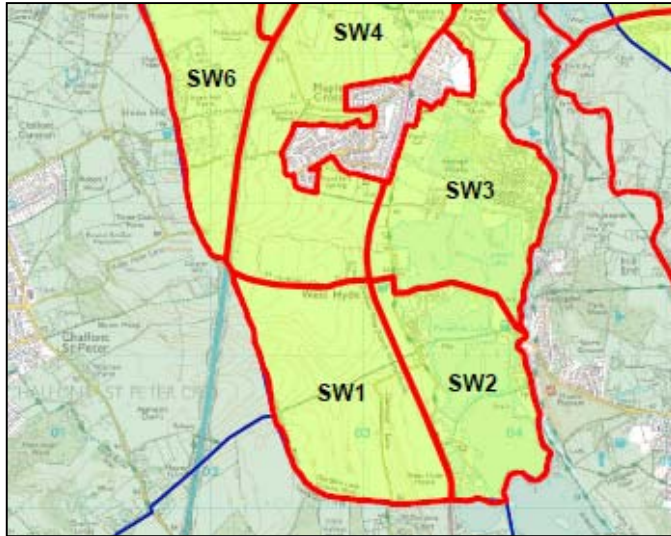


Appendix B1: Parcels SW1 – SW10

Parcel SW1 – land to the west of the A412 Denham Way, south of Chalfont Way, north east of Old Shire Lane

Comprising mixed arable and pasture land uses on undulating topography, the parcel is strongly bounded to the north and east, less so the south and west where the boundary comprises a hedgerow which is co-incident with the District boundary. There is no built development in the parcel, which forms part of open countryside between Maple Cross and Denham Green associated with the Colne Valley. There are expansive views eastward, southward and northward across large-scale open fields from Chalfont Lane. The land is part of the Colne Valley Regional Park.



View south east from Chalfont Lane

Appendix B1: Parcels SW1 – SW10

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, being set apart from a built-up area.</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>CONTRIBUTION</p> <p>Generally helps to maintain the separation of settlements along the Colne Valley (principally between Maple Cross and Denham Green), which are well-separated.</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>Together with adjacent land, maintains the open character of the countryside. There is no built development in the parcel. Boundaries are clear and robust.</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>Open countryside which along with adjacent land to the east and west helps to maintain openness and the broad separation of settlements along the Colne Valley.</p> <p><i>The parcel abuts parcels 40b and 44b of the Chiltern/South Bucks GBR which identified roles of preventing merger and encroachment.</i></p>

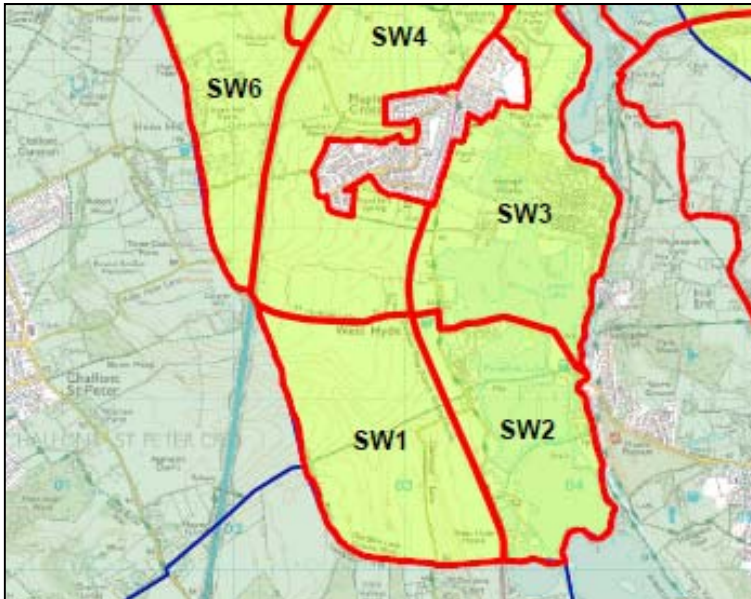
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	No role.
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?	Via Tillehouse Lane and a PRoW crossing north east – south west.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the Colne Valley Regional Park.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	No designations present.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B1: Parcels SW1 – SW10

Parcel SW2 – land to the east of the A412 Denham Way, south of Coppermill Lane and west of the Grand Union Canal

Dominated by flooded gravel workings with arable and small-scale mixed development along the Old Uxbridge Road/Coppermill Lane at West Hyde and mixed development adjacent to the Grand Union Canal at Mount Pleasant. The parcel forms part of a wider river valley corridor associated with the River Colne and the Grand Union Canal, extending along the southern edge of Rickmansworth. Views are restricted by dense vegetation and level topography and notwithstanding the intrusive character of some fringe development, the parcel retains a semi-rural aspect. The land is part of the Colne Valley Regional Park.



