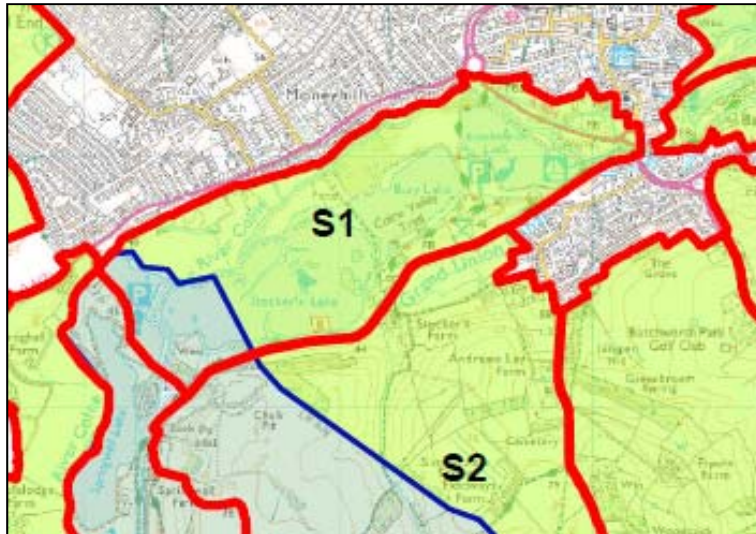


Appendix B6: Parcels S1 – S17

Parcel S1 – land south of Rickmansworth, bounded by the A412 Uxbridge Road, the A404 Riverside Drive, the Grand Union Canal and Springwell Lane

Predominantly comprising Stockers Lake, Bury Lake and Batchworth Lake and associated recreational uses, the parcel largely has an open aspect, with some built elements on the periphery, particularly north east of the A404. Notwithstanding the relative tranquillity of the area, its character is clearly urban fringe.



View north east towards Uxbridge Road/Riverside Drive from internal PRoW

Appendix B6: Parcels S1 – S17

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 (parcel is predominantly water).</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>Part of wider land separating Rickmansworth from settlements and suburbs to the south (Harefield, Batchworth Heath, Northwood).</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Prevents further intrusion into the fringes of the parcel, particularly adjacent to the built edge of Rickmansworth</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Provides the southerly setting for Rickmansworth.</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 wider open land to the south of Rickmansworth which contains Rickmansworth, locally provides part of the setting to the town and prevents</p>

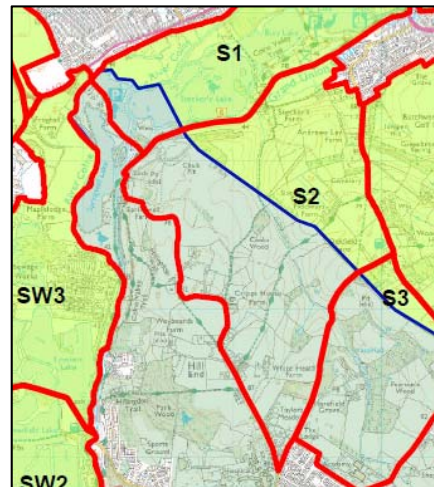
Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
		encroachment into wider open countryside towards Harefield.
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?	Open access.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part of Colne Valley Regional Park.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Nature Reserve / Local Wildlife Sites
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B6: Parcels S1 – S17

Parcel S2 – land bounded by the Grand Union Canal, the built edge of Batchworth, Harefield Road, Rickmansworth Road and Springwell Lane/Hill End Road

Largely pasture of small to medium scale, with some scrub woodland and pockets of peripheral development. The land is gently rising topography southwards from the valley of the River Colne, with intermittent short and medium-scale views across, obscured by dense field boundary vegetation. The parcel, despite having some urban fringe characteristics towards the north quickly shades into a more remote rural character. (Note: over half the parcel to the south west lies within Hillingdon Borough).



View north from Harefield Road



View north west from Harefield Road

Appendix B6: Parcels S1 – S17

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>Part of wider land separating Rickmansworth from settlements and suburbs to the south (Harefield, Batchworth Heath, Northwood).</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Prevents intrusion into open countryside.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Part of the open countryside south of Rickmansworth, helping to prevent merger with Harefield and north London suburbs more generally, to the south and wider encroachment.</p>

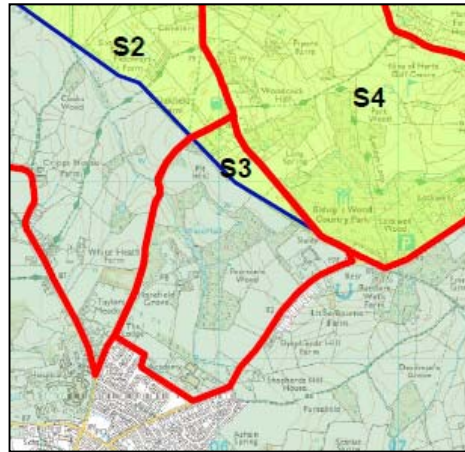
Appendix B6: Parcels S1 – S17

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)?	Part of the Colne Valley Regional Park.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B6: Parcels S1 – S17

