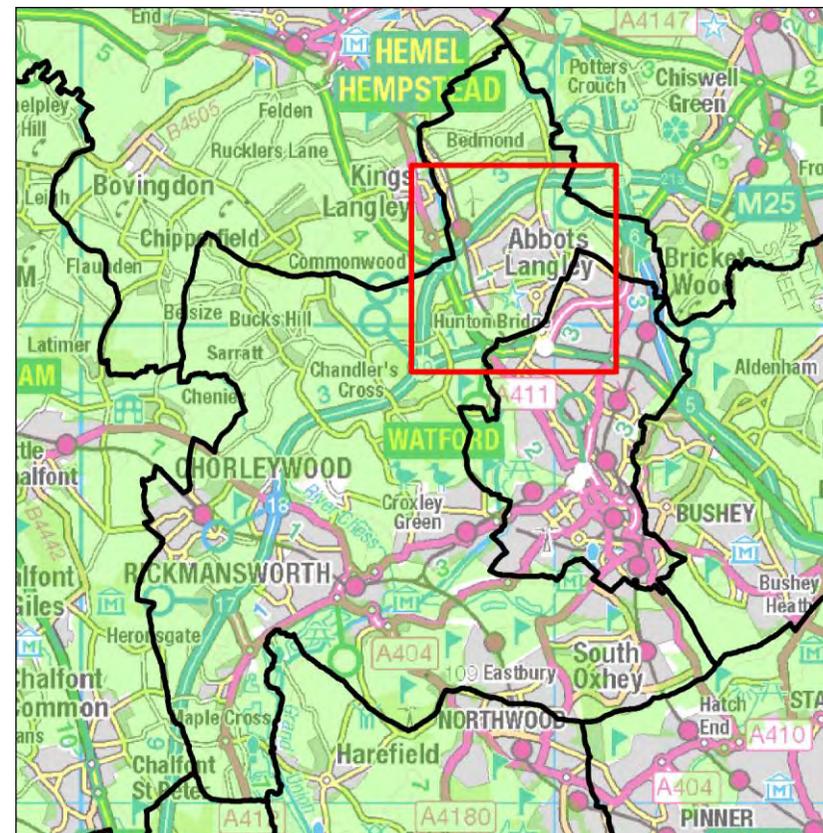
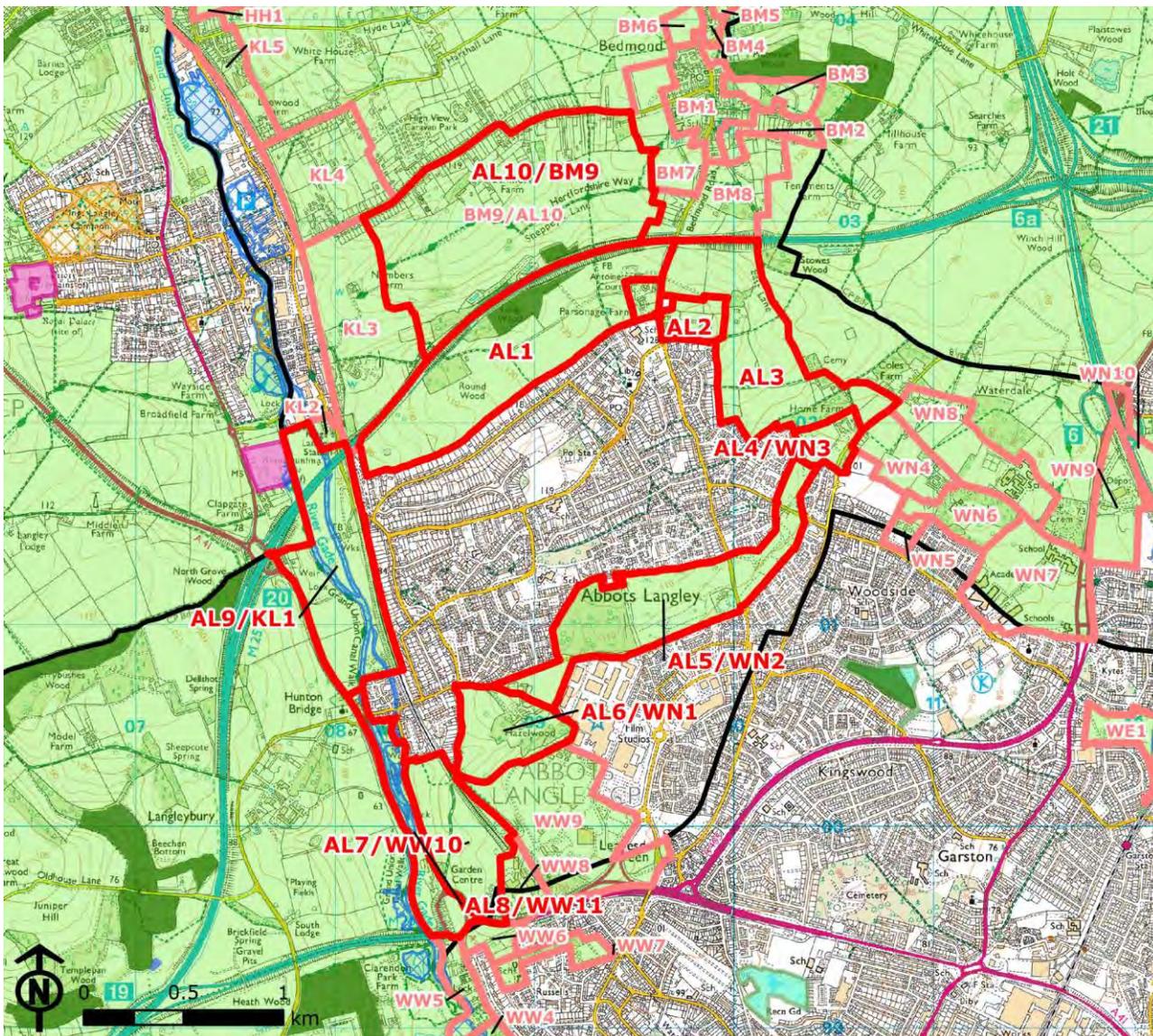


