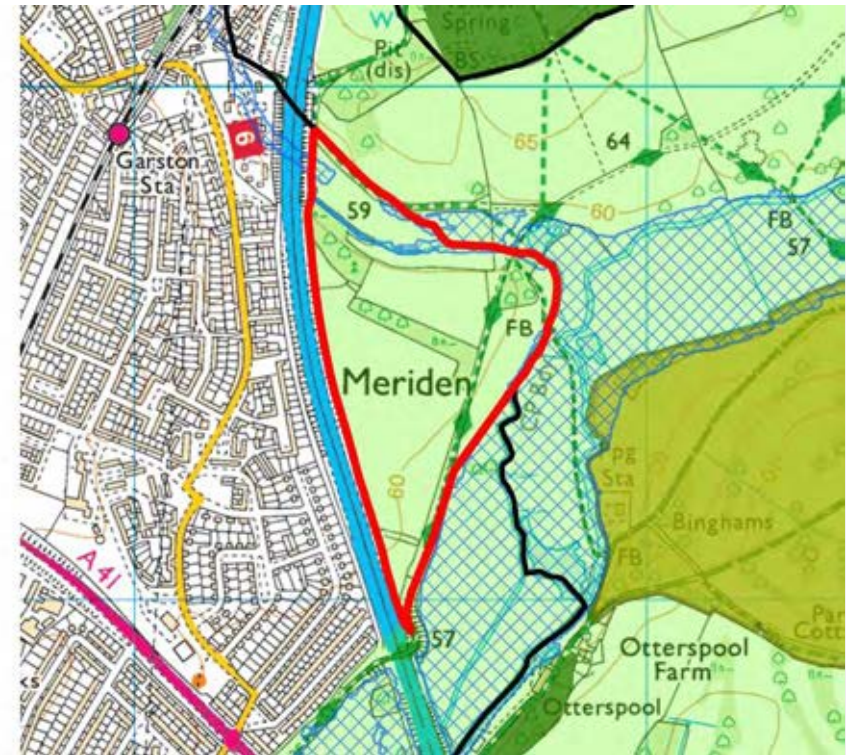
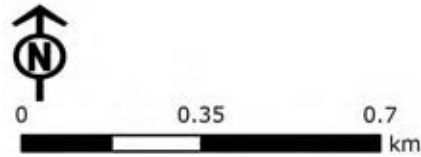
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford East Parcel WE2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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## Left image

View west into the parcel from a lane



## Right image

View west into the parcel from a lane



# Watford East Parcel WE2

## Description

Open farmland and small woodland blocks, forming part of the Munden Estate, adjacent to the inset edge of Watford at Meriden but separated from it by the M1. Floodzone constraint precludes development on land alongside the River Colne and a tributary, to the east of the access road to Munden House. Woodland to the north and south, and the River Colne and its tributary, form boundaries between the parcel and the wider Green Belt. There is no development in the area.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Significant

Watford forms part of the large built-up area and is contained along its north western edge by the M1. Any development extending the urban area across the motorway would therefore constitute significant sprawl of the large built-up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between the towns of Watford and Radlett. The presence of the motorway means that it lacks association with Watford, but whilst release of the land would be perceived as narrowing the settlement gap the extent of this would be limited by distance, a lack of transport connectivity through this area and separating role of the River Colne and its floodplain.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

There is no urbanising development present in the parcel, the land is not contained by any urbanising development and relationship with the inset edge of Watford is limited by the M1. Any development in this sub-parcel would constitute significant encroachment on countryside.

## Impact on adjacent Green Belt

Significant

The M1 constitutes a major boundary feature in this area, separating Watford, and to the south east Bushey, from more rural land. Although there is scope to create clear boundaries to development, any expansion east of the motorway would constitute a significant weakening of the boundary, and would therefore weaken the integrity of the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel would have a significant impact on Green Belt purposes in terms of the prevention of sprawl and encroachment on countryside, and would weaken the current separation between settlement and countryside marked by the M1. Harm to the Green Belt of releasing this parcel would therefore be very high.

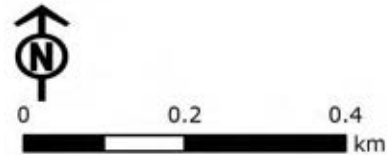
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford East Parcel WE3



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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### Left image

View of the Topgolf building



### Right image

View of the Topgolf golf range



# Watford East

## Parcel WE3

### Description

A golf driving range, with associated building, perimeter netting, car parking and 'adventure golf' putting course, together with Bushey Mill Grid Substation. Woodland planting surrounds these built elements, creating a degree of separation from the inset edge of Watford, but tree cover, the River Colne, the A41, M1 and A4008 create strong separation from the wider Green Belt.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

Watford forms part of the large built-up area and, despite its urbanising elements, and the parcel contains open land which has some separation from the urban edge, the alignment of which is consistent with the settlement edge to the north and the south. However the strong distinction from the wider Green Belt created by river, woodland and roads limits the extent to which further development would be considered to constitute sprawl.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel together with land to the east/south of the A4008 forms a narrow gap between Watford and the northern part of the town of Bushey. However there is a wider Green Belt gap between north Bushey and the larger town centre to the south, and only narrow separation between the central part of Bushey and Watford. The A4008, river and associated woodland create significant separation between Watford and the northern part of Bushey, so open land in the parcel is considered to make only a limited contribution to perceived separation between the towns.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively limited**

Although the parcel includes a sizeable area of woodland, the Topgolf centre is a significant urbanising influence, and visual and physical containment from the wider countryside increase association with the urban area despite tree cover along the urban edge.

### Impact on adjacent Green Belt

**No/Negligible**

The motorway, river, 'A' roads and woodland create strong separation from the wider Green Belt, so release of land would have a negligible impact in this respect.

### Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on the prevention of sprawl of the large built-up area, but its containment means that it would have a limited impact on the wider Green Belt. Harm to the Green Belt of releasing this parcel is therefore low-moderate.

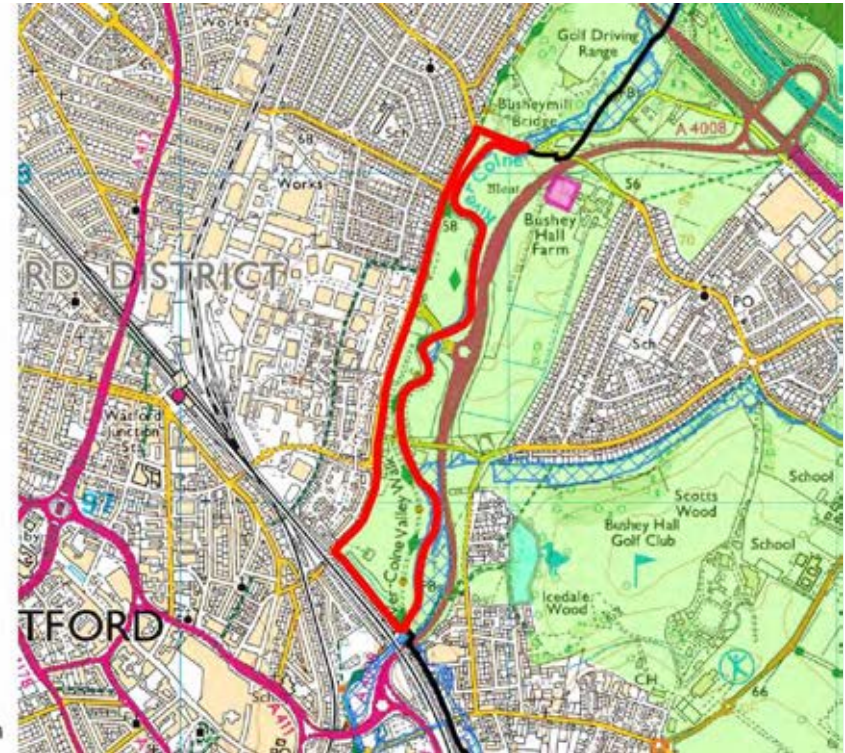
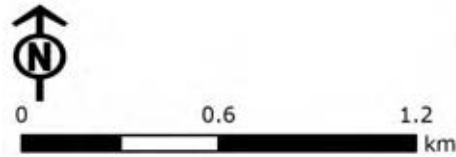
### Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford East Parcel WE4



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**  
View south over the playing fields



**Right image**  
View west across the parcel towards the rugby club building

# Watford East

## Parcel WE4

### Description

A belt of land lying between the urban edge along Radlett Road and the wooded corridor of the River Colne. The area contains recreational amenities associated with the urban area: the Knutsford Road Playing Fields to the north, with associated rugby club facilities, Radlett Road Playing Fields to the south, and allotments in between. A car park to the north of the allotments and a row of seven houses to the south add localised urban influence. The urban edge is a very visible presence, with no sense of separation. The railway line marks the edge of the Green Belt to the south, with the urban area also extending eastwards and northwards to create a degree of isolation between the Green Belt along the River Colne / A4008 corridor and the wider Green Belt.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Watford and, to the east, Bushey, form part of the large built-up area, but this parcel has a strong association with the former urban area, and containment from the latter and from the wider Green Belt by woodland along the river corridor. This limits the extent to which development would be considered to constitute urban sprawl.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel together with land to the east of the A4008 forms a narrow gap between Watford and the northern part of the town of Bushey. However there is a wider Green Belt gap between north Bushey and the larger town centre to the south, and only narrow separation between the central part of Bushey and Watford. The A4008, river and associated woodland create significant separation between Watford and the northern part of Bushey, so open land in the parcel is considered to make only a limited contribution to perceived separation between the towns.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Although the parcel is mostly open land, its containment from the wider Green Belt, lack of separation from the urban area, uses associated with the town and audible influence of the busy A4008 limit the extent to which development would be perceived as encroachment on countryside.

### Impact on adjacent Green Belt

No/Negligible

Release of the parcel would have little impact on the wider Green Belt, due to the extent of containment provided by the wooded river corridor, but Radlett Road does provide a consistent Green Belt boundary in this area.

### Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact in terms of encroachment on Green Belt purposes, but would have little impact on the wider Green Belt. The riverside woodland would form as strong a boundary as Radlett Road. Although this area has significant recreational value its release would cause only low-moderate harm to the Green Belt purposes. The existing dwellings south of the allotments make no contribution to Green Belt purposes.

# Watford East Parcel WE4

## **Potential to limit harm**

There are no notable variations in harm within the parcel.

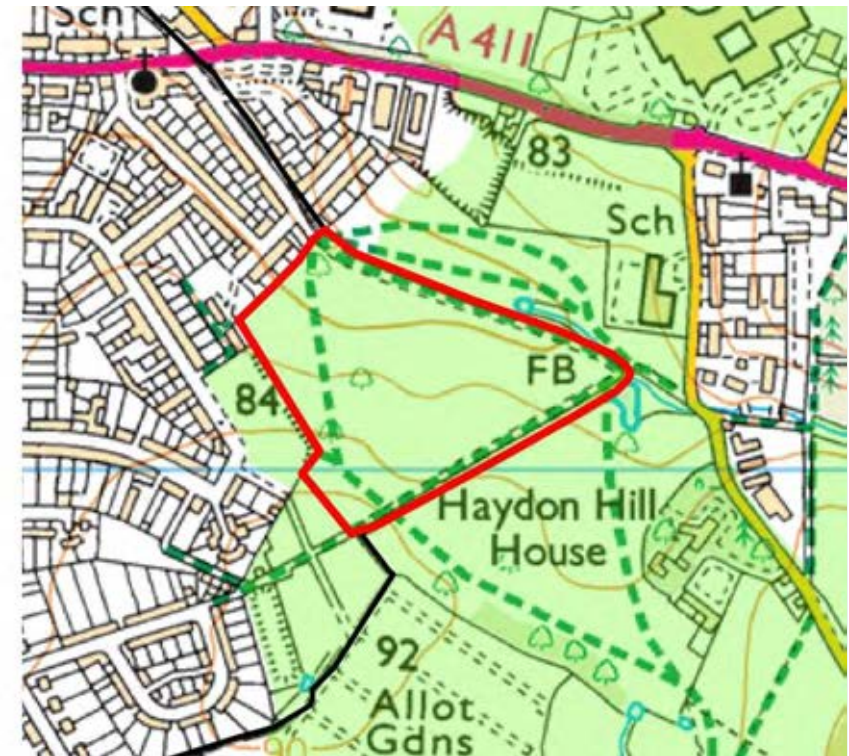
# Watford East Parcel WE5



- ▭ Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4  
km



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### Left image

View east across the parcel from the public footpath



### Right image

View south east across the parcel towards the play area,  
from Lower Paddock Road

# Watford East Parcel WE5

## Description

The parcel forms part of Attenborough's Fields, an area of public open space lying between the Oxhey suburb of Watford and the central part of Bushey. The inset settlement edge is formed of residential gardens and residential roads. Hedgerows form the outer boundaries of the part of Attenborough's Fields that lies within Watford Borough, but there is no sense of separation from the rest of the public open space (in Hertsmere).

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel does not contain any urbanising development, but forms part of a narrow belt of open land between two settlements that both form part of the large built-up area. This limits the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

The parcel is located in the narrow gap between the towns of Watford and Bushey, its release would in effect merge the two settlements in this location, which would constitute a significant impact on this Green Belt purpose.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

There is no urbanising development in the parcel, and the land retains a strong relationship with the wider Green Belt to the south (although less so to the north where schools and their playing fields occupy the space between Watford and Bushey). However, there is little distinction from the edges of either Watford or Bushey, which create containment that limits countryside character. Release of the parcel would therefore constitute moderate encroachment on the countryside.

## Impact on adjacent Green Belt

Moderate

Release of the parcel would almost sever the Green Belt corridor between Watford and Bushey, increasing containment of the Green Belt to the north and south and therefore weakening its role in maintaining settlement separation.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on the prevention of merger between Watford and Bushey. This would constitute high harm to the Green Belt purposes.

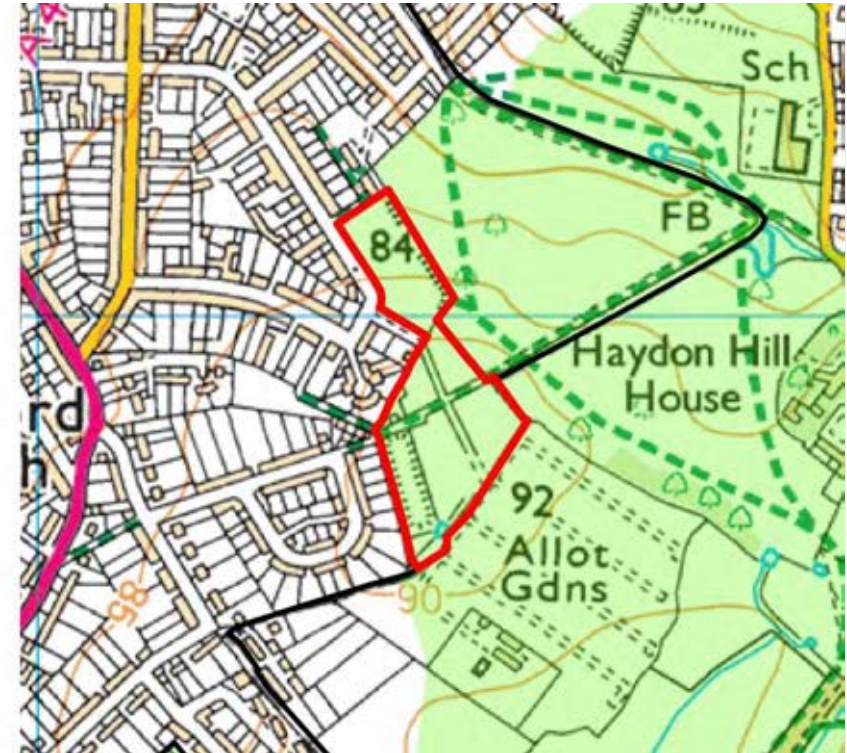
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford East Parcel WE6



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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### Left image

View of the entrance into the allotments



### Right image

View south west across the parcel towards the raised underground reservoir

# Watford East Parcel WE6

## Description

A small field adjacent to the urban edge on Lower Paddock Road to the west and Hensby Mews to the north, together with allotments, a covered reservoir and a single dwelling to the east of houses on Maxwell Rise and Talbot Avenue. The allotments continue eastwards beyond the borough boundary into Hertsmere. Tree lines create some distinction between the parcel and public open space to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel does not contain any urbanising development, but forms part of a narrow belt of open land between two settlements that both form part of the large built-up area. This limits the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel is located in the narrow gap between the towns of Watford and Bushey and contains very little urbanising development. It has sufficient containment by the urban edge and by tree cover to create some distinction from the rest of the gap, but its release would nonetheless constitute a weakening of the fragile settlement separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains very little urbanising development, but the physical relationship between the northern field and the urban edge, and the allotment usage of the land to the south which also creates an association with the urban area, limits the extent to which development of the parcel would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

No/Negligible

Trees form a clear parcel boundary which would not represent any weakening of the Green Belt edge to the east, and there would be no increase in containment of adjacent open land.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact settlement separation, but would not significantly weaken the remaining open land between Watford and Bushey. Harm to Green Belt purposes of releasing this parcel would be moderate-high. Release of the plot containing an existing dwelling, which immediately abuts the inset edge, would not harm Green Belt purposes.

## Potential to limit harm

There are no notable variations in harm within the parcel.

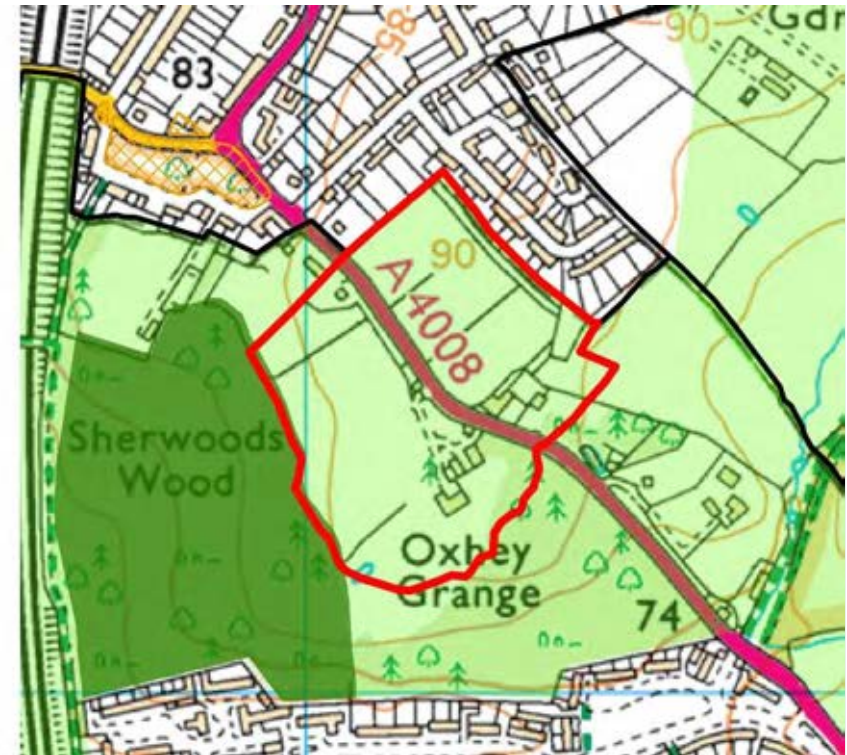
# Watford East Parcel WE7



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4 km



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## Left image

View from near the A4008 into the eastern half of the parcel

# Watford East Parcel WE7

## Description

Fields to either side of the A4008 Oxhey Lane between the edge of Watford and Carpenders Park, together with a large house (Oxhey Grange), a small number of washed over dwellings and a care home. Sherwoods Wood, designated as an ancient woodland, and adjacent woodland to the south of Oxhey Grange create separation from Carpenders Park. The inset urban edge with Watford to the north is formed of a treeline backing onto residential gardens.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Watford and Carpenders Park both form part of the large built-up area. Expansion out from Watford would constitute sprawl, but there is sufficient containment by woodland to limit the impact on contribution to this purpose.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

Carpenders Park / South Oxhey is not considered a town in its own right, but any loss of separation between here and Watford would diminish the limited amount of open space between Watford and Pinner. However, existing development within the gap, combined with the extent to which woodland forms the main separating element, limits the contribution of open land to this purpose.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

There are localised variations in the relationship between open land and the urban edge, and in the extent of urbanising influence from existing development within the parcel. The area is largely open and undeveloped, but the proximity of urban edges has an impact on countryside character in this area.