View north from Old Uxbridge Road/Tllehouse Lane

Appendix B1: Parcels SW1 – SW10

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 prevent further localised (historic and modern) sprawl along the A412 Denham Way/Old Uxbridge Road.</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>CONTRIBUTION</p> <p>Generally contributes to the broader separation of settlements along the Colne Valley.</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>Maintains the broadly open character of the countryside. Various kinds of built development along the Old Uxbridge Road and the fringes of Pynesfield Lake.</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>Part of a swathe of land along the Colne Valley helping to maintain openness, notwithstanding evidence of localised sprawl (historic and modern) along the A412 Denham Way/Old Uxbridge Road.</p> <p><i>The parcel abuts parcel 51 of the Chiltern/South Bucks GBR which identified roles of preventing merger and encroachment.</i></p>

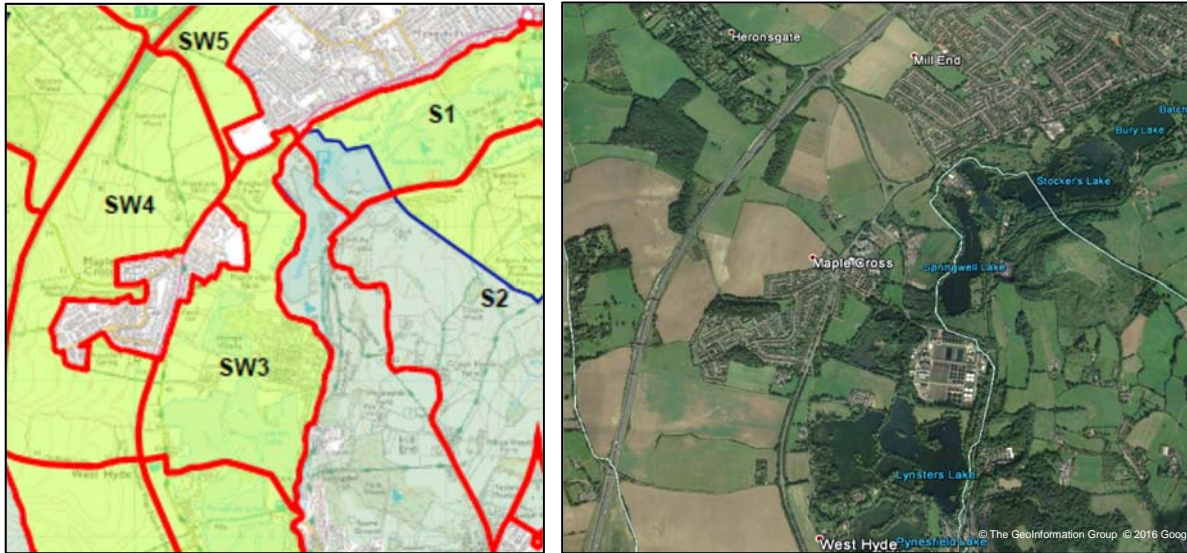
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	Grand Union Canal Conservation Area
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?	Two PRoW crossing east – west.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the Colne Valley Regional Park.
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.

Appendix B1: Parcels SW1 – SW10

Parcel SW3 – land between Coppermill Lane and Springwell Lane, east of the A412 Denham Way, west of the Grand Union Canal

Flooded gravel workings, pasture and scrubland, with built development comprising a sewage works to the east and the Maple Cross Industrial Estate to the north west, as well as various clusters of peripheral housing to the west. Boundaries are defined by roads (principally the A412 Denham Way but also the Old Uxbridge Road), the Grand Union Canal and to the north by the River Colne. Flat topography and dense vegetation screens built development but especially to the west in the vicinity of Maple Cross there is a sense of urban fringe character to the parcel which compromises its sense of openness.



