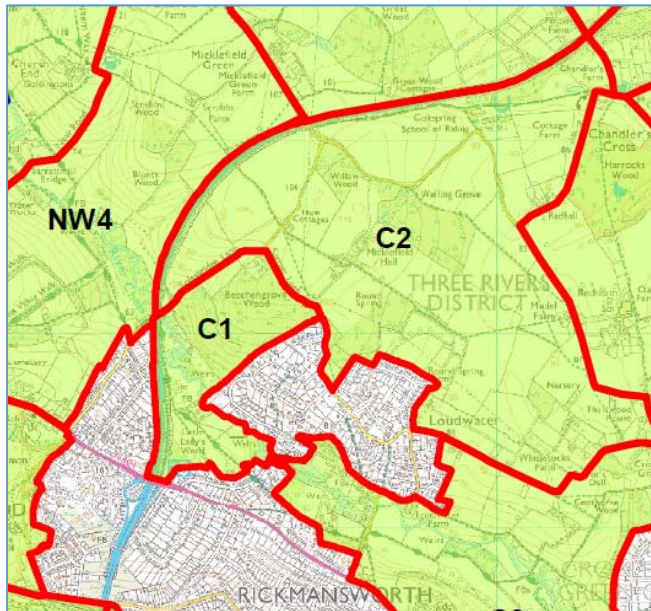


Appendix B3: Parcels C1 – C15

Parcel C1 – land between Chorley Wood and the M25, bounded to the east by Redhall Lane/Chandlers Lane and Sarratt Lane and to the south by the built edge of Chorleywood at Troutstream Way/Trout Rise

Predominantly dense woodland with some low density peripheral residential and industrial development adjacent to the M25, along with horse pasture to the south. The parcel is largely visually enclosed but retains a sense of openness to the south. The parcel complements the wider landscape to the north east across Solesbridge Lane/Sarratt Lane.



View west off Troutstream Way

Appendix B3: Parcels C1 – C15

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>Forms the north westerly context for Rickmansworth generally and Loudwater in particular.</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, notwithstanding the presence of various elements of residential and industrial built development.</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>Provides the westerly setting for Loudwater and the Loudwater 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>

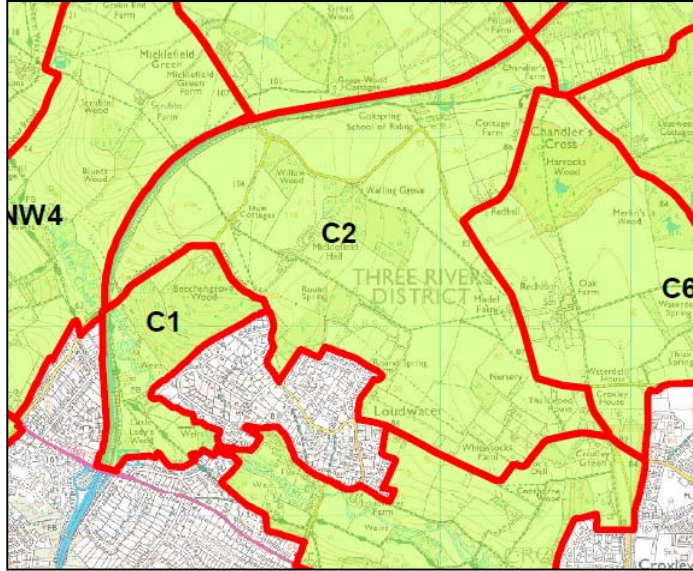
Appendix B3: Parcels C1 – C15

Topic	Criteria	Assessment
		Contributes to the containment of Rickmansworth as part of a broader arc of Green Belt north of Rickmansworth and south of the M25.
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 westerly context for the Loudwater 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 to the south west.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part covered by Chilterns AONB to the north.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites cover the majority of the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C2 – land to the south of the M25 between Sarratt Lane, Loudwater Lane and Sarratt Road/Redhall Lane

Medium-scale mixed arable, pasture and woodland with isolated properties towards the periphery on gently undulating topography. Various scales of view are available depending on location but these are generally restricted by vegetation. The parcel has a largely rural character centred on Micklefield Hall.