Appendix 1 - Detailed Stage 2 Harm Assessments

Abbots Langley

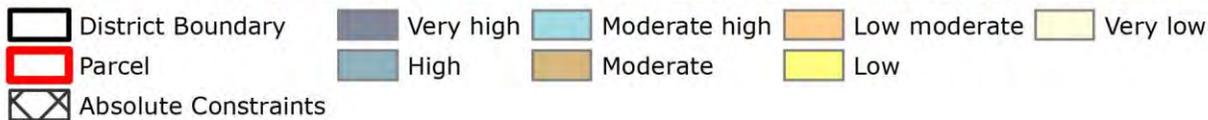
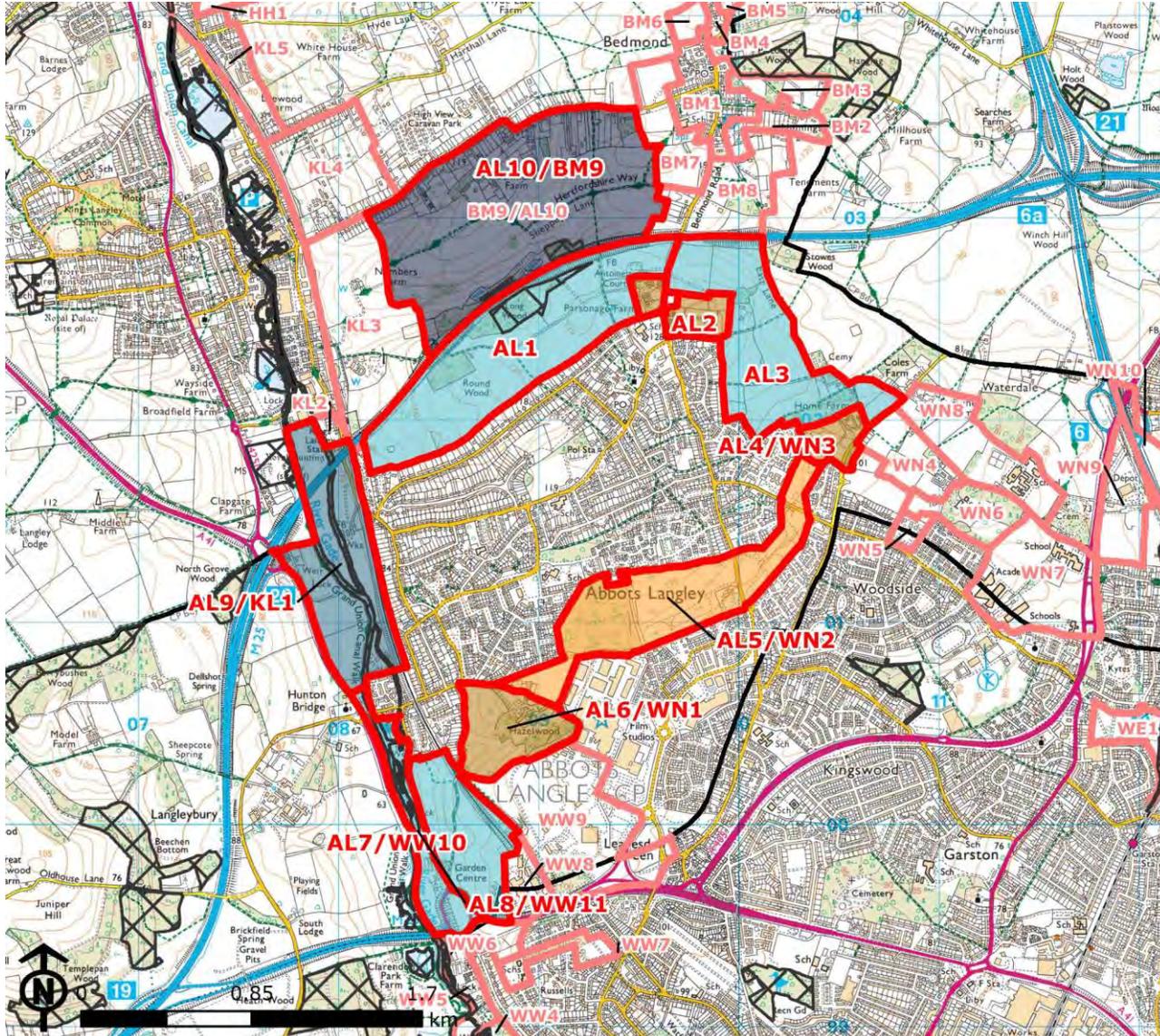
Abbots Langley



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- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve

Abbots Langley



Parcel

- AL1
- AL2
- AL3
- AL4/WN3
- AL5/WN2
- AL6/WN1
- AL7/WW10
- AL8/WW11
- AL9/KL1
- AL10/BM9

Harm Score

AL1	Moderate high
AL2	Moderate
AL3	Moderate high
AL4/WN3	Moderate
AL5/WN2	Low moderate
AL6/WN1	Moderate
AL7/WW10	Moderate high
AL8/WW11	Moderate high
AL9/KL1	High
AL10/BM9	Very high

