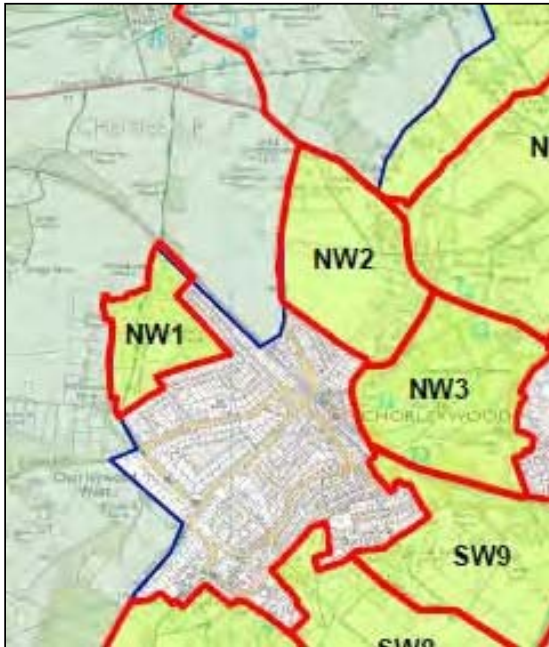


Parcels NW1 – NW14

Parcel NW1 – land between the built edge of Chorley Wood and the Chiltern Way.

Mixed pastoral and woodland on the north west periphery of Chorleywood, gently undulating with glimpsed views (through paddocks associated with low density properties) to open countryside to the west. The parcel is screened by Carpenter's Wood, and development along Carpenter's Wood Drive, otherwise dense woodland restricts views from the built edge. The parcel is contained by the edge of Carpenter's Wood and Whitelands Wood.



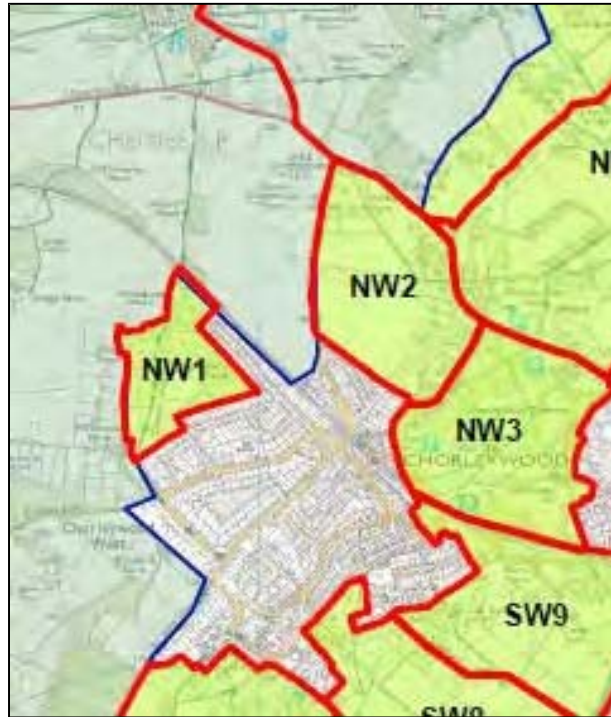
View looking north from Farm Road

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Contains the westerly edge of Chorleywood</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Helps to maintain openness of land potentially vulnerable to incremental change.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Forms part of the westerly setting of Chorleywood</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of wider open countryside to the west of Chorleywood, the parcel contains the westerly spread of Chorleywood.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW run through.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	The parcel falls within the Chilterns AONB.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Site
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW2 – land to the north of Chorley Wood, between Green Street, Common Road and the A404 Amersham Road

Comprising extensive pastureland associated with an equestrian enterprise, a school and low density residential properties off Chenies Road/Common Road, there are some medium-distance views across the gently undulating parcel from peripheral roads and internal PRoW, creating an overall impression of openness, albeit adjacent to the built edge of Chorleywood.



