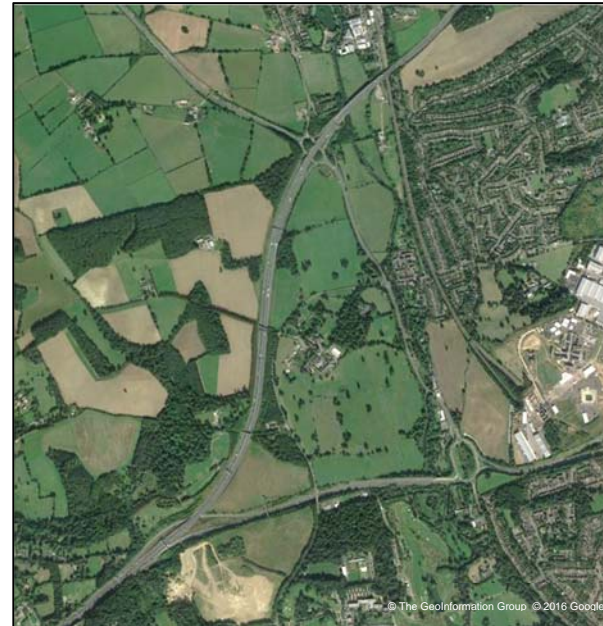
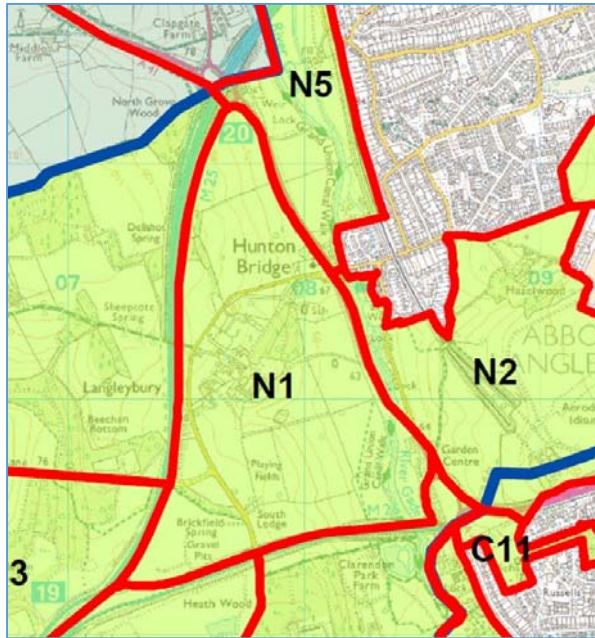


Appendix B4: Parcels N1 – N16

Parcel N1 – land to the north and east of the M25, bounded to the east by the A41 Watford Road

Pasture, woodland and scrub woodland between peripheral road corridors, with medium-distance views across from surrounding roads. Built development (expanded farmstead and other dwellings/structures) exists towards the centre of the parcel, diminishing its sense of openness, in combination with adjacent road corridors, although these are screened and the land retains a reasonably strong sense of open countryside.



View east from Langleybury Lane

Appendix B4: Parcels N1 – N16

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>In combination with land to the east, helps to contain the built edge of Watford and Abbots Langley.</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>In combination with land to the east, helps to prevent the merger of Watford and Abbots Langley.</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 further incremental change across land which has been intruded by some incongruous built development at Langleybury.</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 westerly setting for Hunton Bridge.</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 between Watford and the M25, helping to prevent sprawl, merger and encroachment.</p>

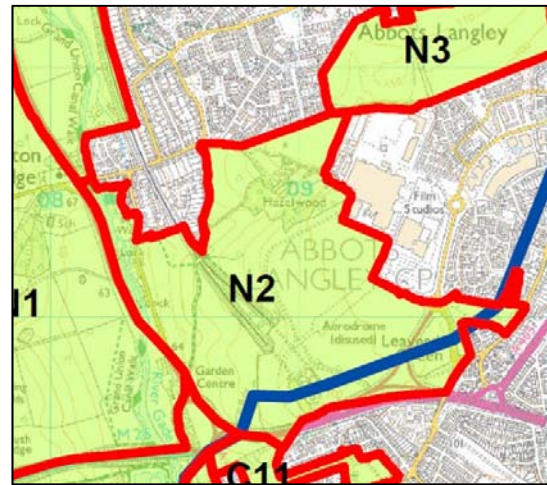
Appendix B4: Parcels N1 – N16

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?	Part of Hunton Bridge Conservation Area lies within.
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 east.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Not part of a sensitive landscape.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	Buildings at Langleybury allocated for housing?

Appendix B4: Parcels N1 – N16

Parcel N2 – land to the south of Abbots Langley, north east of the A41, west of Aerodrome Way, south of South Way/Hunton Bridge Hill

Land of various character, including extensive built development (Leavesden Studio complex) and light industrial uses. Land cover consists of recreational uses and pasture to the north, rough grassland to the south. Notwithstanding the diversity, parts of the parcel retains an open countryside character (along Gypsy Lane for example associated with Hunton Park), with short and medium distance views across undulating topography.