Parcel S3 – land between Harefield Road, Northwood Road, Woodcock Hill/Shrubs Road and the built edge of Harefield

Comprising pasture, dense woodland and isolated dwellings off Woodcock Hill, being part of a larger parcel which extends south westwards to Harefield. This is part of relatively remote countryside, with short and medium-distance views across wood and pasture. (Note: the great majority of the parcel to the south west lies within Hillingdon Borough).



View south west from Woodcock Hill



View south west from Woodcock Hill

Appendix B6: Parcels S1 – S17

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>Part of wider land separating Rickmansworth from settlements and suburbs to the south (Harefield, Batchworth Heath, Northwood).</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Prevents intrusion into open countryside.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Part of the open countryside south of Rickmansworth, helping to prevent merger with Harefield and north London suburbs more generally, to the south and wider encroachment.</p>

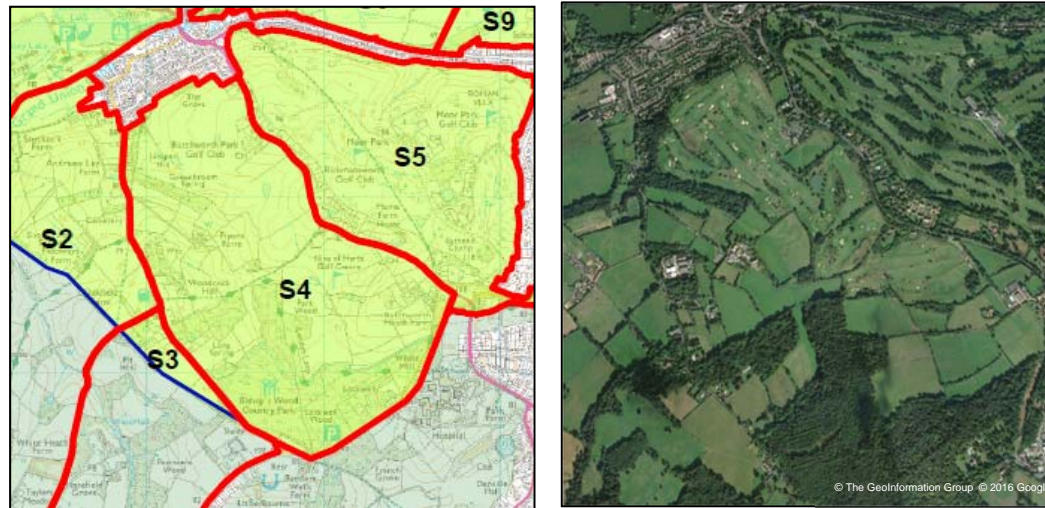
Appendix B6: Parcels S1 – S17

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 B6: Parcels S1 – S17

Parcel S4 – land to the south of Batchworth bounded by Harefield Road to the west, White Hill to the south east, the A404 Batchworth Hill/London Road to the north east and the built edge of Batchworth to the north

Land uses dominated by a golf course to the north, pasture to the centre and dense woodland to the south (Bishop's Wood Country Park), with built development in the form of farmsteads and clusters of dwellings on the periphery. Topography undulates throughout which in combination with dense vegetation interrupts views. Notwithstanding conversion to golf course use and scattered urbanisation, the parcel retains an open countryside character.



View north east from Woodcock Hill



View north west from White Hill

Appendix B6: Parcels S1 – S17

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 edge of Rickamnsworth at Batchworth.</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>Maintains separation between Rickmansworth and Northwood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Prevents intrusion into open land (modified by golf course use).</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>CONTRIBUTION</p> <p>Part of the open countryside which broadly maintains the separation between Rickmansworth and Northwood and helps to prevent encroachment into the wider countryside.</p>