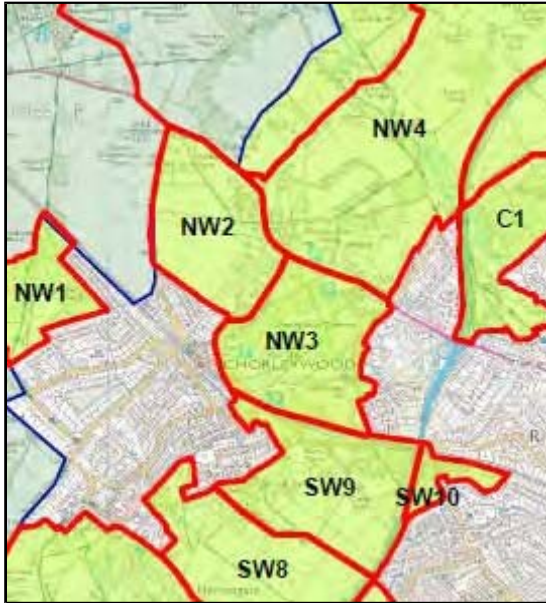
View looking east from Green Street

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>CONTRIBUTION</p> <p>Locally contributes to containing the north easterly edge of Chorleywood, although the parcel has been intruded by development to the south east.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Helps to prevent incremental change in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Locally contributes to the setting of Chorleywood and Chorleywood Common.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Helps to contain the northerly extent of Chorleywood and complements land to the east which separates Chorleywood and Rickmansworth.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	No public access
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Around two-thirds of the parcel falls within the Chilterns AONB.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Site
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW3 – land at Chorley Wood bounded by a railway line, Common Road, the A404 Amersham Road and Dog Kennel Lane

The parcel comprises the extent of Chorleywood Common which is the remaining open land between Rickmansworth and Chorleywood. Land use consists of open grassland, dense woodland, Chorleywood Golf course and a school with a cluster of dwellings at Artichoke Dell. Views are predominantly short, reflecting the topography and dense vegetation, and there is a strong sense of openness.



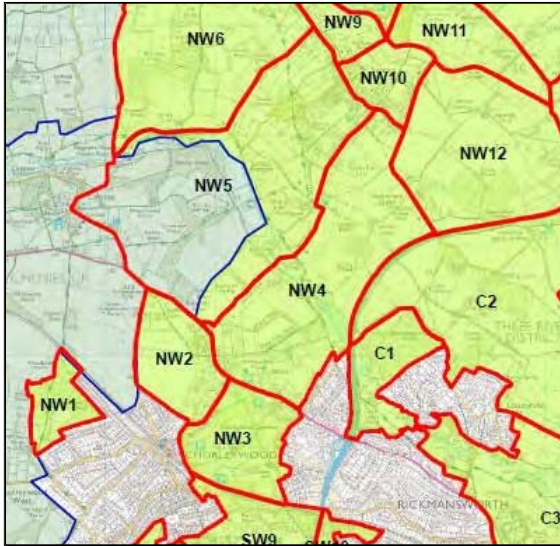
View looking south from Common Road

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>CONTRIBUTION</p> <p>Helps to contain both Rickmansworth and Chorleywood.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Forms the remaining open land between Rickmansworth and Chorleywood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally helps to prevent incremental change of this open land.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Locally provides the setting for Chorleywood.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>In combination with land to the south, the parcel plays an important local role in separating Chorleywood and Rickmansworth.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Provides the north easterly setting for Chorleywood</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW and Common Land
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Site
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW4 – land to the north east of the A404 Chenies Road/Rickmansworth Road, north west of the M25, bounded by North Lane/New Road/Church Lane to the north west and Sarratt Road to the north east.

A complex parcel, comprising open countryside to the north west of Rickmansworth centred in the course of the River Chess. Development along Rickmansworth Road gives way to pasture and woodland, and beyond the River Chess to more open countryside in medium-scale arable and woodland uses with some peripheral development along Church Lane and Dimmocks Lane, Sarratt. There are medium and longer distance views available from roads peripheral to and PRoW within the parcel with a strong sense of openness and rurality across the undulating landscape.