View south east from Old Uxbridge Road (off Denham Way)

Appendix B1: Parcels SW1 – SW10

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>Checks pressures for further sprawl along the A412.</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>CONTRIBUTION</p> <p>Locally, helps to maintain separation of Maple Cross from Rickmansworth.</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>Contributes to maintaining the character of broadly open countryside in this vicinity, albeit intruded by development particularly along the A412.</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>SIGNIFICANT CONTRIBUTION</p> <p>Part of a swathe of land along the Colne Valley helping to maintain openness. Sprawl along the A412 Denham Way/Old Uxbridge Road is potentially an issue, particularly in the proximity of Maple Cross.</p>

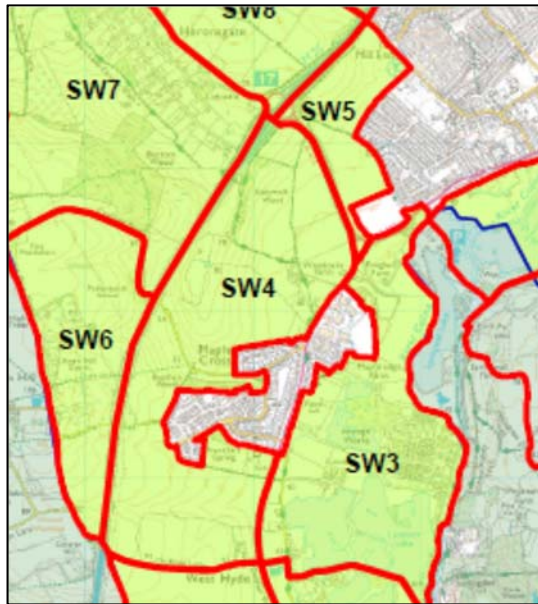
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	Provides the eastern context for Maple Cross.
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 along the Grand Union Canal to the east.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the Colne Valley Regional Park.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites and Local Nature Reserve
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B1: Parcels SW1 – SW10

Parcel SW4 – land between the M25 and the A412 Denham Way, north of Chalfont Lane

SW4 – Dominated by extensive arable cultivation with some woodland, on undulating topography between Denham Way and the M25. The parcel wraps around the western extent of Maple Cross, with built development limited to two isolated farmsteads. Notwithstanding proximity to Maple Cross and the M25, the parcel has a strong sense of openness with expansive views from Hornhill Road, and forms part of the wider open countryside to the south west of Rickmansworth.



View north from Hornhill Road

Appendix B1: Parcels SW1 – SW10

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>Checks the existing and potential spread of Maple Cross into open countryside.</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>CONTRIBUTION</p> <p>Locally contributes to maintaining the gap between Rickmansworth and Maple Cross.</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 maintain open countryside to the south west of Rickmansworth.</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>SIGNIFICANT CONTRIBUTION</p> <p>Overall the parcel contributes significantly to maintaining open land in this part of the Colne Valley (in combination with adjacent parcels) generally and preventing sprawl along the A412 Denham Way in particular.</p>

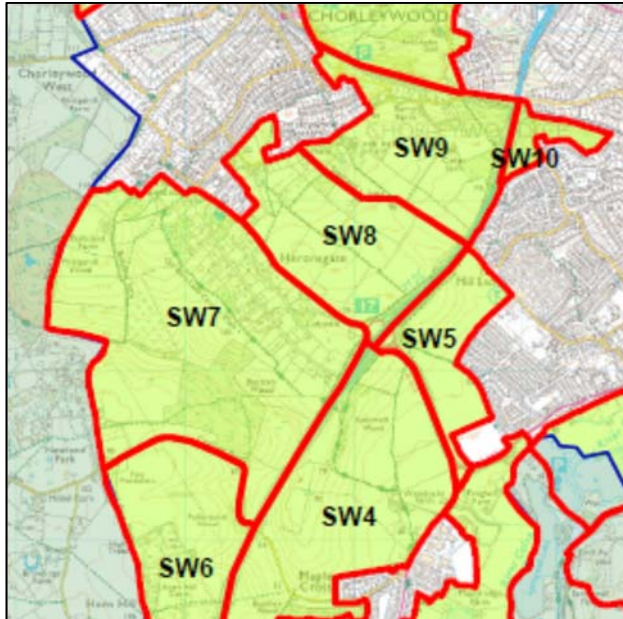
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	Provides the western, northern and southern context for Maple Cross.
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 east – west and north – south.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the Colne Valley Regional Park.
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.