## Impact on adjacent Green Belt

Minor

Release of the parcel would have a limited impact on the integrity of the wider Green Belt. The woodland which forms the key element in Green Belt separation between Watford and Carpenders Park would retain a strong distinction from the inset area, and the constraint provided by ancient woodland status would preclude development over much of it. Remaining Green Belt land on the southern edge of Watford Heath would be enclosed.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on the separation of towns, and on countryside encroachment, but the presence of woodland to the south and west limits the resulting harm to Green Belt purposes to moderate-high.

## Potential to limit harm

The field bordered by Sherwood Road and Elm Avenue has more urban containment than the rest of the parcel, but its release in isolation would weaken adjacent Green Belt to the east of Oxhey Lane, so harm would still be moderate-high.

# Watford East Parcel WE8



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4  
km



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**Left image**

View towards the Spinney, the dwelling located within the parcel

# Watford East Parcel WE8

## Description

Land to the south of the inset settlement edge at Watford Heath, comprising one washed-over dwelling and its sizeable gardens, and Oxhey Bowling Club. The railway tracks form the inset settlement edge to the west, and garden boundaries form the edge to the north. The Sherwoods Wood ancient woodland forms part of the boundary to the south but there is open land to the south-east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Watford Heath forms part of the large built-up area, but the parcel's uses give it a strong association with the settlement.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Carpenders Park / South Oxhey is not considered a town in its own right, but any loss of separation between here and Watford would diminish the limited amount of open space between Watford and Pinner. However the extent of existing development in the parcel, and containment by woodland, mean that further development would have only limited impact on the perceived gap.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Although largely open the parcel's uses, and containment by woodland to the south, give it a strong association with the inset settlement edge.

## Impact on adjacent Green Belt

Minor

Release and development of the parcel would slightly increase containment of land to the south east, but woodland would form a strong boundary to the south.

## Overall harm to Green Belt purposes from release of land

Low moderate

The parcel makes a relatively limited contribution the parcel makes to preventing urban sprawl, the merging of settlements and encroachment into the countryside, and its release would have a limited impact on Green Belt in the locality. Harm to Green Belt purposes would be low-moderate.

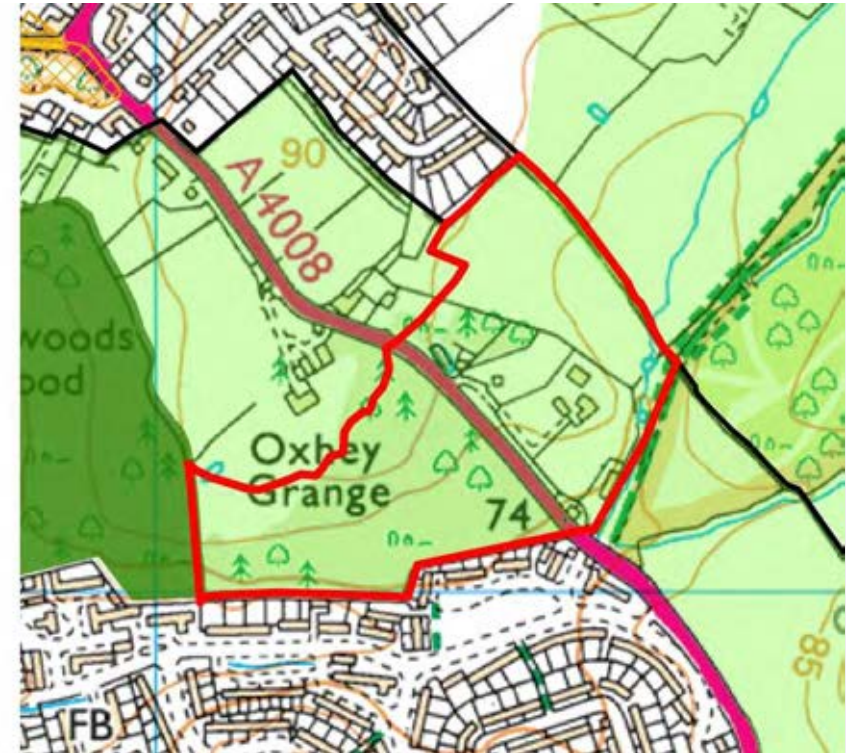
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford East Parcel WE9/SO2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**  
View from the A4008 into the Any Skips depot

# Watford East

## Parcel WE9/SO2

### Description

To the west of the A4008 Oxhey Lane, abutting the inset edge of Watford, a woodland area, contiguous with the larger Sherwoods Wood (which is excluded from assessment due to its ancient woodland constraint). To the east of the A4008 some further woodland but also a mixture of residential, commercial and storage development, including the Any Skips Depot, and some open grassland and scrubland, the latter forming the gap between South Oxhey and Oxhey.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Watford forms part of the large built-up area, so its expansion would constitute urban sprawl. Woodland in this area plays an important containing role, so development into it would be perceived as significant sprawl, although proximity to Carpenders Park (part of South Oxhey), also part of the large built-up area, places a limit on the extent to which sprawl could occur.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

Carpenders Park / South Oxhey is not considered a town in its own right, but any loss of separation between here and Watford would diminish the limited amount of open space between Watford and Pinner. The physical and visual containment provided by this woodland is a key element in preserving settlement separation in this narrow gap.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

Woodland provides visual containment that diminishes the influence of the adjacent urban edges, so its loss would be considered significant encroachment on countryside. The grassland, which abuts the inset edge of Watford to the north, makes a weaker contribution in this respect.

### Impact on adjacent Green Belt

Minor

Loss of this area as part of an expansion out from Watford would sever the Green Belt gap between Watford and Carpenders Park, but it would not affect the integrity of Green Belt to the west, where Sherwoods Wood forms a protected constraint, or increase urban containment of land to the east.

### Overall harm to Green Belt purposes from release of land

High

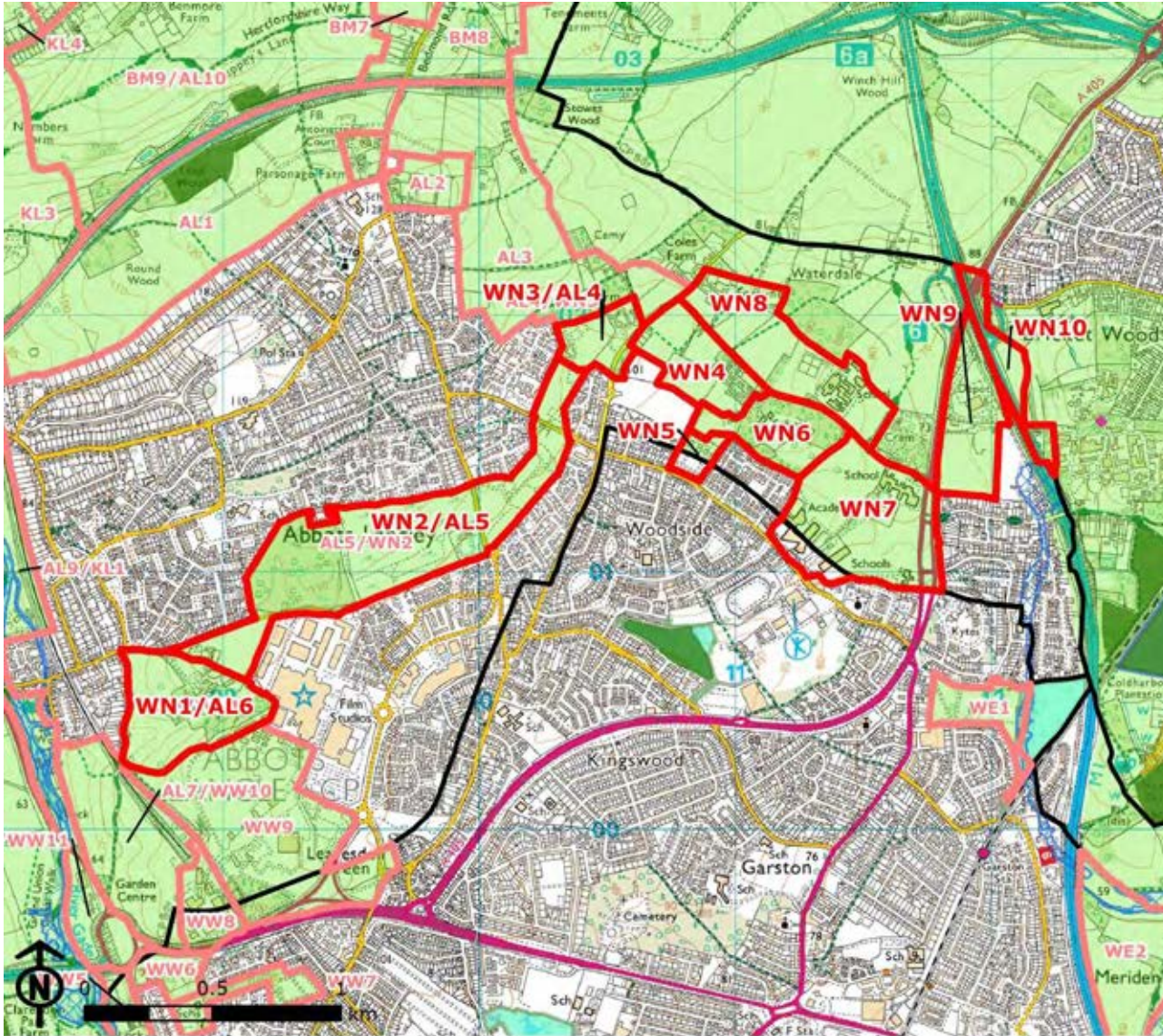
Release of the parcel would have a significant impact on preventing the merging of towns and preventing encroachment on the countryside, and a relatively significant impact on preventing urban sprawl. Although the grassland makes a weaker contribution than the woodland to preventing countryside encroachment, its role in settlement separation means that its release in isolation would still constitute high harm

### Potential to limit harm

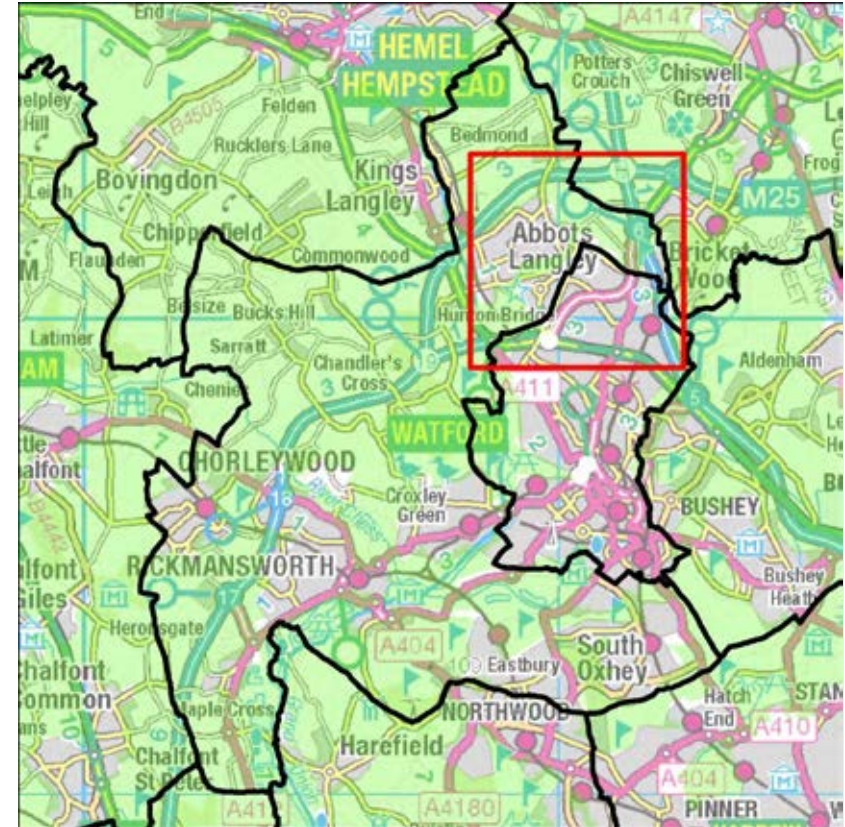
There are no notable variations in harm within the parcel. Any partial release would weaken remaining open land within the parcel, to the detriment of the narrow settlement gap.

# Watford North

# Watford North

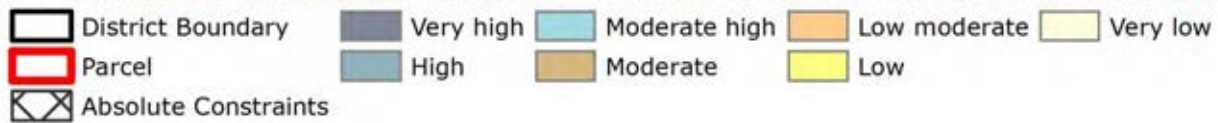
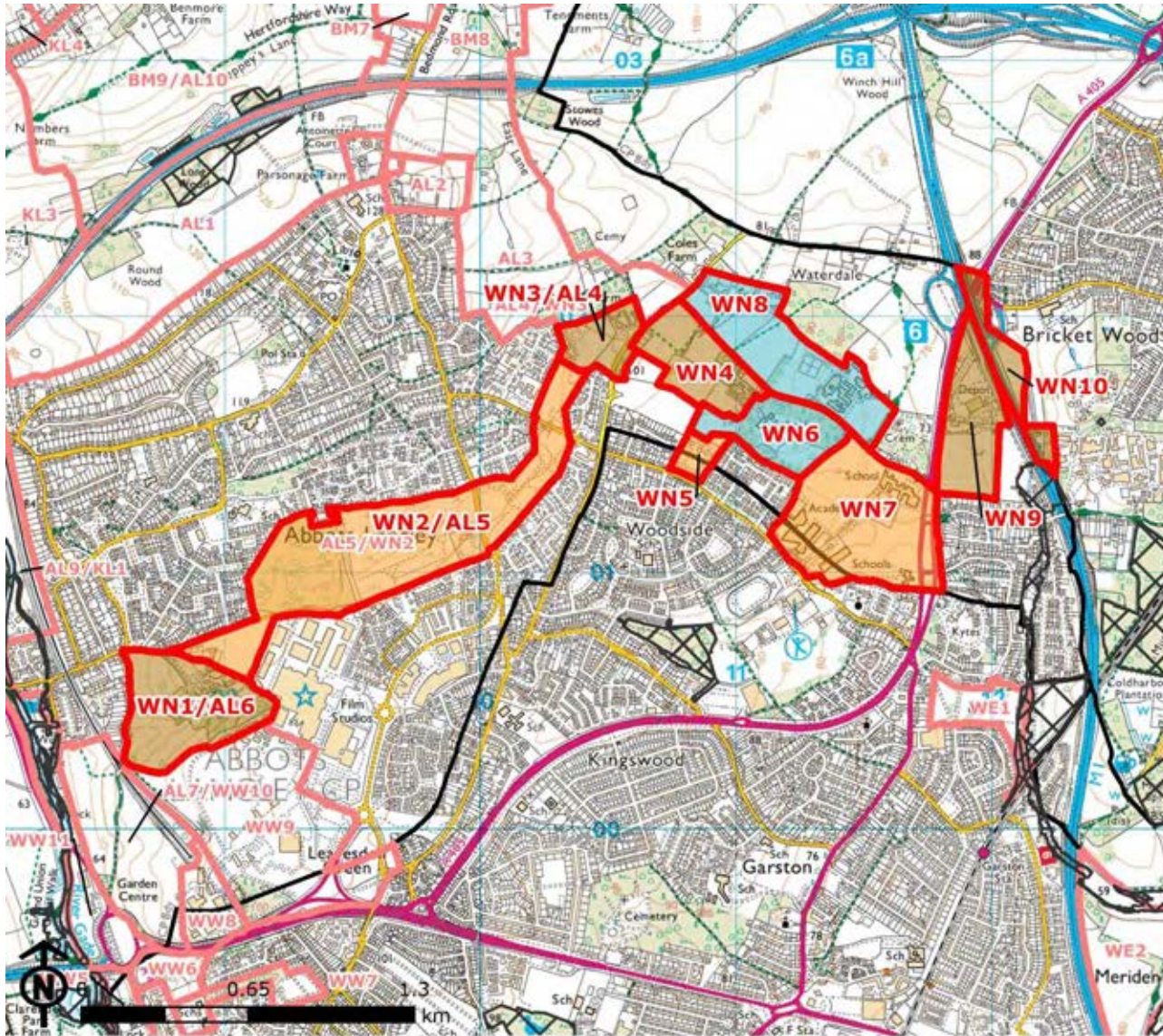


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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# Watford North



## Parcel

- WN1/AL6
- WN2/AL5
- WN3/AL4
- WN4
- WN5
- WN6
- WN7
- WN8
- WN9
- WN10

## Harm Score

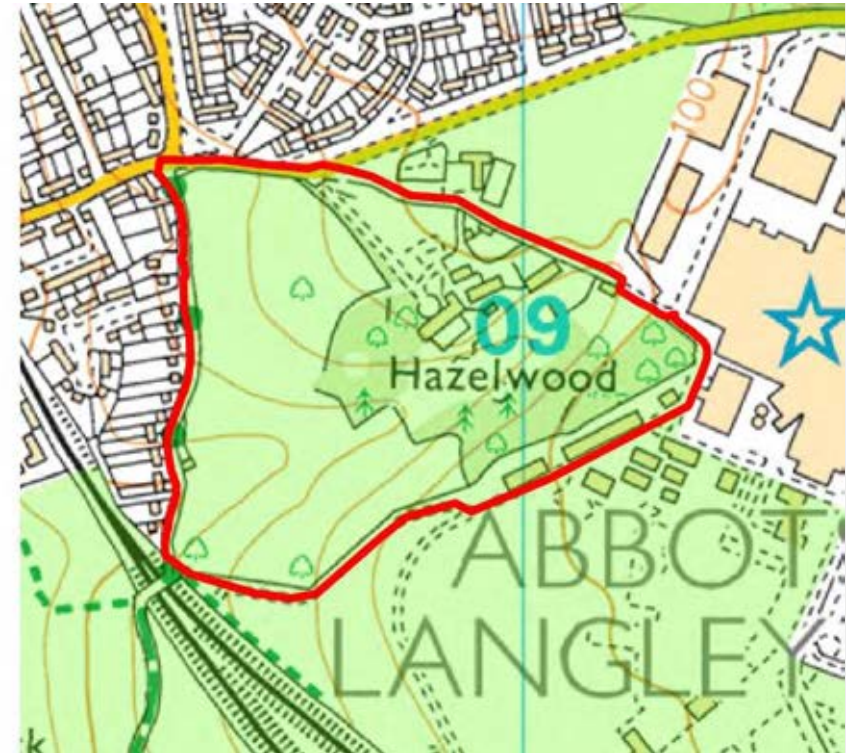
WN1/AL6	Moderate
WN2/AL5	Low moderate
WN3/AL4	Moderate
WN4	Moderate
WN5	Low moderate
WN6	Moderate high
WN7	Low moderate
WN8	Moderate high
WN9	Moderate
WN10	Moderate

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# Watford North Parcel WN1/AL6



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Hunton Bridge Hill towards Hunton Park Hotel

**Right image**

View from Hunton Bridge Hill south through the parcel



# Watford North

## Parcel WN1/AL6

### Description

Open fields, woodland and the Mercure Hunton Park Hotel development, lying between Leavesden Film Studios (contiguous with Watford) and Abbots Langley. The boundary of the inset edge of Leavesden is formed by a small woodland block beyond which is an access road. A thick treeline separates the parcel from the washed over playing fields to the north, while a track forms a boundary with the Green Belt to the south, used as the studio backlot. To the west lies the inset urban edge of Abbots Langley, which creates some urban containment.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is adjacent to the urban edge of Watford which is part of the Greater London built up area. There are some urbanising influences within the parcel due to the presence of the hotel complex and this has separation from the inset edges. The land is partially contained by urban development, however an area of woodland in the south east corner creates some distinction from the adjacent film studio development.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between Abbots Langley and Leavesden (contiguous with Watford), which in turn contributes to the gap between Watford and Hemel Hempstead, which is fragile along the valley floor. However the narrowness of the existing gap to the north east, and the lack of visual separation, limits the role of this parcel in preventing the merging of towns.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains only minimal development, which is not urban in character. Development to the north, west and east has a containing effect, but the land has some separation from the urban edges due to woodland and tree belts.

### Impact on adjacent Green Belt

Minor

Releasing this land would effectively remove the gap between Abbots Langley and Leavesden, however the existing gap is already weak. The railway would form a clear new boundary to the west, beyond which there is a steeper slope down toward the River Gade, resulting in only a minor impact on surrounding land.

### Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on the countryside. Its release would constitute a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

### Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford North Parcel WN1/AL6

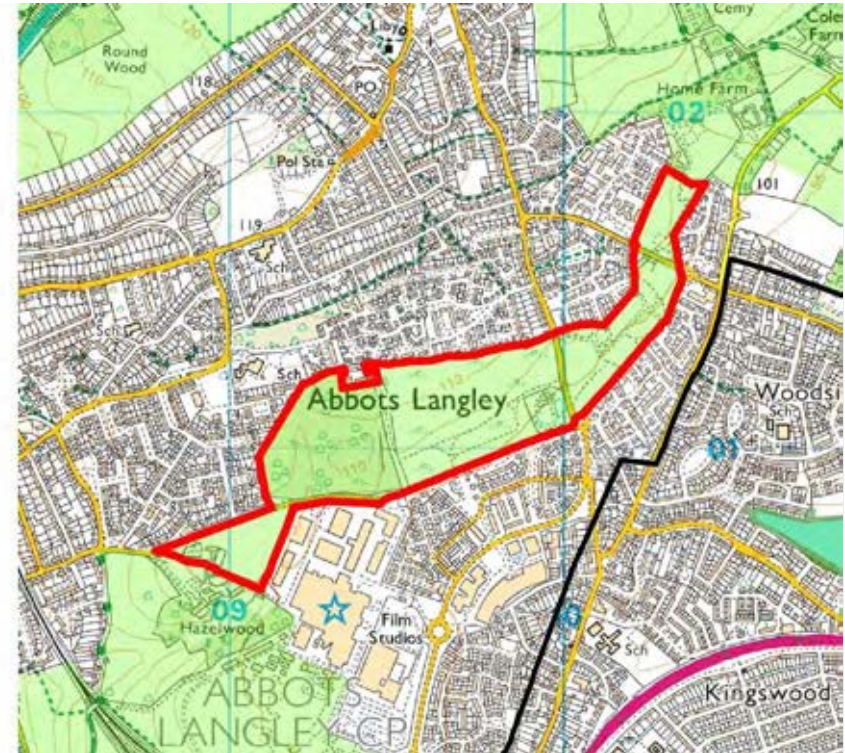
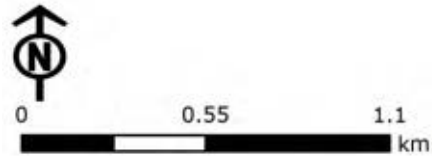
## **Harm beyond outer boundary**

Land to the south of the parcel has been assessed in relation to the expansion of Watford West, as parcel WW9.

# Watford North Parcel WN2/AL5



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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## Left image

View from Langley Lane east through the parcel



## Right image

View from South Way south across South Way Playing Fields



# Watford North Parcel WN2/AL5

## Description

A belt of land lying in the gap between Abbots Langley and Leavesden (contiguous with Watford) and bisected north-west by Langley Lane. To the west of Langley Lane the land use consists of open fields, playing fields and facilities, a play area and a very small cluster of industrial units. To the east, a narrower strip of land comprises of recreational areas within Leavesden Country Park and further east a community building (the YMCA) and associated hardstanding. The inset edge of Leavesden is largely formed of residential gardens, with a stretch to the south west bound by South Way Road. The boundary to the north east, with the Green Belt beyond, does not have any distinct boundary feature, while Essex Lane forms a boundary with the Green Belt to the south west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel lies adjacent to the urban edge of Leavesden (contiguous with Watford) which forms part of the large built up area. The extent of urban containment to the north and south limits the extent to which development here would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel forms the gap between Watford and Abbots Langley and in turn contributes to the gap between the towns of Watford and Hemel Hempstead. However the narrowness of the existing gap and lack of visual separation limits the role of this parcel to purpose 2.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel contains only minimal urbanising influences and therefore retains strong openness, however the strong association with adjacent urban areas limits the extent to which development would be considered encroachment on countryside.

## Impact on adjacent Green Belt

Minor

Releasing this land would effectively merge the settlements of Abbots Langley and Leavesden (contiguous with Watford), however the gap is already weak. The release would not affect the perceived separation to the west along the River Gade Valley and would have no impact on wider countryside. The relatively well wooded boundary to the south west (beyond Essex Lane) would form a distinct boundary with surrounding open countryside.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on all Green Belt purposes, and its release would constitute only a minor weakening of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

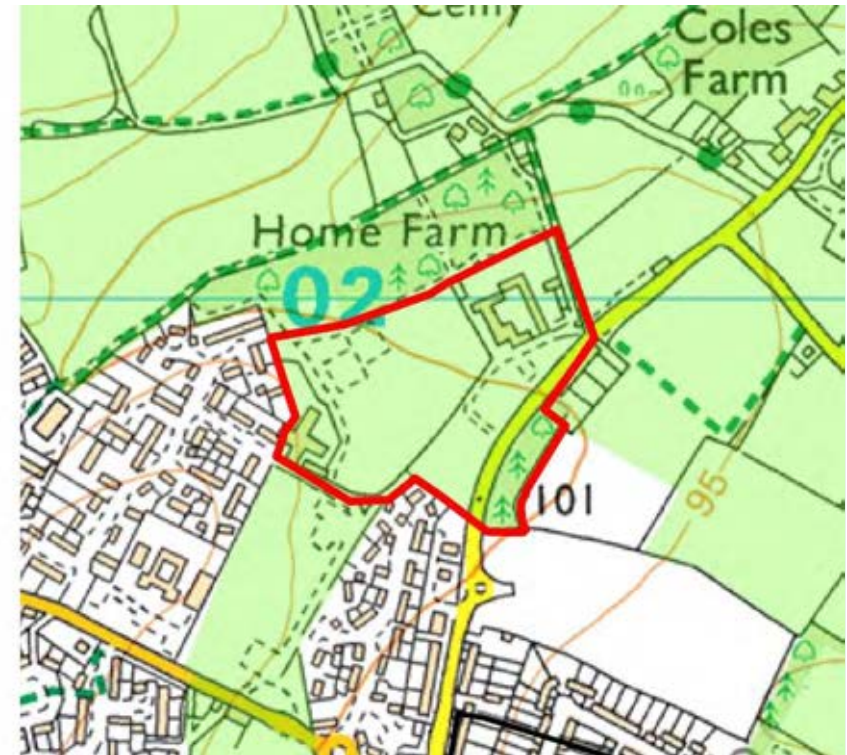
# Watford North Parcel WN3/AL4



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4  
km



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**Left image**

View into Warren Court Hospital



**Right image**

View along the northern boundary of the parcel

# Watford North

## Parcel WN3/AL4

### Description

Open fields, sports facilities and healthcare facilities (Warren Court) with scattered trees, lying in the gap between Leavesden (contiguous with Watford) and Abbots Langley. The boundary with the inset edge of Leavesden is formed by the edges of residential dwellings and treelined field boundaries. A woodland block provides clear distinction with the wider Green Belt to the north, while to the east the boundary is formed by a tree belt.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel lies adjacent to the edge of Leavesden (contiguous with Watford), which forms part of the large built up area. It is only partially developed with a healthcare complex, leaving significant areas of open land. It has a connection with the wider countryside to the east but a weak sense of distinction from the urban edge.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel lies in the gap between Watford and Abbots Langley, which in turn contributes to the gap between the towns of Watford and Hemel Hempstead. However the narrowness of the existing gap to the east, and the lack of visual separation, limit the role of this parcel.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel is partially developed with a healthcare complex, but there remain significant areas of open land and connection with the wider countryside. However the weak distinction with the settlement edge creates some association with the adjacent urban area, and there is a degree of containment by the surrounding tree cover.

### Impact on adjacent Green Belt

**Minor**

Releasing this land would effectively merge the settlements of Abbots Langley and Leavesden (contiguous with Watford), which would also contain land to the east. However the gap is already weak.

### Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a moderate impact on preventing sprawl and encroachment on the countryside. Its release would constitute only a minor weakening of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

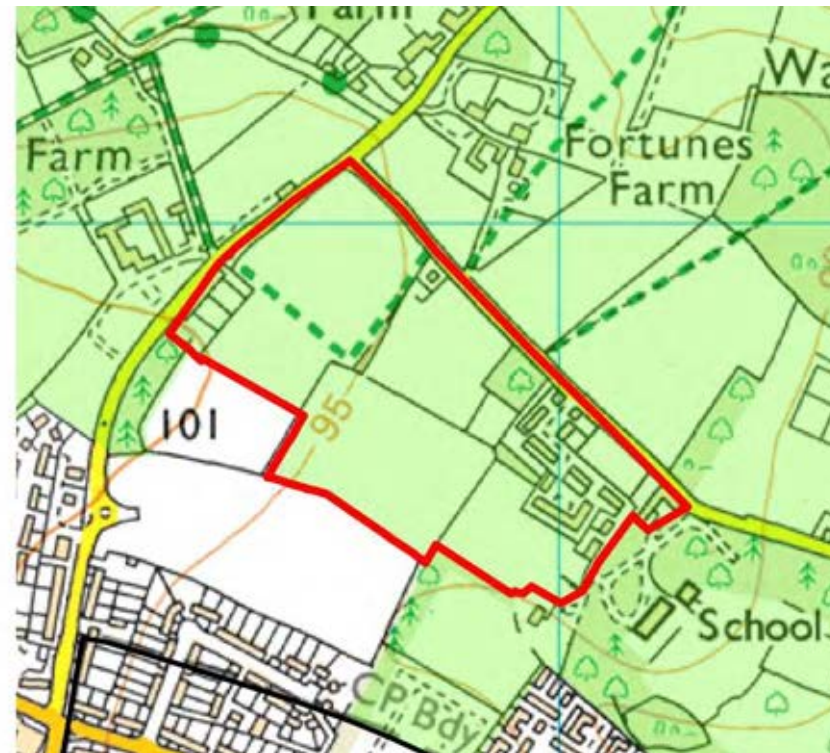
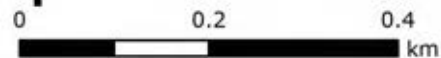
### Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford North Parcel WN4



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View north west along High Elms Lane which forms the northern boundary of the parcel

### Right image

View of the fields in the north western half of the parcel



# Watford North Parcel WN4

## Description

Open fields, scattered trees and a small woodland block and an area of washed over residential development located adjacent to the northern inset edge of Watford, the boundary of which is formed by a tree line and field edges. Boundaries with the wider Green Belt are formed by woodland to the south east, High Elms Lane and a treeline to the north east and Woodside Road and a tree line to the north west. It is noted that the residential development in the south eastern corner and that off Woodside road along the western edge make no contribution to the Green belt purposes and have some containing influence on the parcel.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel lies on the edge of Watford which forms part of the large built up area. It is predominantly open and undeveloped, though the presence of some washed over development and the lack of distinction with the inset edge limits the extent to which release would be considered as sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. However the gap to the east is narrower which limits the role of the parcel in maintaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel maintains openness and has a relationship with the surrounding countryside. However, the presence of some urbanising development and the lack of distinction from the inset edge somewhat limits the extent to which development would be seen as encroachment on countryside.

## Impact on adjacent Green Belt

Minor

High Elms Lane would form a stronger Green Belt boundary than the existing field edges, although this is diminished slightly by the school development beyond. The boundaries of the parcel with the Green Belt to the north west and south east are considered to be relatively strong limiting the potential impact on the adjacent Green Belt.

## Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on the countryside. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

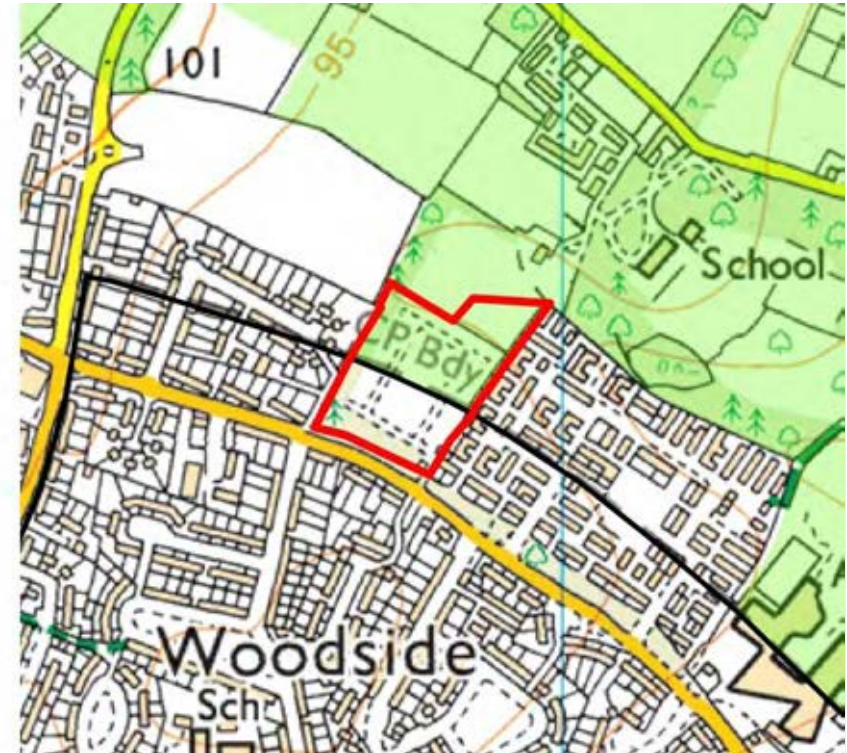
# Watford North Parcel WN5



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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### Left image

View north across the allotments from Horseshoe Lane



### Right image

View north across the allotments from Horseshoe Lane



# Watford North Parcel WN5

## Description

Allotments and a small area of open space adjacent to the inset urban edges of Watford, which contains the parcel to the south, east and west. The boundaries with the settlement are formed of residential back gardens to the east, a treeline and Horseshoe Lane to the south and a treeline backing onto gardens to the west. To the north a block of woodland provides distinction from the wider Green Belt and increases containment.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

While the parcel is located on the edge of the large built up area, its containment by the urban edges of Watford and woodland to the north increases its association with the urban area and limits the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The containment of the parcel means it is too closely associated with the inset edge of Watford to contribute to maintaining the gap between Watford and St Albans.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

While the parcel is open and the treeline on two sides limits the urbanising influence of the settlement, it has a use associated with the settlement and is contained on three sides by the inset urban edge, the woodland further limits the relationship of the parcel with the wider Green Belt.

## Impact on adjacent Green Belt

No/Negligible

The presence of the inset settlement edge on three sides of the parcel means that release would result in a more consistent Green Belt edge. The woodland to the north of the parcel provides a strong boundary feature limiting any harm to the adjacent Green Belt.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing encroachment on the countryside and would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing the parcel would be low-moderate.

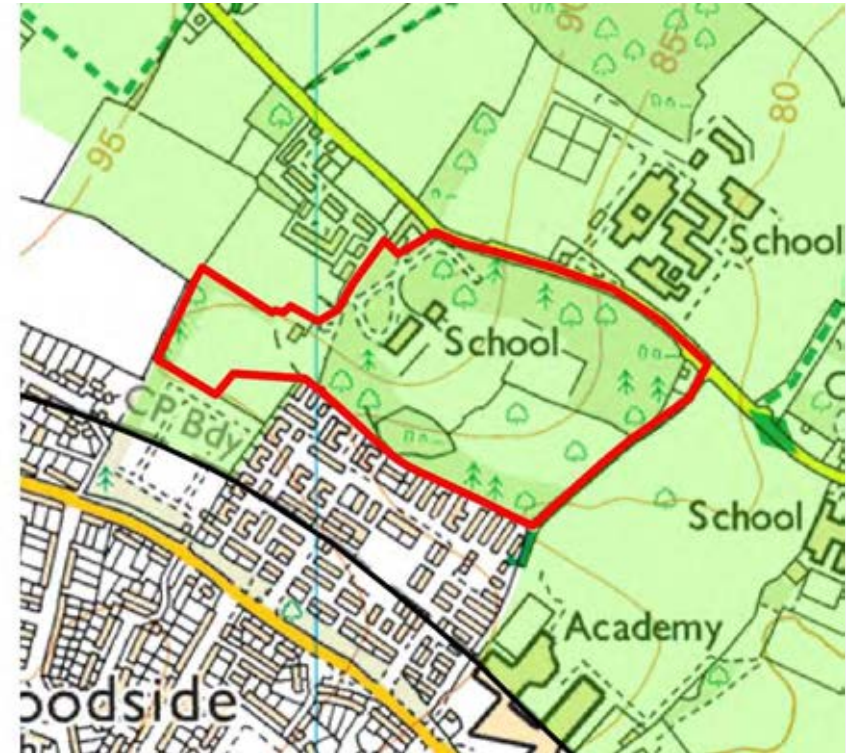
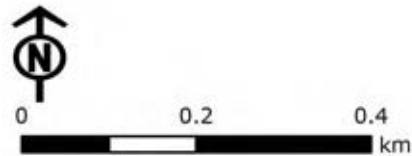
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford North Parcel WN6



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View along the eastern edge of the parcel



**Right image**

View south into the residential development in the parcel

# Watford North Parcel WN6

## Description

Predominantly woodland, with some open space and High Elms Manor School. The parcel is located adjacent to the northern inset edge of Watford, the boundary of which is formed by the edges of residential buildings. The tree cover within the parcel creates some distinction from the urban edge. A small track / footpath lies between the parcel and the wider Green Belt to the south east. High Elms Lane forms a boundary with the Green Belt to the north, beyond which lies Parmiter's School, and woodland provides distinction from the Green Belt to the north west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is located on the edge of Watford which forms part of the large built up area as it is contiguous with Greater London. It is predominantly open and undeveloped and the woodland within it provides distinction from the inset settlement edge. The presence of the washed over development to the north and west slightly limits the extent to which release would be considered as sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns, and the woodland provides a separating feature containing the inset edge. However the gap to the east is narrower which limits the role of the parcel in maintaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is predominantly open and undeveloped and High Elms Manor School has little urbanising influence. While the washed over development to the north and west provides some containment, woodland within the parcel creates distinction from this and the inset urban edge.

## Impact on adjacent Green Belt

Minor

While release of the parcel would weaken the settlement gap to the north, it would not increase containment of any stronger performing Green Belt land.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside. It would have a minor impact on adjacent Green Belt land to the north. Therefore, the harm to the Green Belt of releasing this parcel would be moderate high.

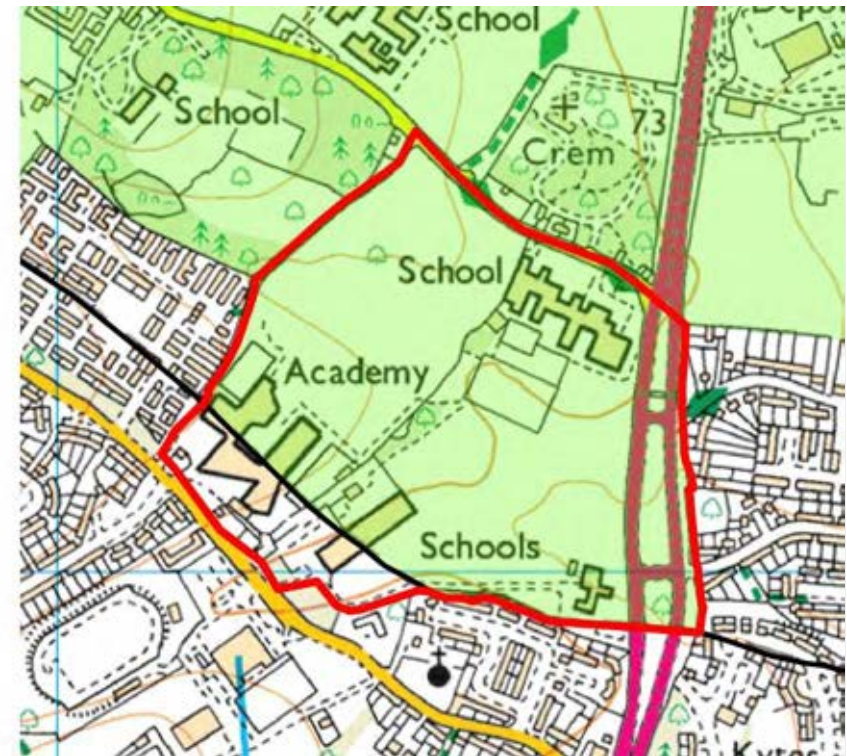
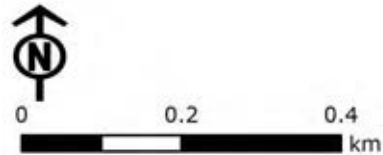
## Potential to limit harm

The retention of the belt of woodland to the north and east of High Elms Manor School would limit harm to be moderate.

