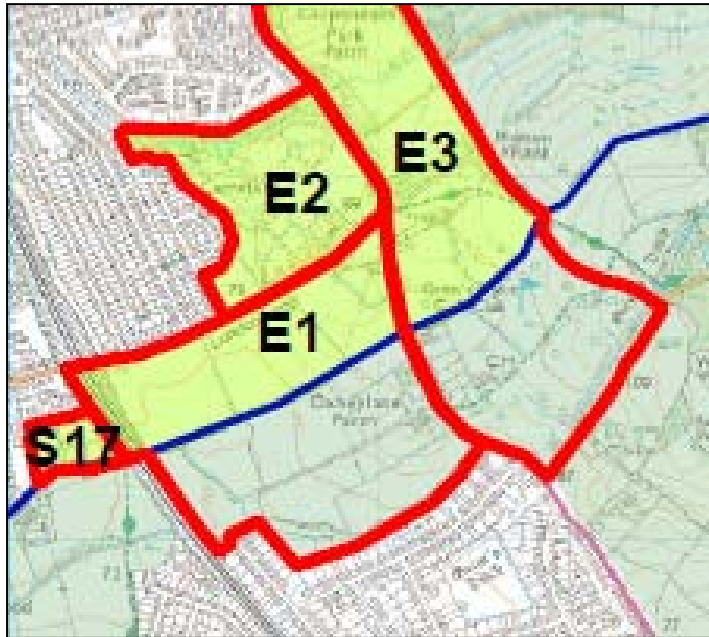


## Appendix B5: Parcels E1 – E12

**Parcel E1 – land to the south of South Oxhey, between Little Oxhey Lane, the A4008 Oxhey Lane, the built edge of Hatch End and a railway line**

Pasture land between Carpenders Park and Hatch End, with some medium distance views across undulating topography, also restricted by boundary vegetation. The parcel has an open countryside character with built development limited to Oxheylane Farm. (Note: over half the parcels lies within the London Borough of Harrow).



View south west from Little Oxhey Lane

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>CONTRIBUTION</b></p> <p>Maintains the built edge of Hatch End.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>The majority of the land forming the remaining gap between South Oxhey and Hatch End.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>CONTRIBUTION</b></p> <p>Maintains openness where incremental change would have a disproportionate effect.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>LIMITED CONTRIBUTION</b></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><b>LIMITED CONTRIBUTION</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of the open land separating Carpenders Park and Hatch End, helping to prevent their merger and broader encroachment in this location.</p>

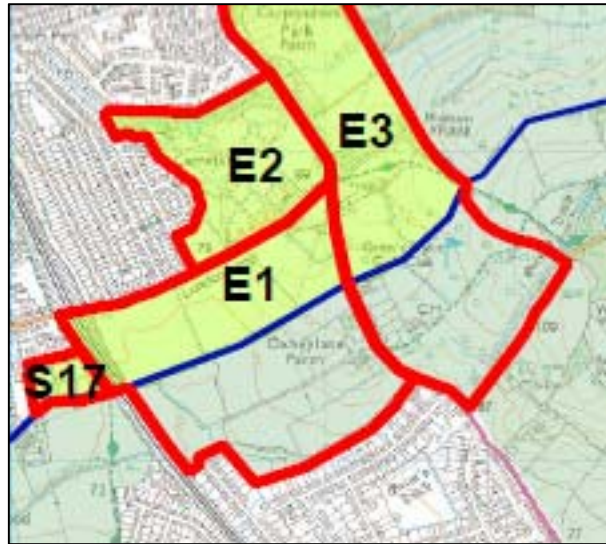
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
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 B5: Parcels E1 – E12

### Parcel E2 – land to the south east of South Oxhey, to the north of Little Oxhey Lane, west of the A4008 Oxhey Lane

The parcel comprises a cemetery, amenity open space, scrub woodland associated with a stream course and a garden centre. Openness is largely retained with limited built development, although the overall character is distinctly that of urban fringe.