Abbots Langley Parcel AL1

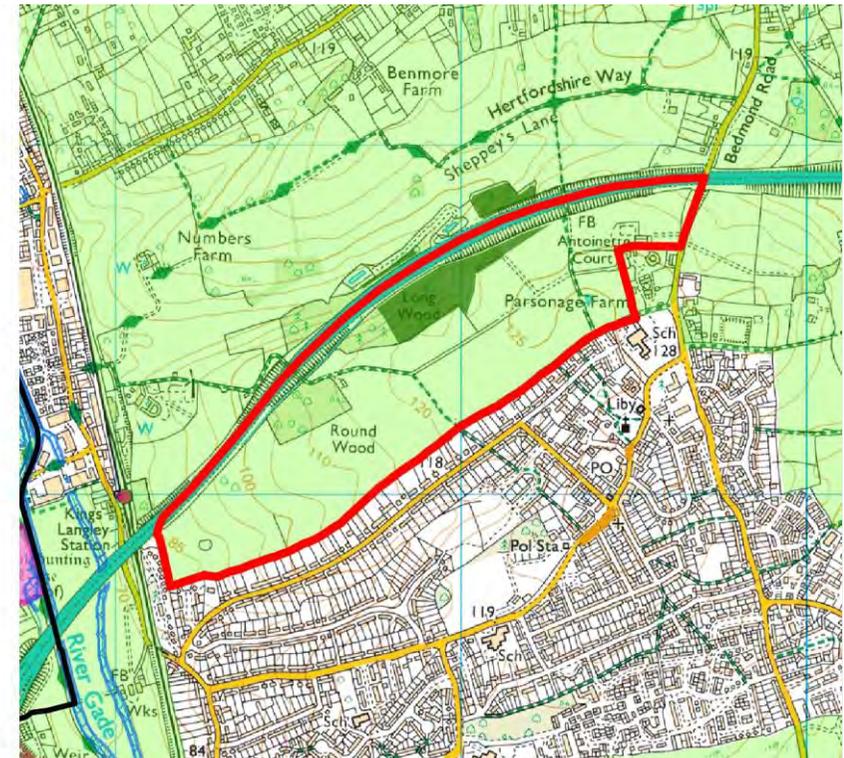


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.55 1.1
km



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Left image

View from Bedmond Road north west through the parcel



Right image

View from Bedmond Road towards Woodside Farm within the parcel

Abbots Langley

Parcel AL1

Description

Open arable farmland and woodland blocks lying between the northern inset settlement edge of Abbots Langley and the M25, which provides the boundary with the wider Green Belt to the north. To the south, large well treed residential gardens form the inset settlement edge.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel lies adjacent to the urban edge of Abbots Langley which is contiguous with the large built up area of Greater London. It has strong openness and well-treed back gardens provide some distinction from the urban edge, giving it a relatively significant role in preventing urban sprawl. The presence of the motorway and woodland has a containing effect that limits this role to a degree.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between Watford and Hemel Hempstead, however the M25 remains as a significant separating feature to the north and the land making the strongest contribution to the gap lies further to the north.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains no urbanising influences and is open. However the containment provided by the M25 increases the land's association with the urban edge.

Impact on adjacent Green Belt

No/Negligible

Due to the presence of the M25, development here would not increase containment of adjacent Green Belt, with the exception of the weaker performing, partially developed Green Belt lying to the east (along Dairy Way). Release would have a negligible impact on adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing sprawl and encroachment on countryside and a moderate impact on preventing the merging of towns. It would have a negligible impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

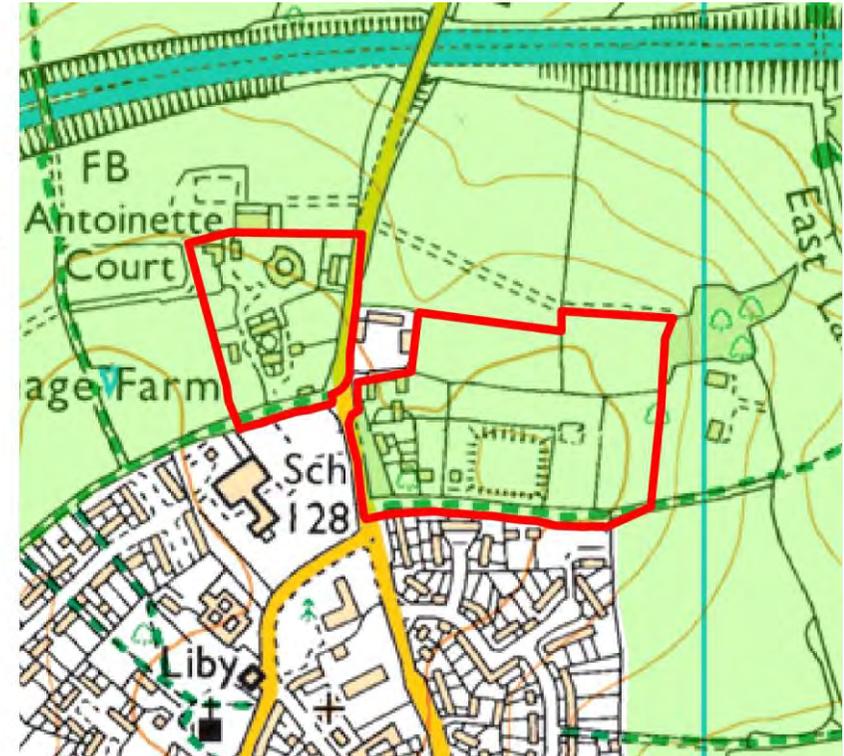
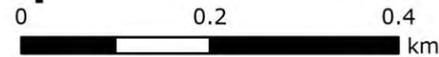
Potential to limit harm

There are no notable variations in harm within the parcel.

Abbots Langley Parcel AL2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View along Love Lane which forms the southern boundary of the parcel



Right image

View towards the underground reservoir in the eastern corner of the parcel

Abbots Langley Parcel AL2

Description

Fields and low density washed over residential development either side of Bedmond Road on the northern inset settlement edge of Abbots Langley. Both sides are partially developed with low density dwellings, interspersed with areas of open land and clusters of trees. The parcel is bisected north-south by Bedmond Road. Small residential roads and a thick treeline form the inset settlement edge to the south and reasonably well treed field boundaries define the edge with the wider Green Belt.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel lies adjacent to the urban edge of Abbots Langley which forms part of the Greater London large built up area. Despite the low density development, its character is distinct from the urban area, with tree cover providing distinction along the urban edge. There is a limited degree of containment of the land by the surrounding settlement edges.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The land lies in the gap between Abbots Langley and Hemel Hempstead, which in turn contributes to the gap between the towns of Hemel Hempstead and Watford. However, the extent of existing development within the parcel limits its role in preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The low density development within the parcel compromises the sense of openness to a degree and the parcel is partly contained by the urban edge which does have some impact on the countryside character and the extent to which release of the parcel would be perceived as encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would have a negligible impact on the integrity of surrounding Green Belt land. It would have no significant impact on boundary strength, but would increase the containment of land to the north between the urban edge and the M25 motorway.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing encroachment on the countryside and a moderate impact on the prevention of sprawl. The release would lead to only a negligible impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Abbots Langley Parcel AL3