View looking north from North Hill



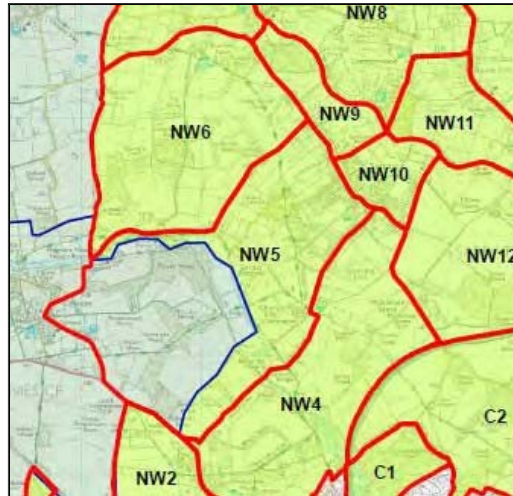
View south from New Road

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary. What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	SIGNIFICANT CONTRIBUTION Contains the north western edge of Rickmansworth.
To prevent neighbouring towns from merging into one another	Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements. What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	LIMITED CONTRIBUTION No role in this location.
To assist in safeguarding the countryside from encroachment	Protect the openness of the countryside and its perceived rurality. What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	SIGNIFICANT CONTRIBUTION Generally, helps to maintain the openness of the countryside in this location in which there is evidence of incremental change, particularly in the vicinity of Sarratt.
To preserve the setting and special character of historic towns	Preserve the setting and character of historic town. What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	CONTRIBUTION Forms part of the south and south westerly context of Sarratt.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	LIMITED CONTRIBUTION No role in this location.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	SIGNIFICANT CONTRIBUTION Maintains open land in this location being part of relatively remote countryside to the north west of the M25, including development at Sarratt.
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Significant relationship visually, providing the setting for Sarratt and its Conservation Area.

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Around two thirds of the parcel falls within the Chilterns AONB.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Site
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW5 – land to the south west of Sarratt bounded by North Road/New Road/Church Lane, The Green, Moor Lane/Holloway Lane, Chenies and the A404 Amersham Road

A parcel of varying land uses – pastoral, woodland, arable and built residential development – on undulating land associated with the valley of the River Chess and rising to the village of Sarratt. Field size varies considerably as do views across and within the parcel. The overall impression is one of a relatively remote rural landscape with a strong sense of openness, notwithstanding the intrusion of built development off Dawes Lane and Church Lane associated with the village of Sarratt to the north east of the parcel. (Note: the land lying broadly between the River Chess and Amersham Road/Chenies is within Chiltern District Council).



View looking south from PRoW off The Green



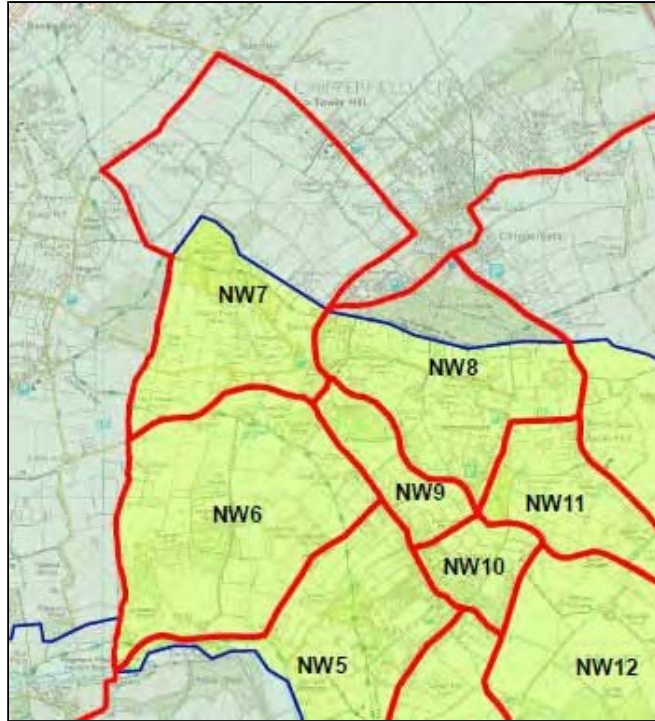
View looking south from PRoW off The Green