View west from Little Oxhey Lane



View north west from Little Oxhey Lane

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>CONTRIBUTION</b></p> <p>In combination with land to the south, contributes to preventing the merger of South Oxhey with Hatch End.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Part of the southerly context of south Oxhey.</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><b>LIMITED CONTRIBUTION</b></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><b>CONTRIBUTION</b></p> <p>Part of open land to the east of Carpenders Park, albeit well contained by roads and the built edge of Carpenders Park.</p>

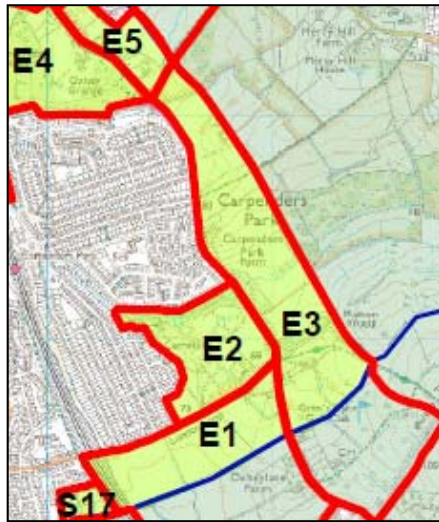
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Public open space/cemetery on part.
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 B5: Parcels E1 – E12

**Parcel E3 – land to the east of South Oxhey, bounded by Old Redding and Common Road to the south, the built edge of Bushey Heath/Merry Hill Road to the east and an unnamed track to the north.**

Comprising pasture, woodland and a golf course, the parcel is part of open countryside to the east of Watford, between Watford and Bushey. The land is of an open character on gently undulating topography with short-distance views across from Oxhey Lane, interrupted by boundary vegetation.



View east from Oxhey Lane



View south east from PRoW off Oxhey Lane

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Forms the outer edge of Watford at South Oxhey, containing potential for sprawl across the A4008 into open countryside towards Bushey.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of the open countryside gap between Watford and Bushey.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>CONTRIBUTION</b></p> <p>Prevents incremental change in an accessible location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>LIMITED CONTRIBUTION</b></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><b>LIMITED CONTRIBUTION</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of the wider open countryside between Carpenders Park and Bushey, helping to prevent their merger, sprawl and broader encroachment.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

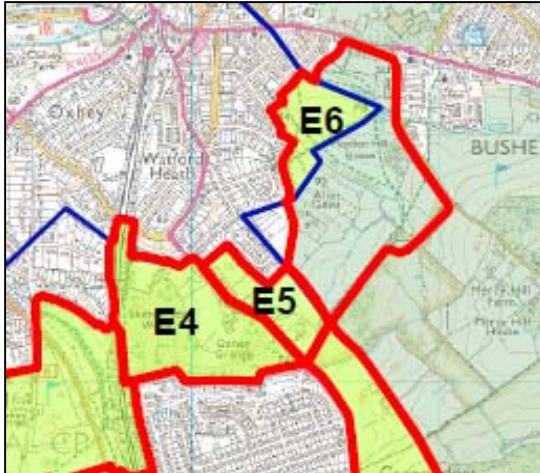
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW though.
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 B5: Parcels E1 – E12

### Parcel E4 – land to the north of South Oxhey, east of a railway line, west of the A4008 Oxhey Lane

Part dense woodland (Sherwoods Wood), part pasture with extensive gardens associated with clusters of low density dwellings. The parcel is of a generally open character, albeit partly intruded by dwellings and associated developments, and is the remaining open land between Watford Heath and South Oxhey.