# Watford North Parcel WN7



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View south from High Elms Lane into the school grounds



**Right image**

View east from the North Orbital Road into the school grounds

# Watford North Parcel WN7

## Description

Francis Combe Academy, Garston Manor School, St Catherine of Siena Primary School and St Michaels Catholic High School and their associated grounds and playing fields, located adjacent to the urban inset edge of Watford. These developments contain the parcel on its southern, eastern and south western edges. The boundaries with the inset area are formed by the A405 North Orbital Road to the east, a small lane and Horseshoe Lane to the south and a footpath and the edges of residential dwellings to the east. Woodland provides distinction from the wider Green Belt to the north west, while to the north a boundary is provided by High Elms Lane. It is noted that the school buildings themselves are urbanising features and do not contribute to Green Belt purposes.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel is located on the edge of Watford, which forms part of the large built up area. It retains some openness and distinction from the inset settlement edge to the east due to the A405 however, to the south and west there is little distinction from the settlement. The parcel contains built development and is largely contained by the inset area which limits the extent to which release would be considered as sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Moderate**

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns, and where the A405 provides a connecting feature. However the gap just to the east is narrower which limits the role of the parcel in maintaining separation between the settlements.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively limited**

While the parcel retains some openness, the presence of urbanising development, its containment, the lack of distinction between the parcel and the inset settlement and its use (which is associated with the urban area) means that the extent to which development would be considered as encroachment onto countryside is limited.

## Impact on adjacent Green Belt

**Minor**

Release of the parcel out to High Elms Lane would form a clear Green Belt boundary, consistent with the inset settlement boundary to the east. However, the area of woodland to the west would become increasingly contained.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on preventing urban sprawl and the merging of towns. It would have a minor impact on the Green Belt to the west. Therefore the harm to the Green Belt would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford North

## Parcel WN7

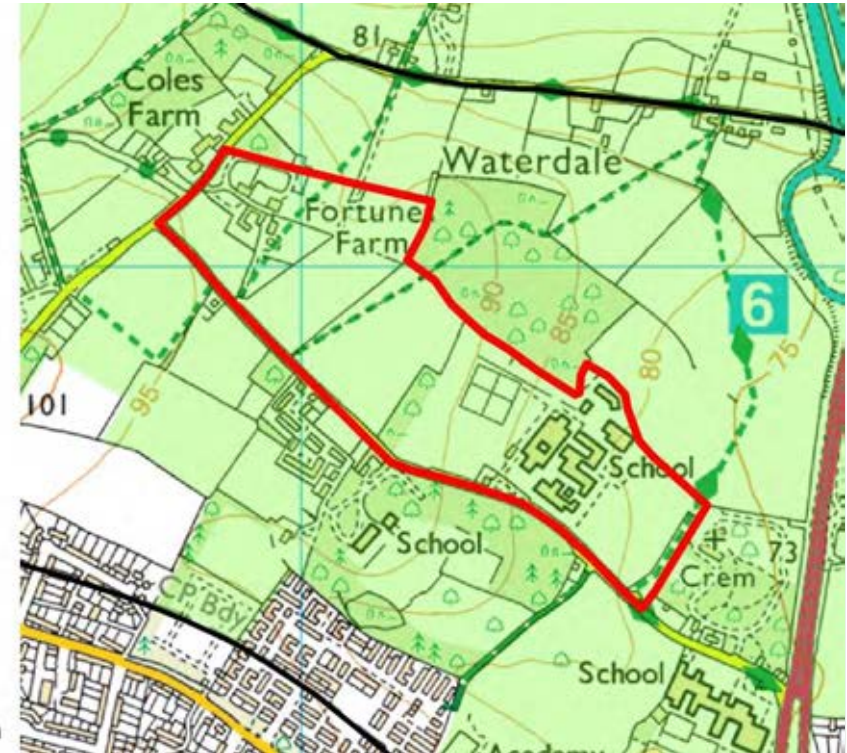
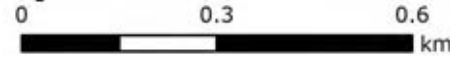
### **Harm beyond outer boundary**

The West Herts crematorium forms a strong boundary feature to the north. Although associated with the settlement its extensive tree cover creates strong distinction and plays an important role in preserving perceived separation between Watford and Bricket Wood. Contribution to Green Belt purposes 1, 2 and 3 is relatively significant and harm from release would be high.

# Watford North Parcel WN8



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from the south towards the school buildings in the southern half of the parcel

**Right image**

View into the playing fields in the northern half of the parcel



# Watford North

## Parcel WN8

### Description

Parmiter's School, its grounds and playing fields, a woodland belt and fields surrounding the buildings of Chequers Farm and Fortunes Farm. Parcels WN4, WN6 and WN7 form the Green Belt adjacent to the current inset edge of Watford, so this assessment considers the harm resulting from the release of land in WN8 in combination with any or all of those. High Elms Lane provides some distinction between WN8 and the parcels to the south. The boundary of WN8 with the wider Green Belt is formed by Chequers Lane to the west, a woodland block top the north, the edges of school buildings and playing fields to the north east and West Herts Crematorium to the east. It is noted that the school buildings are urbanising and do not contribute to Green Belt purposes, but buildings at Chequers Farm and Fortunes Farm, although no longer in agricultural use, are not considered to significantly diminish Green Belt openness.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is located on the edge of Watford, which forms part of the large built up area. It is uncontained and High Elms Lane provides some distinction from the inset urban edge.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. However the gap just to the east is narrower which limits the role of the parcel in maintaining separation.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Other than the school buildings, which do not contribute, the parcel is open and undeveloped, and High Elms Land and the woodland around High Elms Manor create some distinction from the inset urban edge. The extent to which release would be considered encroachment into countryside is limited slightly by the presence of the school buildings and playing fields, but this influence diminishes further west within the parcel.

### Impact on adjacent Green Belt

No/Negligible

High Elms Lane would form a more consistent Green Belt boundary, but the woodland block to the north, containment by Chequers Lane to the west and the crematorium to the east, and the downward slope of the land beyond the parcel to the north, create some distinction from the wider countryside. There would be no significant containment of adjacent Green Belt land.

### Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of settlements. It would have a negligible impact on adjacent Green Belt to the west. The harm to the Green Belt of releasing this parcel therefore would be moderate high.

### Potential to limit harm

The playing field immediately to the west of the school buildings has greater urbanising influence from those buildings and also significant woodland containment that would negate harm to the wider Green Belt. Harm of releasing this, along with the existing buildings, would be moderate.

# Watford North Parcel WN8

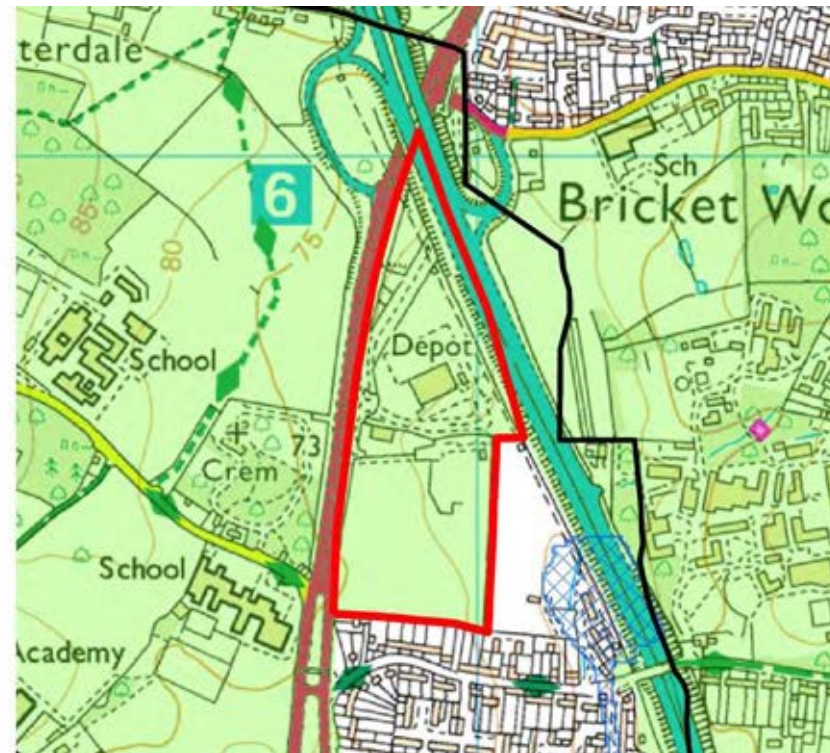
## **Harm beyond outer boundary**

The woodland and fields to the north make a significant contribution to preventing urban sprawl and encroachment on the countryside, with landform sloping down into valley towards Chequers Lane contributing to distinction from Watford. Development north would have greater impact on settlement separation, creating a narrow gap to Bricket Wood. Therefore the harm of releasing this land would be high.

# Watford North Parcel WN9



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View across the golf course in the southern half of the parcel



### Right image

View into the recycling centre in the northern half of the parcel

# Watford North Parcel WN9

## Description

The parcel comprises Penfold Park golf course, a coach depot and a household waste recycling centre, adjacent to the inset settlement edge of Watford. The boundary is formed by a treeline and the rear gardens of inset residential dwellings to the south, and a treeline and field boundaries to south west. The A405 provides a clear boundary with the wider Green Belt to the west, and the M1 provides a robust boundary with the Green Belt to the north east. Watford to the south and east and Bricket Wood to the north create some urban containment.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel is located on the edge of Watford which forms part of the large built up area. However, the lack of distinction from the urban edge, its containment by the A405 and the M1 and inset development from Bricket Wood to the north limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. The parcel forms almost all of the gap between Watford and Bricket Wood along the A405 and M1. While the perception of the gap is already diminished by the presence of the recycling centre, this is visually relatively well screened.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel has little distinction from the inset settlement edges of Watford and is contained by inset development to the south, south east and north. The coach depot and recycling centre associate the parcel with the urban area and the A405 and M1 contain the parcel, limiting its relationship with the wider countryside and the extent to which development would constitute encroachment on countryside.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land and the A405 and M1 would provide clear and strong Green Belt boundaries.

## Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing the merging of towns however, there would be a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

Retention of a visual screen preventing views of development from the A405 would diminish harm to low moderate.

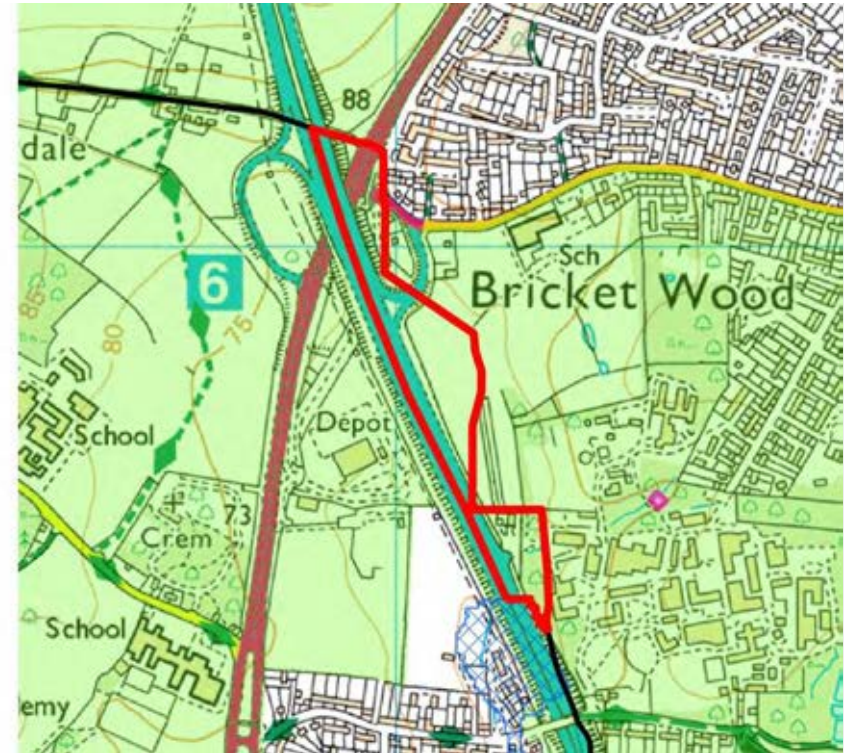
## Harm beyond outer boundary

Development to the west of the parcel would cross the A405, which provides a strong boundary feature, into open land which plays a stronger role in settlement separation. Therefore the harm would be high.

# Watford North Parcel WN10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View east across the northern section of the parcel

### Right image

View along Mount Pleasant Way which forms the northern boundary of the parcel



# Watford North Parcel WN10

## Description

A section of a large, open agricultural field, a pumping station in the southern corner and road infrastructure, located between the inset settlements of Watford and Bricket Wood but adjacent to the settlement edge of Bricket Wood to the north, the boundary of which is formed by the A405. The M1 motorway provides separation between the urban edge of Watford and the southern extent of the parcel and between the parcel and the wider Green Belt to the west. There is little distinction between the parcel and the area of Green Belt to the east. The parcel would be released in association with expansion out from Bricket Wood however, road infrastructure associated with the M1 and A405 and boundary tree cover prevents any development in the north western corner of the parcel.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is located on the edge of Watford and Bricket Wood which is close enough to the more contiguous development of Greater London to form part of the large built up area. The parcel is largely open and undeveloped. However, it has no significant separation from the urban edge of Bricket Wood and is partially contained by inset development to the north and south, by the motorway to the west and by washed over development in the form of an industrial park to the south east.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. The parcel forms all of the gap between Watford and Bricket Wood along the M1 and so development would reduce the perception of the gap between the towns. However, the inset edge of Watford, which already abuts the M1 and the presence of the urbanising washed over industrial estate to the south limits the role of the parcel in separating the towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

While the motorway provides distinction from the wider countryside to the west, and there is little distinction from the inset urban edge. Woodland screens most of the containing development around the parcel and it retains a countryside character with a strong relationship with the area of Green Belt to the east.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any stronger performing Green Belt land. The land to the east between the parcel, the settlement of Bricket Wood and the woodland to the south, would not result in higher harm if released. While there would be no significant boundary to the east, the M1 motorway would provide a very robust boundary feature to the west.

## Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing encroachment on the countryside and a moderate impact on preventing urban sprawl and the merging of towns. However, it would have a negligible impact on adjacent Green Belt land. Therefore, the harm on the Green Belt of releasing this parcel would be moderate.

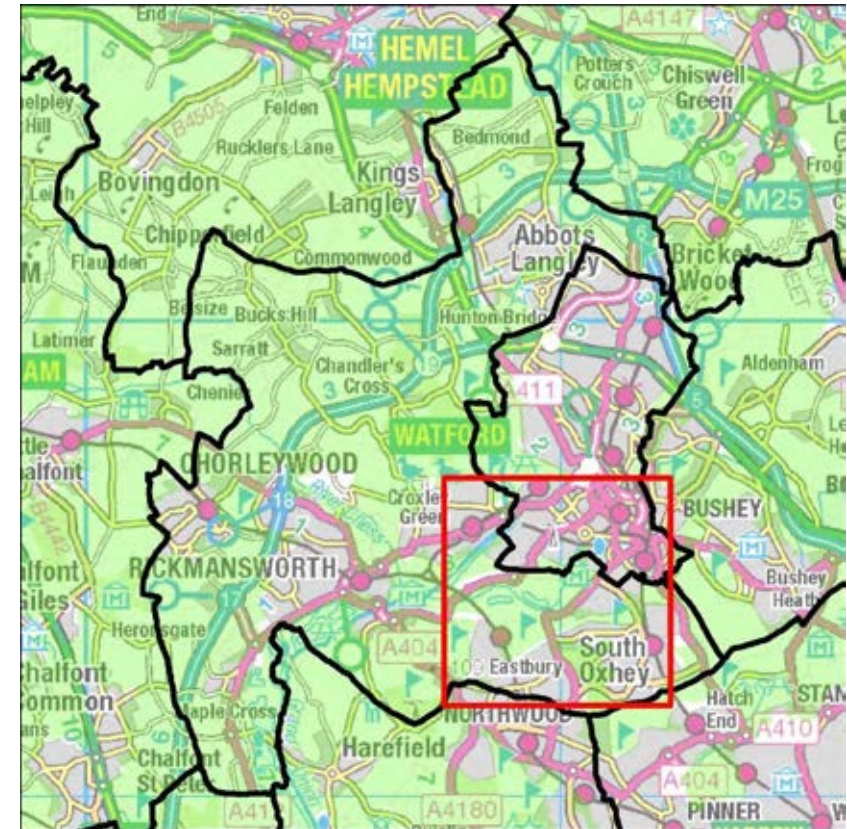
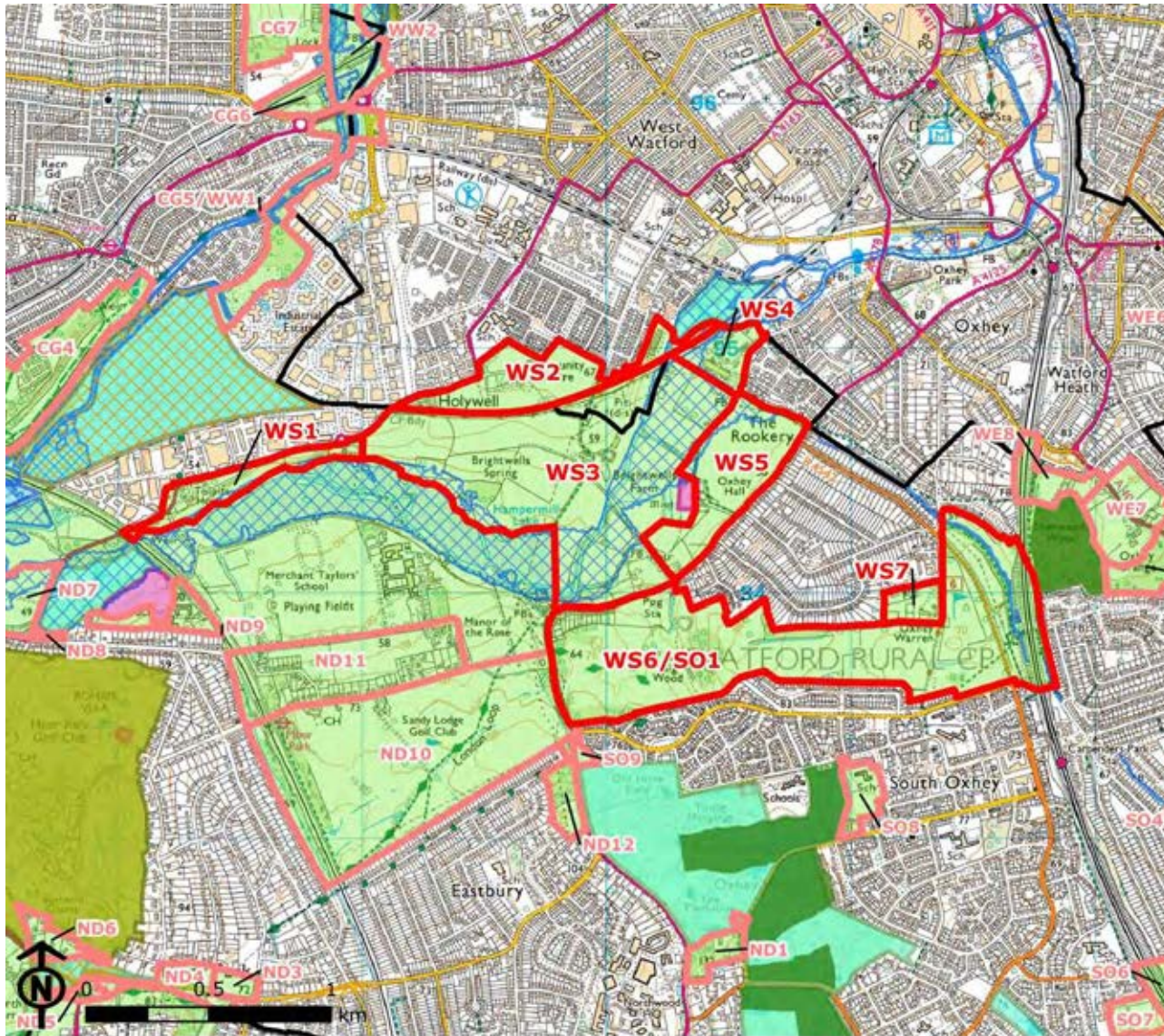
# Watford North Parcel WN10

## **Potential to limit harm**

There are no notable variations in harm within the parcel.