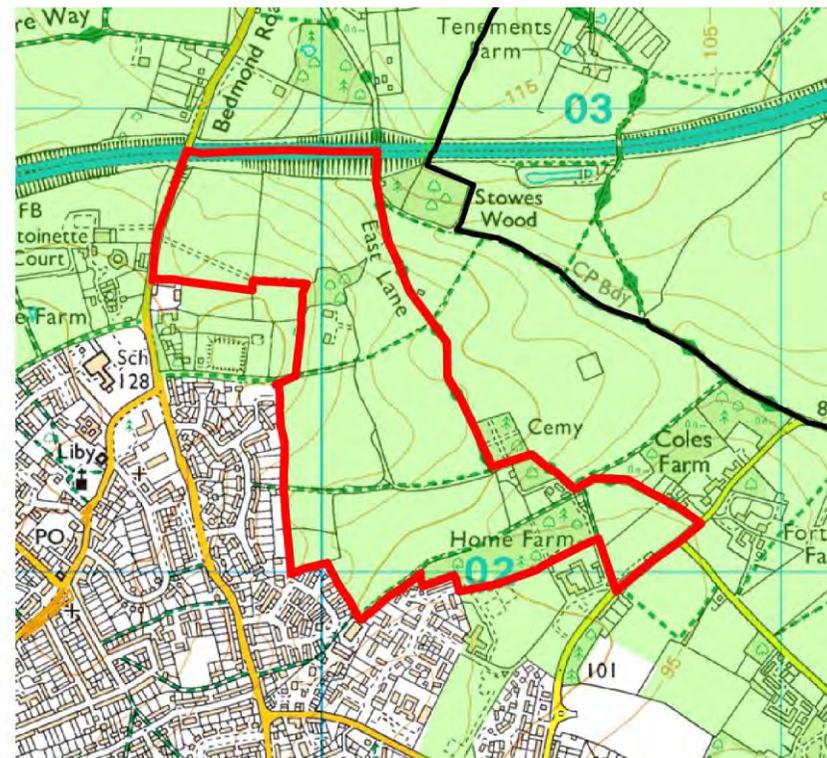


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.4 0.8
km



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Left image

View from the footpath within the southern half of the parcel north across the parcel



Right image

View from the footpath within the southern half of the parcel south across the parcel



Abbots Langley

Parcel AL3

Description

Open farmland, a woodland block and a small cluster of agricultural buildings lying between the north eastern edge of Abbots Langley and the M25 motorway. The gardens of inset residential dwellings and a patchy treeline form the boundary with the inset settlement edge to the west and south west. The M25 provides a strong boundary between the parcel and the wider Green Belt to the north, the boundary with the Green Belt to the east is formed by the tree-lined East Lane and Woodside Road forms a boundary to the south.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is adjacent to the urban edge of Abbots Langley which is contiguous with the large built up area of Greater London. It is generally uncontained by urbanising uses but has limited distinction from the urban edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The intervening settlements of Bricket Wood and Chiswell Green narrow the Green Belt gap between Watford and St Albans, but this parcel forms a peripheral part of that gap, with the urban edges to the east having weaker separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is free of urbanising influences and is uncontained countryside with a strong connection to open countryside beyond. There is a lack of distinction with the urban edge but no distinction from the wider countryside.

Impact on adjacent Green Belt

No/Negligible

There would be no significant change in boundary strength as a result of the release of this parcel, and there would be no containment of surrounding Green Belt land. The release of this land would have a negligible impact on the integrity of adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing encroachment on the countryside and sprawl from the large built up area. The release would constitute only a negligible impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

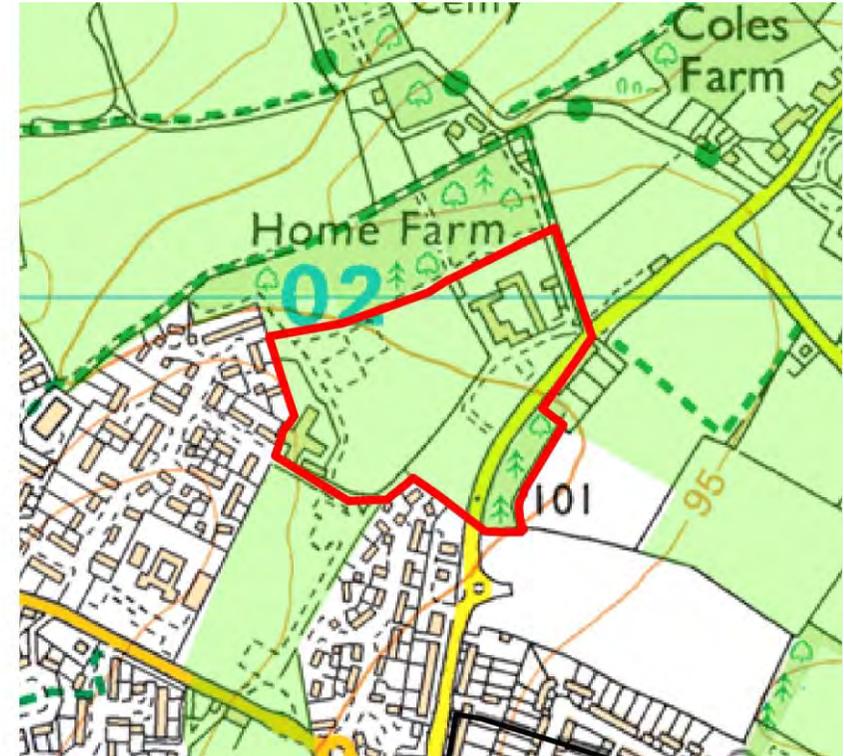
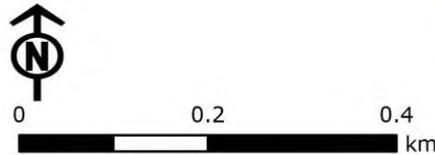
Harm beyond outer boundary

Land to the east of the parcel is further separated from the urban edge, and therefore makes a significant contribution to preventing urban sprawl and encroachment on the countryside. Crossing beyond East Lane would create a weaker boundary. Harm from extending the inset settlement further east would therefore be high.

Abbots Langley Parcel AL4/WN3



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image
View into Warren Court Hospital



Right image
View along the northern boundary of the parcel

Abbots Langley Parcel AL4/WN3

Description

Open fields, sports facilities and healthcare facilities (Warren Court) with scattered trees, lying in the gap between Leavesden (contiguous with Watford) and Abbots Langley. The boundary with the inset edge of Abbots Langley is formed by the edges of residential dwellings. A woodland block provides clear distinction with the wider Green Belt to the north, while to the east, the boundary is formed by a tree belt.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel lies adjacent to the edge of Abbots Langley and Leavesden (contiguous with Watford) which form part of the large built up area. It is only partially developed with a healthcare complex, leaving significant areas of open land. It has a connection with the wider countryside to the east but a weak sense of distinction from the urban edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between Watford and Abbots Langley, which also contributes to the gap between the towns of Watford and Hemel Hempstead. However the narrowness of the existing gap to the east, and the lack of visual separation, limit the role of this parcel.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is partially developed with a healthcare complex, but there remain significant areas of open land and a connection with the wider countryside. However the weak distinction with the settlement edge creates some association with the adjacent urban area, and there is a degree of containment by the surrounding tree cover.