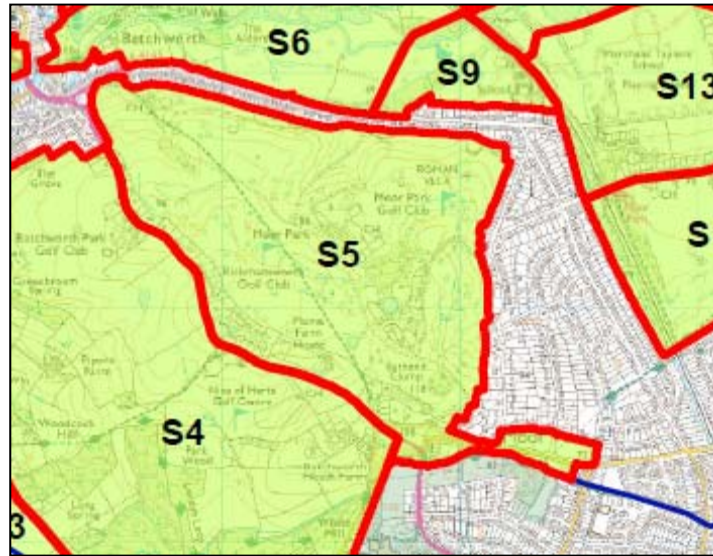
Appendix B6: Parcels S1 – S17

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; Bishop's Wood Country Park.
Enhancing landscapes and visual amenity	Does the parcel form part of the setting of a sensitive landscape (historic or otherwise)?	Part within Colne Valley Regional Park.
Enhancing biodiversity	Are there any national or local biodiversity designations within the parcel?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B6: Parcels S1 – S17

Parcel S5 – land between the A404 Batchworth Hill London Road, the A4145 Moor Lane, Sandy Lodge Road and the built edge of Northwood to the east

Land converted into two golf courses with peripheral ribbon development on all sides, the rural character of the parcel has to some degree become compromised, although the golf course uses largely retains its openness. Views across are interrupted by the gently undulating topography and the extensive planting associated with the course greens.



View north from internal PRoW

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>CONTRIBUTION</p> <p>Helps to prevent intrusion into open land of ribbon development along Moor Lane, development at Batchworth and at Moor Park.</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>Prevents the merger of built development at Batchworth and Moor Park and between Rickmansworth and Northwood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Prevents further encroachment by development which fringes all sides of the parcel as ribbon development along roads.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Locally, provides the setting for the Moor Park Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of the open countryside which maintains the separation between Rickmansworth and Northwood, prevents sprawl from adjacent urban areas, helps to prevent encroachment</p>

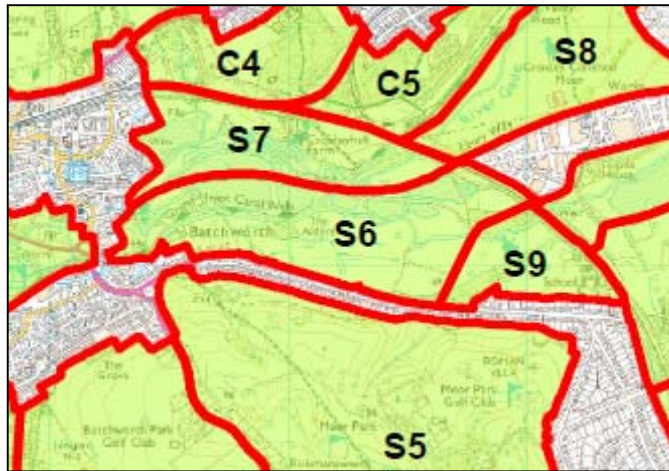
Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
		into the countryside and locally provides the setting for the Moor Park Conservation Area.
Local Role of the Green Belt		
Preserving the setting and character of villages and other settlements	What is the relationship between a village or hamlet and the surrounding Green Belt?	Provides the setting for the Moor Park Conservation Area.
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW 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 B6: Parcels S1 – S17

Parcel S6 – land between the Grand Union Canal, a disused railway line and the A4145 Moor Lane

Pasture, scrub woodland and waterbodies associated with the Grand Union Canal and the valley of the River Gade. There is no built development and views are restricted by level topography and dense vegetation.



View west from Moor Lane

Appendix B6: Parcels S1 – S17

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

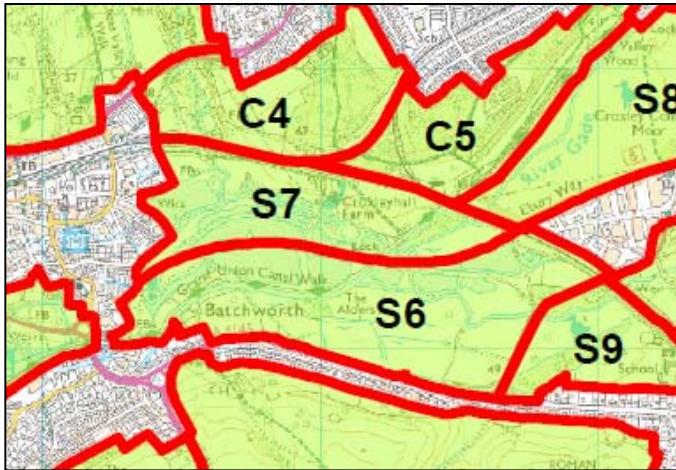
Appendix B6: Parcels S1 – S17

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

Appendix B6: Parcels S1 – S17

Parcel S7 – land north of the Grand Union Canal at Batchworth, bounded to the north by a railway line and to the west by the built edge of Rickmansworth

Dominated by waterbodies (ex-gravel workings) associated with the valley of the River Gade, built development is limited to Croxleyhall Farm and peripheral land comprises horse pasture and sports pitches.