View north west from Solesbridge Lane



View west from Sarratt Road

Appendix B3: Parcels C1 – C15

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>Forms the northerly context for Rickmansworth generally and Loudwater in particular.</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 where built development is restricted to isolated farmsteads and dwellings on the periphery.</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>Provides the northerly setting for Loudwater and the Loudwater 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>

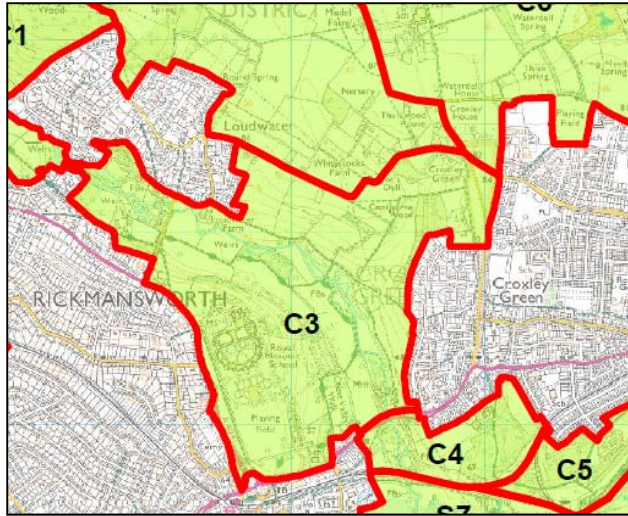
Appendix B3: Parcels C1 – C15

Topic	Criteria	Assessment
		Contributes to the containment of Rickmansworth and encroachment into wider open countryside to the north.
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 northerly context for the Loudwater 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 running north west – south east.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part covered by Chilterns AONB to the west.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites cover the majority of the parcel.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C3 – land between the A404 Chorley Wood Road, the A412 Park Road, Loudwater Lane and the built edge of Croxley Green

Diverse land uses comprising a school and grounds to the west, scattered development to the south, woodland and the Chess river corridor to the centre and small-medium scale pasture to the north. Views vary considerably according to location, being extensive southwards from Loudwater Lane, for example, and more restricted by dense vegetation elsewhere.



View south from Loudwater Lane



View south from Loudwater Lane/The Green

Appendix B3: Parcels C1 – C15

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>Forms the part of the northerly context for Rickmansworth and westerly context for Watford (Croxley Green).</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 open land between Croxley Green and 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>SIGNIFICANT CONTRIBUTION</p> <p>Accessible countryside with evidence of intrusion and at risk of further change, with development currently limited to the extensive cluster of buildings associated with a school and some isolated properties.</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>Provides part of the setting for Loudwater and the westerly setting for Croxley Green.</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>Forms the majority of the open land which separates Croxley Green and Rickmansworth, related to more open countryside to north.</p>

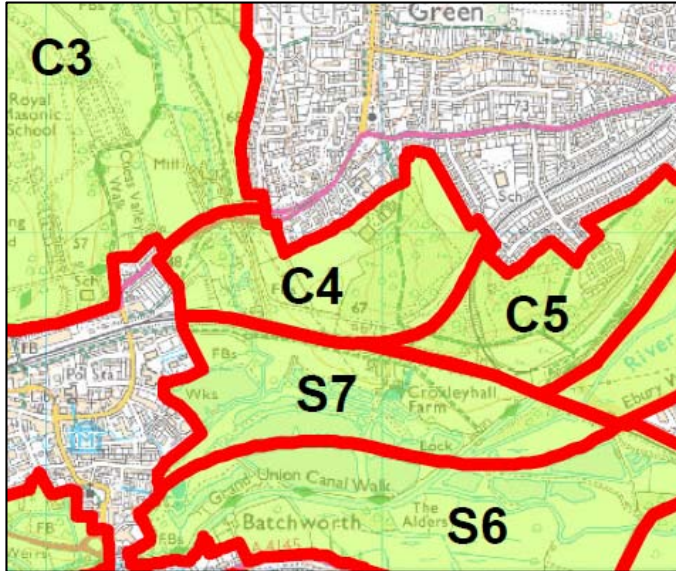
Appendix B3: Parcels C1 – C15

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 easterly context for Loudwater 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 through.
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 across.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C4 – land to the south of the A412 Park Road/Scots Hill, a railway line to the south and the built edge of Croxley Green at Batemand Road

A school and associated playing fields, pasture, some residential development off Scots Hill, dense woodland (Croxleyhall Wood), amenity grassland and allotments to the east of Lavrock Lane, single dwellings, gardens, woodland and amenity open space to the west of Lavrock Lane. Views are restricted by dense vegetation.