Impact on adjacent Green Belt

Minor

Releasing this land would effectively merge the settlements of Abbots Langley and Leavesden (contiguous with Watford), which would also contain land to the east. However the gap is already weak.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on preventing sprawl and encroachment on the countryside. Its release would constitute only a minor weakening of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

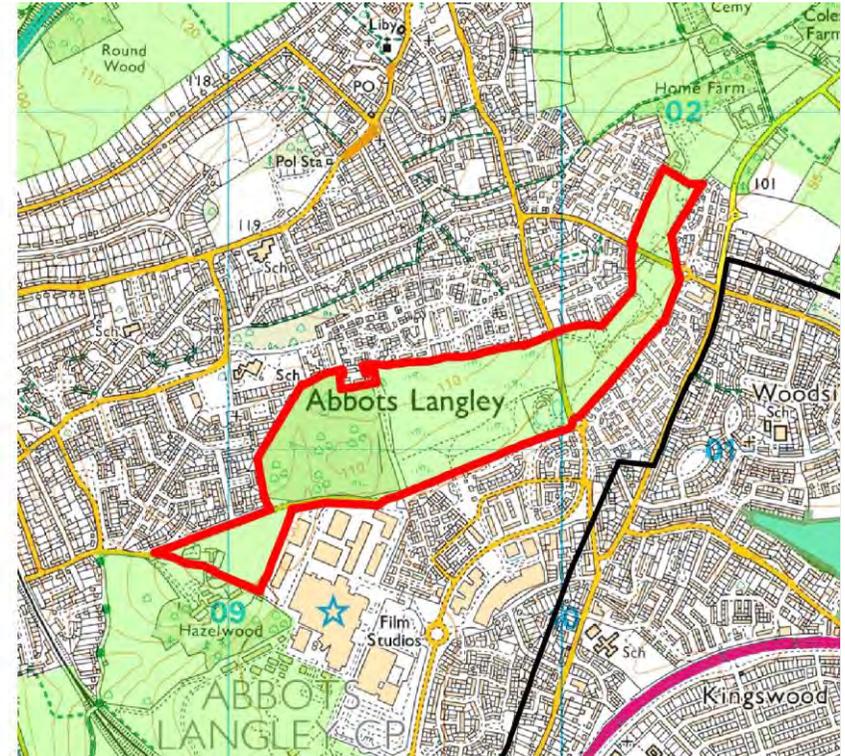
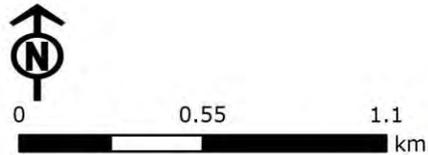
Potential to limit harm

There are no notable variations in harm within the parcel.

Abbots Langley Parcel AL5/WN2



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View from Langley Lane east through the parcel



Right image

View from South Way south across South Way Playing Fields



Abbots Langley Parcel AL5/WN2

Description

A belt of land lying in the gap between Abbots Langley and Leavesden (contiguous with Watford) and bisected north-west by Langley Lane. To the west of Langley Lane, the land use consists of open fields, playing fields and facilities, a play area and a very small cluster of industrial units. To the east, a narrower strip of land comprises of recreational areas within Leavesden Country Park and further east a community building (the YMCA) and associated hardstanding. The inset edge of Leavesden is largely formed of residential gardens, with a stretch to the south west bound by South Way Road. The boundary to the north east, with the Green Belt beyond, does not have any distinct boundary feature, while Essex Lane forms a boundary with the Green Belt to the south west.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

The parcel lies adjacent to the urban edges of Abbots Langley and Leavesden (contiguous with Watford) which form part of the large built up area. The extent of urban containment to the north and south limits the extent to which development here would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel forms the gap between Watford and Abbots Langley and in turn contributes to the gap between the towns of Watford and Hemel Hempstead. However the narrowness of the existing gap and lack of visual separation between the settlements limits the role of this parcel to purpose 2.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel contains only minimal urbanising influences and therefore retains strong openness, however the strong association with adjacent urban areas limits the extent to which development would be considered encroachment on countryside.

Impact on adjacent Green Belt

Minor

Releasing this land would effectively merge the settlements of Abbots Langley and Leavesden (contiguous with Watford), however the gap is already weak. The release would not affect the perceived separation to the west along the River Gade Valley and would have no impact on wider countryside. The relatively well wooded boundary to the south west (beyond Essex Lane) would form a distinct boundary with surrounding open countryside.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on all Green Belt purposes, and its release would constitute only a minor weakening of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate.

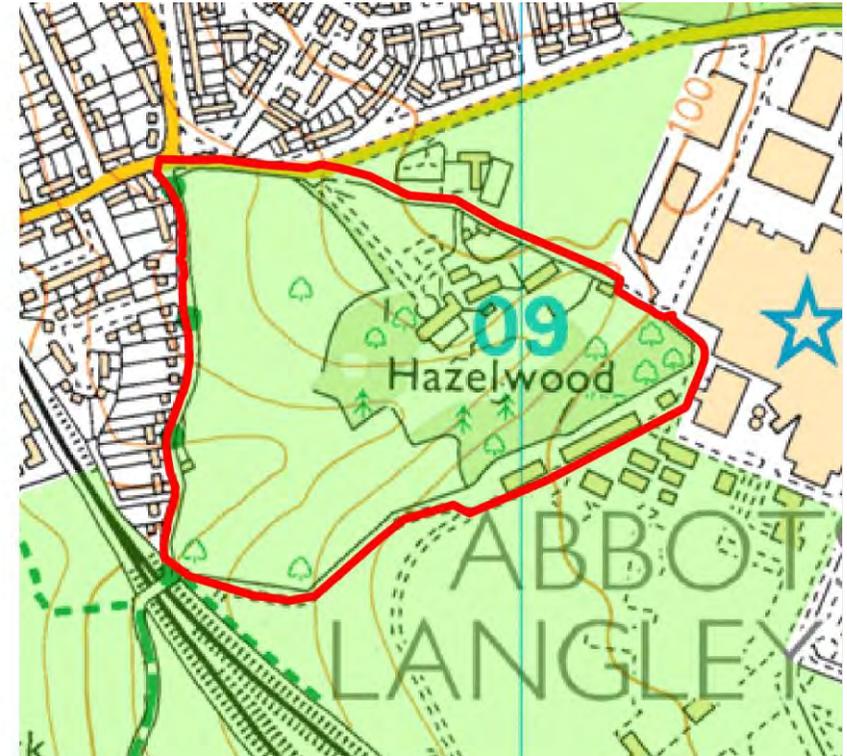
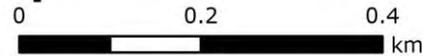
Potential to limit harm

There are no notable variations in harm within the parcel.