Appendix B1: Parcels SW1 – SW10

Parcel SW5 – land between the A412 Denham Way/Uxbridge Road, the M25 and the built edge of Rickmansworth at Mill End

Arable land on rising topography towards Junction 17 of the M25, forming the urban fringe of Rickmansworth at Mill End. Strongly bounded by peripheral roads, there is a reasonable sense of openness although is compromised by the visual intrusion of built development and sense of enclosure by road infrastructure.



View north from Long Lane

Appendix B1: Parcels SW1 – SW10

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>The land is contained by the M25 and the A412.</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>Locally, part of wider land between Rickmansworth and Chorleywood, but the gap is narrower immediately to the north.</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>LIMITED CONTRIBUTION</p> <p>Whilst the parcel is free from development, it is strongly bounded and severed from the wider countryside.</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>LIMITED CONTRIBUTION</p> <p>The parcel has been severed from its wider countryside context by road development and whilst being open makes a limited contribution to the Green Belt as a whole in this location.</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>

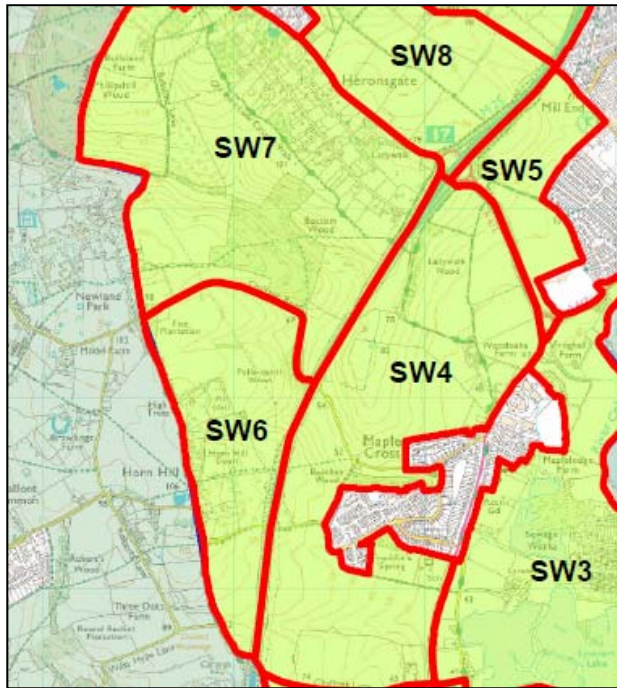
Appendix B1: Parcels SW1 – SW10

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?	Long Lane running north west – south east; PRow running south west – 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?	No designations present.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B1: Parcels SW1 – SW10

Parcel SW6 – land to the west of the M25, south of Chalfont Road, east of Old Shire Lane

Mixed arable, pasture and woodland with scattered development along Old Shire Lane. This parcel's open aspect and rolling topography has strong connections with the wider open countryside to the west toward Chalfont Common in Chiltern District. The general sparsity of built development and expansive views from Old Shire Lane give the parcel a strong sense of openness.



View west from Chalfont Road

Appendix B1: Parcels SW1 – SW10

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; not adjacent to a built-up area.</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>CONTRIBUTION</p> <p>Locally the parcel helps maintain a sense of separation between Rickmansworth/Maple Cross and Chalfont St Peter in Chiltern District.</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, maintains the openness of the countryside in this location, in combination with land to the north, immediately south of Chorleywood.</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>The parcel, in combination with related land to the west and north makes a contribution to maintaining openness west of the M25 and south of Chorleywood.</p> <p><i>The parcel abuts parcels 44b and 38a of the Chiltern/South Bucks GBR which identified roles of preventing merger and encroachment.</i></p>

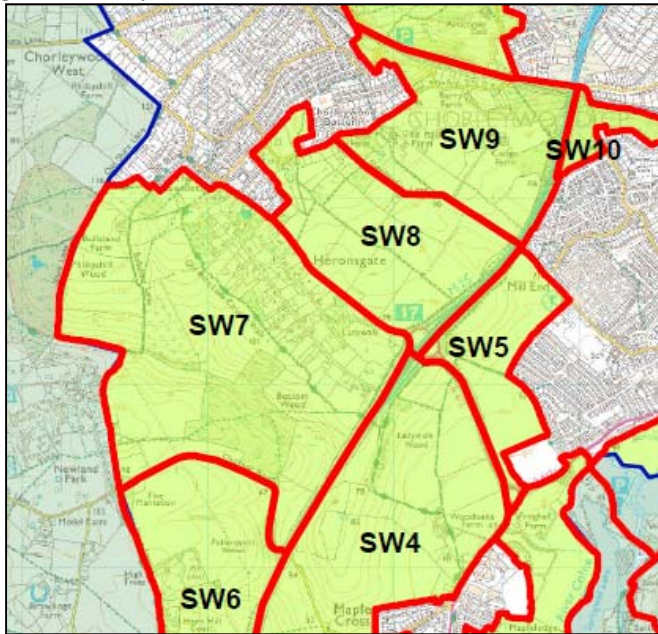
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	No role.
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 running east - west
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the Colne Valley Regional Park.
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.