# Watford South

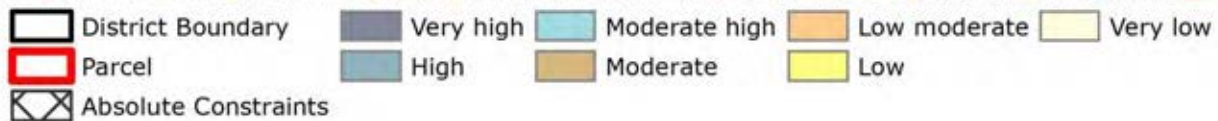
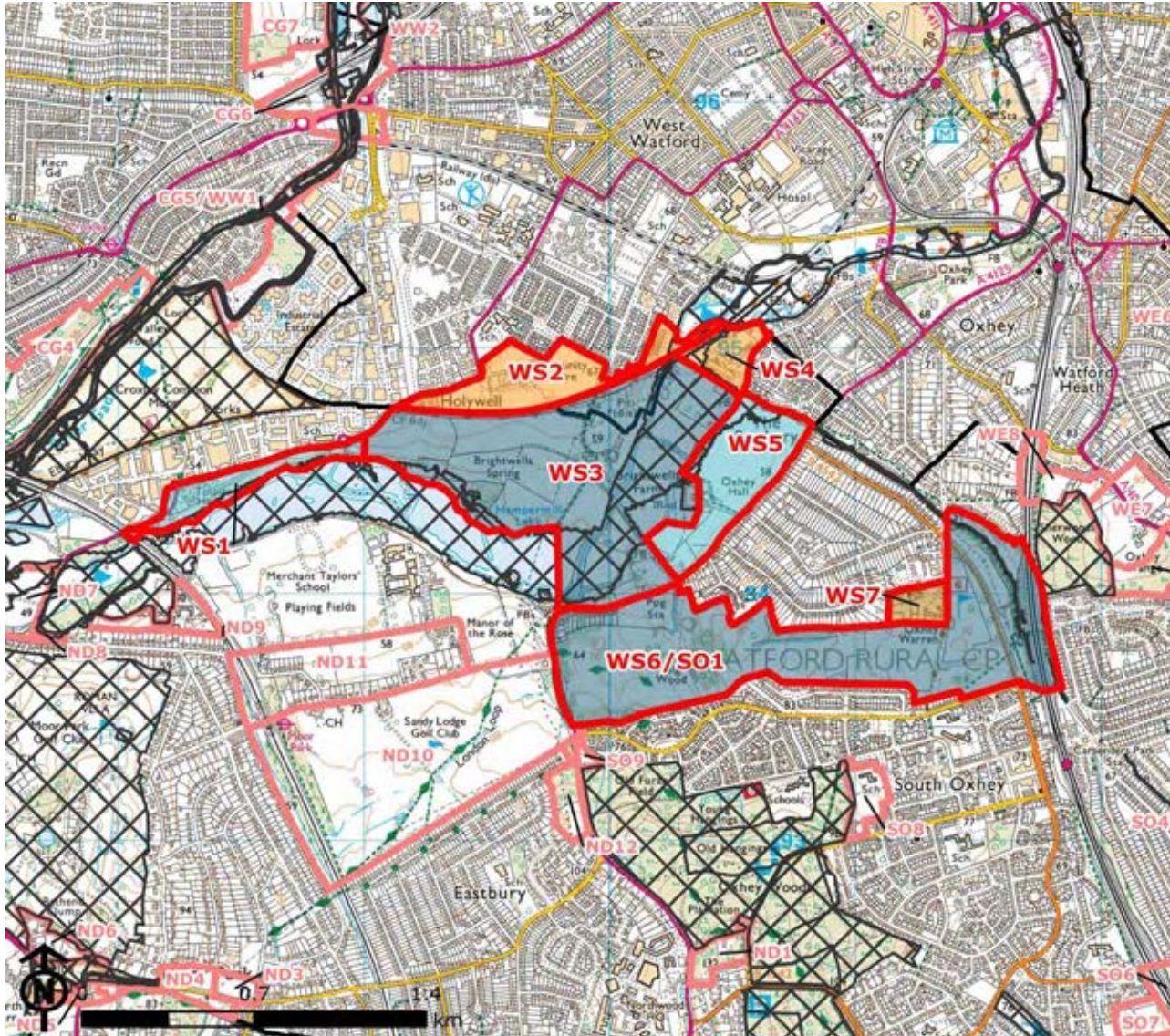
# Watford South



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- |                   |                              |                         |             |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel            | Flood Zone 3b                | Scheduled Monument      | SSSI        |
| Green Belt        | Local Nature Reserve         | Ancient Woodland        | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve |             |

# Watford South



## Parcel

- WS1
- WS2
- WS3
- WS4
- WS5
- WS6/SO1
- WS7

## Harm Score

WS1	Moderate high
WS2	Low moderate
WS3	High
WS4	Low moderate
WS5	Moderate high
WS6/SO1	High
WS7	Moderate

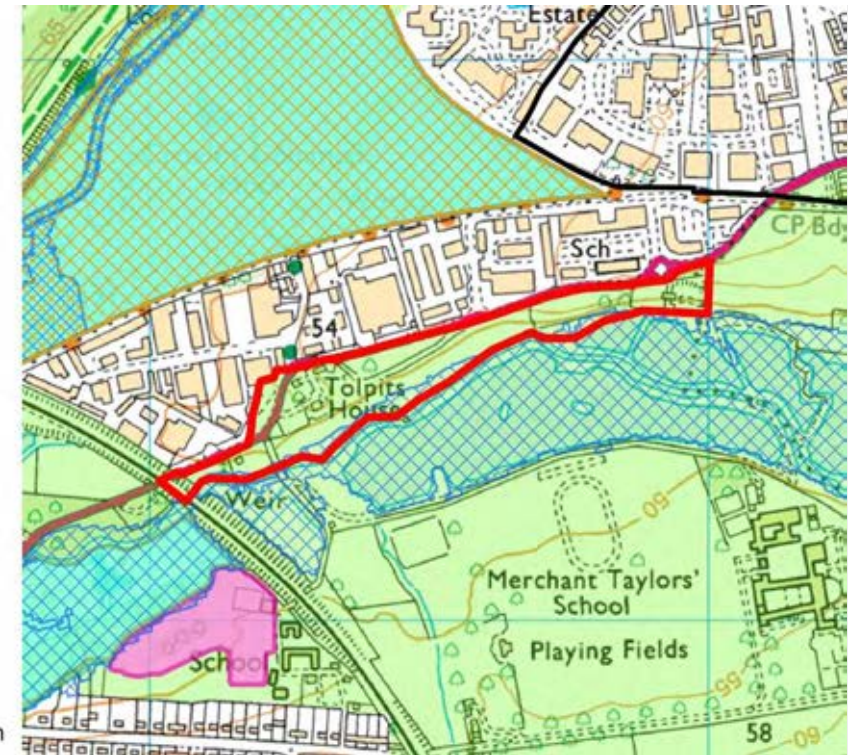
# Watford South Parcel WS1



- ▭ Parcel
- ▭ Green Belt
- ▭ District Boundary
- ▭ Flood Zone 3b
- ▭ Local Nature Reserve
- ▭ Registered Parks and Gardens
- ▭ Scheduled Monument
- ▭ Ancient Woodland
- ▭ National Nature Reserve
- ▭ SSSI
- ▭ Common Land



0 0.35 0.7  
km



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### Left image

View from Tolpits Lane towards the School within the parcel

### Right image

View east along Tolpits Lane which forms the northern boundary of the site



# Watford South Parcel WS1

## Description

A strip of land located in between the Tolpits Lane industrial area (bounded by the A4145 Tolpits Lane) to the north, and the River Colne / Hampermill Lake to the south. Much of the parcel is tree-covered, linking to the woodland margins of the river and lake, but there is some open grassland and several isolated dwellings. Woodland occupies all of the narrower eastern end of the parcel, creating some distinction from more visually-open Green Belt to the east, and the railway line with associated tree cover lies to the west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is located on the edge of Watford, which forms part of the large built up area. It is open and undeveloped and Tolpits Lane and associated tree cover provide distinction from the urban edge. Containment of the parcel by the inset edge of Watford to the north and the River Colne and Hampermill Lake to the south slightly limit the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The land is located in the gap between West Watford and Northwood and is open, with distinction from the inset edge. However the river and lake to the south and railway tracks to the west provide separating features.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open, and the detached dwellings within it have little urbanising influence. The A4145 and tree cover provides distinction from the urban edge. However, the scale of development in the adjacent industrial estate has some impact on countryside character.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land, and harm to adjacent Green Belt is limited by the River Colne and Hampermill Lane to the south which provide a strong boundary feature.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of towns. However its release would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate high.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford South Parcel WS1

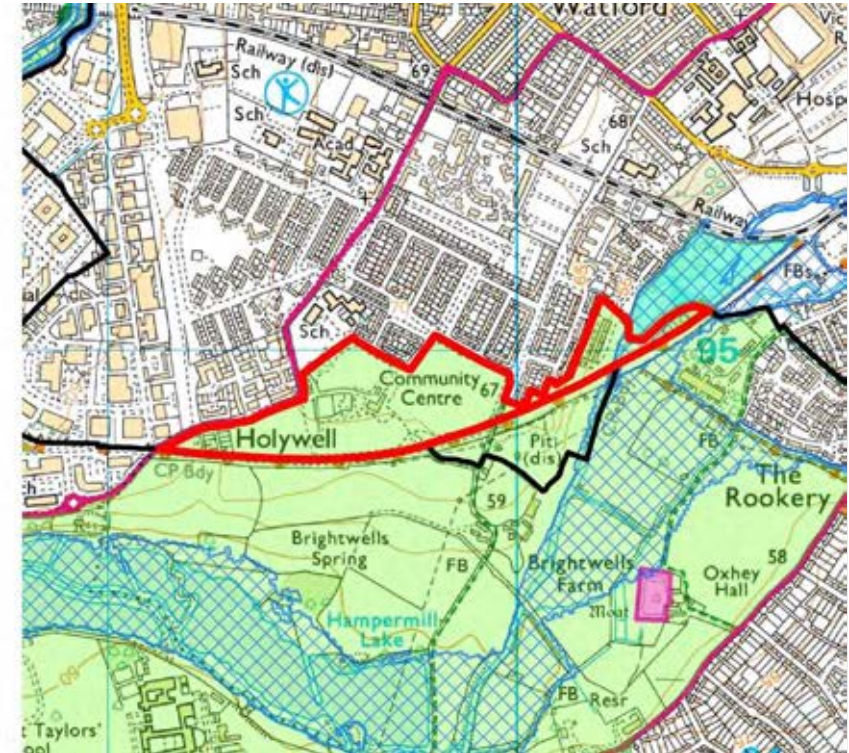
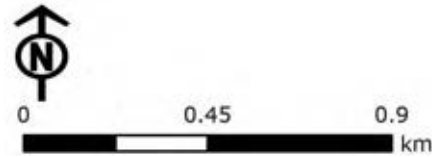
## **Harm beyond outer boundary**

Floodzone constraints prevent development immediately to the south of the parcel. Releasing land to the south of Hampermill Lake as an expansion out from the edge of Watford would be a significant encroachment on the settlement gap between Watford and Northwood, removing the principal separating feature between the two towns and resulting in high harm. To the west the railway line forms a strong boundary, beyond which land has a weaker relationship with inset development, so harm of release in this direction would also be high.

# Watford South Parcel WS2



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View of the static caravan park in the western corner of the parcel



**Right image**

View over the playing fields in the eastern area of the parcel

# Watford South Parcel WS2

## Description

Playing fields and parkland, a small park homes development, a community centre and associated parking and play area, adjacent to the inset settlement edge of Watford which contains the parcel to the north, east and west. The western half of the parcel is separated from the inset settlement edge by the A4145, and in the eastern half boundaries with the inset edge are formed by a treeline and residential roads. A hedged track, formerly a railway line, forms a boundary with the wider Green Belt to the south. The park homes in the western corner of the parcel make no contribution to Green Belt purposes.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel is located on the edge of Watford which forms part of the large built up area however, its strong association with the inset settlement edge limits the extent to which development would be considered sprawl. Any sense of separation created by the A4145 is diminished by the extent to which the urban area contains the parcel.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The strong association with the inset settlement edge and its containment means that development in the parcel would not contribute to the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel retains openness, however its lack distinction from the inset urban edge and its urban fringe uses limit the countryside character. The thick tree belt to the south limits its relationship with the wider countryside.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land and the former railway line to the south would form a clear and consistent physical and visual Green Belt boundary.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a limited impact on preventing urban sprawl, the merging of towns and encroachment on the countryside, and would have a negligible impact on adjacent Green Belt land. Therefore the harm to the Green Belt of releasing this parcel would be low moderate.

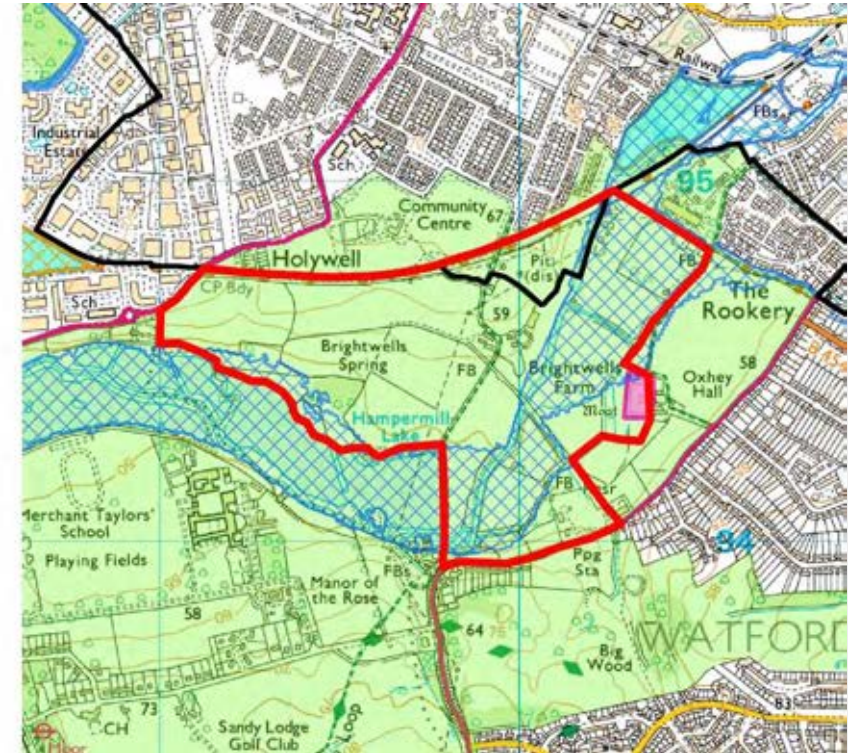
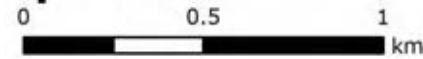
## Potential to limit harm

There are no notable variations of harm within the parcel.

# Watford South Parcel WS3



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Tolpits Lane south east across the parcel

# Watford South Parcel WS3

## Description

Open farmland, small woodland blocks, a cluster of agricultural buildings and the River Colne and its floodplain. A small area of the western boundary of the parcel abuts the inset edge of Watford on Tolpits Lane, with the boundary formed by the A4145 and a treeline. Parcel WS2 forms the Green Belt between this parcel and the inset edge of Watford to the north and a track marking a former railway line, with strong hedgerows to either side, provides distinction between the parcels. The River Colne and Hampermill Lake form a strong boundary with the wider Green Belt to the south west, while a thick tree line and some washed over residential development forms a boundary with the Green Belt to the south. The eastern part of the parcel is largely constrained by the River Colne's floodplain, with a small area also designated a scheduled monument (Oxhey Hall Moated Site). To the east, field edges and streams define a separate area (WS4) that lacks constraint and has a stronger relationship with the inset settlement edges. It is assumed that release of this land would be in association with expansion south from parcel WS2, and/or east from WS1, as constrained floodplain creates separation from the edge of Oxhey to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel has strong distinction from the inset edge of Watford and is open and undeveloped. Although largely contained in the wider context the open area is large enough for development in the parcel to constitute sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between Watford, Northwood, Oxhey and South Oxhey, Oxhey and South Oxhey are not considered towns in their own right, but gaps between them contribute to separation from Pinner and the Greater London area. Although separation between settlements in this area is fragile, the parcel's contribution is limited by the extent to which Watford and Oxhey are already contiguous to the east, and by the presence of Hampermill Lake as a strong separating feature to the south west.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped and has strong distinction from the inset settlement edge. It is slightly contained in the wider context but is a large enough area to be considered countryside.

## Impact on adjacent Green Belt

Moderate

The former railway line forms a strong distinction from the urban edge to the north. Release of the whole parcel would significantly narrow the gap between settlements, weakening the integrity of remaining open land to the south, and any partial release would create a weak boundary in this visually open area.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside, and a moderate impact on preventing the merging of towns. It would have a moderate impact on adjacent Green Belt land to the south. Therefore the harm to the Green Belt of releasing this parcel would be high

# Watford South Parcel WS3

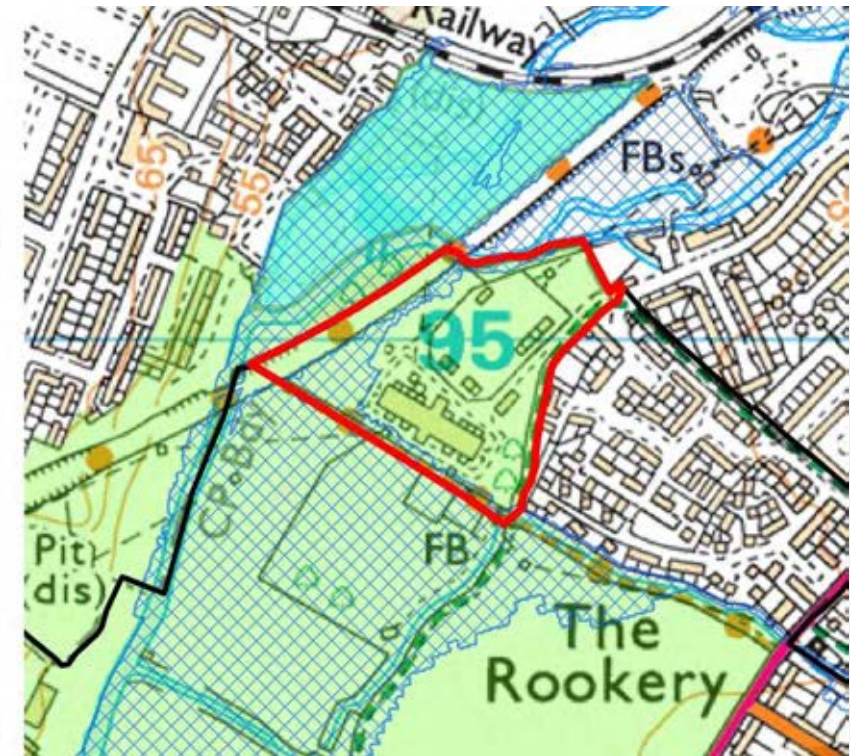
## **Potential to limit harm**

There are no notable variations in harm within the parcel. Any release would increase containment of remaining Green Belt in the parcel.

# Watford South Parcel WS4



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**  
View into the sub station within the parcel

# Watford South Parcel WS4

## Description

The parcel contains a substation, adjacent to the inset urban edge of Oxhey to the east and only separated from Watford to the north/west by a narrow belt of open but well-treed land alongside the River Colne. Treelines provide some limited distinction from the inset edge to the east and from the wider Green Belt to the south. The parcel's built development has an urbanising influence, and means that it can only be considered partially open. Open land on the eastern edge of the parcel, outside of the compound, is constrained floodplain.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel is located on the edge of Watford which forms part of the large built up area however, it contains urbanising influences in the form of the substation and, while it has some distinction from the settlement, it is contained by the inset urban edges to the north and east which limits the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Existing development in the parcel and its containment by the inset edges of Watford means that its release would have a limited impact on narrowing the gap between Watford and neighbouring towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel contains a substation and so is only partially open and, while it retains some distinction from the inset settlement edge, it is contained, which limits the extent to which development would constitute encroachment on the countryside.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of adjacent Green Belt, or result in a weaker Green Belt boundary. Constrained floodplain prevents any contiguous development to the north or west.

## Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on preventing urban sprawl, the merging of towns and encroachment on the countryside and would have a negligible impact on adjacent Green Belt land. Therefore the harm to the Green Belt of releasing this parcel would be low moderate.