View west from Ebury Way



View east from Ebury Way

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of a suite of parcels preventing the merger of Rickmansworth, 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>Provides part of the context for the eastern edge of Rickmansworth.</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 Rickmansworth, preventing their merger.</p>

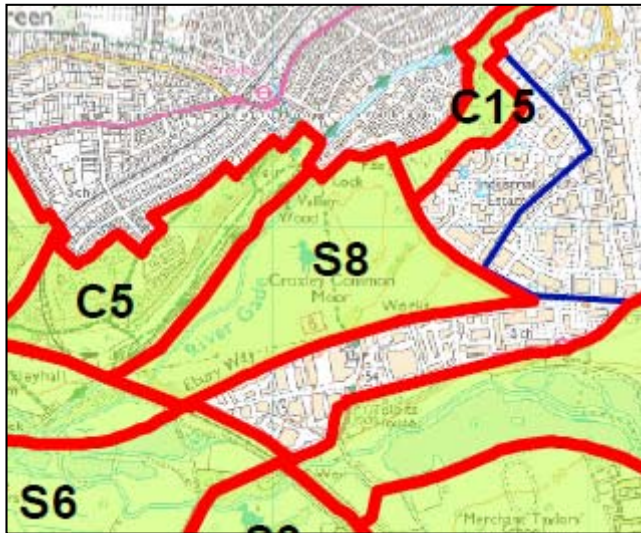
Appendix B6: Parcels S1 – S17

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?	Ebury Way railway path and PRow.
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?	SSSI; Local Wildlife Site.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land?

Appendix B6: Parcels S1 – S17

Parcel S8 – land at Croxley Common Moor bounded by the Grand Union Canal to the north west, a railway line to the south and the built edge of Watford at Holywell to the south and north east

Scrubland and open access grassland with no built development, the parcel retains a sense of openness but is strongly urban fringe in character.



View south west from Byewaters



View north east from Byewaters

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of a suite of parcels preventing the merger of Rickmansworth, 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>Provides part of the context for the south western edge of Watford at Holywell.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>CONTRIBUTION</p> <p>Potential role in encouraging land recycling in this locality.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of open land between Watford and Croxley Green, preventing their merger.</p>

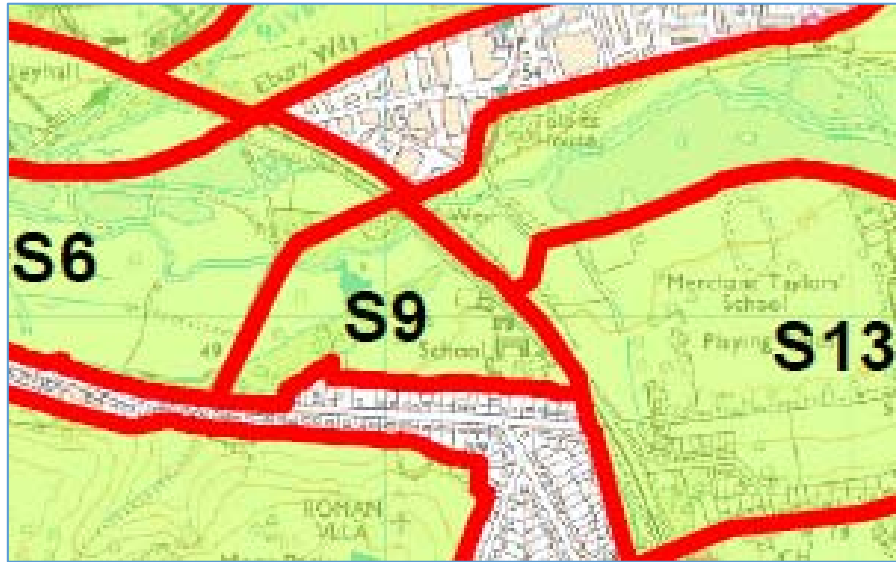
Appendix B6: Parcels S1 – S17

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 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?	SSSI; Local Nature Reserve; Local Wildlife Site.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B6: Parcels S1 – S17

Parcel S9 – land bounded by the A4145 Moor Lane to the north west, a railway line to the north east and Sandy Lodge Road to the south

Woodland/scrub, pasture and a school with associated sports pitches, this is characteristic urban fringe. Views across are limited by dense vegetation.