Abbots Langley Parcel AL6/WN1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

View from Hunton Bridge Hill towards Hunton Park Hotel



Right image

View from Hunton Bridge Hill south through the parcel

Abbots Langley Parcel AL6/WN1

Description

Open fields, woodland and the Mercure Hunton Park Hotel development, lying between Abbots Langley and Leavesden Film Studios (contiguous with Watford). The boundary of the inset edge of Abbots Langley is formed by residential roads and a thick treeline. A further thick treeline separates the parcel from the washed over playing fields to the north, while a track forms a boundary with the Green Belt to the south, used as the studio backlot. To the east lies the inset urban edge of Leavesdon film studios, which creates some urban containment.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is adjacent to the urban edge of Abbots Langley which forms part of the large built up area of Greater London. There are some urbanising influences within the parcel due to the presence of the hotel complex and this has separation from the inset edges. The land is partially contained by urban development, however an area of woodland in the south east corner creates some distinction from the adjacent film studio development.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between Abbots Langley and Leavesden (contiguous with Watford), which in turn contributes to the gap between Watford and Hemel Hempstead, which is fragile along the valley floor. However the narrowness of the existing gap to the north east, and the lack of visual separation, limits the role of this parcel in preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains only minimal development. Development to the north, west and east has a containing effect, but the land has some separation from the urban edges due to woodland and tree belts.

Impact on adjacent Green Belt

Minor

Releasing this land would effectively remove the gap between Abbots Langley and Leavesden, however the existing gap is already weak. The railway would form a clear new Green Belt boundary to the west, beyond which there is a steeper slope down toward the River Gade, resulting in only a minor impact on surrounding land.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on the countryside. Its release would constitute a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release of the area would weaken the remaining open land.

Abbots Langley Parcel AL6/WN1

Harm beyond outer boundary

Land to the south of the parcel has been assessed in relation to the expansion of Watford West, as parcel WW9.

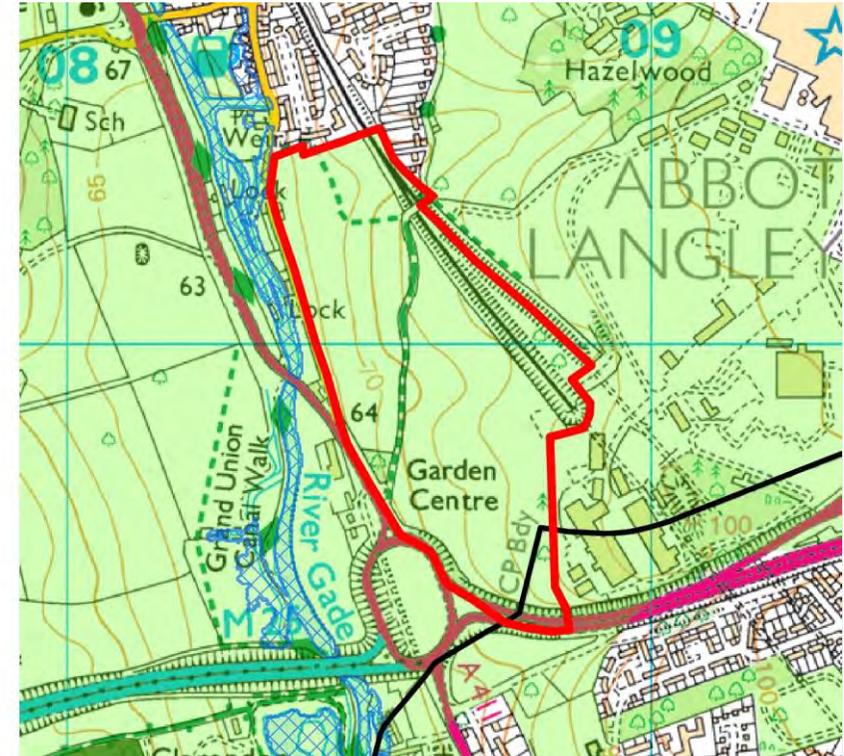
Abbots Langley Parcel AL7/WW10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.3 0.6
km



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Left image

View from the centre of the parcel east



Right image

View from the centre of the parcel west

Abbots Langley

Parcel AL7/WW10

Description

Open farmland lying on the south western edge of the inset settlement of Abbots Langley, in the gap between the railway line and the A41/River Chess, which provide clear boundaries with the wider Green Belt to the east and west respectively. The parcel is bound to the south by road infrastructure of the Hunton Bridge Roundabout. The boundary with the edge of the inset settlement to the north is formed partly by the railway tracks and partly by residential gardens.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is adjacent to the urban edge of Abbots Langley which forms part of the large built up area. The parcel is free of urbanising influences. Development to the north and south has some containing influence, but is offset by the association with the valley landform, which together with the railway and the A41 creates some separation.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the settlements of Abbots Langley and Leavesden (contiguous with Watford), which in turn contributes to the gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley floor. The narrowness of the existing gap to the north east limits the role of this parcel, however there is some perception of openness from the valley floor roads.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is free of urbanising influences, contributing to its openness. Development to the north and south has some containing influence, but is offset by its association with the valley landform. The latter creates a stronger relationship with the wider countryside, and in addition the railway and A41 create a sense of separation from urbanising influences.