View north from Gypsy Lane



View south from Gypsy Lane

Appendix B4: Parcels N1 – N16

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>CONTRIBUTION</p> <p>Helps to contain the built edge of Watford and Abbots Langley.</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 forms part of the remaining gap between Watford and Abbots Langley.</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 further incremental change across land much intruded by development (permanent and temporary).</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Forms part of southerly setting of Abbots Langley.</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>Forms part of the land between Watford and Abbots Langley, albeit with openness compromised, preventing their merger, locally providing setting and helping to prevent wider encroachment.</p>

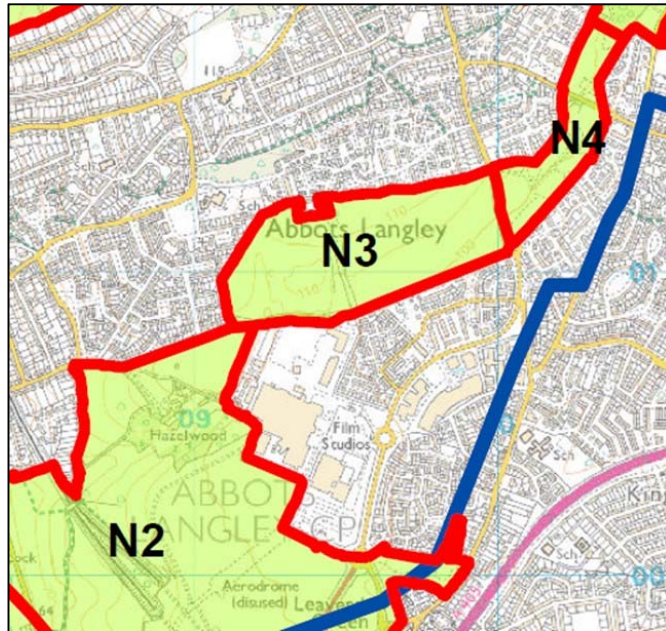
Appendix B4: Parcels N1 – N16

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

Appendix B4: Parcels N1 – N16

Parcel N3 – land between the built edge of Abbots Langley, South Way and Langley Lane

Rough grassland/scrub woodland between the built extent of Abbots Langley, the land retains a sense of openness with views across and an absence of built development.



View north from South Way

Appendix B4: Parcels N1 – N16

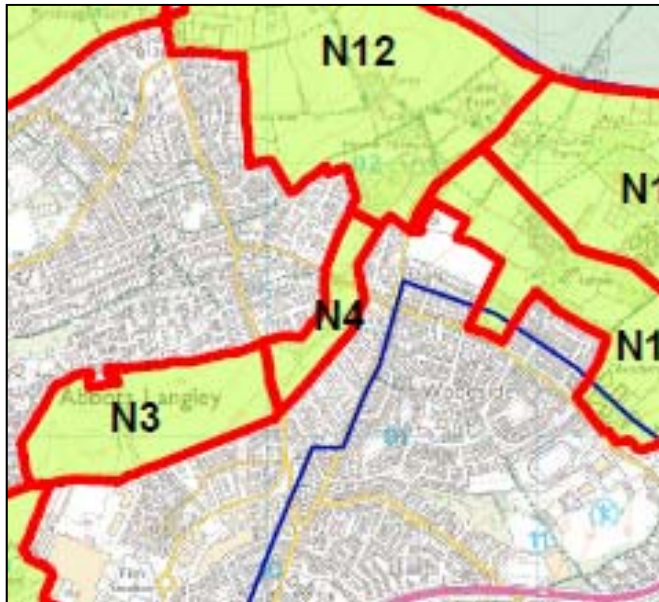
Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing 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>Prevents the merger of Abbots Langley and Watford.</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>CONTRIBUTION</p> <p>Locally, provides part of the southerly context of Abbots Langley.</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 remaining corridor between Abbots Langley and Watford, preventing the merger of built-up areas and locally providing part of their setting.</p>

Appendix B4: Parcels N1 – N16

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?	Informal open space.
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.

Parcel N4 – land between Langley Lane and College Road

Semi-formal parkland within the built-up extent of Abbots Langley, the designed character of the land retains a sense of openness through the blending of grass and woodland belts and clumps which restrict views through to the built edge on either side.



View south west from College Road

Appendix B4: Parcels N1 – N16

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>Prevents the merger of Abbots Langley and Watford.</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>SIGNIFICANT CONTRIBUTION</p> <p>Locally, provides part of the southerly context of Abbots Langley.</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 remaining gap between Abbots Langley and Watford, preventing their merger.</p>