View east from Moor Lane

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of a suite of parcels preventing the merger of Rickmansworth, and Northwood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</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 Northwood, preventing their merger.</p>

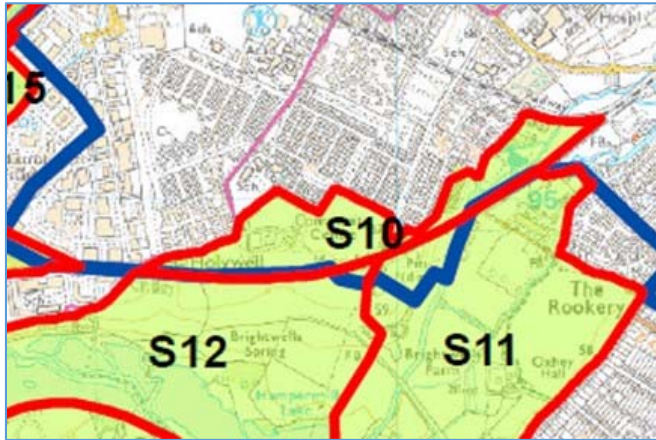
Appendix B6: Parcels S1 – S17

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.
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 B6: Parcels S1 – S17

Parcel S10 – land between Tolpits Lane and a disused railway line to the south

Comprising sports pitches and amenity grassland with a community centre to the west and rough grassland/scrub woodland to the east, the parcel is characteristically urban edge amenity land.



View east from Chaffinch Lane



View south east from Jellicoe Road

Appendix B6: Parcels S1 – S17

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

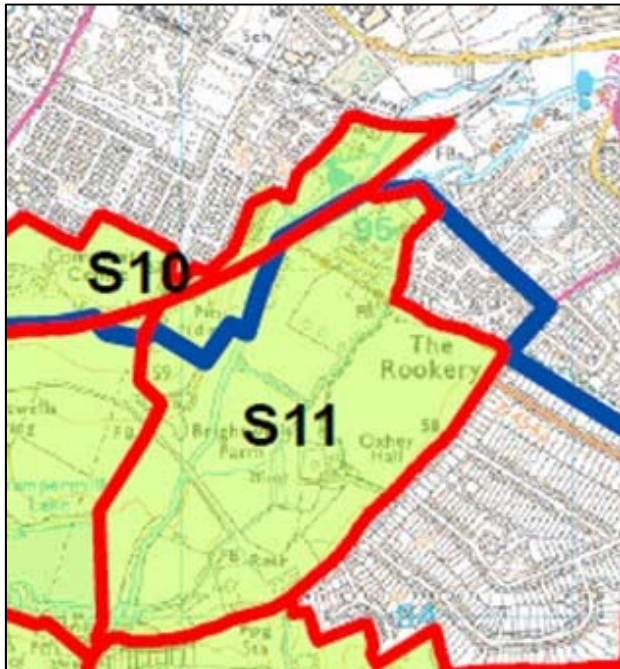
Appendix B6: Parcels S1 – S17

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?	Formal access to west (playing fields); informal access to 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 Nature Reserve.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B6: Parcels S1 – S17

Parcel S11 – land at the Rookery, between the A4125 Hampermill Lane, the River Colne and the built edge of Watford

Largely pasture but also a sports pitch and water and electricity utilities, the parcel is characteristically urban fringe, but retains a sense of openness and countryside character, notwithstanding intrusion from the built form of the sub-station in particular. There are medium distance views across towards the River Colne.



View north west from Hampermill Lane

Appendix B6: Parcels S1 – S17

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

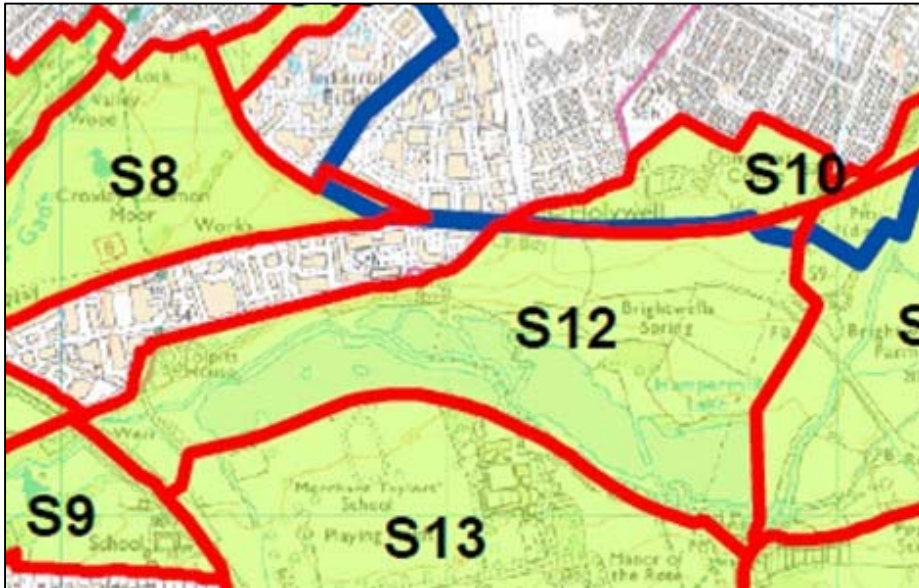
Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW 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 B6: Parcels S1 – S17