Impact on adjacent Green Belt

No/Negligible

The release of this land would have a negligible impact on the integrity of surrounding Green Belt land, given the area's existing containment and that the western boundary would be consistent with existing inset edges to the north and south. It is recognised that the release of the entire parcel would remove the gap between Abbots Langley and Watford, although the impact of this is limited by the fragile nature of the existing separation to the north east.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside, and a moderate impact on preventing the merging of neighbouring towns. Its release would constitute a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

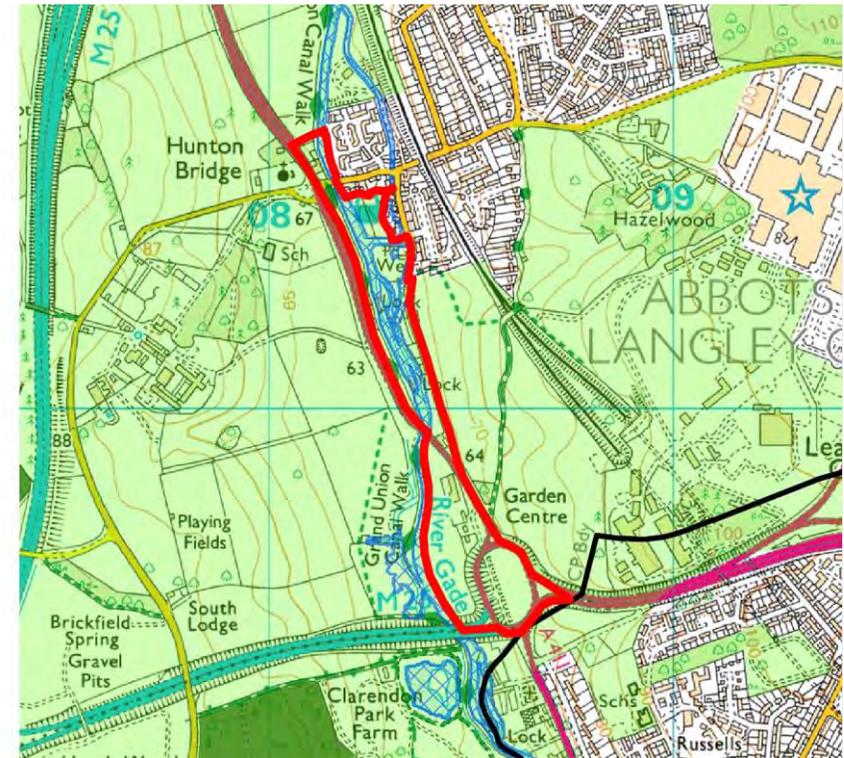
Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release of the area would weaken the remaining open land.

Abbots Langley Parcel AL8/WW11



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View from Hempstead Road towards the Aquatics Centre in the Parcel



Right image

View from below the A41 Roundabout north through the parcel



Abbots Langley

Parcel AL8/WW11

Description

A strip of land following the route of the River Gade to the west of the inset settlement edge of Abbots Langley. The parcel is bound to the west by a combination of the river channel and the A41 and to the east by the more minor Old Mill Road. Land uses along the river include low density dwellings and large gardens, small scale industrial uses, retail units and clusters of trees. The parcel also includes the Hunton Bridge Roundabout on its southern boundary.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is in part adjacent to the urban edge of the Greater London large built up area, however its relationship with the inset areas is weak. The parcel contains considerable urbanising development, which limits its contribution to preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The existing development within the parcel has some impact on the perception of a gap between Watford and Abbots Langley when seen from the main connecting road. However open land on the valley sides outside of the parcel plays a more significant role in this perceived separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is partially developed, but is separated from the inset edges. The role of tree cover, and its association with the valley landform to the west, also limit the influence of built development on the parcel.

Impact on adjacent Green Belt

Moderate

The release of this land would not weaken the boundary with surrounding Green Belt land, which would subsequently be bound to the west by the A41 and river channel. However it should be noted that the release would also remove the Green Belt gap between Abbots Langley and Watford and contain open land to the east, weakening the justification for the latter to retain its Green Belt status. This in turn would affect the existing settlement gap, however the extent of existing development and visual links across the valley would limit the impact of this.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on the countryside, but only a relatively low impact on preventing the merging of neighbouring towns. Its release would constitute a moderate impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate high.

Potential to limit harm

A partial release, which maintained some connectivity with Green Belt land to the west but still increased the containment of land to the east, would limit the harm to moderate; a smaller release that does not extend further south than the urban edge of Hunton Bridge would further limit this harm to low moderate.

Abbots Langley

Parcel AL8/WW11

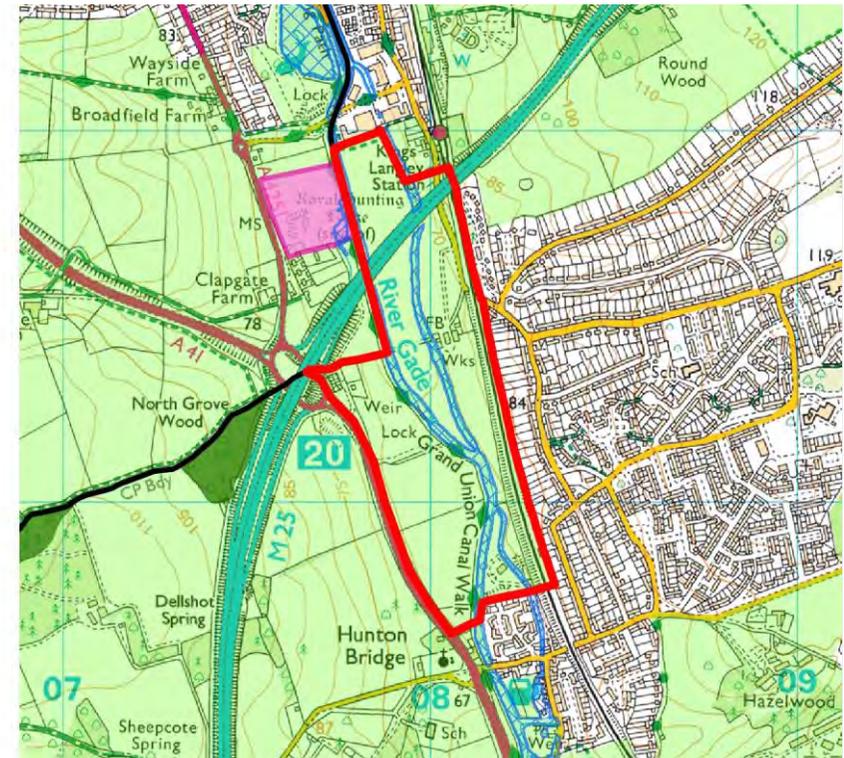
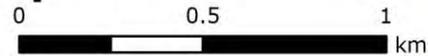
Harm beyond outer boundary

Any expansion across the valley-floor canal, river and A41 would constitute a significant change in settlement extents, encroaching on the western side of the River Gade valley and breaching a consistent inset boundary to Watford and Abbots Langley. Despite the containment provided by the M25 further west, the area is strongly distinguished from inset settlements to the east. Such a release would constitute high harm.