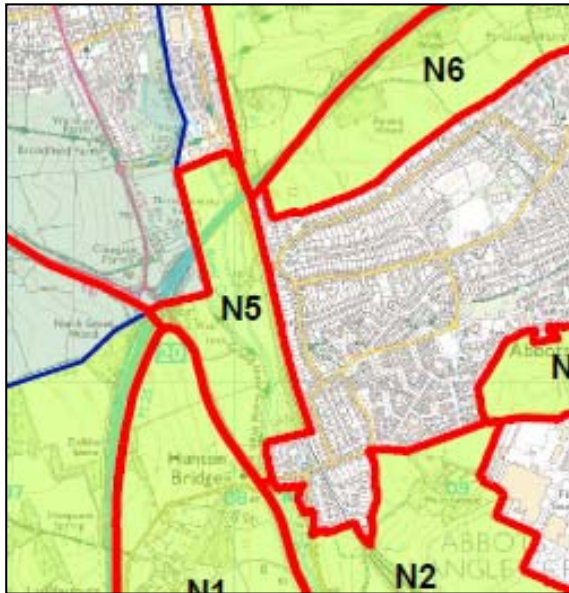
Appendix B4: Parcels N1 – N16

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 open space.
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 B4: Parcels N1 – N16

Parcel N5 – land to the west of Abbots Langley, between the A41 Watford Road, the M25, a railway line and Hunton Bridge Hill

Pasture on either side of the Grand Union Canal, which despite its location between the built edge of Abbots Langley and principal road corridors, retains an open aspect, with medium-scale views across. Built development is limited to industrial development to the south of the parcel, farmstead and a single dwelling.



View west from Station Road

Appendix B4: Parcels N1 – N16

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Contains Abbots Langley and Kings Langley, and potential pressures for sprawl along the A41 corridor and junction 20 of the M25.</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 prevents the merger of Abbots Langley and Kings Langley.</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>Protects the countryside from incremental change.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Part of the westerly setting of Abbots Langley.</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 remaining open land between Abbots Langley and the M25, containing sprawl and preventing wider encroachment.</p>

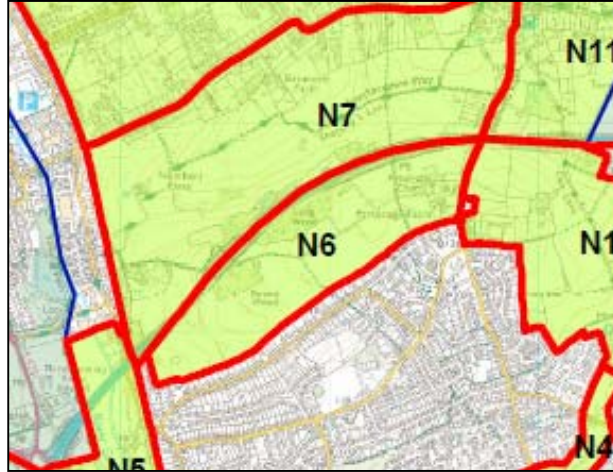
Appendix B4: Parcels N1 – N16

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?	Northern setting for Hunton Bridge 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?	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 B4: Parcels N1 – N16

Parcel N6 – land between the built edge of Abbots Langley and the M25, bounded to the west by a railway line and the east by Bedmond Road

Land predominantly in arable and woodland use, forming land between the M25 and the built edge of Abbots Langley. Built development is restricted to the east (a large farmstead and school) with medium distance views to the north east and longer distance views to the south west available from the PRoW within the parcel.



View north west from PRoW



View south east from PRoW

Appendix B4: Parcels N1 – N16

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 Abbots Langley.</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>Strategically part of open land between Watford and Hemel Hempstead, although the M25 forms a significant boundary.</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>Locally prevents incremental change.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>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>Contains the built edge of Abbots Langley, maintaining openness to the M25. Strategically part of open land between Watford and Hemel Hempstead, strategically preventing their merger, wider sprawl and encroachment.</p>