View east off Watford Heath



View south west off Watford Heath

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Locally, forms part of the remaining Watford Heath and South Oxhey.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Forms a significant part of the context for Watford Heath.</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><b>LIMITED CONTRIBUTION</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of the land separating Watford and South Oxhey, helping to prevent their merger, also providing setting for these areas.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>Forms the southerly context for Watford Heath Conservation Area.</p>

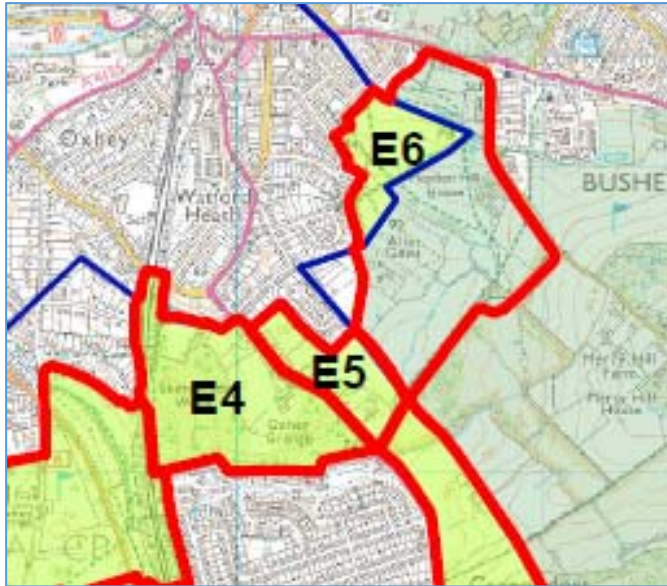
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW adjacent.
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 B5: Parcels E1 – E12

**Parcel E5 – land to the east of the A4008 Oxhey Lane, between an unnamed track to the south and Sherwoods Road/Elm Avenue to the north**

Land comprising rough pasture with built development off Oxhey Lane which compromises the sense of openness of the land which is nevertheless part of the gap between Watford Heath, South Oxhey and Bushey.



View south east off Oxhey Lane

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>CONTRIBUTION</b></p> <p>Helps to prevent sprawl of Watford Heath along the A4008, notwithstanding its size and reasonable degree of containment.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Locally, forms part of the remaining gap between Watford Heath and South Oxhey.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>CONTRIBUTION</b></p> <p>Protects the land from incremental change.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Forms part of the context for Watford Heath.</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><b>LIMITED CONTRIBUTION</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of the land separating Watford Heath and South Oxhey, preventing their merger, helping to prevent sprawl, encroachment and setting for these areas.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

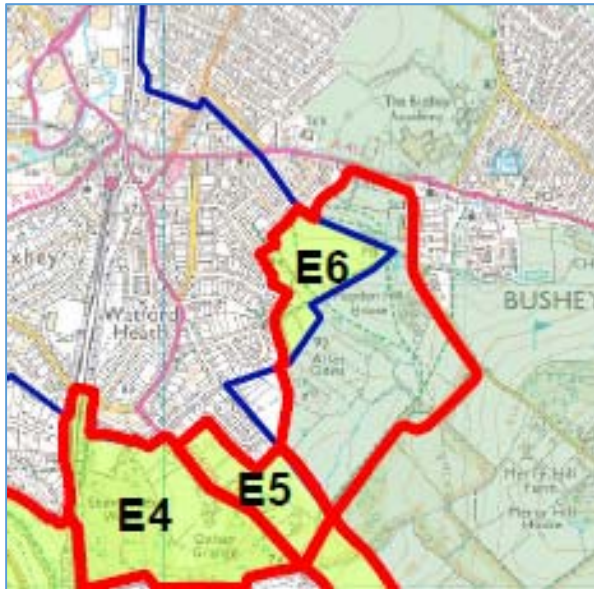
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
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 B5: Parcels E1 – E12

**Parcel E6 – land to the east of Oxhey, bounded by an unnamed track to the south east, the A4008 Oxhey Lane to the west, Merry Hill Road to the east and the A411 London Road to the north**

Pasture land which is part of wider parcel (the bulk of which is in Hertsmere District) which forms part of the remaining gap between Watford Heath and Bushey. Land use across the parcel is variable including allotments, and some built development (commercial and residential) but the land retains an open aspect, with short and medium-distance views from within the parcel. The parcel forms part of the wider Green Belt between Watford Heath, South Oxhey and Bushey.