## Potential to limit harm

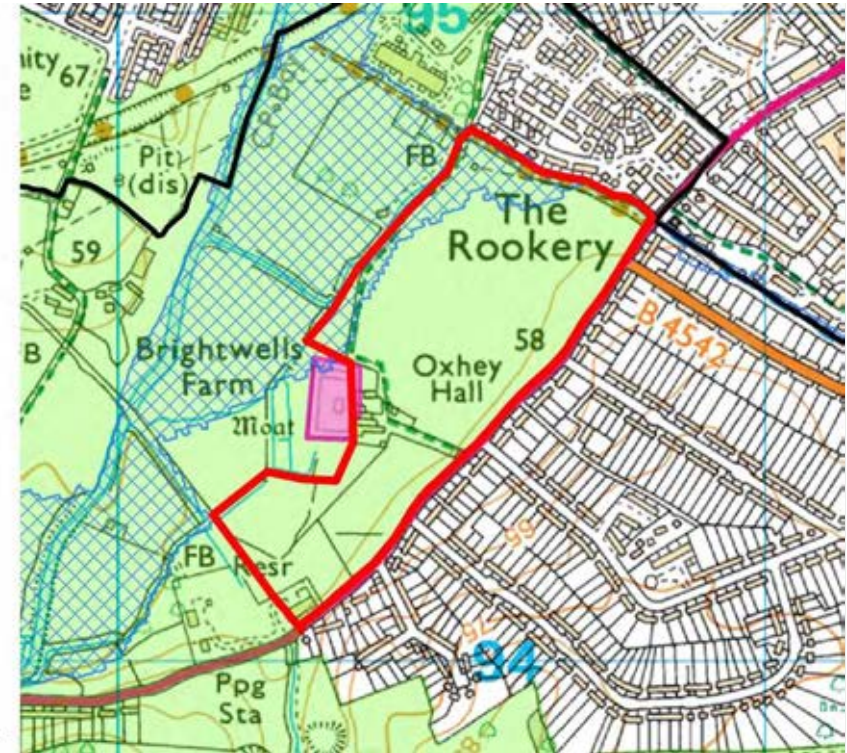
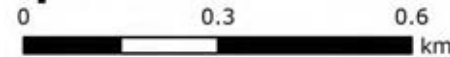
There are no notable variations in harm within the parcel.

# Watford South Parcel WS5



Service Layer Credits: Source: Esri, DeLorme, Globe, GeoEye, Earthstar Geographics, CNES/Airbus

- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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### Left image

View from the northern corner of the parcel south through the parcel toward an inset edge of Watford

# Watford South Parcel WS5

## Description

Open Farmland and a single washed over dwelling, adjacent to the inset settlement edge of Oxhey (Watford), which contains the parcel to the north and east. The boundaries with the inset edge are formed by the A4125 Hampermill Lane to the east and a small land a treeline backing onto residential gardens to the north. Hedged field boundaries from the edges of the parcel with the wider Green Belt to the south and west, though much of the Green Belt just to the west is constrained by the flood plain of the River Colne as well as Oxhey Hall Moated Site Scheduled Monument.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

The parcel is located on the edge of the Oxhey suburb of Watford, which forms part of the large built up area. Although it has relatively little separation from the inset urban edges and is partially contained, it is open and undeveloped with a strong visual relationship with the wider countryside.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel lies between West Watford and the Oxhey area of Watford to the east and so makes some contribution to maintaining separation between these areas of the town however, the degree to which these settlements are already connected to the east limits the extent to which development would be perceived as narrowing the gap between Watford and either Northwood or South Oxhey.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

The parcel is partially contained, and has little distinction from the edges of the inset settlement. However, it is open and undeveloped and has a strong visual relationship with the surrounding Green Belt.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not increase containment any adjacent Green Belt land. While it would not result in a stronger boundary, the presence of the flood plain to the west, which is constrained limits harm to the wider Green Belt.

## Overall harm to Green Belt purposes from release of land

**Moderate high**

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside, but would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing the parcel would be moderate high.

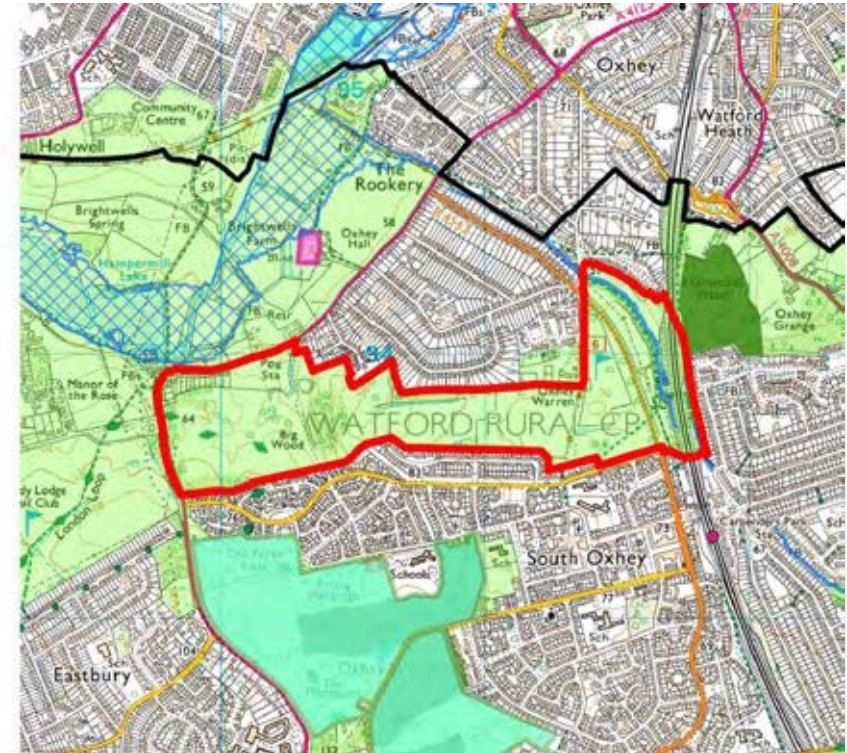
## Potential to limit harm

Release of a smaller area of land at the northern end of the parcel and creating a new Green Belt boundary to the south would have less impact on Green Belt purposes and would therefore reduce harm to moderate.

# Watford South Parcel WS6/SO1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from the end of Green Lane south across the playing fields in the parcel



### Right image

View west into the parcel from Prestwick Road

# Watford South Parcel WS6/SO1

## Description

South Oxhey playing fields, a number of small woodland blocks and a disused golf course and driving range, located between the inset edges of Watford to the north and South Oxhey to the south and east. An isolated row of dwellings lies in the north western corner of the parcel, along the A4125 Hampermill Lane. A woodland belt provides distinction between the inset edge of Watford and the parcel. Railway tracks along the eastern boundary of the parcel provide distinction from the area of Green Belt to the north east and the inset edge of South Oxhey to the south east. A tree belt and the A4125 provide a boundary with the wider Green Belt to the north and west.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is located on the edge of Watford which forms part of the large built up area. While it is partially contained by urban areas, it is open and undeveloped and the woodland belt forms strong separation between the land and the inset urban edge.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

The parcel lies between Watford and South Oxhey. Although South Oxhey is not considered to be a town under this purpose, the open land around it contributes significantly to maintaining the gap between Watford and Pinner / Greater London to the south. Development in the parcel would effectively merge Watford and South Oxhey thus having an impact on the perception of the gap between the towns. Although the gap at the eastern end of the parcel is wider, the B4542 which bisects the parcel is the main connecting road between the settlements, so perception of separation is important here.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Although the parcel is partially contained by the urban areas of Watford and South Oxhey, it is open and the woodland belt creates strong distinction between the parcel and the inset edge of Watford. The washed over dwellings on Hampermill Lane do not contribute to this purpose but are well contained and screened by woodland.

## Impact on adjacent Green Belt

Minor

The railway tracks and designated Ancient Woodland to the east of the parcel would prevent harm to the wider Green Belt in this direction however, development would increase containment of the Green Belt to the west to some extent.

## Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing the merging of towns and a relatively significant impact on preventing urban sprawl and encroachment on the countryside. It would have a minor impact on the Green Belt to the west. The harm to the Green Belt of releasing this parcel would be high.

## Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release of land would weaken the remaining Green Belt within the parcel.

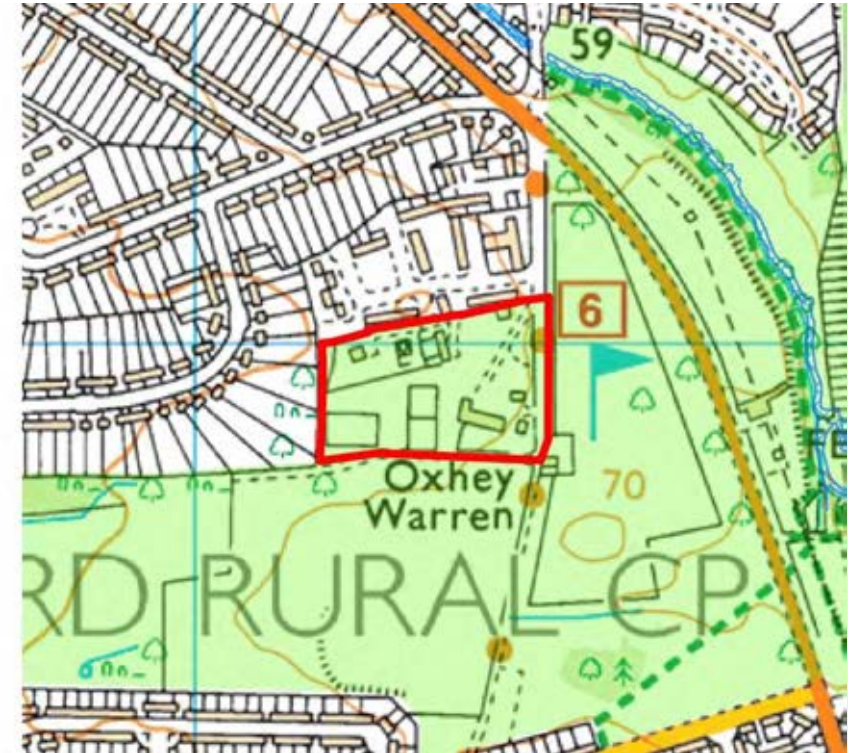
# Watford South Parcel WS7



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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km



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**Left image**

View of the housing development within the parcel

# Watford South Parcel WS7

## Description

A small number of washed over dwellings, South Oxhey skatepark, Green Lane play area, sports pitches and 'The Pavillion' bar and venue and associated car park. Located adjacent to the inset urban edges of Watford which contain the parcel to the north and west. The boundaries of the inset settlement are formed by a thick tree line backing onto residential gardens to the west and a treeline / hedgerow and the rear of residential buildings to the north.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel is located on the edge of Watford, which is part of the large built up area. However, it is partially contained by inset development, has little distinction from the settlement edge to the north and, although it is partially open it contains some urbanising uses which limits the extent to which further development in the parcel would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between Watford and South Oxhey. Although South Oxhey is not considered to be a town under this purpose, the open land around it contributes to maintaining the gap between Watford and Pinner / Greater London to the south. Although the gap is narrower to the west and the parcel is partially developed and contained by urban development, the lack of woodland containment to south, or any other boundary feature means that any denser development in the parcel would further weaken the already narrow gap.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel retains some openness and a relationship with the Green Belt to the south. However, it is partially contained, contains urbanising uses which are associated with the urban area, and has little distinction from the inset settlement edge to the north.

## Impact on adjacent Green Belt

Moderate

There is no significant boundary feature between the parcel and the Green Belt to the south, and release would increase the containment of the Green Belt to the east.

## Overall harm to Green Belt purposes from release of land

Moderate

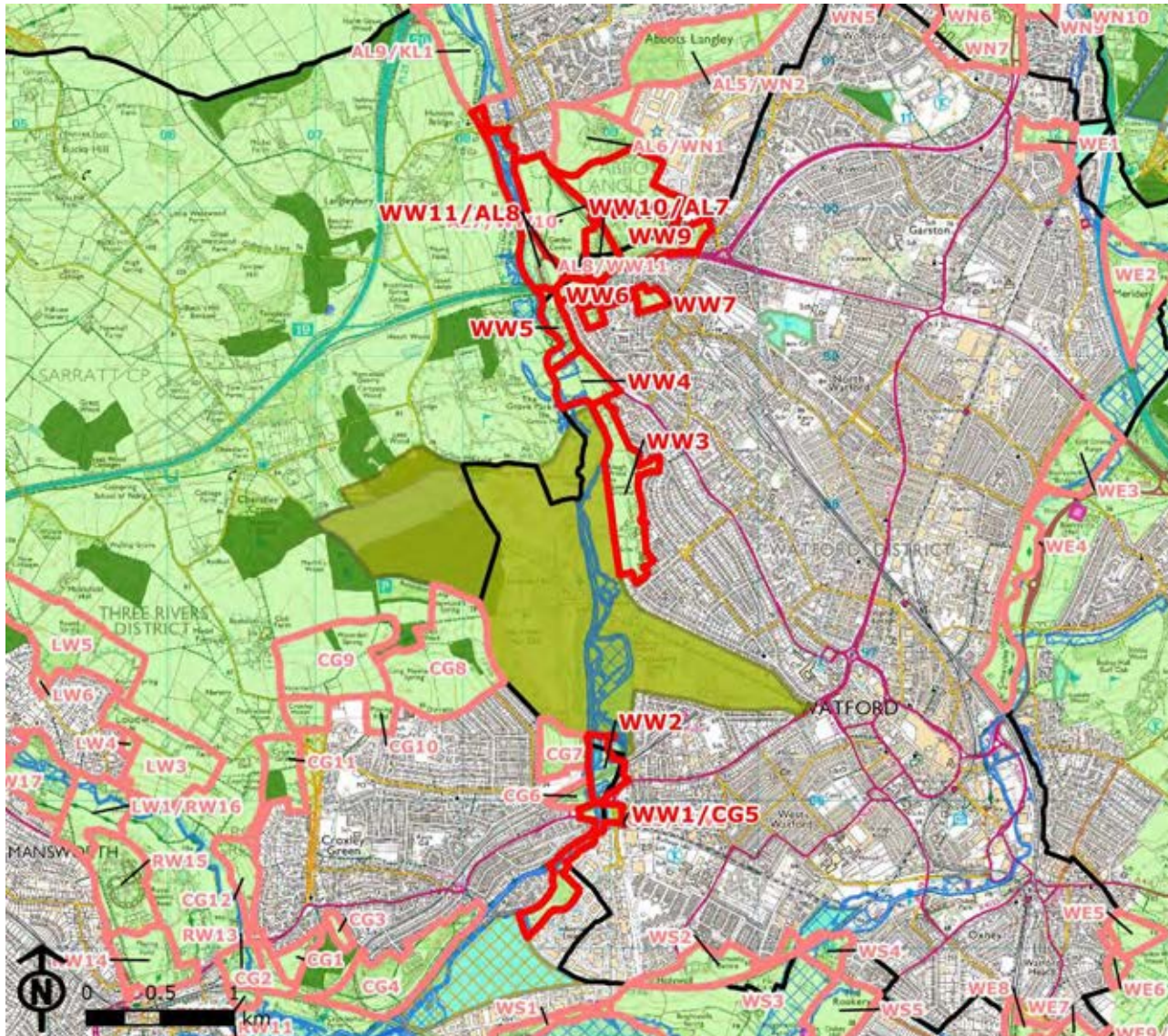
Release of the parcel would have a moderate impact on preventing the merging of towns and would have a moderate impact on adjacent Green Belt land to the south and east. Therefore the harm to the Green Belt of releasing the parcel would be moderate.

## Potential to limit harm

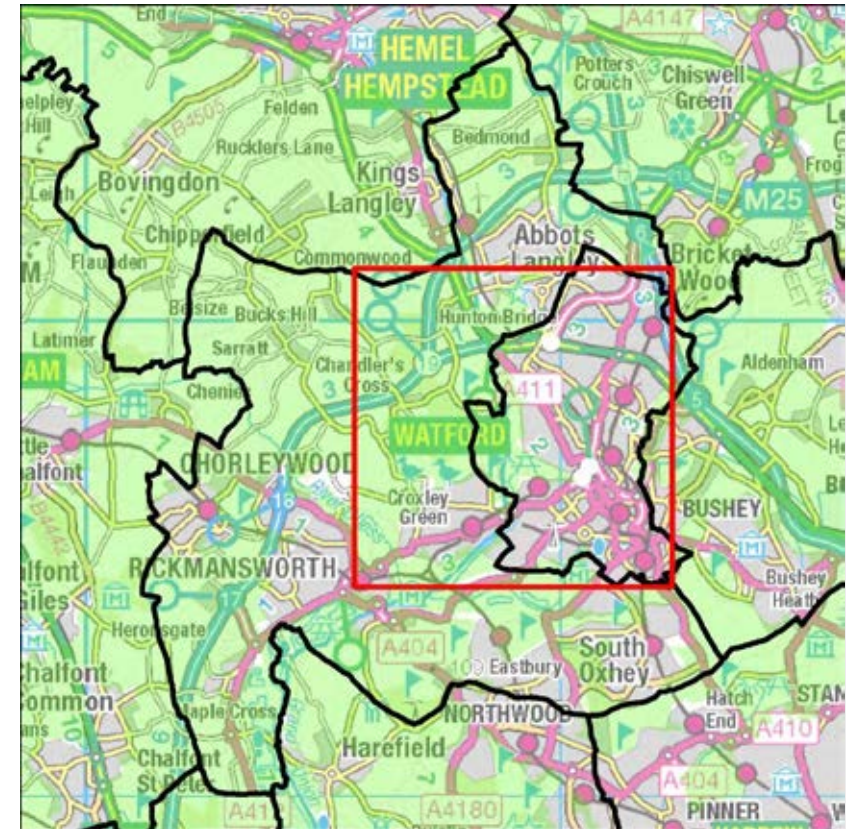
Minor changes to the Green Belt boundary to encompass the existing houses off Highlands would result in low harm.

# Watford West

# Watford West

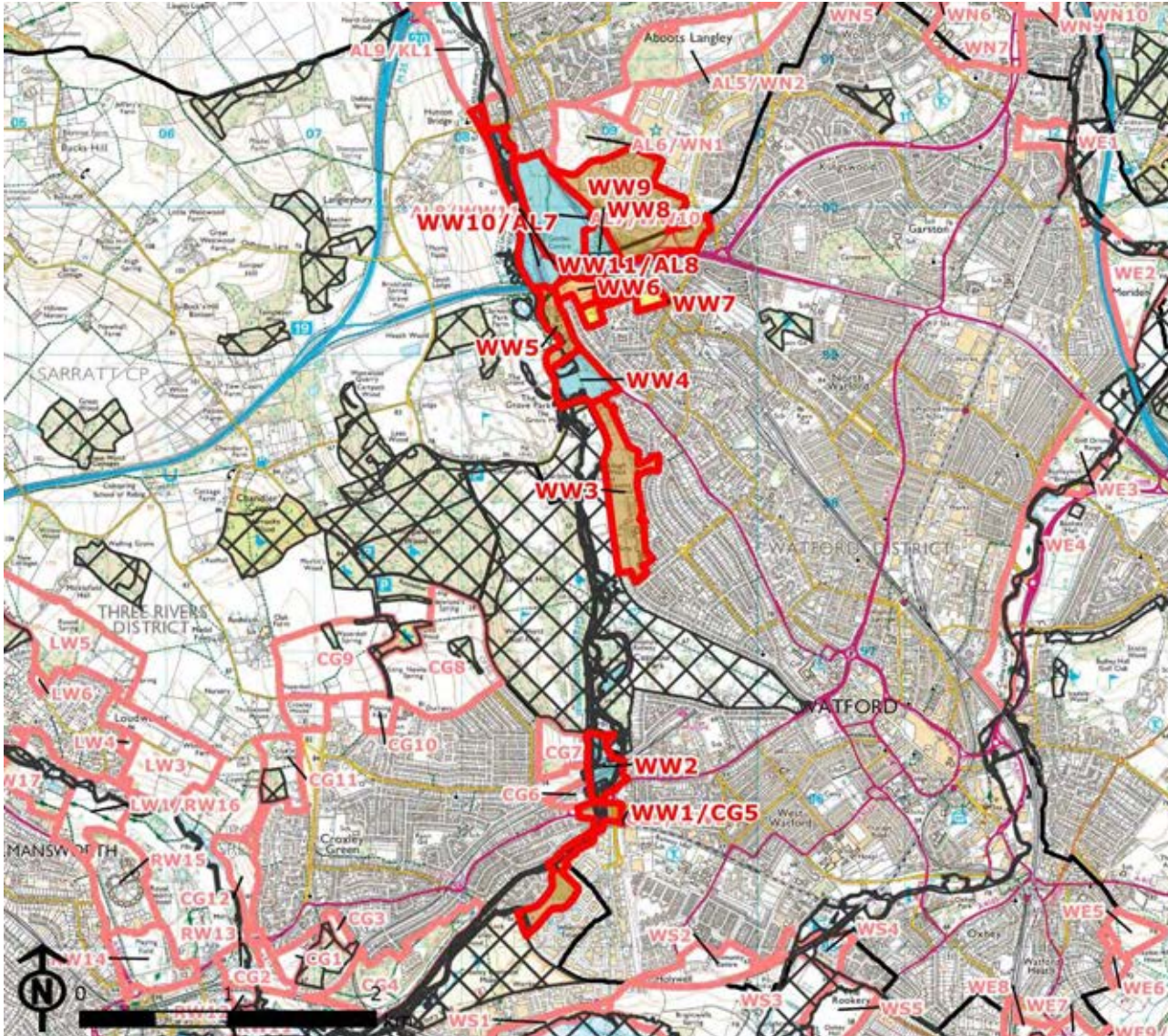


- |                   |                              |                         |             |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel            | Flood Zone 3b                | Scheduled Monument      | SSSI        |
| Green Belt        | Local Nature Reserve         | Ancient Woodland        | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve |             |