Parcel S12 – land at Holywell, south of the course of a disused railway line/the A4145 Tolpits Lane, north and west of an unnamed track/course of the River Colne

Hampermill Lake comprises around two thirds of the parcel, with pasture on the remainder and isolated properties to the west and a farmstead to the west. There are some medium-scale views across, but these are largely obscured by dense vegetation.



View south east from Tolpits Lane

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of a suite of parcels which together contribute to preventing the merger of Watford and Northwood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Prevents incremental erosion of open land.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>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 Northwood, preventing their merger and broader encroachment in this location.</p>

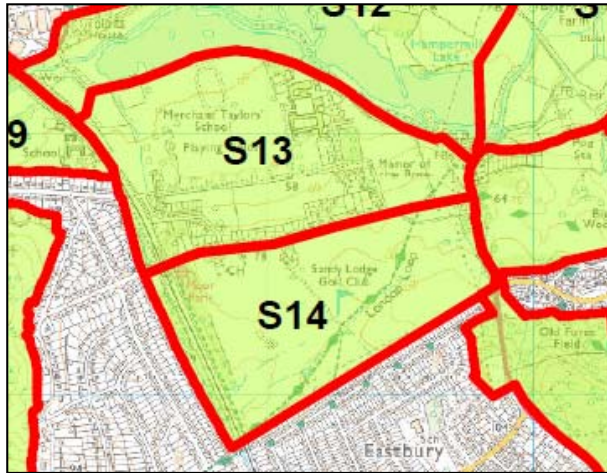
Appendix B6: Parcels S1 – S17

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 on eastern boundary.
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 B6: Parcels S1 – S17

Parcel S13 – land at Merchant Taylors School, bounded by a railway line to the west, Sandy Lodge Lane to the south, the A4125 Hampermill Lane to the east and an unnamed track/course of the River Colne to the north

Principally a school with associated playing fields, and some peripheral pasture and ribbon development to the south. Openness of the land is retained although views across are restricted by vegetation.



View north from Sandy Lodge Lane



View north from Sandy Lodge Lane

Appendix B6: Parcels S1 – S17

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 preventing further development at Moor Park, particularly along Sandy Lodge 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 land preventing the merger of Watford and Northwood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Prevents further incremental change across the parcel.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>CONTRIBUTION</p> <p>Provides part of the context for the Moor Park Conservation Area.</p>
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	<p>Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
Overall Assessment of Contribution to Green Belt Purposes	<p>In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Part of open land between Watford and Northwood, preventing their merger and broader encroachment in this location.</p>

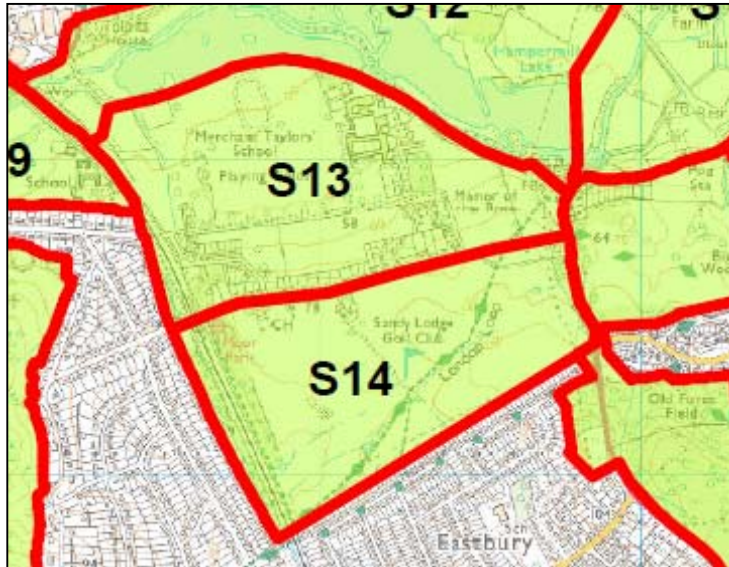
Appendix B6: Parcels S1 – S17

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 B6: Parcels S1 – S17

Parcel S14 – land to the north of Northwood, bounded by Sandy Lodge to the north, the A4125 Sandy Lane to the east and a railway line to the west

Comprising a golf course and railway line to the west, the parcel has an open character with limited built development. Views across are restricted by dense vegetation.