Appendix B1: Parcels SW1 – SW10

Parcel SW7 – land to the north west of the M25, north of Chalfont Road, east of Shire Lane and south west of Long Lane

Comprising mixed arable, pasture and woodland, with a strong presence of low density development to the south of Long Lane (Heronsgate), an extension of Chorleywood immediately to the north. Gently undulating topography and strong vegetation restrict views and notwithstanding the presence of proximity of built development, creates a reasonably strong sense of openness.



View south from Old Shire Lane

Appendix B1: Parcels SW1 – SW10

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, helps to contain Chorleywood to the north.</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>CONTRIBUTION</p> <p>Locally the parcel helps maintain a sense of separation between Rickmansworth/Chorleywood and Chalfont St Peter in Chiltern District.</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, maintains the openness of the countryside in this location, in combination with land to the north, immediately south of Chorleywood. The parcel contains the settlement of Heronsgate, but the very low density of built form means that development does not significantly intrude into the sense of openness of the Green Belt.</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 the context for the Heronsgate Conservation Area.</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>The parcel, in combination with related land to the west and south makes a contribution to maintaining openness west of the M25 and south of Chorleywood, notwithstanding the presence of residential development at Heronsgate which is washed over by the Green Belt.</p>

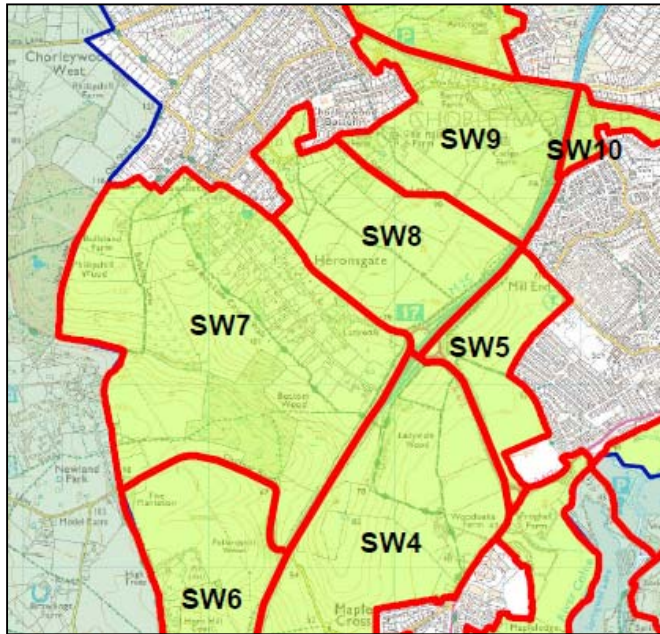
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	Forms the context for and washes over the Heronsgate Conservation Area.
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 across.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of the Colne Valley Regional Park.
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.

Appendix B1: Parcels SW1 – SW10

Parcel SW8 – land to the north west of the M25, north of Long Lane, south of Shepherd's Lane

Mixed arable, pasture and woodland on undulating land which has an open aspect with short and medium distance views. Notwithstanding proximity to Chorleywood built development is largely absent and the parcel retains an open rural character. Along with Parcel SW9 and to a lesser extent Parcel SW10 (the M25 being a significant boundary feature, the land helps to separate Rickmansworth from Chorleywood.