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# Watford West



## Parcel

- WW1/CG5
- WW2
- WW3
- WW4
- WW5
- WW6
- WW7
- WW8
- WW9
- WW10/AL7
- WW11/AL8

## Harm Score

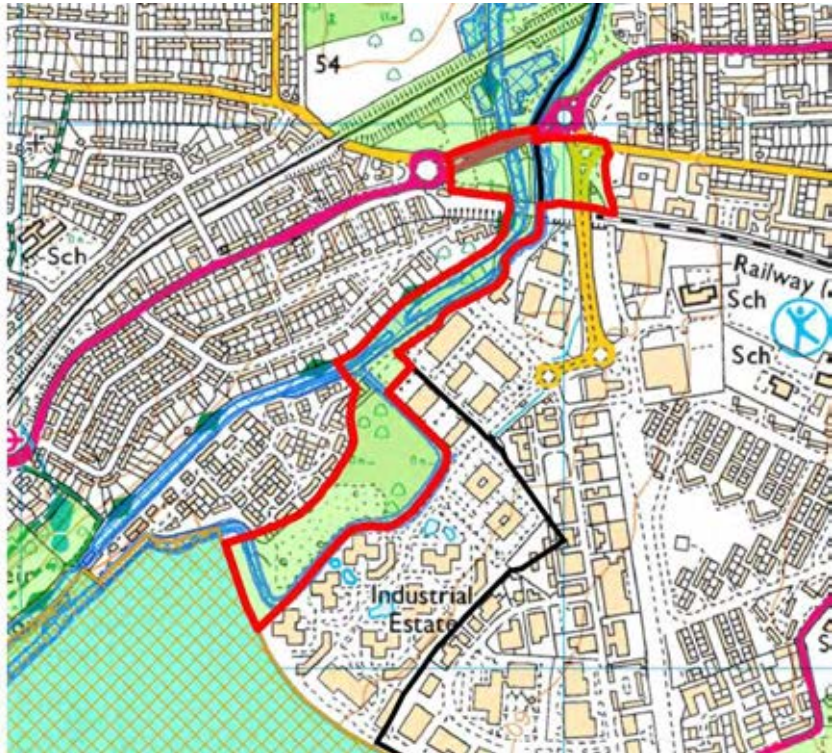
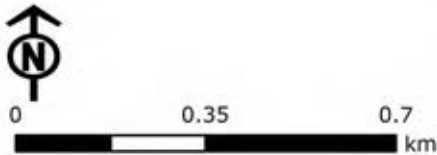
WW1/CG5	Moderate
WW2	Moderate high
WW3	Moderate
WW4	Moderate high
WW5	Moderate
WW6	Low moderate
WW7	Low
WW8	Moderate high
WW9	Moderate
WW10/AL7	Moderate high
WW11/AL8	Moderate high

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# Watford West Parcel WW1/CG5



- ▭ Parcel
- ▭ Green Belt
- ▭ District Boundary
- ▭ Flood Zone 3b
- ▭ Local Nature Reserve
- ▭ Registered Parks and Gardens
- ▭ Scheduled Monument
- ▭ Ancient Woodland
- ▭ National Nature Reserve
- ▭ SSSI
- ▭ Common Land



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**Left image**  
View from the A412 bridge along the canal south into the parcel

**Right image**  
View across the river, north into the parcel from Hatters Lane



# Watford West

## Parcel WW1/CG5

### Description

A strip of woodland, Cassiobridge play area, a small area of the Croxley Park Industrial Estate car park, and an area of land enclosed by Ascot Road, forming a strip of Green Belt land between the inset urban edges of Croxley Green to the west and Watford to the east, the urban edges of which create some containment. The boundary of the inset urban edge of Watford is formed of Ascot Road, the River Gade and the industrial estate. The presence of woodland within the parcel creates distinction between it and the urban area. The A412 Rickmansworth Road forms the boundary with the wider Green Belt to the north, while to the south this is formed by a strip of Woodland and Croxley Common Moor Local Nature Reserve. It is noted that the car park area and the area to the east of Ascot Road make little contribution to Green Belt purposes.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel lies within the contiguous urban development which extends out from Greater London. Tree cover within the parcel creates distinction from the urban area however, the containment of the parcel by existing urban development limits the extent to which development would be considered sprawl of the large built up area.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel lies between Croxley Green and Watford. Although Croxley Green is not considered to be a town, open space around it contributes to the overall gap between the towns of Watford and Rickmansworth. Release of the parcel would cause Croxley Green and Watford to merge, and while the gap is narrow, the tree cover and the canal maintain visual and physical separation.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The tree cover within the parcel creates distinction from the urban area and the canal creates a connection with the wider countryside to the north and south. However, the strong containment by existing urban areas limits the extent to which development would constitute encroachment on countryside.

### Impact on adjacent Green Belt

No/Negligible

Due to the extent of urban containment release of the parcel would not increase containment of any adjacent Green Belt land. The A412 would limit harm to the Green Belt to the north while the presence of the Local Nature Reserve to the south limits harm in this direction.

### Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing the merging of towns and a moderate impact on preventing urban sprawl and encroachment on countryside. It would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate.

### Potential to limit harm

The area of land to the east of Ascot Road is developed and so could be released with lower harm. There is the potential for this small area to be removed from the Green Belt as part of the Council's review of Green Belt boundaries. Ascot Road would then form the new boundary.

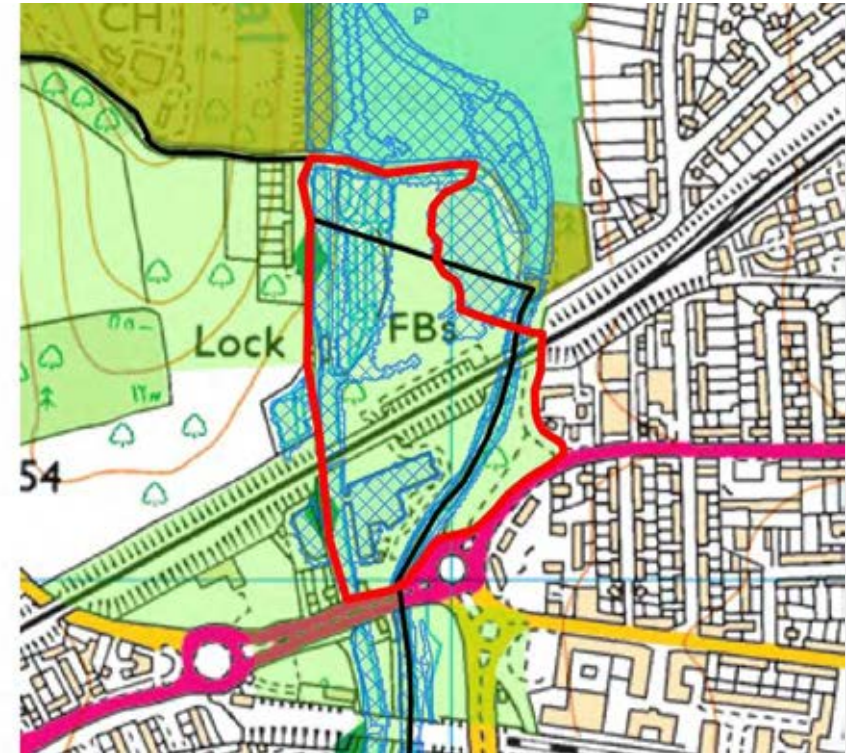
# Watford West Parcel WW2



- ▭ Parcel
- ▭ Green Belt
- ▭ District Boundary
- ▭ Flood Zone 3b
- ▭ Local Nature Reserve
- ▭ Registered Parks and Gardens
- ▭ Scheduled Monument
- ▭ Ancient Woodland
- ▭ National Nature Reserve
- ▭ SSSI
- ▭ Common Land



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km



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## Left image

View from the A412 north across the parcel towards the marina

# Watford West Parcel WW2

## Description

Woodland, the Grand Union Canal and Bridgewater Basin Marina, Cassiobury Farm and Fishery and Cassio Common Open Space located adjacent to the inset urban edge of Watford. The parcel boundaries are formed by Gade Avenue to the east and the A412 Rickmansworth Road to the south east. The A412 also forms the boundary with the Green Belt to the south, while to the north this is formed by Rousebarn Lane, beyond which lies Cassiobury Park Local Nature Reserve and Registered Park and Garden. The parcel contains a significant amount of constrained land due to the presence of waterbodies and the railway tracks.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel lies adjacent to west Watford which is contiguous with the large built up area of Greater London. Tree cover within the parcel creates distinction from the urban area however, the containment of the parcel by existing urban development and by the constrained land to the north (Cassiobury Park Nature Reserve) limits the scope for sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between Croxley Green and Watford. Although Croxley Green is not considered to be a town, open space around it contributes to the overall gap between the towns of Watford and Rickmansworth. While release of the parcel would cause Croxley Green and Watford to essentially merge, the main gap between the towns lies between Croxley Green and Rickmansworth, and higher ground just to the west of canal plays a stronger role in maintaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Whilst there is a degree of urban containment, the tree cover within the parcel creates distinction from the urban area and the canal and woodland create a connection with the wider countryside to the north and south.

## Impact on adjacent Green Belt

Minor

The extent of urban containment and the presence of the Nature Reserve to the north limits the impact on adjacent Green Belt. However, the reduction in settlement separation that would result from release would weaken the remaining gap formed by land to the west of the canal.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on countryside, and a moderate impact on preventing the merger of towns. It would have a minor impact on adjacent Green Belt to the west. The harm to the Green Belt of releasing the parcel would be moderate high.

## Potential to limit harm

The small triangle of land alongside Rickmansworth Road has a closer relationship with the urban edge and is separated from the rest of the parcel by strong tree cover. Therefore it makes a low moderate contribution to Green Belt purposes.

# Watford West Parcel WW2

## **Harm beyond outer boundary**

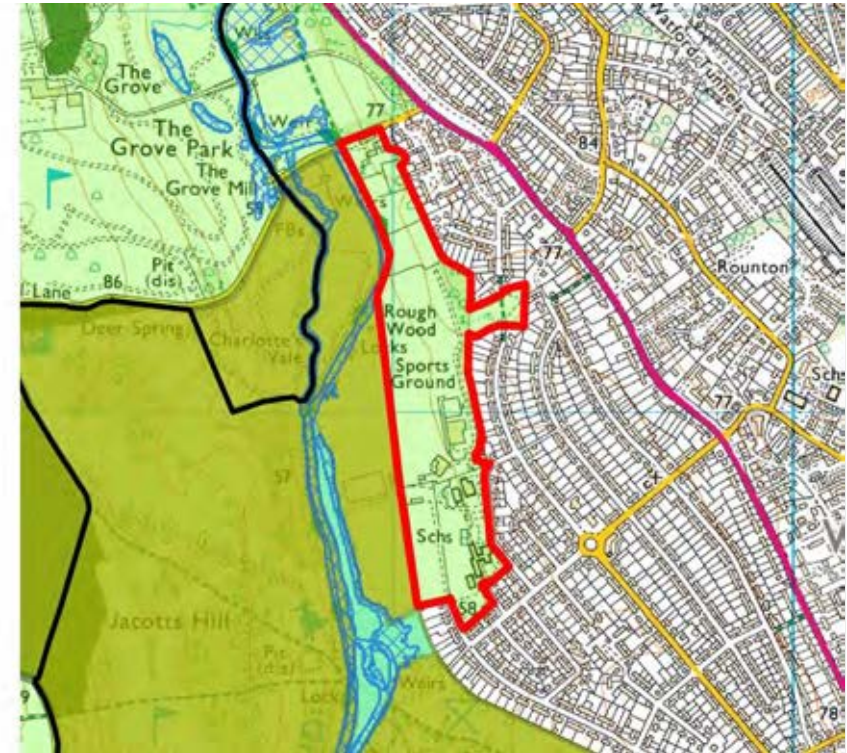
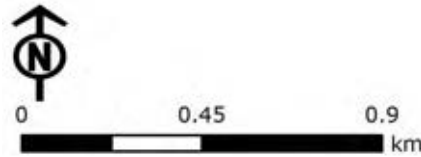
Any development to the west of the canal would be associated with Croxley Green and has been assessed as parcels CG6 and CG7. Land to the north, the Cassiobury Park Local Nature Reserve and Registered Park and Garden, is constrained from development.

# Watford West Parcel WW3



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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### Left image

View from Bellmount Wood Avenue west across the playing fields of Cassiobury Junior School



### Right image

View from a footpath west across the more contained area of the parcel on the eastern edge, adjacent to Glen Way and Cassiobury Drive

# Watford West Parcel WW3

## Description

The parcel comprises playing fields and buildings associated with Cassiobury Junior School and Infant School, Fullerians Rugby Club, the Herts Bowling Club and Sun Postal Sports and Social Club, some open spaces, woodland and a small housing development, adjacent to the urban inset edge of Watford. The boundary of the parcel is formed by Bellmount Wood Avenue, a thick tree belt, and the edges of residential gardens. The presence of trees provides some distinction. To the west lies constrained land - Cassiobury Park Registered Park and Garden and the River Gade. The washed over housing development and a thick treeline create a boundary with the Green Belt to the north. It is noted that the parcel contains areas of urbanising development, including the schools and housing development which make little contribution to Green Belt purposes.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Relatively significant**

Watford forms part of the contiguous urban development extending out from Greater London, and so forms part of the large built up area. Tree belts within the parcel create some distinction from the urban edge and the parcel is largely open and undeveloped. However the small areas of washed over development and its usage as play areas and sport fields creates some association with the settlement and limits the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns. Furthermore the Cassiobury Park Registered Park and Garden which lies just to the west would provide a strong separating feature.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Relatively significant**

While the parcel contains some urbanising influences and the sports pitches in the southern half have a usage which is associated with the inset settlement edge, the parcel is predominantly open and the tree belts create distinction from the urban edge.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not increase containment of any adjacent Green Belt land and would not result in a weaker Green Belt boundary due to strong treelines and the River Gade and containment by the constrained Registered Park and Garden to the west.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on countryside but would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate.

## Potential to limit harm

The small area of grassland with trees, between northern end of Cassiobury Drive and southern end of Glen Way has a strong association with the inset edge and is separated from the wider Green Belt by a dense tree belt and therefore the harm of release would be low.

# Watford West Parcel WW3

## **Harm beyond outer boundary**

The parkland (Cassiobury Park) constraint prevents any further expansion of the settlement.

# Watford West Parcel WW4



- ▭ Parcel
- ▭ Green Belt
- ▭ District Boundary
- ▭ Flood Zone 3b
- ▭ Local Nature Reserve
- ▭ Registered Parks and Gardens
- ▭ Scheduled Monument
- ▭ Ancient Woodland
- ▭ National Nature Reserve
- ▭ SSSI
- ▭ Common Land



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km



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**Left image**

View from Grove Mill Lane north into the parcel

# Watford West Parcel WW4

## Description

An area of grassland, either side of the access road to the Grove Hotel and Golf Club. The north western corner is constrained by flood plain. The parcel lies adjacent to the inset urban edge of Watford with separation provided by a thick tree belt and the A411 Hempstead Road. To the north and south of the parcel lies washed over development, while the boundary with the wider Green Belt to the west is formed by the River Gade and a treeline.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Significant**

The parcel lies on the edge of Watford, which forms part of the large built up area as it is contiguous with Greater London. It is open and undeveloped and the tree belt and A411 provides distinction from the urban edge. Development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Significant**

The parcel is open and undeveloped and is separated from the urban inset edge by strong tree cover and the A411. It retains a visual relationship with the wider park land to the west.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not increase containment of adjacent Green Belt land and the River Gade and treelines would limit harm to the wider countryside.

## Overall harm to Green Belt purposes from release of land

**Moderate high**

Release of the parcel would have a significant impact on preventing urban sprawl and preventing encroachment on countryside however, it would have a negligible impact on adjacent Green Belt land. The release of the parcel would result in moderate-high harm to the Green Belt.

## Potential to limit harm

There are no notable variations in harm within the parcel.

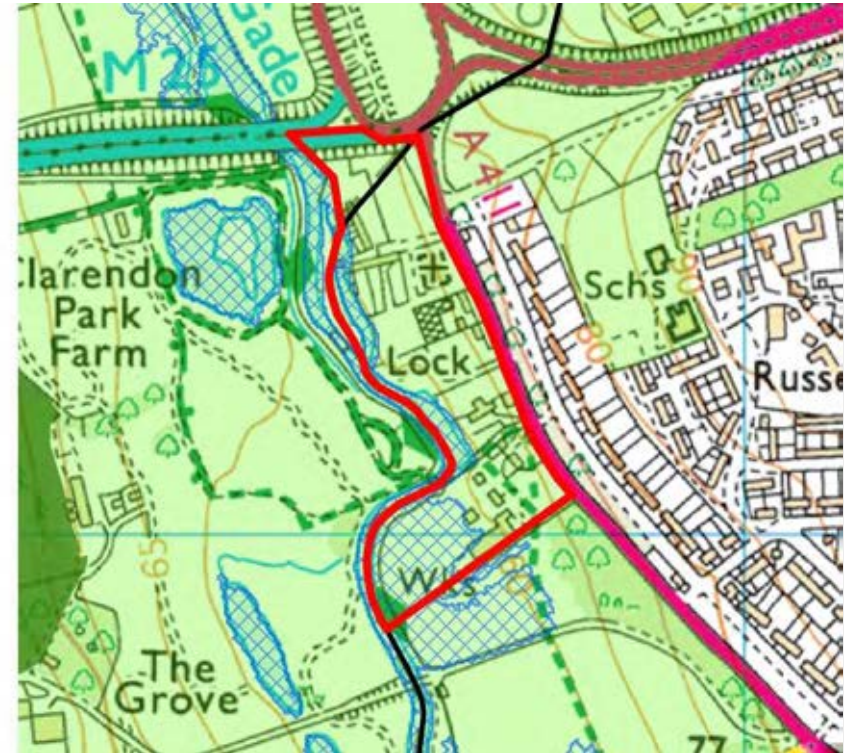
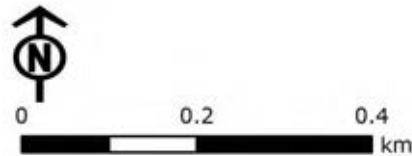
## Harm beyond outer boundary

Any development of land to the west of the site would cross the River Gade, which forms a strong boundary feature, meaning that harm would be high.

# Watford West Parcel WW5



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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### Left image

View from Russels Nursery towards the Church



### Right image

View from Russels Nursey into the northern corner of the parcel



# Watford West Parcel WW5

## Description

An area of low density washed over development associated with the inset urban edge of Watford to the east. Development includes detached residential dwellings, a garden centre and the Church of Jesus Christ of Latter. The urban edge is formed by a tree line and the A411. The River Gade and a tree line provides a clear boundary with the wider Green Belt to the west, while the A411 Hunton Bridge Interchange provides a boundary with the Green Belt to the north.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The A411 and the tree belt, as well as the character and density of development creates some distinction from the inset settlement edge. However the parcel is partially developed and the River Gade and tree cover creates some containment which limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The A411 and the tree belt creates distinction from the urban edge, as does the character and density of the development. However the parcel does contain urbanising development which limits the extent to which further development would be considered encroachment on the countryside.

## Impact on adjacent Green Belt

**Minor**

Release of the parcel would have a limited impact on the containment of the Green Belt land to the south. However, while the A411 provides a relatively strong boundary feature this has been breached to the south, and the River Gade would form an equally strong Green Belt boundary.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would result in a moderate impact to preventing urban sprawl and encroachment into countryside. It would have a minor impact on adjacent Green Belt land to the south. The harm to the Green Belt of releasing the parcel would be moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

## Harm beyond outer boundary

Any development of land to the west of the site would cross the River Gade, which forms a strong boundary feature, meaning that harm would be high.