View south west from Sandy Lodge Lane

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary. What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?	CONTRIBUTION Contributes to preventing further development at Moor Park, particularly along Sandy Lodge Lane.
To prevent neighbouring towns from merging into one another	Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements. What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?	SIGNIFICANT CONTRIBUTION Part of land preventing the merger of Watford and Northwood.
To assist in safeguarding the countryside from encroachment	Protect the openness of the countryside and its perceived rurality. What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?	CONTRIBUTION Prevents further incremental change across the parcel.
To preserve the setting and special character of historic towns	Preserve the setting and character of historic town. What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?	CONTRIBUTION Provides part of the context for the Moor Park Conservation Area.
To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Does the parcel act in concert with adjacent parcels to encourage urban regeneration, either generally or more specifically?	LIMITED CONTRIBUTION No role in this location.
Overall Assessment of Contribution to Green Belt Purposes	In light of the assessment of individual purposes, what is the overall contribution of the parcel to the Green Belt, both individually and in a wider context?	SIGNIFICANT CONTRIBUTION Part of open land between Watford and Northwood, preventing their merger and broader encroachment in this location.

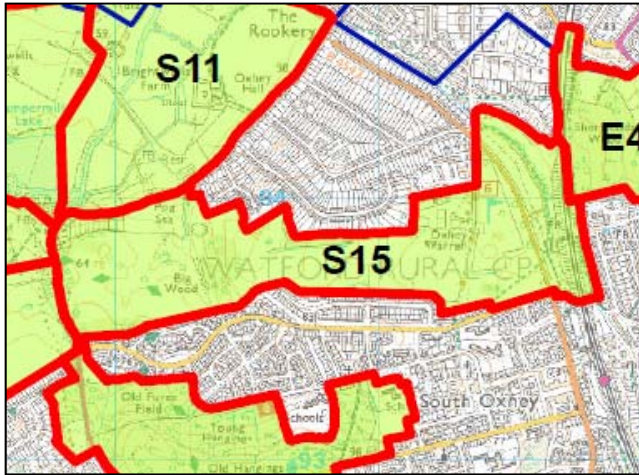
Appendix B6: Parcels S1 – S17

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?	Southerly and easterly context for Moor Park Conservation Area.
Opportunities to Promote Positive Use of the Green Belt		
Current public access and opportunities to provide access/ recreation	What is the degree of existing public access and/or provision of recreational facilities?	PRoW 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 B6: Parcels S1 – S17

Parcel S15 – land between Oxhey and South Oxhey, bounded by the A4125 Sandy Lane to the west and north, a railway line to the east and the built edge of Oxhey and South Oxhey

Largely comprising public open space (grassland and woodland) with a golf course to the east and a driving range and woodland across Prestwick Road. The parcel is of largely open character, with some ribbon built development to the north west off Hampermill Lane. Views are generally short, reflecting the dense vegetation across the parcel.



View east from Green Lane



View west from Green



View east across Prestwick Road

Appendix B6: Parcels S1 – S17

Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Locally, prevents the merger of Oxhey and South Oxhey.</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 erosion of open land.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>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>Forms the remaining open land between Watford (Oxhey) and South Oxhey, preventing their merger and broader encroachment in this location.</p>

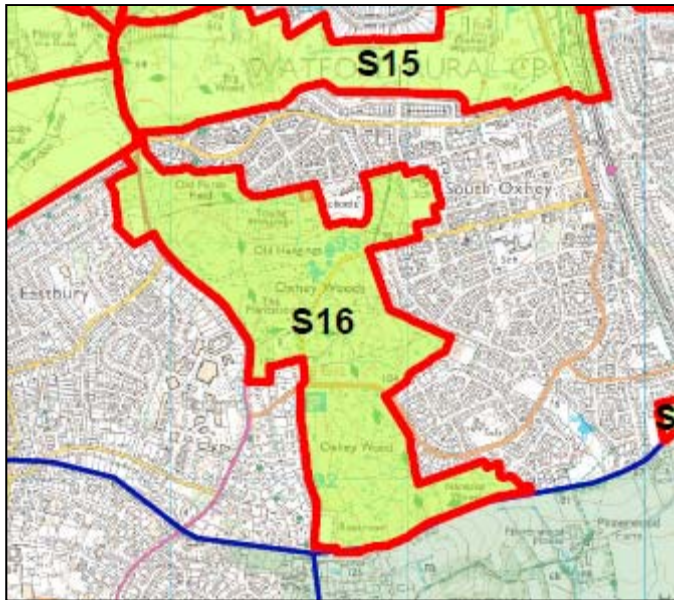
Appendix B6: Parcels S1 – S17

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; 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?	Local Wildlife Sites.
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Appendix B6: Parcels S1 – S17