View south east from PRoW off Heydon Road

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Contains the south eastern edge of Watford at Watford Heath.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Forms part of open land separating Watford and Bushey.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>CONTRIBUTION</b></p> <p>Maintains the openness of land vulnerable to incremental change.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Locally provides part of the setting for Bushey.</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><b>LIMITED CONTRIBUTION</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of remaining open land separating Watford and Bushey, preventing their merger, sprawl and encroachment and providing setting for these areas.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

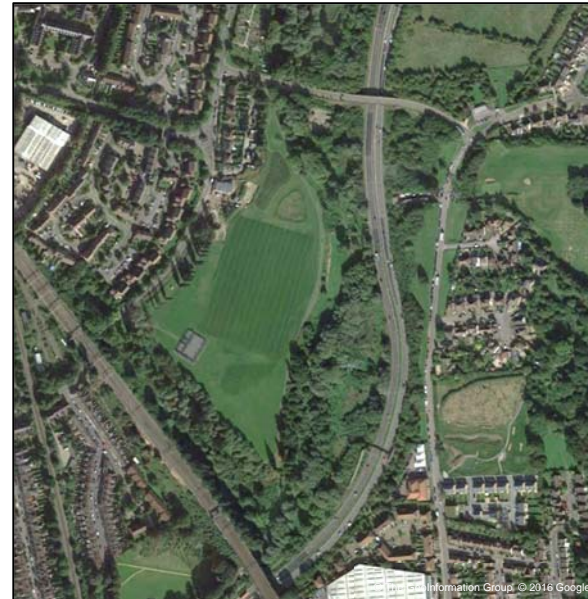
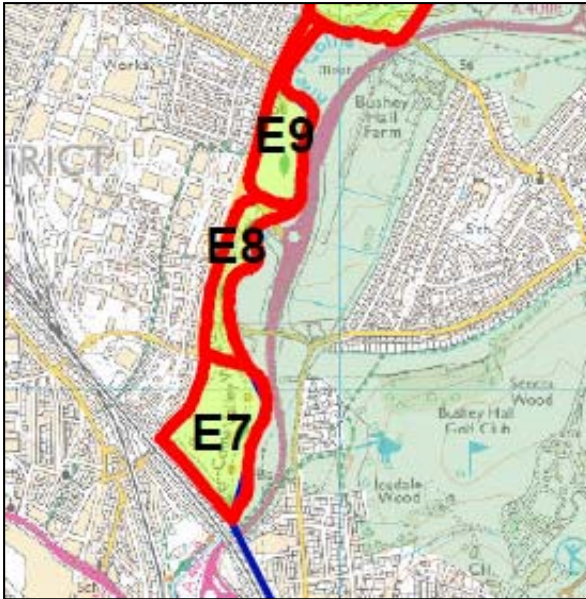
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
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?	Wildlife Corridor
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

## Appendix B5: Parcels E1 – E12

### Parcel E7 – land bounded by the A4008 Stephenson Way, a railway line, Radlett Road and Link Road

Land largely consisting of Radlett Road Playing Fields but also riparian woodland associated with the River Colne, the land retains a sense of openness within an urbanised locality contained by the A4008 which separates the land from the wider Green Belt to the east.