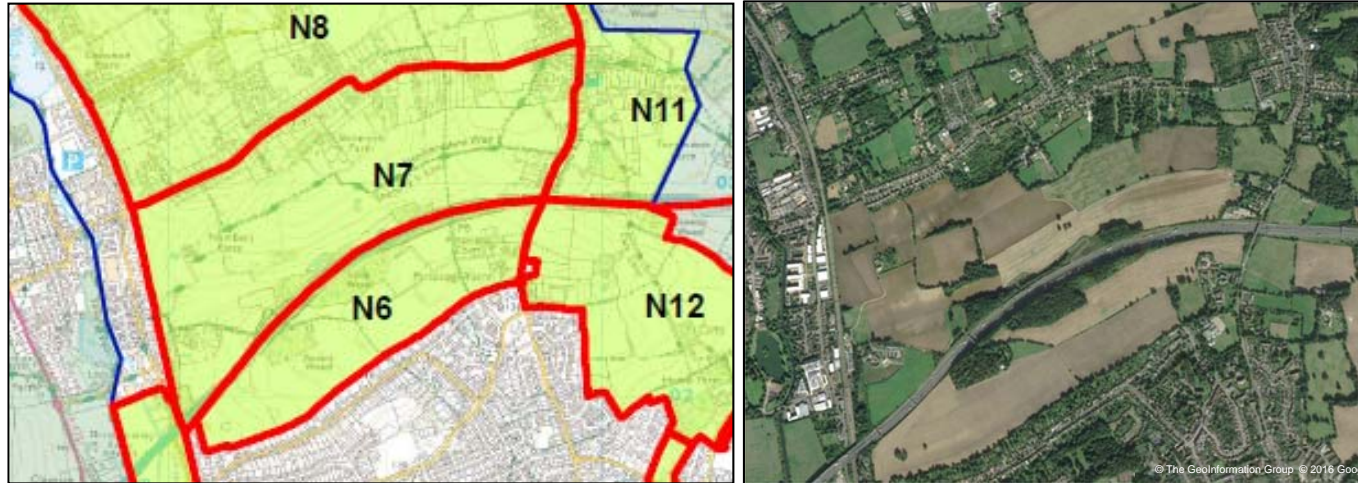
Appendix B4: Parcels N1 – N16

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

Appendix B4: Parcels N1 – N16

Parcel N7 – land to the north of the M25, bounded to the east by a railway line, to the north by Toms Lane and to the east by Bedmond Road

Notwithstanding sprawl along Toms Lane and proximity to the M25, the parcel retains characteristics of open countryside predominantly comprising medium-scale arable and pasture. Some medium-distance views are available from PRow crossing the parcel. Strategically, the parcel complements land to the north and south separating Hemel Hempstead and Abbots Langley.



View north from PRow



View south east from PRow

Appendix B4: Parcels N1 – N16

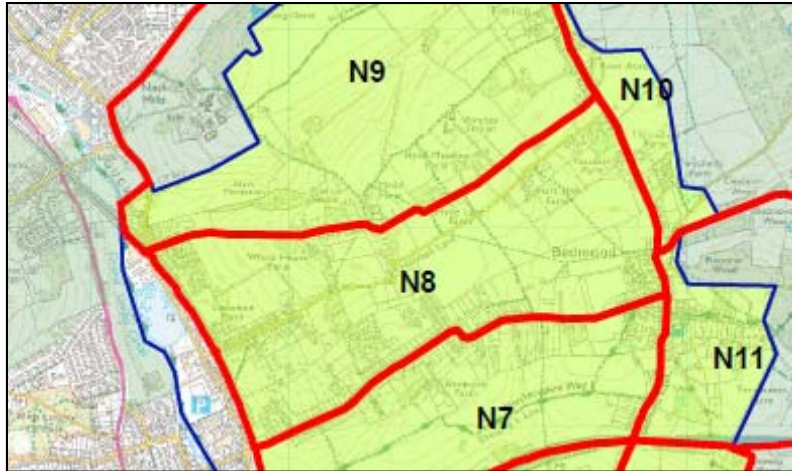
Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing 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 prevents further localised sprawl along Toms Lane.</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 wider land preventing the merger of Watford and Hemel Hempstead.</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>Prevents further incremental change across land which has been subject to a significant degree of progressive intrusion.</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 open countryside between Watford and Hemel Hempstead, strategically preventing their merger, wider encroachment and localised sprawl.</p>

Appendix B4: Parcels N1 – N16

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

Parcel N8 – land between Toms Lane, Bedmond Road, Harthall Lane and a railway line

Generally small to medium-scale pasture and woodland uses, with extensive incursion by built development, comprising contiguous sprawl (particularly along Harthall Lane and Toms Lane), clusters of dwellings and isolated properties. The openness of the Green Belt has been significantly compromised in this locality and whilst situated between large urban areas, generally has an urban fringe character.



View north east from Toms Lane



View south east from Hyde Lane

Appendix B4: Parcels N1 – N16

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 prevents further localised sprawl along Hyde Lane, Harthall Lane and Toms Lane.</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 wider land preventing the merger of Watford and Hemel Hempstead.</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>Prevents further incremental change across land which has been subject to a significant degree of progressive intrusion.</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 open countryside between Watford and Hemel Hempstead, strategically preventing their merger but also wider encroachment and localised sprawl.</p>

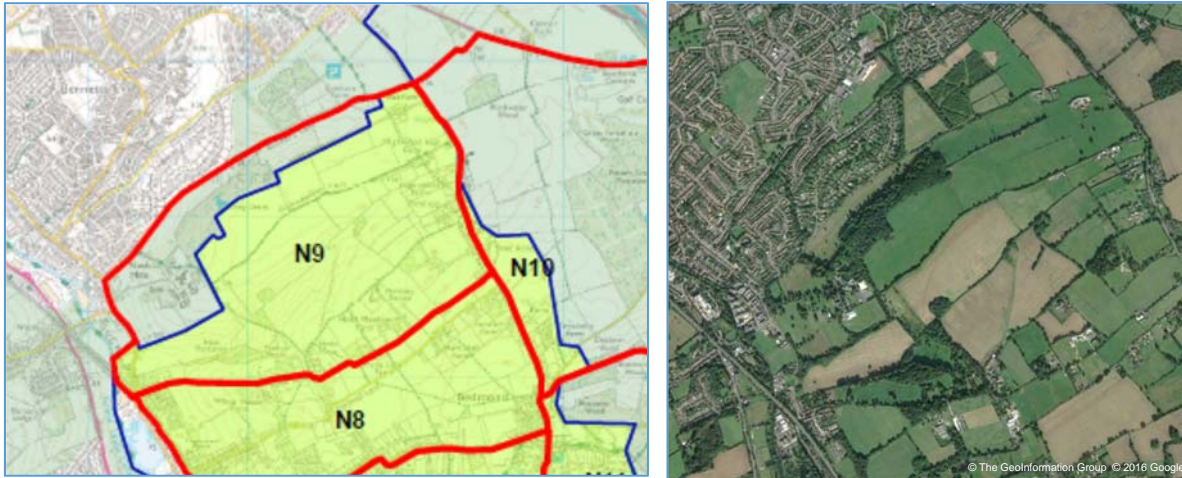
Appendix B4: Parcels N1 – N16

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 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 B4: Parcels N1 – N16