Parcel S16 – land at between Eastbury and South Oxhey, bounded by the built edge of Eastbury to the west, South Oxhey to the north and east and a woodland edge to the south

Consisting principally of the dense woodland of Oxhey Woods, with schools to the north east, the parcel is largely free from built development but of a highly enclosed character reflecting the dense tree cover. Part of wider open land to the south within the London Borough of Harrow.



View north east from Prestwick Road / Oxhey Drive

Appendix B6: Parcels S1 – S17

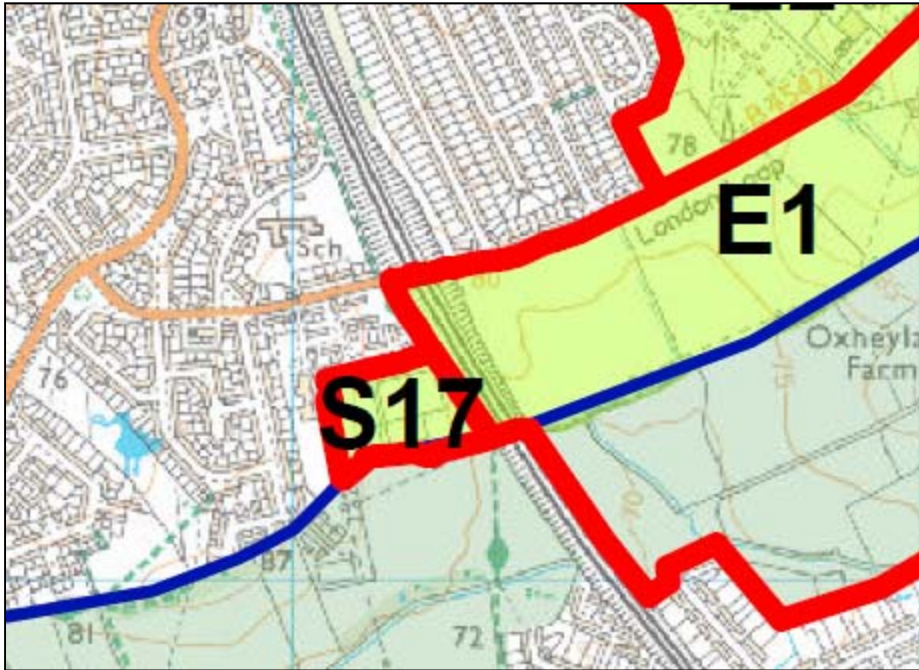
Topic	Criteria	Assessment
NPPF Purposes of the Green Belt		
To check the unrestricted sprawl of large built up areas	<p>Prevent the sprawl of a built-up area into open land where development would not otherwise be restricted by a permanent boundary.</p> <p>What is the role of the parcel in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</p>	<p>LIMITED CONTRIBUTION</p> <p>No role in this location.</p>
To prevent neighbouring towns from merging into one another	<p>Prevent development which would result in the merger or erosion of a gap (physically or visually) between settlements.</p> <p>What is the role of the parcel in preventing the merger of settlements which might occur through a reduction in the distance between them?</p>	<p>SIGNIFICANT CONTRIBUTION</p> <p>Locally, prevents the merger of South Oxhey and Northwood.</p>
To assist in safeguarding the countryside from encroachment	<p>Protect the openness of the countryside and its perceived rurality.</p> <p>What is the role of the parcel in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</p>	<p>CONTRIBUTION</p> <p>Helps to prevent further incremental erosion of the land.</p>
To preserve the setting and special character of historic towns	<p>Preserve the setting and character of historic town.</p> <p>What is the role of the parcel in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</p>	<p>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 South Oxhey and Northwood, (the remainder in Harrow Borough the south), preventing their merger and broader encroachment in this location.</p>

Appendix B6: Parcels S1 – S17

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 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 Nature Reserve; Local Wildlife Site
Improving derelict and damaged land	Is there any derelict land in the parcel?	No derelict land.

Parcel S17 – land to the south of South Oxhey bounded by the built edge of South Oxhey and a hedgeline to the south

Sports pitches and scrubland which is contained by a strong boundary hedge with only a modest connection to land to the south within the London Borough of Harrow, being part of the remaining land between Watford and Hatch End.



View south off Altham Way

Appendix B6: Parcels S1 – S17

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

Appendix B6: Parcels S1 – S17

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?	Sports pitches.
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.