View looking east from Radlett Road

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>CONTRIBUTION</b></p> <p>Part of wider land maintaining the gap between Watford and development at Bushey Hall Farm/Bushey Mill Lane.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Locally, provides the setting for the urban edge 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><b>LIMITED CONTRIBUTION</b></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><b>CONTRIBUTION</b></p> <p>Although well contained and separated from the wider Green Belt to the east, nevertheless retains functions of maintaining a degree of separation between Watford and development to the east, and local setting.</p>

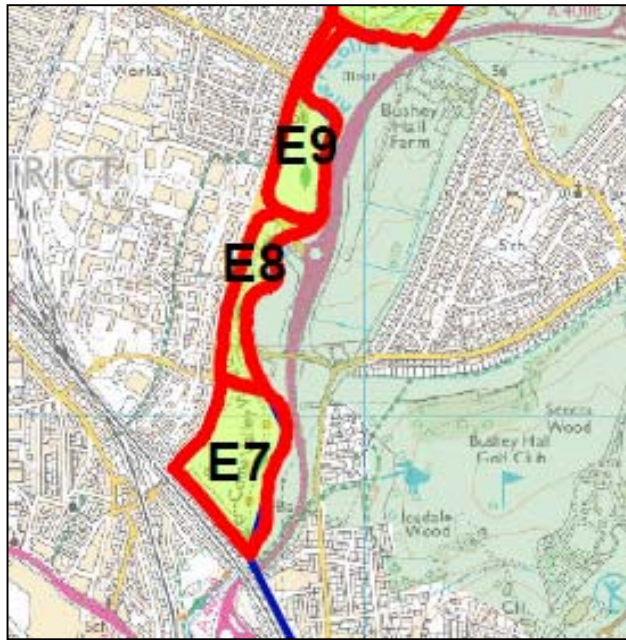
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
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?	Wildlife Corridor
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

## Appendix B5: Parcels E1 – E12

**Parcel E8 – land bounded by the A4008 Stephenson Way, Radlett Road, Link Road to the south and an unnamed road to the north**

Allotments and riparian woodland along the River Colne, the land retains a sense of openness within an urbanised locality, separated by the A4008 from the wider, fragmented Green Belt to the east.



View looking north east from Radlett Road/Link Road

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>CONTRIBUTION</b></p> <p>Part of wider land maintaining the gap between Watford and development at Bushey Hall Farm/Bushey Mill Lane.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Locally, provides the setting for the urban edge 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><b>LIMITED CONTRIBUTION</b></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><b>CONTRIBUTION</b></p> <p>Although well contained and separated from the wider Green Belt to the east, nevertheless retains functions of maintaining a degree of separation between Watford and development to the east, and local setting.</p>

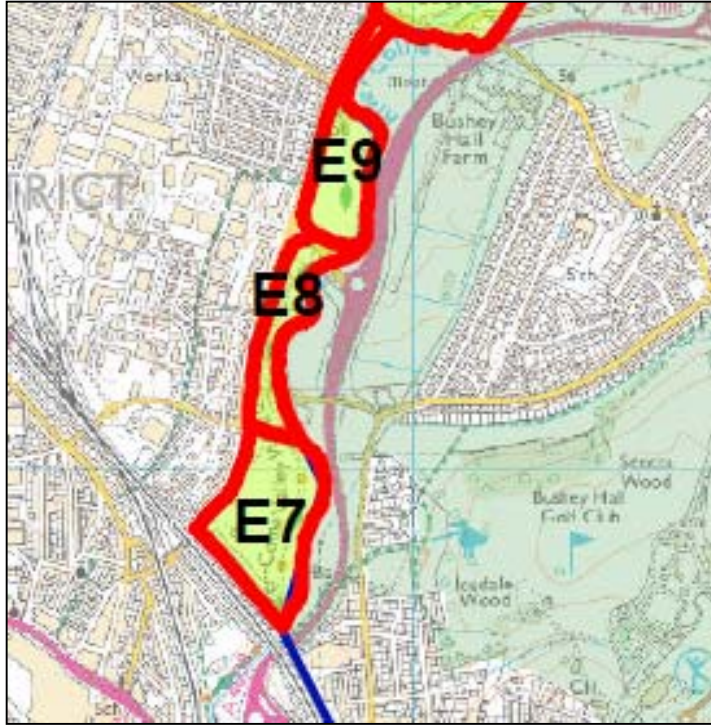
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW runs 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?	Wildlife Corridor
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

## Appendix B5: Parcels E1 – E12

**Parcel E9 – land bounded by the A4008 Stephenson Way, Radlett Road and Bushey Mill Lane to the north**

Sports pitches and scrub contained by the urban edge and the A4008, separated from the wider, fragmented Green Belt to the east.