# Watford West Parcel WW6

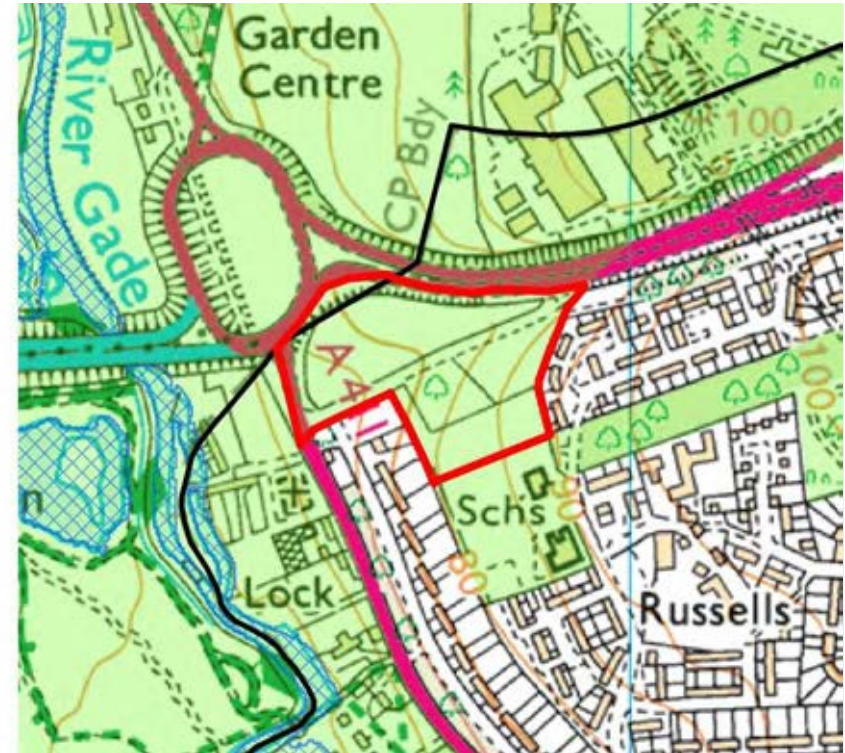


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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km



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**Left image**

View from Hempstead Road east into the parcel

# Watford West Parcel WW6

## Description

An area of grassed open space in the northern half of the parcel and a small woodland block in the southern half of the parcel. The inset edges of Watford lie along its eastern and western edges and are formed by the edge of the woodland which backs onto the gardens of inset residential dwellings. The A41 provides a clear boundary with the wider Green Belt to the north and north west, while to the south lies a small area of contained Green Belt.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel is located on the edge of Watford and is open and undeveloped however, its limited size and containment by the A41, which strengthens the relationship of the parcel with the urban area, limits the extent to which development would constitute sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Limited – No contribution**

The land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

The parcel is open and undeveloped but its containment by the A41 limits its relationship with the wider Green Belt and strengthens the relationship of the parcel with the inset settlement which contains it on two sides.

## Impact on adjacent Green Belt

**No/Negligible**

Release of the parcel would not increase containment of any adjacent Green Belt land, other than that to the south which is already largely contained by settlement edges. The A41 would form a strong and consistent Green Belt boundary.

## Overall harm to Green Belt purposes from release of land

**Low moderate**

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on countryside and it would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be low-moderate.

## Potential to limit harm

There are no notable variations in harm within the parcel.

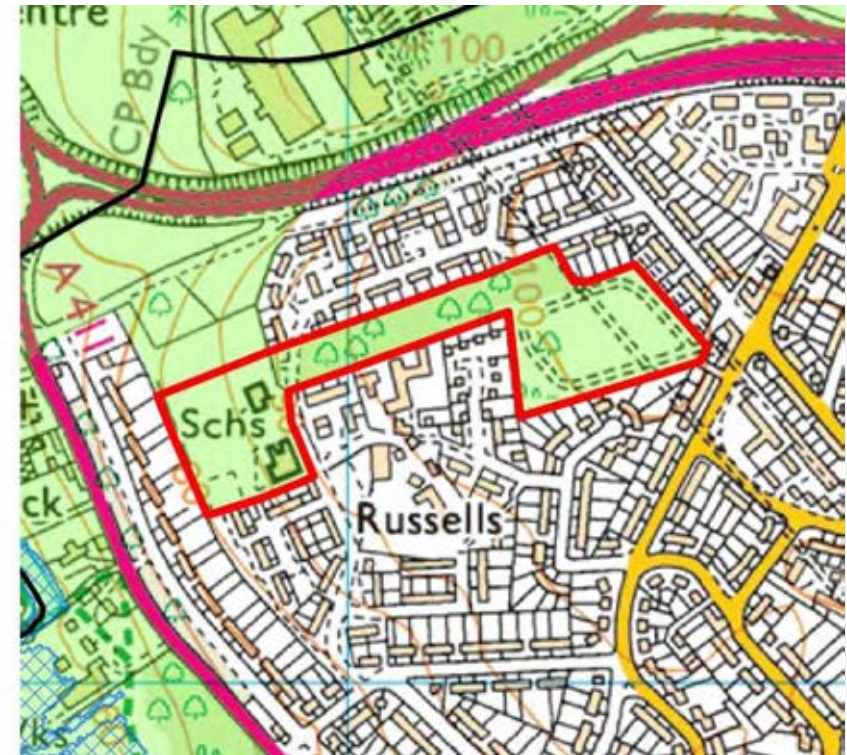
# Watford West Parcel WW7



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4  
km



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## Left image

View into the school, located in western half of the parcel

# Watford West Parcel WW7

## Description

The parcel comprises, Holy Rood Primary School and its playing fields, a block of woodland and Goodwood Recreation Ground. The parcel is contained by the inset settlement edges of Watford to the north east, south, east and west, the boundary of which is generally formed by the edges of inset residential dwellings and a tree line. The boundary with the Green Belt to the north west is formed by a woodland block. The primary school buildings are urban development and so make no contribution to the Green Belt purposes.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

While the parcel is located on the edge of Watford, its containment by inset development limits the extent to which development would be considered sprawl.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The containment of the parcel by the inset edges of Watford means that it makes no contribution to preventing the merging of towns.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Much of the parcel is undeveloped and the tree cover creates some distinction from the inset settlement, but the parcel is narrow and is almost completely contained by urban development and has a very limited relationship with the wider countryside. This limits the extent to which development would be considered to constitute encroachment on countryside.

## Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt and would result in a more robust and consistent Green Belt boundary.

## Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have no, or a limited impact on the Green Belt purposes and would have an negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be low.

## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford West Parcel WW8

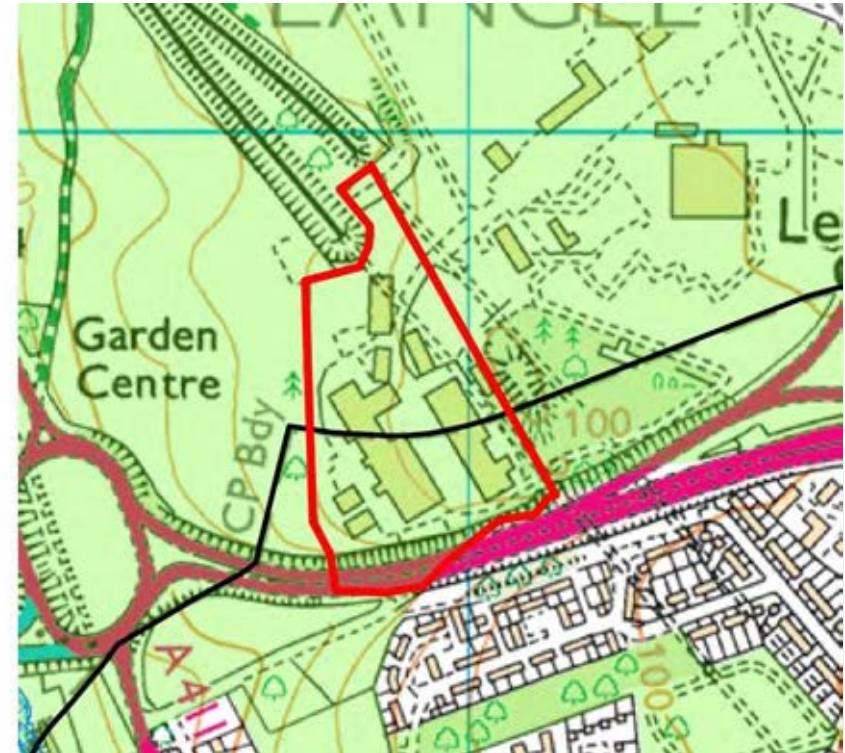


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4  
km



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## Left image

View from parcel WW10 towards the backlot buildings in the parcel



# Watford West Parcel WW8

## Description

A large building and part of the development site associated with the Warner Bros film studios, adjacent to the northern inset edge of Watford. Separation from the settlement edge is provided by the A41, a steep slope and a tree line. A tree line separates the parcel from the wider Green Belt to the east, while there is no significant separation from the remainder of the washed over area associated with the film studios to the east.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is located on the northern edge of Watford and while limited by the large studio building, it retains some openness. It has a strong relationship with the Green Belt to the east and due to the A41 has clear distinction from the inset settlement edge.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between Watford and Abbots Langley. Although Abbots Langley is not considered to be a town, the open space around it contributes to the overall gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley floor due to existing development. However, the narrowness of the gap to the north east and the lack of visual separation limits the role of the parcel in maintaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The presence of development in the parcel and the proximity of inset development to the north and south have some containing influence on the parcel. However, the valley landform creates a stronger relationship with the wider countryside than with the remainder of the studio backlot.

## Impact on adjacent Green Belt

Moderate

Release of the parcel would increase containment of the land to the north west which has a more rural character. The main road to south constitutes a stronger existing boundary.

## Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on countryside. It would have a moderate impact on adjacent Green Belt and result in a weaker Green Belt boundary. The harm to the Green Belt of releasing the parcel would be moderate-high.

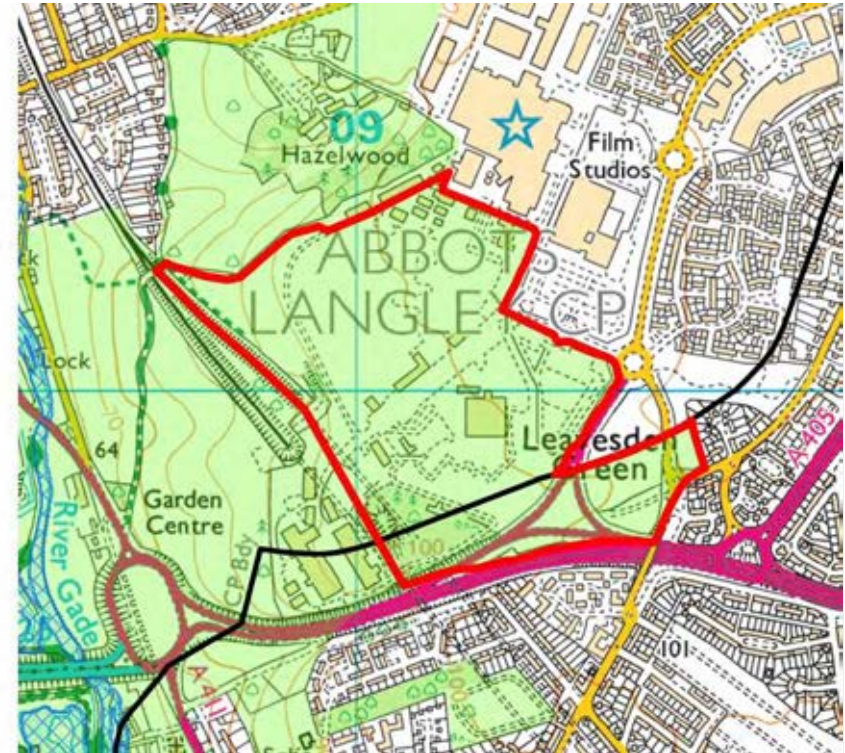
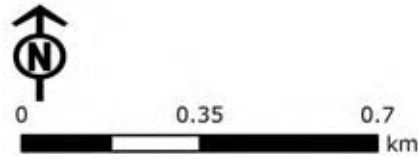
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford West Parcel WW9



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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## Left image

View from the north western corner south east across the parcel towards the studio buildings

# Watford West Parcel WW9

## Description

Part of the Warner Bros film studios backlot, the parcel is generally open but contains some temporary buildings and structures associated with the studios. The parcel lies adjacent to the inset settlement edge of Watford which lies to the south and east. The A41 provides a clear boundary with inset development to the south, while to the east the boundary is formed by access roads to the studios. The boundary with the area of Green Belt to the north of formed by a track, with the eastern side made more distinct by a woodland block. The railway tracks form part of the boundary with the Green Belt to the west, while there is no clear boundary to an area also with a usage associated with the film studios.

## Impact on contribution

### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

**Moderate**

The parcel is located on the edge of Watford and retains some openness and distinction from the inset settlement edge to the south. Although the studio backlot structures are temporary, the usage of the area creates an association with the adjacent studio buildings within the inset settlement edge, from which there is no significant separation. This limits the extent to which development would be considered sprawl of the large built up area.

### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

**Relatively limited**

The parcel is located between Watford and Abbots Langley. Although Abbots Langley is not considered to be a town, the open space around it contributes to the overall gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley due to existing development. However, the narrowness of the gap to the north east and the lack of visual separation limits the role of the parcel in maintaining separation.

### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

**Moderate**

While the parcel retains openness and some distinction from the urban edge to the south, the containing influence of urban development to the south, east and north, lack of separation from the inset studios to the north east and use associated with the urban area limits the extent to which release would constitute encroachment on countryside.

## Impact on adjacent Green Belt

**Minor**

Release of the parcel would increase containment of the area of Green Belt to the north which has a more rural character. However, the railway forms a clear boundary to the west, beyond which land slopes down towards the River Gade.

## Overall harm to Green Belt purposes from release of land

**Moderate**

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on countryside and would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing the parcel is moderate.

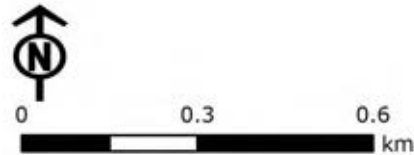
## Potential to limit harm

There are no notable variations in harm within the parcel.

# Watford West Parcel WW10/AL7



- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



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**Left image**

View from the centre of the parcel east



**Right image**

View from the centre of the parcel west

# Watford West

## Parcel WW10/AL7

### Description

Two large open agricultural fields, located between Watford, Abbots Langley and the Leavesden film studios. Parcel WW8 forms most of the Green Belt adjacent to the current inset settlement edge of Watford and parcel WW9 forms the Green Belt adjacent to the inset edge of Leavesden and the film studios, so this assessment considers the harm resulting from release of land in WW10 in combination with WW8 or WW9. The boundary between the parcel and parcel WW8 is formed of a treeline, while the boundary with WW9 is defined by the railway tracks. The inset settlement edges are formed by the studio access roads along the eastern edge of parcel WW9 and the A41 along the southern edge of parcel WW8. The A41 also provides a clear boundary between this parcel and the wider Green Belt to the west.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Development to the north and south of the parcel, and some urbanising development along Old Mill Road and Hempstead Road to the west have some containing influence on the parcel. However, the parcel has an association with the valley landform which together with the railway line to the east and the A41 to the south creates distinction from the urbanising features and therefore development in the parcel would be considered sprawl of the large built up area.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between Watford and Abbots Langley and is open and undeveloped. Although Abbots Langley is not considered to be a town, the open space around it contributes to the overall gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley floor due to existing development. However, the narrowness of the gap to the north east limits the role of the parcel in maintaining separation.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, the A41 to the south, and railway line to the east and the association of the parcel with the valley landform create separation from urbanising influences and create a stronger relationship with the wider countryside. The containment of the parcel by development to the north and south and along Old Mill Road and Hempstead Road do however limit the extent to which development would constitute encroachment on the countryside.

### Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any stronger performing Green Belt land. The A41 to the west of the parcel, which would form the Green Belt boundary would be consistent with the inset settlement edges to the north and south and is a robust boundary feature. Release of the whole parcel would remove the gap between Abbots Langley and Watford although the impact of this is limited by the fragile nature of the existing separation where the settlements have effectively merged to the north east.

### Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing encroachment on the countryside and a moderate impact on preventing urban sprawl and the merging of towns. It would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate-high.

# Watford West Parcel WW10/AL7

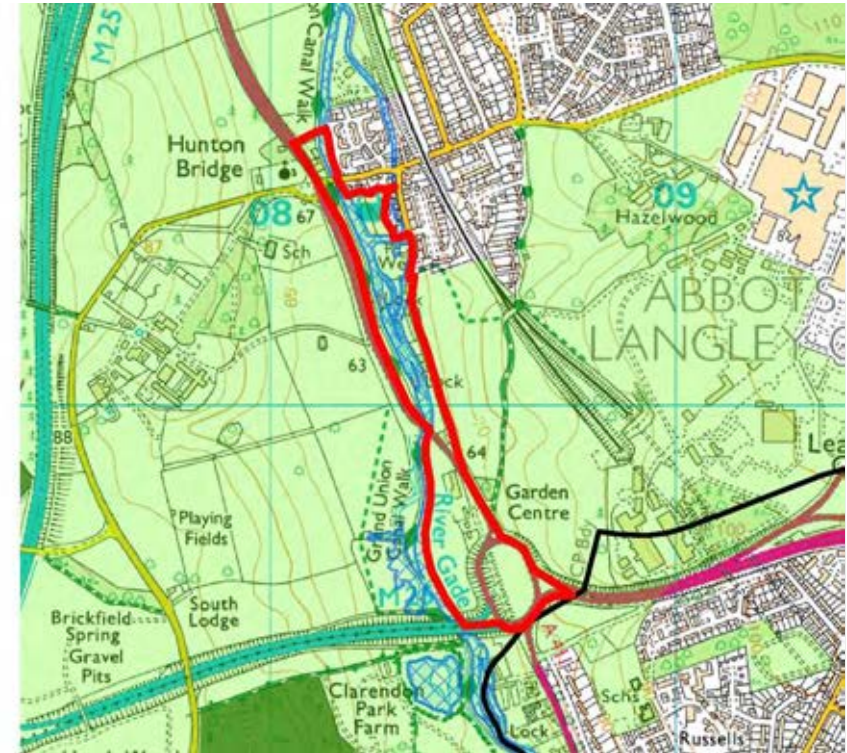
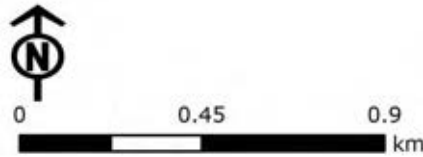
## **Potential to limit harm**

There are no notable variations in harm within the parcel.

# Watford West Parcel WW11/AL8



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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**Left image**

View from Hempstead Road towards the Aquatics Centre in the Parcel



**Right image**

View from below the A41 Roundabout north through the parcel

# Watford West

## Parcel WW11/AL8

### Description

A strip of land following the route of the River Gade to the north west of the inset settlement edge of Watford at the Hunton Bridge Roundabout. The parcel is bound to the west by a combination of the river channel and the A41 and to the west by the more minor Old Mill Road. Land uses along the river include low density dwellings and large gardens, small scale industrial uses, retail units and clusters of trees.

### Impact on contribution

#### Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is in part adjacent to the urban edge of the Greater London large built up area, however its relationship with the inset areas is weak. The parcel contains considerable urbanising development, which limits its contribution to preventing sprawl.

#### Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The existing development within the parcel has some impact on the perception of a gap between Watford and Abbots Langley when seen from the main connecting road. However open land on the valley sides outside of the parcel plays a more significant role in this perceived separation.

#### Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is partially developed, but is separated from the inset edges. The role of tree cover, and its association with the valley landform to the west, also limit the influence of built development on the parcel.

### Impact on adjacent Green Belt

Moderate

The release of this land would not weaken the boundary with surrounding Green Belt land, which would subsequently be bound to the west by the A41 and river channel. However it should be noted that the release would also remove the Green Belt gap between Abbots Langley and Watford and contain open land to the east, weakening the justification for the latter to retain its Green Belt status. This in turn would affect the existing settlement gap, however the extent of existing development and visual links across the valley would limit the impact of this.

### Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on the countryside, but only a relatively low impact on preventing the merging of neighbouring towns. Its release would constitute a moderate impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate high.

### Potential to limit harm

# Watford West

## Parcel WW11/AL8

### **Harm beyond outer boundary**

Any expansion across the valley-floor canal, river and A41 would constitute a significant change in settlement extents, encroaching on the western side of the River Gade valley and breaching a consistent inset boundary to Watford and Abbots Langley. Despite the containment provided by the M25 further west, the area is strongly distinguished from inset settlements to the east. Such a release would constitute high harm.