View west from Park Road

Appendix B3: Parcels C1 – C15

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>SIGNIFICANT CONTRIBUTION</p> <p>Forms the remaining narrow gap between Croxley Green and 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>LIMITED CONTRIBUTION</p> <p>No role in this location, reflecting the highly enclosed character of the 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>CONTRIBUTION</p> <p>Provides the south westerly setting for Croxley Green.</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 the open land which separates Croxley Green and Rickmansworth.</p>

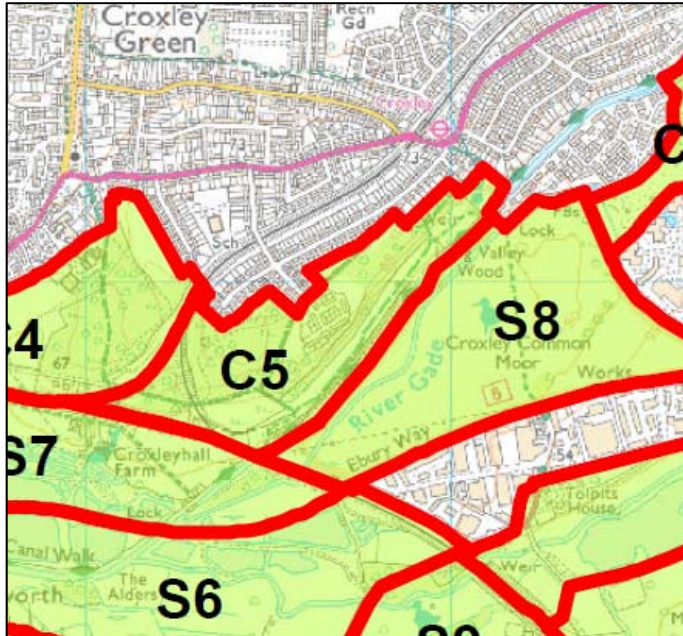
Appendix B3: Parcels C1 – C15

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 run through; amenity grassland to the west.
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 across.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C5 – land to the north of the Grand Union Canal and the built edge of Croxley Green at Frankland Road

Largely dense woodland, more open scrub woodland to the south, with some residential and industrial development toward the centre. Views are restricted by dense vegetation.



View south from Croxley Hall Wood

Appendix B3: Parcels C1 – C15

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>SIGNIFICANT CONTRIBUTION</p> <p>Forms part of the gap between Croxley Green and Northwood.</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 unrelated to open 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>CONTRIBUTION</p> <p>Forms the southerly setting for Croxley Green.</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 the open land which separates Croxley Green and Northwood, and more locally Croxley Green and Watford (in its extension along Tolpits Lane).</p>

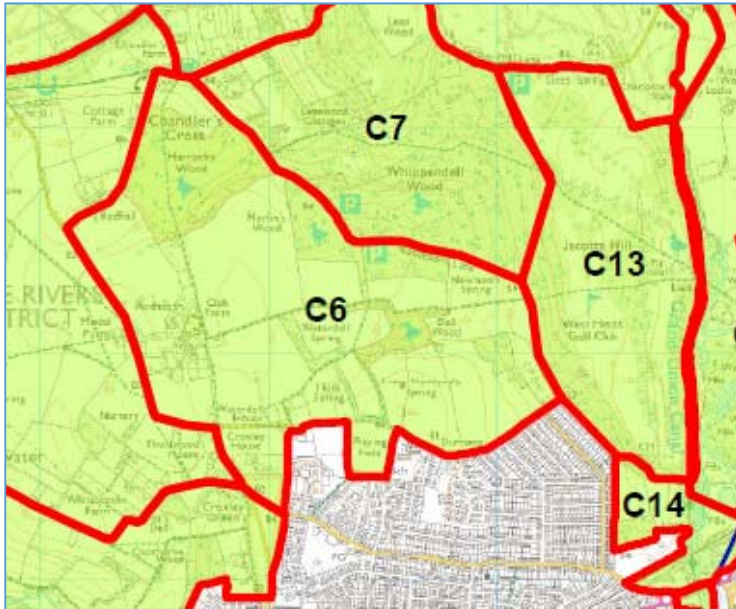
Appendix B3: Parcels C1 – C15

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 across.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C6 – land between Sarratt Lane, Redhall Lane, Rousebarn Lane and The Green/built edge of Croxley Green

School and playing fields to the east, pasture to the west with some isolated dwellings, mixed medium scale arable, pasture and dense woodland to the north (Harrock's Wood), with a large school to the west and some isolated dwellings on the periphery. The land has a relatively remote rural character (notwithstanding proximity to Croxley Green to the south east) and there are some extensive views across flat arable fields, although these are interrupted by blocks of woodland. Despite the proximity to the built edge of Croxley Green, generally the land has a relatively remote rural character.