View looking south from Radlett Road/Bushey Mill Lane towardz parcel E9

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>CONTRIBUTION</b></p> <p>Part of wider land maintaining the gap between Watford and development at Bushey Hall Farm/Bushey Mill Lane.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Locally, provides the setting for the urban edge 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><b>LIMITED CONTRIBUTION</b></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><b>CONTRIBUTION</b></p> <p>Although well contained and separated from the wider Green Belt to the east, nevertheless retains functions of maintaining a degree of separation between Watford and development to the east, and local setting.</p>

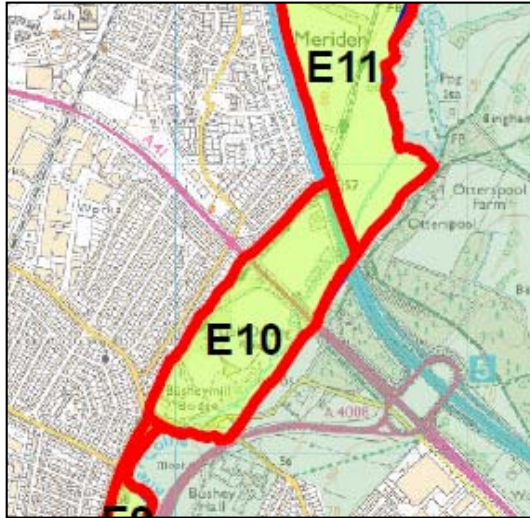
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW runs 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?	Wildlife Corridor.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

## Appendix B5: Parcels E1 – E12

**Parcel E10 – land bounded by the A4008 Stephenson Way, Radlett Road, Bushey Mill Lane the south and the M1 to the north**

A golf driving range and scrub woodland, contained by the M1 and A4008, and notwithstanding the degree of intrusion by development, a sense of openness remains.



View looking south west from the A41 Colne Way



View looking north east from the A41 Colne Way

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>CONTRIBUTION</b></p> <p>Part of wider land maintaining the gap between Watford and development at Bushey Hall Farm/Bushey Mill Lane.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>CONTRIBUTION</b></p> <p>Locally, provides the setting for the urban edge 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><b>LIMITED CONTRIBUTION</b></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><b>CONTRIBUTION</b></p> <p>The land, though well contained and separated from the wider Green Belt to the east, nevertheless retains functions of maintaining a degree of separation between Watford and development to the east, and local setting.</p>

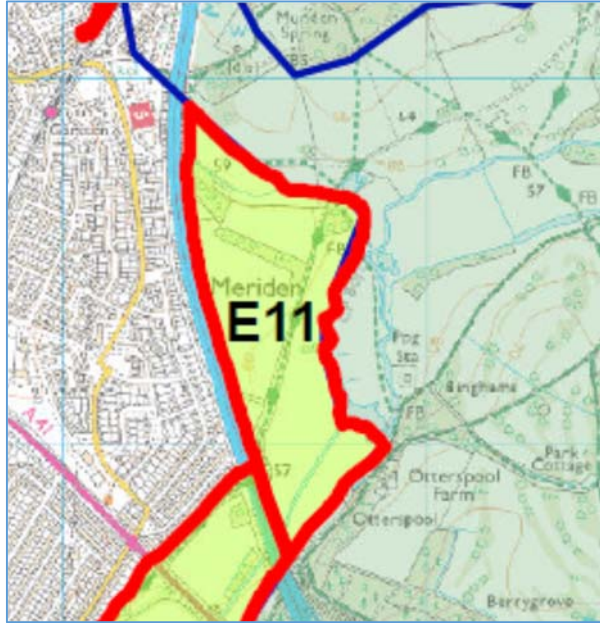
**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
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?	Wildlife Corridor
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