Parcel N9 – land between Harthall Lane and Bunkers Lane, bounded by Lower Road to the west and Bedmond Road to the east

Comprising mixed arable, pasture and woodland, generally of a small to medium scale on undulating land. Notwithstanding substantial built development within (school, sports club and peripheral dwellings), the parcel retains an open countryside character with extensive views across from surrounding roads. *(Note: the parcel partially covers Parcel 15 of the Dacorum/St Albans Green Belt Review).*



View north east from Hyde Lane



View north west from Highwood Hall Lane

Appendix B4: Parcels N1 – N16

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>Helps to contain the southerly spread of Hemel Hempstead.</p> <p><i>(Note: identified as making a limited/no contribution to this purpose in the Dacorum/St Albans GB Review).</i></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 wider land preventing the merger of Watford and Hemel Hempstead.</p> <p><i>(Note: identified as making a significant contribution to this purpose in the Dacorum/St Albans GB Review).</i></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>The parcel has been partially intruded by built development (ribbon development along Hyde Lane and isolated properties elsewhere) and the Green Belt prevents further incremental change in a location vulnerable to pressure.</p> <p><i>(Note: identified as making a partial contribution to this purpose in the Dacorum/St Albans GB Review).</i></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>

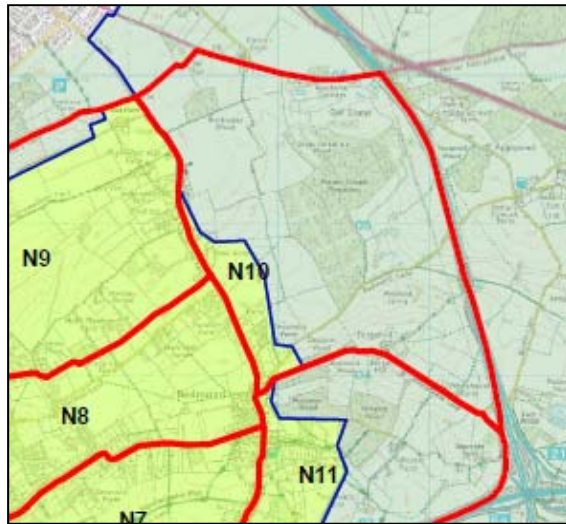
Appendix B4: Parcels N1 – N16

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?	Part of open countryside between Watford and Hemel Hempstead forming a significant part of the south easterly context to Hemel Hempstead, protecting open countryside from sprawl and encroachment and towns from merging.
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?	Local Wildlife Sites
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B4: Parcels N1 – N16

Parcel N10 – land to the east of Bedmond Road, bounded by Sergehill Lane/Whitehouse Lane, M1 to the east and the A4147 Hemel Hempstead Road to the north

Extensive arable, woodland and golf course use, with peripheral residential development towards Bedmond. The parcel has the basic character of open countryside but has been modified by golf course construction and sprawl along Bedmond Road towards Pimlico. Views are variable according to vegetation cover with some longer distance views across open arable fields from the Bedmond Road. (Note: the parcel partially covers Parcel 15 of the Dacorum/St Albans Green Belt Review).



View north east from Bedmond Road



View north from Bedmond Lane

Appendix B4: Parcels N1 – N16

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> <p><i>(Note: identified as making a limited/no contribution to this purpose in the Dacorum/St Albans GB Review).</i></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>Strategically, part of land separating Watford, Hemel Hempstead and St Albans.</p> <p><i>(Note: identified as making a significant contribution to this purpose in the Dacorum/St Albans GB Review).</i></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 the countryside to the north east of Bedmond.</p> <p><i>(Note: identified as making a partial contribution to this purpose in the Dacorum/St Albans GB Review).</i></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>