View east from Sarratt Lane

Appendix B3: Parcels C1 – C15

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>Contains the northern edge of Rickmansworth.</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. Development is limited to isolated farmsteads and some residential properties.</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>

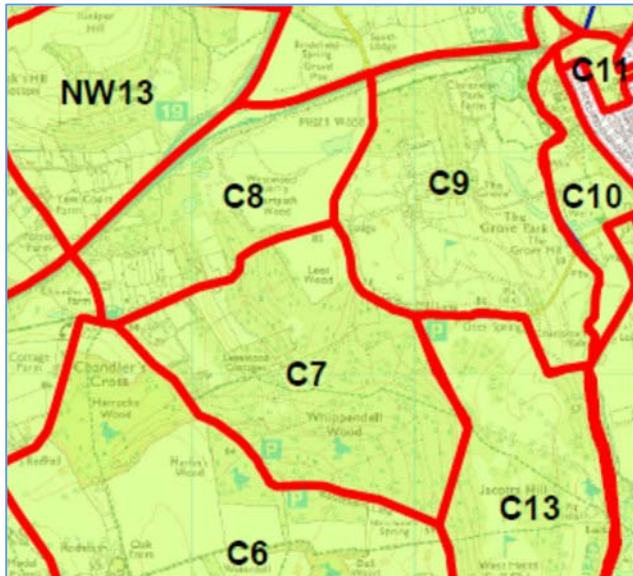
Appendix B3: Parcels C1 – C15

Topic	Criteria	Assessment
		Part of open countryside between Croxley Green and the M25, containing sprawl and helping to prevent broader encroachment.
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?	Includes and provides the setting for Croxley Green 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?	Various PRoW run through.
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 across.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C7 – land bounded by Rousebarn Lane, an unnamed track, Grove Mill Lane and Fir Tree Hill

Largely comprising dense woodland (Whippendell Wood) with some isolated dwellings and pasture to the north west, and a disused quarry to the north east, the parcel has a relatively remote rural character, with very restricted views throughout due to extensive and dense tree cover.



View south from Rousebarn Lane



View south from Fir Tree Hill

Appendix B3: Parcels C1 – C15

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. Built development is limited to a few isolated properties to the south of Fir Tree Hill.</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 open countryside between Croxley Green/Watford and the M25, helping to prevent broader encroachment.</p>

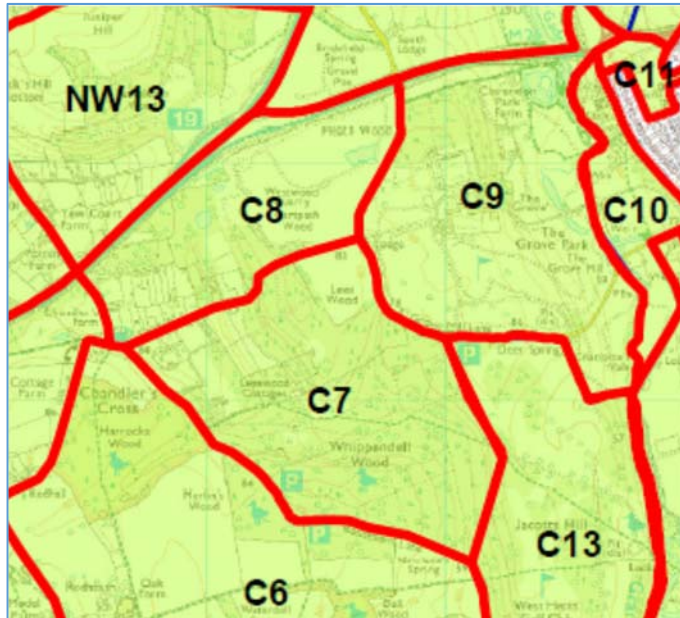
Appendix B3: Parcels C1 – C15

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?	Ex quarry workings.

Appendix B3: Parcels C1 – C15

Parcel C8 – land between the M25, Chandlers Lane, Fir Tree Hill and Langleybury Lane

Land between Whippendell Wood and the M25, comprising a disused quarry to the east, woodland to centre and low density dwellings to the west. The land has elements of an urban fringe character, with a compromised sense of openness, despite relative remoteness from urban areas to the south west, south and east.



View north from Fir Tree Hill

Appendix B3: Parcels C1 – C15

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. There is low density residential development to the west of the parcel.</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 open countryside between Croxley Green/Watford and the M25, helping to prevent broader encroachment.</p>

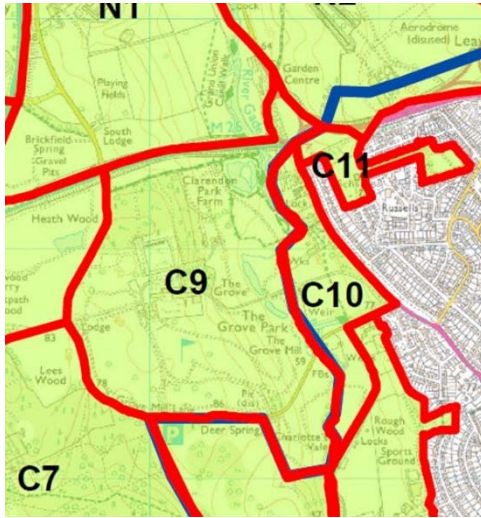
Appendix B3: Parcels C1 – C15

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?	Ex quarry workings.