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location in which there is evidence of incremental change, particularly in the vicinity of Sarratt.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Forms part of the south and south westerly context of Sarratt.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Contributes to maintaining the openness of relatively accessible land which has been subject to encroachment to the south west of Sarratt, including the setting of the village.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Significant relationship visually, providing the setting for Sarratt and its Conservation Area.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Partly falls within the Chilterns AONB.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites/SSSI within.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW6 – land to the west of Sarratt, bounded by Moor Lane, Poles Hill, Bragmans Lane, an unnamed track between Bragmans Lane and the River Chess, and the River Chess

Arable, pasture and woodland on undulating land towards Flaunden, with a range of short, medium and longer distance views, being part of relatively remote countryside which has a strong sense of openness with a few isolated farmsteads/properties.



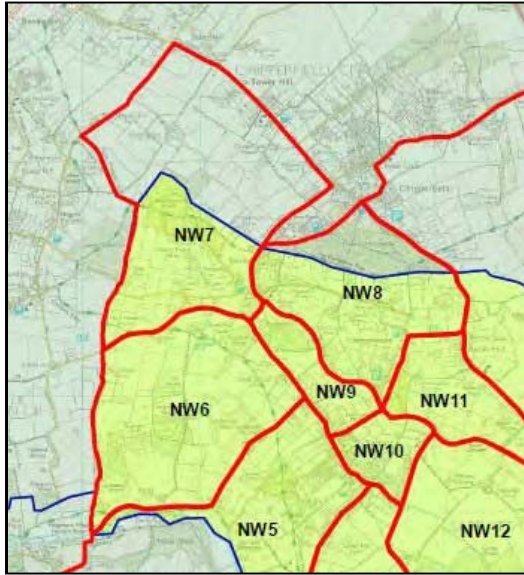
View looking south from The Green/Poles Hill

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining the openness of the countryside in this location through the prevention of encroachment, being part of relatively remote countryside to the north west of the M25.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Significant relationship visually, providing the setting for Sarratt and its Conservation Area.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Partly falls within the Chilterns AONB.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites/SSSI within.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW7 – land bounded by Bragmans Lane, Dunny Lane, Tower Hill, Flaunden Lane, Holly Hedges Lane and a woodland edge/unnamed road between Holly Hedges Lane and Bragmans Lane

Arable, pasture and woodland on undulating land west of Belsize and Chipperfield, with a range of short, medium and longer distance views, being part of relatively remote countryside which has a strong sense of openness with a few isolated farmsteads/properties. (Note: the northern half of the parcel is within Chiltern District Council).



View looking east from an unnamed road off Chenies Hill



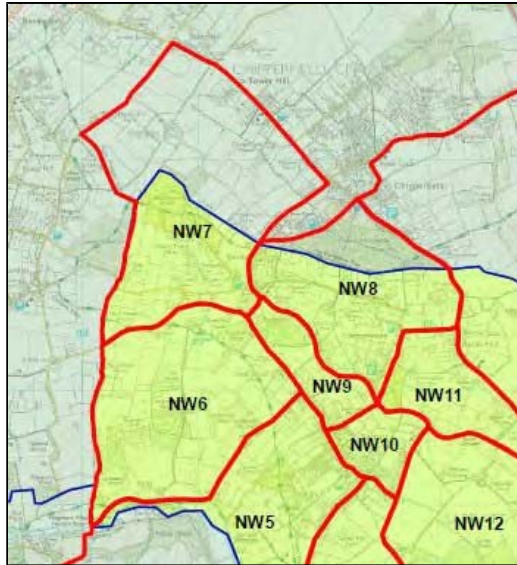
View looking south east from Dunny Lane

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining the openness of the countryside in this location through the prevention of encroachment, being part of relatively remote countryside to the north west of the M25.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW8 – land between Plough Lane, Dunny Lane, Windmill Hill, The Common/Bucks Hill and Quickmore Lane