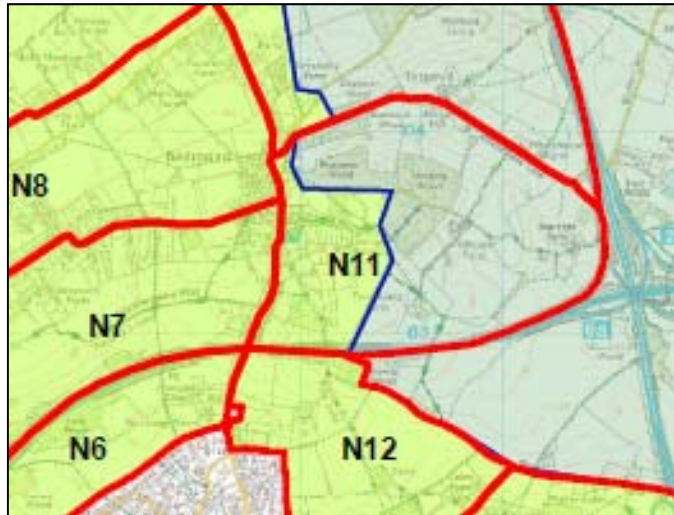
Appendix B4: Parcels N1 – N16

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>SIGNIFICANT CONTRIBUTION</p> <p>Part of open countryside between Watford and Hemel Hempstead, and between St Albans, Hemel Hempstead and Watford, preventing their merger, sprawl into open countryside and broader encroachment.</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 across.
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.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B4: Parcels N1 – N16

Parcel N11 - land to the east of Bedmond Road, between the M25 and Sergehill Lane/Whitehouse Lane

Mixed arable and woodland with isolated farmsteads and substantial built development at Bedmond. The land rises from the M25 towards Bedmond, with short, middle and some longer distance views available according to land use and vegetation cover, generally smaller scale and more contained towards the west, more expansive towards the east. Strategically, the land is part of the open countryside between Kings Langley/Watford and Hemel Hempstead. *(Note: the parcel partially covers Parcel 15 of the Dacorum/St Albans Green Belt Review).*



View south from Whitehouse Lane



View south from Millhouse Lane

Appendix B4: Parcels N1 – N16

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> <p><i>(Note: identified as making a limited/no contribution to this purpose in the Dacorum/St Albans GB Review).</i></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>Strategically, part of land separating Watford, Hemel Hempstead and St Albans.</p> <p><i>(Note: identified as making a significant contribution to this purpose in the Dacorum/St Albans GB Review).</i></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 the countryside to the east of Bedmond.</p> <p><i>(Note: identified as making a partial contribution to this purpose in the Dacorum/St Albans GB Review).</i></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 open countryside between Watford and Hemel Hempstead, and between St Albans, Hemel Hempstead and</p>

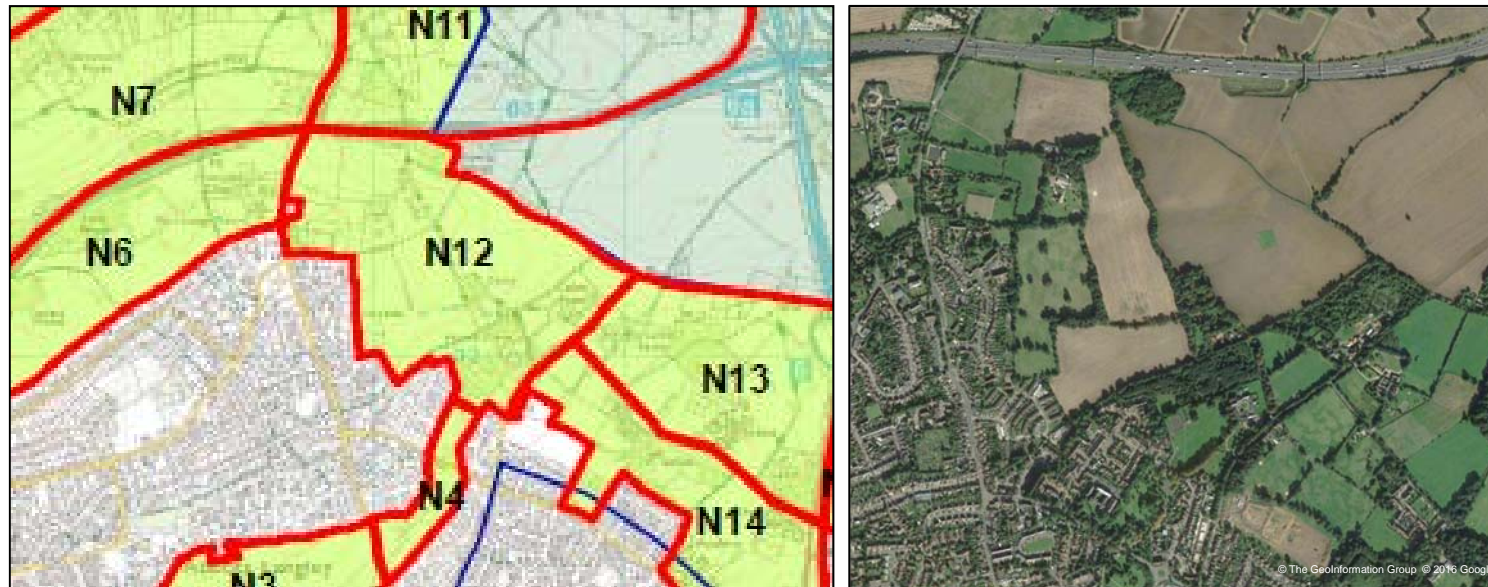
Appendix B4: Parcels N1 – N16

Topic	Criteria	Assessment
		Watford, helping to prevent their merger and protecting their countryside from 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?	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 across.
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 B4: Parcels N1 – N16

Parcel N12 – land to east of Abbots Langley, bordered by Bedmond Road to the west, the M25 to the north, Woodside Road/Chequers Lane/a hedgeline to the south and east

A mixture of extensive arable fields and smaller scale pasture on rising land toward the M25 from the built edge of Abbots Langley, there is a strong sense of open countryside, albeit bounded by the M25. Built development is limited to farmsteads and a small cluster of new dwellings to the south east. There are extensive views across the parcel, reflecting the rising topography, sometimes interrupted by substantial hedgerow vegetation.