Appendix B3: Parcels C1 – C15

Parcel C9 – land south of the M25, between Langleybury Lane, Grove Mill Lane and the Grand Union Canal

Dominated by The Grove and associated golf course, the land forms a transition between urban fringe land to the east and wider open countryside to the south west. The open character of the land is largely retained by the golf course use, with medium scale and some longer distance views across, although development associated with The Grove is significant at the centre of the parcel.



View east from Grove Mill Lane



View north from Grove Mill Lane

Appendix B3: Parcels C1 – C15

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>Supports the prevention of the westerly expansion of Watford into predominantly open countryside (albeit in golf course use).</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 which is potentially vulnerable to change, with development associated with and adjacent to The Grove.</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>

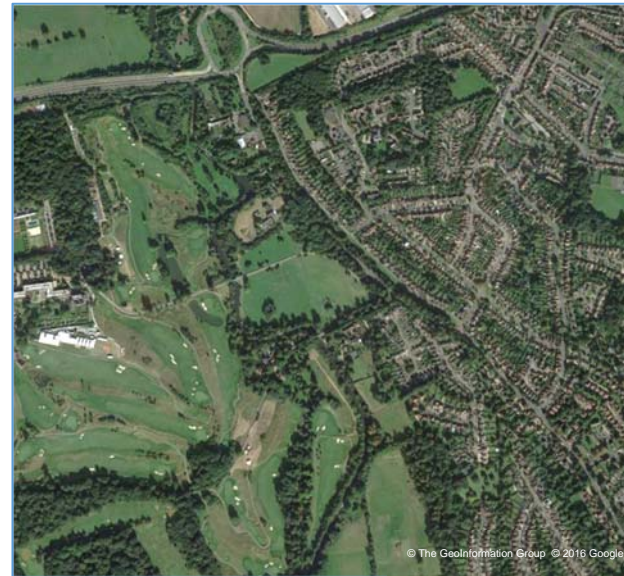
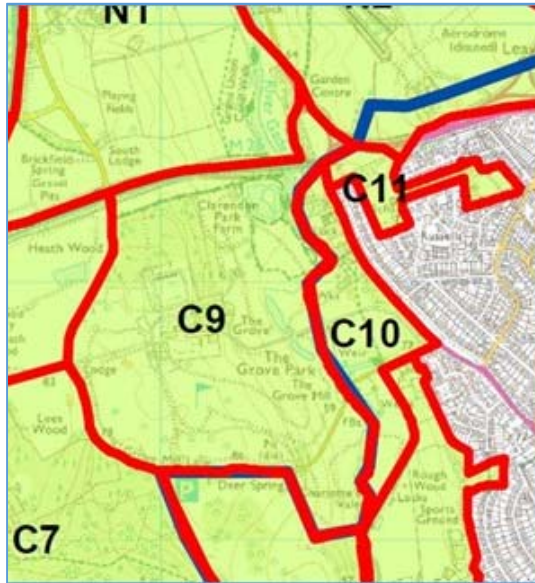
Appendix B3: Parcels C1 – C15

Topic	Criteria	Assessment
		Part of open countryside between Watford and the M25, helping to prevent broader encroachment and providing part of the local setting for Watford.
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?	One PRoW north – south.
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 B3: Parcels C1 – C15

Parcel C10 – land to the west of the A411 Hempstead Road, between the M25, the Grand Union Canal and Grove Mill Lane

Comprising a diversity of uses associated with an urban fringe location including light industrial residential, pasture and scrub woodland, the parcel forms a transition between the built edge of Watford (contained by the A411) and the wider open land to the west. Despite its location and land use, the parcel retains a semi-rural character towards the south (from Grove Mill Lane for example, where there are some longer distance views to the north and west).