NW8 – land east of Belsize, south of Chipperfield, consisting of pasture and woodland, with a number of substantial isolated properties within, and smaller properties on the periphery, notably associated with the hamlet of Belsize, but also along Quickmoor Lane. Views vary with the undulating topography which combined with dense vegetation give a sense of enclosure but within the context of open countryside. (Note: the northern half of the parcel largely comprising Chipperfield Common is within Chiltern District Council).



View looking north from Plough Lane



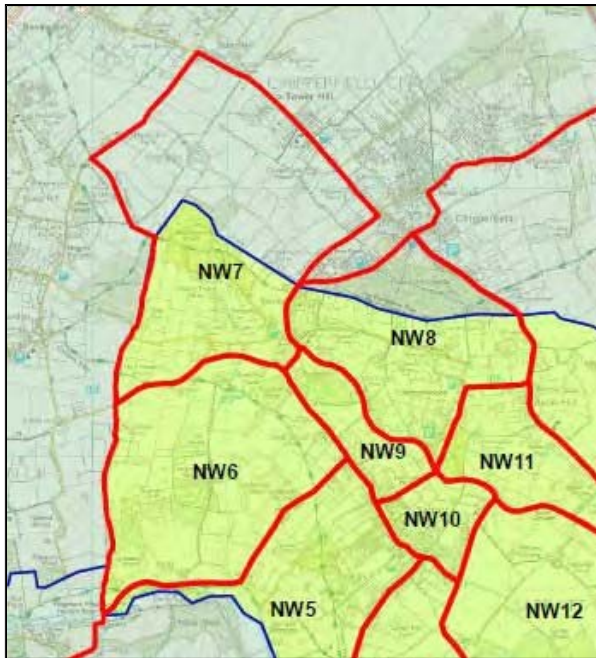
View looking north from Penmans Green

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining the openness of the countryside in this location through the prevention of encroachment, being part of relatively remote countryside to the north west of the M25.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW9 – land north of Sarratt between Poles Hill, Plough Lane and Red Lion Lane

Woodland and pasture to the north west of Sarratt, with some low density dwellings along Poles Hills/The Green and Red Lion Lane, being part of the street village of Sarratt. A sense of openness is present reflecting the strong rural character of the landscape.



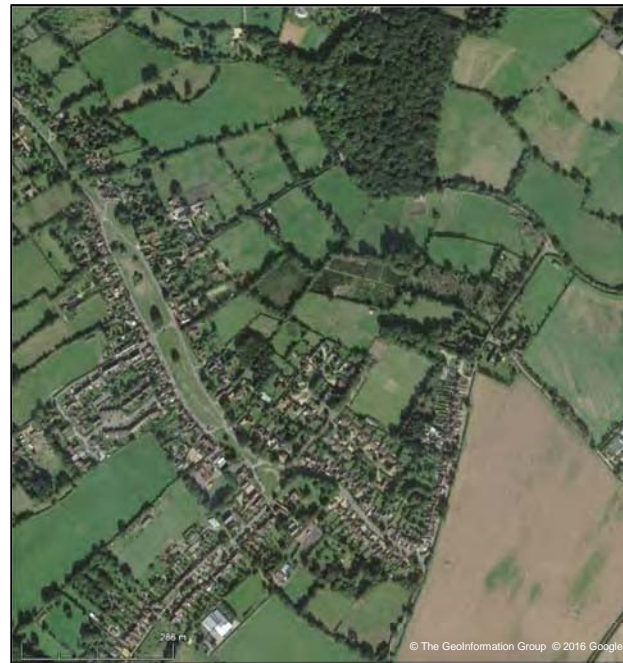
View looking south from Plough Lane

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Forms part of the northerly setting of Sarratt.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining open land through the prevention of encroachment in the vicinity of Sarratt and the broader setting of the village.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Forms part of the northerly context for Sarratt.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW10 – land north east of Sarratt between Red Lion Lane, Bottom Lane, Deadmans Ash Lane and Dimmocks Lane/The Green

A small-scale pastoral landscape which has been intruded from the south by medium-density development at Sarratt, which compromises its openness to some degree, although the character of open countryside is retained on the northern portion.