View east from Love Lane

Appendix B4: Parcels N1 – N16

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Contains the built edge of Abbots Langley preventing sprawl north eastwards towns East Lane.</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>Strategically, part of wider land preventing the merger of Watford and Bricket Wood/St Albans/Hemel Hempstead.</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>Prevents the incremental erosion of countryside to the north east of Watford.</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 north easterly setting for Abbots Langley.</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 open countryside between Watford and Hemel Hempstead, and between St Albans, Hemel Hempstead and Watford, contributing to the prevention of their merger, but also preventing sprawl and encroachment in this locality.</p>

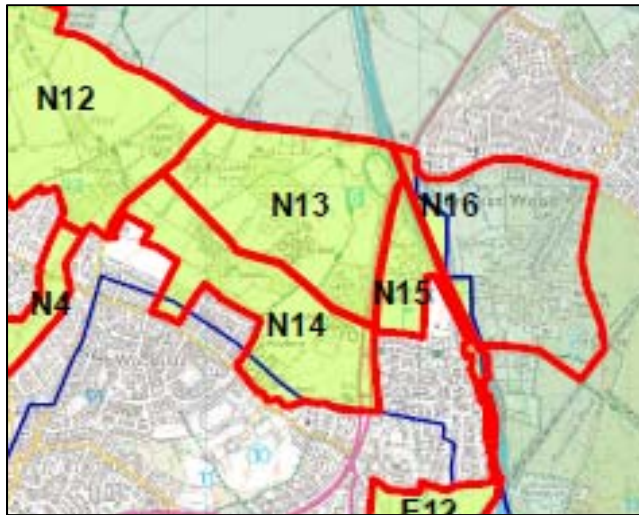
Appendix B4: Parcels N1 – N16

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 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 B4: Parcels N1 – N16

Parcel N13 – land to the north of High Elms Lane, Chequers Lane to the north, Woodside Road to the west and the A405 North Orbital Road to the east

A diverse range of land uses, comprising schools and associated playing fields, a crematorium, woodland and pasture. The land is part of the wider arc of Green Belt to the north of Watford, west of the M1, and exhibits a characteristic mix of urban fringe land uses, and the transition to remoter countryside to the north. There short and medium views across the gently undulating topography, interrupted by dense vegetation associated with hedgerows.



View north east from High Elms Lane



View north west from High Elms Lane

Appendix B4: Parcels N1 – N16

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>Reflecting the built development within this and adjacent parcels, protects the open countryside towards Chequers Lane from potential sprawl.</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>Contributes to preventing the merger of Bricket Wood and Watford.</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>Prevents incremental change in open countryside towards Chequers Lane.</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 open land between Watford and Bricket Wood, preventing sprawl and encroachment into open countryside to the north, as well as strategically preventing the merger of Watford and Bricket Wood.</p>

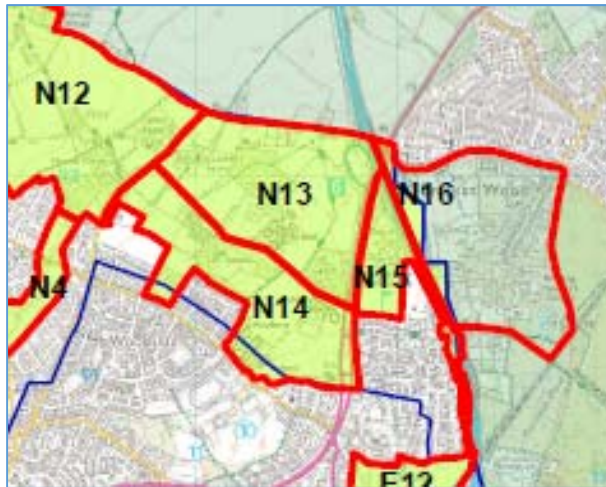
Appendix B4: Parcels N1 – N16

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?	PRoW through.
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.

Appendix B4: Parcels N1 – N16

Parcel N14 – land to the north east of Watford at Woodside, bounded by Woodside Road to the north west, High Elms Lane to the north east and the A405 North Orbital Road to the south east

Comprising schools and associated grounds, woodland, small-scale rough pasture and allotments, the parcel forms part of the urban fringe transition wider open countryside to the north. Built development comprises the schools, isolated properties on the fringes, a cluster of new build to the north a substantial manor house and associated buildings. Openness of the parcel is compromised, but not significantly, with short and medium-distance views interrupted by dense vegetation associated with hedgerows.