View north from Grove Mill Lane

Appendix B3: Parcels C1 – C15

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>Whilst being well bounded by the Grand Union Canal, the parcel contains the western edge of Watford.</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>Prevents incremental change across land which toward the south retains a countryside character. Development is concentrated to the north of the parcel.</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 part of the westerly setting for Watford and The Grove Mill 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>Part of the containment of the built edge of Watford and broader encroachment in this location. There is a sense of separation from the wider open countryside to the west.</p>

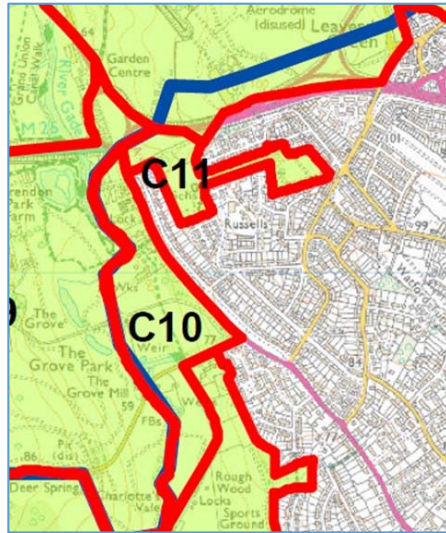
Appendix B3: Parcels C1 – C15

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?	Contains The Grove Mill 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?	Grand Union Canal.
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 B3: Parcels C1 – C15

Parcel C11 – land south of the A41, east of the A411 between Russell Lane and Goodwood Avenue

Comprising a mixture of rough pasture (north of Russel Lane), amenity grassland, a school and sports pitches, a semi-formal park (Goodwood Recreation Ground) and woodland, the land is that leftover from past development (for various reasons), with visual or physical link with the wider Green Belt.



View north east from Hempstead Road



View into Goodwood Recreation Ground

Appendix B3: Parcels C1 – C15

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>LIMITED CONTRIBUTION</p> <p>No role in this location, being separated 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>'Remnant' open land on the built edge of Watford which makes a limited contribution because of its size, fragmented character and high degree of containment.</p>

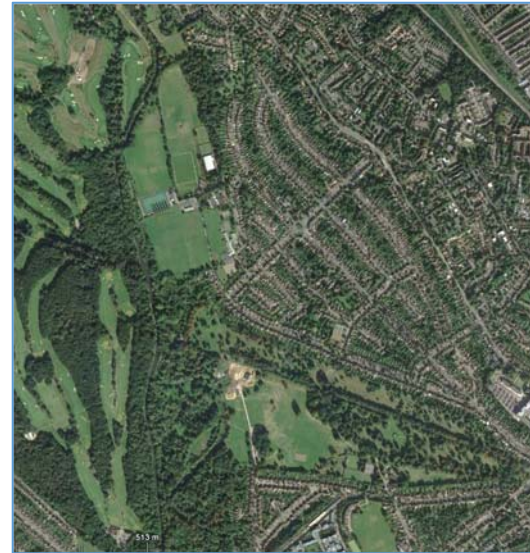
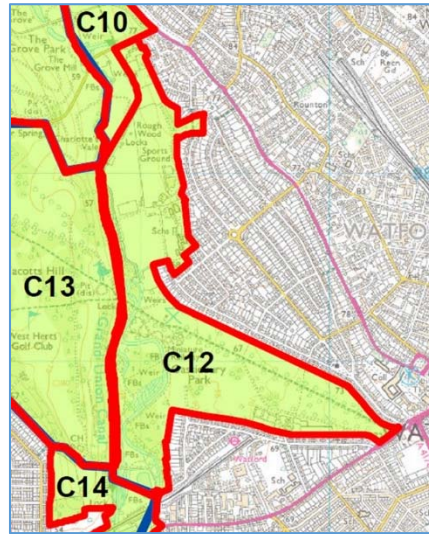
Appendix B3: Parcels C1 – C15

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?	Goodwood Recreation Ground.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Historic Park & Garden.
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 B3: Parcels C1 – C15

Parcel C12 – land to the west of the built edge of Watford, bounded by a railway line to the south, the Grand Union Canal to the west and Grove Mill Lane to the north

Typical urban fringe land uses between the Grand Union Canal and the built edge of Watford, dominated to the south by Cassiobury Park, scrub woodland to the west between the Grand Union Canal and the River Gade and schools and associated playing fields to the north. As such the land retains an open character, albeit modified for specific uses and containing elements of built development throughout.