## Appendix B5: Parcels E1 – E12

### Parcel E11 – land to the east of the M1 bounded by the River Colne and the course of an unnamed stream

Open countryside comprising arable, pasture and woodland which is part of open land to the east of the M1 toward Radlett. Views are restricted by the level topography and extensive vegetation.



View looking north east from PRoW within



View looking east from PRoW within

**Appendix B5: Parcels E1 – E12**

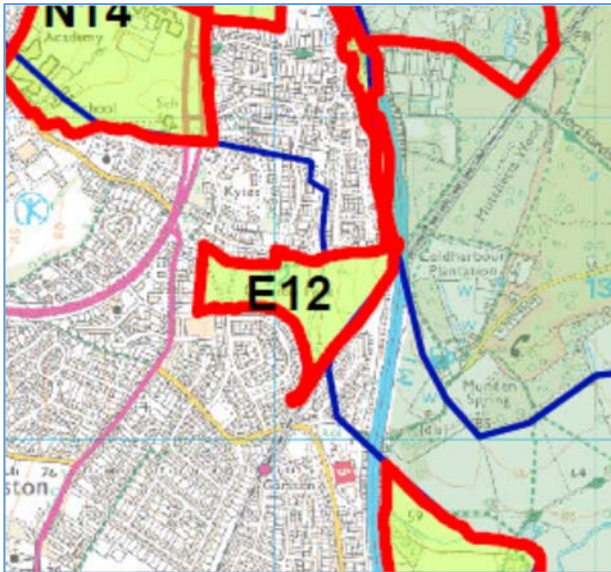
Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Acts to help contain the built edge of Watford west of the M1.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Prevents incremental change of land potential vulnerable to pressure for development.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>LIMITED CONTRIBUTION</b></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><b>LIMITED CONTRIBUTION</b></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><b>SIGNIFICANT CONTRIBUTION</b></p> <p>Part of open countryside to the east of the M25 and part of the wider gap between Watford and Radlett, helping to prevent their merger, and protecting against wider encroachment.</p>

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Local Role of the Green Belt</b>		
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.
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW runs 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?	Wildlife Corridor.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

**Parcel E12 – land west of the M1 at Garston Park**

Semi-formal open space associated with Garston Park, the land has an open character although there is no physical or visual connection with the wider Green Belt to the east across the M1. The parcel includes M1 embankment land to the north.



View looking south west from Coates Dell



Embankment looking east from Chichester Way

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>NPPF Purposes of the Green Belt</b>		
To check the unrestricted sprawl of large built up areas	<p><b>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p><b>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To assist in safeguarding the countryside from encroachment	<p><b>Protect the openness of the countryside and its perceived rurality.</b></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><b>LIMITED CONTRIBUTION</b></p> <p>No role in this location.</p>
To preserve the setting and special character of historic towns	<p><b>Preserve the setting and character of historic town.</b></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><b>LIMITED CONTRIBUTION</b></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><b>LIMITED CONTRIBUTION</b></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><b>LIMITED CONTRIBUTION</b></p> <p>'Remnant' open land within the built envelope of Watford which is separated from the wider Green Belt to the east.</p>
<b>Local Role of the Green Belt</b>		
Preserving the setting and character of villages and other settlements	<p>What is the relationship between a village or hamlet and the surrounding Green Belt?</p>	<p>No role.</p>

**Appendix B5: Parcels E1 – E12**

Topic	Criteria	Assessment
<b>Opportunities to Promote Positive Use of the Green Belt</b>		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	Open 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 Nature Reserve.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.