View looking south west from Plough Lane

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Forms part of the northerly setting of Sarratt.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining open land in the vicinity of Sarratt.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Part of the northerly setting of Sarratt.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW11 – land bounded by Bottom Lane, Quickmore Lane and Bucks Hill

Largely open countryside to the north east of Sarratt comprising medium-scale pasture and woodland with some intrusion of low density residential development along Bucks Hill and Quickmoor Lane. Views are restricted by the rising topography and dense vegetation which characterises the parcel.



View looking south west from Bucks Hill

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining open land in this location, being part of relatively remote countryside to the north west of the M25.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW crossing.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW12 – land to the north of the M25, bounded by Sarratt Road/Deadmans Ash Lane, Bottom Lane and Toms Hill/Chandlers Lane

Large-scale arable, woodland and pasture on land between the M25 and Sarratt, largely open in character with some isolated farmsteads/properties. Views are restricted by topography and vegetation.



View looking south east from Deadmans Ash Lane



View looking north east from Sarratt Road

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining open land in the vicinity of Sarratt, also being part of relatively remote countryside to the north west of the M25</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW to north east.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW13 – land to the north west of the M25, bounded by Old House Lane and Toms Hill/Chandlers Lane

Mixed arable, woodland and pasture on undulating topography immediately to the north west of the M25 with low density residential development along Templepan Lane. Views are restricted by the topography and vegetation, but the parcel generally has a strong sense of openness and countryside character.



View looking south from Old House Lane



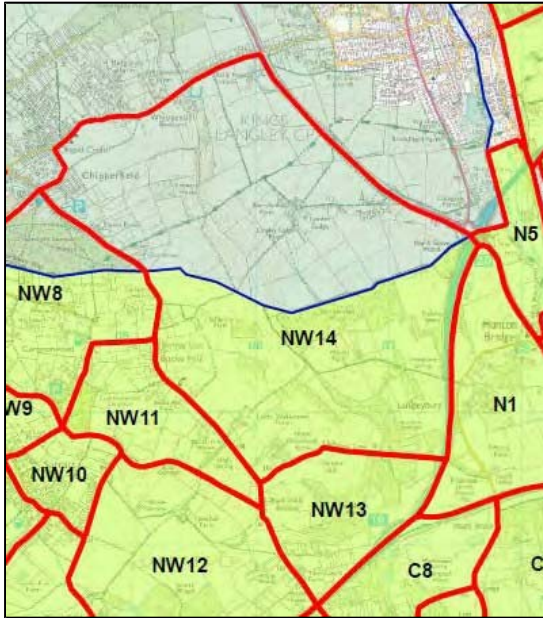
View looking south from Old House Lane

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining open land in this location, being part of relatively remote countryside to the north west of the M25.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW within.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel NW14 – land to the north west of the M25, bounded by the A41, Whippendell Hill/Langley Road, Kings Lane, and The Common/Bucks Hill and Old House Lane

A largely open, medium-scale landscape of arable, woodland and pasture, with some peripheral development of isolated dwellings along Old House Lane and Bucks Hill/The Common. The landscape is gently undulating with medium and some longer distance views from within the parcel and into it from surrounding roads. (Note: the northern half of the parcel is within Dacorum Borough Council).



View looking north east from Bucks Hill

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Generally, helps to maintain the openness of the countryside in this location.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Contributes to maintaining open land in this location, being part of relatively remote countryside to the north west of the M25.</p>
Local Role of the Green Belt		
Preserving the setting and character of villages and	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

Topic	Criteria	Assessment
other settlements		
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW within.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.