View east from the Grand Union Canal (TOP) & view north through Cassiobury Park (BOTTOM)

Appendix B3: Parcels C1 – C15

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>Contains the built edge of Watford.</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 the separation of Watford and Croxley Green.</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>In combination with parcels to the west, prevents incremental change to land which retains an open countryside character. Development is limited to a few isolated properties and sports amenity buildings.</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>Provides the westerly setting of Watford.</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>CONTRIBUTION</p> <p>Potential role in encouraging land recycling in this locality.</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>Contains the built edge of Watford to the west, locally preventing merger with Croxley Green and providing part of the westerly setting for Watford.</p>

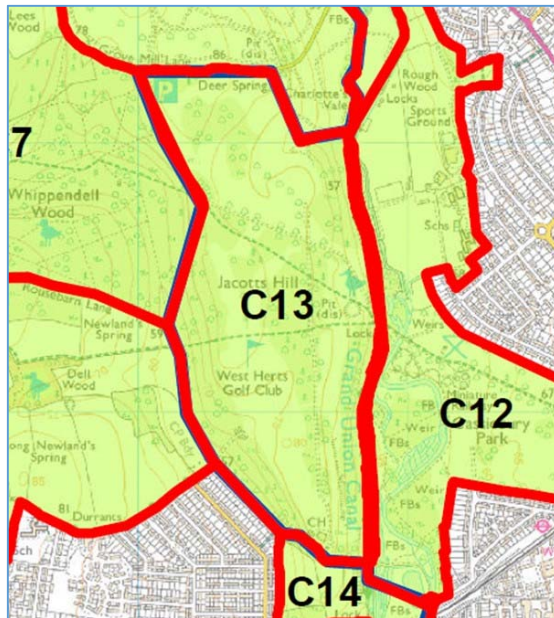
Appendix B3: Parcels C1 – C15

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?	Semi-formal access across Cassiobury Park; Grand Union Canal.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Historic Park & Garden.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Nature Reserve & Local Wildlife Site.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B3: Parcels C1 – C15

Parcel C13 – land bounded by the Grand Union Canal, Grove Mill Lane, an unnamed track and Rousebarn Lane

A golf course use predominates with dense woodland to the south west, the parcel together with the golf course immediately to the north form a transition to wider open countryside to the west. Built development is limited to a club house on the southern fringe of the parcel and overall the land retains a rural aspect with a range of short and medium-distance views.



View south from Grove Mill Lane

Appendix B3: Parcels C1 – C15

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 the northward extension of Croxley Green.</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>Prevents incremental change in land which has an open countryside character, albeit modified by golf course use. Built development appears limited to a clubhouse on the southern fringe of the parcel.</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>In combination with adjacent parcels locally provides the setting for Watford and Croxley Green.</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>

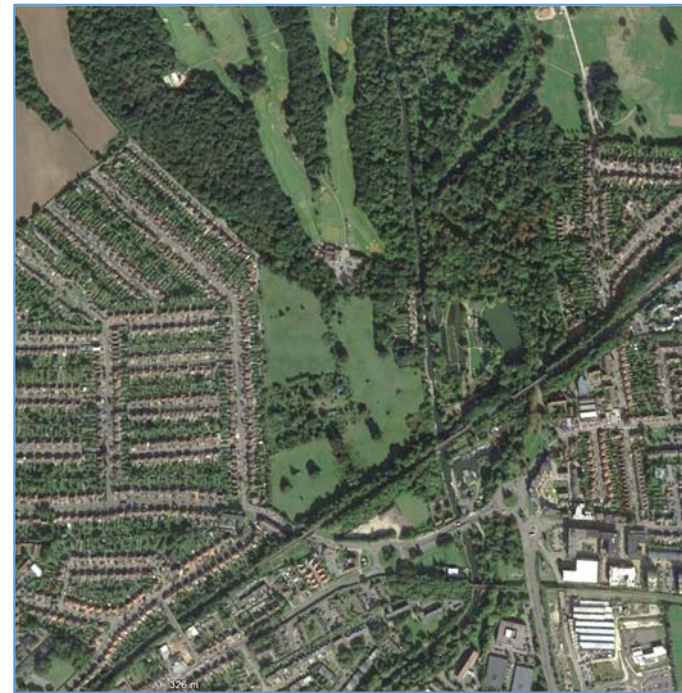
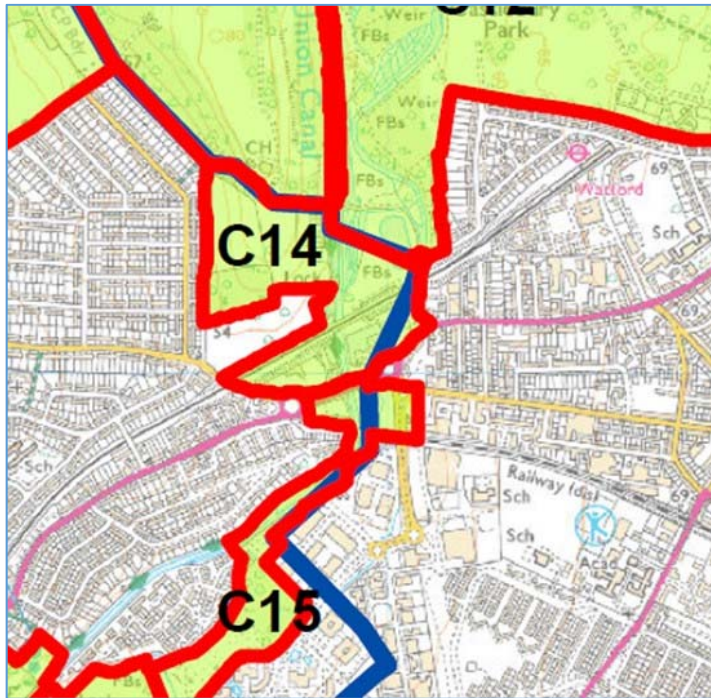
Appendix B3: Parcels C1 – C15