View west from High Elms Lane



View south from High Elms Lane

Appendix B4: Parcels N1 – N16

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 potential sprawl from Watford to the south west, although High Elms Lane acts as a clear boundary beyond which there is 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>Contributes to preventing the merger of Watford and Bricket Wood.</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>The openness of the Green Belt has been compromised by the intrusion of built development in the form of schools to the east and new residential development towards the centre. However, a sense of openness is retained, particularly to the west, and broadly the land forms the transition to wider open countryside to the north east. High Elms Lane forms a clear defensible boundary.</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>

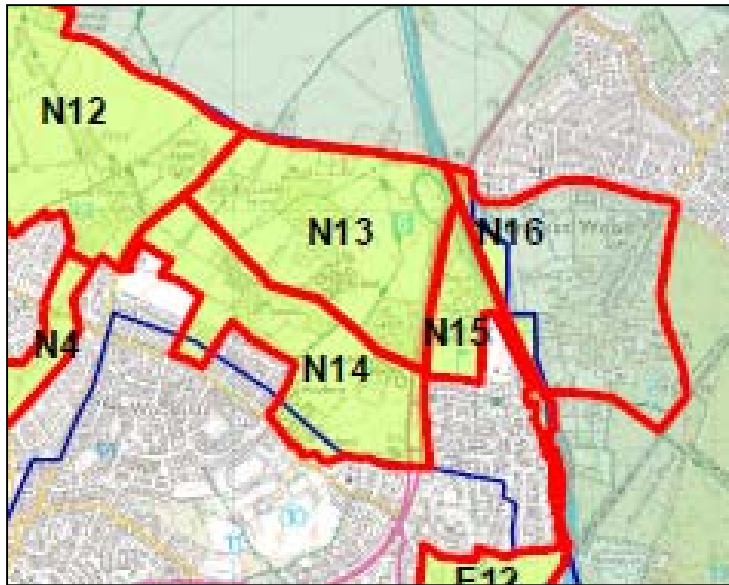
Appendix B4: Parcels N1 – N16

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>Contains built development at Watford preventing sprawl, and locally the merger of Watford and Bricket Wood.</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?	Local Wildlife Site.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B4: Parcels N1 – N16

Parcel N15 – land between the A405 North Orbital Road and the M1, north of Bucknalls Lane

A golf course and a distribution depot comprise the land uses of the parcel which is strongly enclosed by the M1, the A405 and the built edge of Watford at Garston. Whilst having a sense of openness compromised by built development, a sense of open land remains, as well as the parcel being part of a wider Green Belt to the east and west.



View east from Bucknalls Close across to golf course

Appendix B4: Parcels N1 – N16

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>Forms the minor part of the remaining gap between Watford and Bricket Wood although its openness is compromised by development, size and location, being severed from the wider Green Belt by significant transport infrastructure.</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>CONTRIBUTION</p> <p>Forms part of the local setting for Watford at Garston.</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 remaining open land between Watford and Bricket Wood, although the land is compromised by the intrusion of built development and its severance from the wider Green Belt.</p>

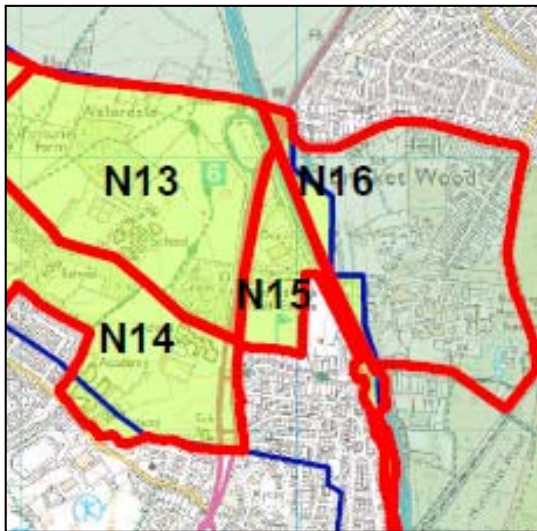
Appendix B4: Parcels N1 – N16

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

Appendix B4: Parcels N1 – N16

Parcel N16 – land to east of the M1, south of Mount Pleasant Lane, Bricket Wood

Arable land part of a wider parcel extending between the M1 and the built edge of Bricket Wood. The land is of an open character, albeit enclosed by built development, and is part of wider land to the west of the M1 which separates Watford and Bricket Wood. (Note: the parcel is part of Parcel 27 of the Dacorum/St Albans Green Belt Review).



View south west from Mount Pleasant Lane

Appendix B4: Parcels N1 – N16

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>Contributes to the containment of Bricket Wood.</p> <p><i>(Note: identified as making a limited/no contribution to this purpose in the Dacorum/St Albans GB Review).</i></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>Forms the bulk of the remaining land between Watford and Bricket Wood,</p> <p><i>(Note: identified as making a partial contribution to this purpose in the Dacorum/St Albans GB Review).</i></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> <p><i>(Note: identified as making a partial contribution to this purpose in the Dacorum/St Albans GB Review).</i></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 Bricket Wood.</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 land between Watford and Bricket Wood and the principal gap between the two.</p>

Appendix B4: Parcels N1 – N16

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