View south west from Shepherd's Lane

Appendix B1: Parcels SW1 – SW10

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, helps to contain 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>Part of 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>SIGNIFICANT CONTRIBUTION</p> <p>Helps to maintain openness of land potentially vulnerable to incremental change. Built development comprises isolated properties only.</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 provides the northerly setting for Heronsgate Conservation Area.</p>
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?	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
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?	<p>SIGNIFICANT CONTRIBUTION</p> <p>The parcel in combination with land to the north protects the openness of land between Chorleywood and the M25, and the local separation of Chorleywood and Rickmansworth.</p>

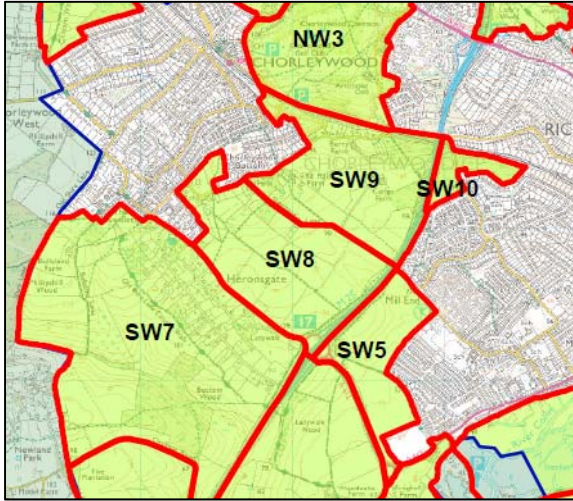
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	No role.
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)?	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.

Appendix B1: Parcels SW1 – SW10

Parcel SW9 – land to the west of the M25, between Shepherd’s Lane, a railway line and the built edge of Chorley Wood at Berry Lane.

Pastoral and woodland uses bounded by the M25, the built edge of Chorleywood at Stag Lane and a railway line. There is a strong connection to the wider open countryside to the south west and as such visually and physically, the land retains a reasonable sense of openness with some isolated properties within.



View north west from Shepherd's Lane



View south east from Berry Lane

Appendix B1: Parcels SW1 – SW10

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, helps to contain 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>Part of 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>SIGNIFICANT CONTRIBUTION</p> <p>Helps to maintain openness of land potentially vulnerable to incremental change. Built development comprises isolated properties only.</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 provides the northerly setting for Chorleywood Common Conservation Area.</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>The parcel in combination with land to the south protects the openness of land between Chorleywood and the M25, and the local separation of Chorleywood and Rickmansworth.</p>

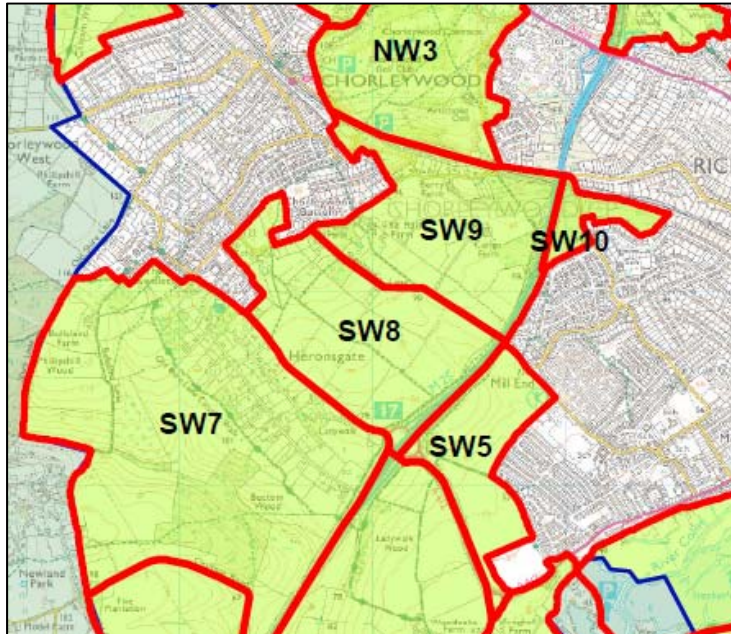
Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	No role.
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)?	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.

Appendix B1: Parcels SW1 – SW10

Parcel SW10 – land between the built edge of Rickmansworth at Highfield Way/Berry Lane and the M25

Dense woodland between the built edge of Rickmansworth and the M25, which is part of the wider land between Rickmansworth and Chorleywood, albeit severed by the M25.



Appendix B1: Parcels SW1 – SW10

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>CONTRIBUTION</p> <p>Local separation of 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>LIMITED CONTRIBUTION</p> <p>No role in this location. There is no development in the parcel which is heavily wooded and strongly bounded by the M25 and the built edge of Rickmansworth.</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>Despite severance from the wider Green Belt by the M25, the parcel contributes to the local separation of Rickmansworth and Chorleywood at this relatively narrow point.</p>

Appendix B1: Parcels SW1 – SW10

Topic	Criteria	Assessment
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?	No role.
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)?	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.