Topic	Criteria	Assessment
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>CONTRIBUTION</p> <p>Part of the open land between Watford and Croxley Green, and wider open countryside towards the M25, helping to prevent encroachment and locally providing part of the setting for Watford and Croxley Green.</p>
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 through.
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 B3: Parcels C1 – C15

Parcel C14 – land bounded by a railway line, Rousebarn Lane and Lodge End

Largely horse pasture with some dwellings to the north east, the land is a remnant of once open countryside to the west, and forms part of the remaining gap between Watford and Croxley Green (in combination with land to the east of the Grand Union Canal. Nevertheless, the land retains part of the character of open countryside with short-distance views to woodland across pasture.



View north east from Lodge End

Appendix B3: Parcels C1 – C15

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>Locally, the land is part of the remaining gap between Watford and Croxley Green and as such prevents their physical merger.</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>Notwithstanding the scale and degree of enclosure of the land, further incremental change is prevented.</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 part of the setting for Croxley Green and Watford.</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>CONTRIBUTION</p> <p>Potential role in encouraging land recycling in this locality.</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 remaining open land between Watford and Croxley Green, locally providing a setting for these areas and also helping to prevent wider encroachment.</p>

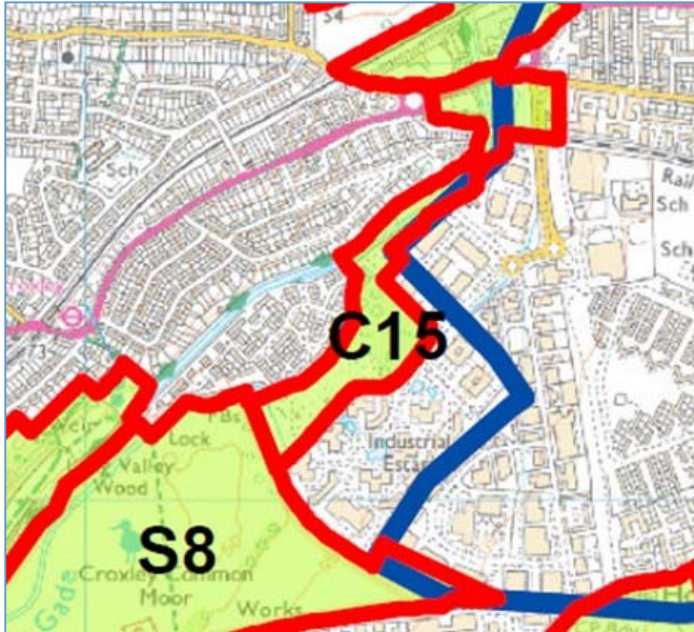
Appendix B3: Parcels C1 – C15

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?	Grand Union Canal.
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 B3: Parcels C1 – C15

Parcel C15 – land between a railway line at Gade Avenue and the southern edge of the Hollywell Industrial Estate

Land forming the narrow corridor of the Grand Union Canal, there is a limited sense of openness associated with this heavily modified landscape which has strong urban fringe, utilitarian character, enclosed by built development, with a reasonably extensive patch of dense woodland adjacent to the Hollywell Industrial Estate.



View south east from Blackmoor Lane

Appendix B3: Parcels C1 – C15

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>LIMITED CONTRIBUTION</p> <p>No role 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>LIMITED CONTRIBUTION</p> <p>Part of remnant open land between Watford and Croxley Green, but its contribution is significantly compromised by its size, the degree of urban intrusion and absence of strong</p>

Appendix B3: Parcels C1 – C15

Topic	Criteria	Assessment
		connection with the wider Green Belt to the north or south.
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?	No designations present.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.