Abbots Langley Parcel AL9/KL1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

View from the footpath along the northern edge of the parcel, south towards the motorway and the canal

Abbots Langley Parcel AL9/KL1

Description

Open fields, tree clusters, small-scale industrial uses and a single dwelling lying on both sides of the River Gade, on the western edge of Abbots Langley. The parcel is strongly bound to the east and west, by the railway line and A41 respectively, and the parcel is traversed in the north by the M25 motorway.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel is adjacent to the urban edge of the Greater London large built up area and contains only minimal urbanising uses, giving it relatively strong openness. It is clearly separated from the inset edge to the east but is more weakly distinguished in the south from the edge of the settlement of Hunton Bridge. The A41 also creates a sense of containment from the open countryside to the west.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel lies in the gap between Abbots Langley and Kings Langley, which constitutes the largest gap existing between Watford and Hemel Hempstead, as perceived along valley floor routes and the M25. In the north, the parcel also breaches the separating feature of the M25.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel has only limited urbanising influences and a strong separation from the inset edge to the east, but has a weaker distinction in the south from the edge of the settlement of Hunton Bridge, which weakens the sense of openness. The containment by main roads also limits the open character of the parcel.

Impact on adjacent Green Belt

Minor

The current urban edge of Abbots Langley is strongly distinguished by the railway line and associated tree cover, however releasing this land would also lead to a clear and distinct boundary to the west provided by the A41. It should also be noted that the settlement of Hunton Bridge already breaches the boundary provided by the railway line, limiting the harm of release on surrounding Green Belt land. A partial release may benefit from the equally strong boundary of the river channel.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a relatively strong impact on preventing urban sprawl, encroachment on the countryside and the merging of neighbouring towns. Its release would constitute a minor weakening of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

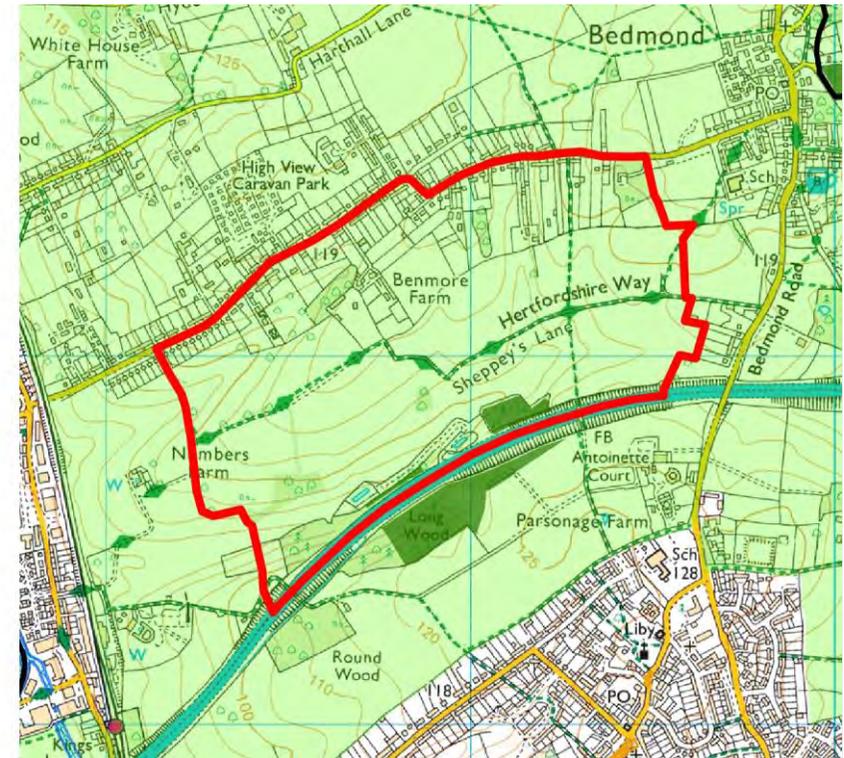
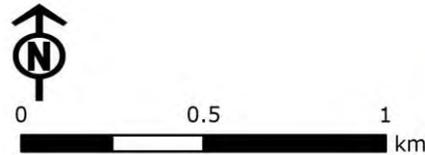
Potential to limit harm

There are no notable variations in harm within the parcel.

Abbots Langley Parcel AL10/BM9



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Abbots Langley Parcel AL10/BM9

Description

Farmland, together with several small blocks of woodland and scrub, situated to the north of the M25 and south of Tom's Lane. There is washed-over linear development along Tom's Lane. Land to the west, adjacent to the inset edge of Kings Langley, is assessed as parcel KL5 and land to the east, adjacent to the village of Bedmond, is assessed as BM7 and BM8. The Green Belt adjacent to Abbots Langley is assessed as parcel AL1, so this assessment considers the additional harm of releasing land out from Abbots Langley beyond AL1.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Abbots Langley to the south and Kings Langley to the east have very little separation, and Abbots Langley likewise has very little separation from North Watford and in turn the wider large built-up area of Greater London. There is insufficient separation for development in the parcel not to be associated with the large built-up area, and strong separating features – the railway line and valley side to the west and the M25 to the south – increase the extent to which development here would constitute sprawl, but urbanising development along Tom's Lane has some containing influence.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between Watford and Hemel Hempstead, but the presence of existing linear development to the north along Tom's Lane, and of a more sizeable open area to the north of that, limit the role of the parcel in maintaining the separation of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

Aside from the developed strip along Tom's Lane the land is open and undeveloped, and landform and strong boundary features (the railway and the M25) create distinction from urban edges. Urbanising influences create a degree of containment in a wider context, but the area is large enough to constitute countryside and therefore to play a significant role in preventing encroachment.

Impact on adjacent Green Belt

Significant

Release of land out from Abbots Langley would have a significant impact in terms of containment of remaining open land to the north of the motorway between Kings Langley, Tom's Lane and Bedmond. The M25 is a significant feature that would form a clearer Green Belt boundary than either Tom's Lane or any boundaries to the south.

Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel as an expansion of Abbots Langley beyond parcel AL1 would have a significant impact on preventing encroachment on the countryside, a relatively significant impact on checking urban sprawl and a moderate impact on preventing the merger of towns. Its release would result in a weaker Green Belt boundary than that which would be formed by the M25, and would weaken the integrity of any remaining open land between Kings Langley, Tom's Lane and Bedmond. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be very high.

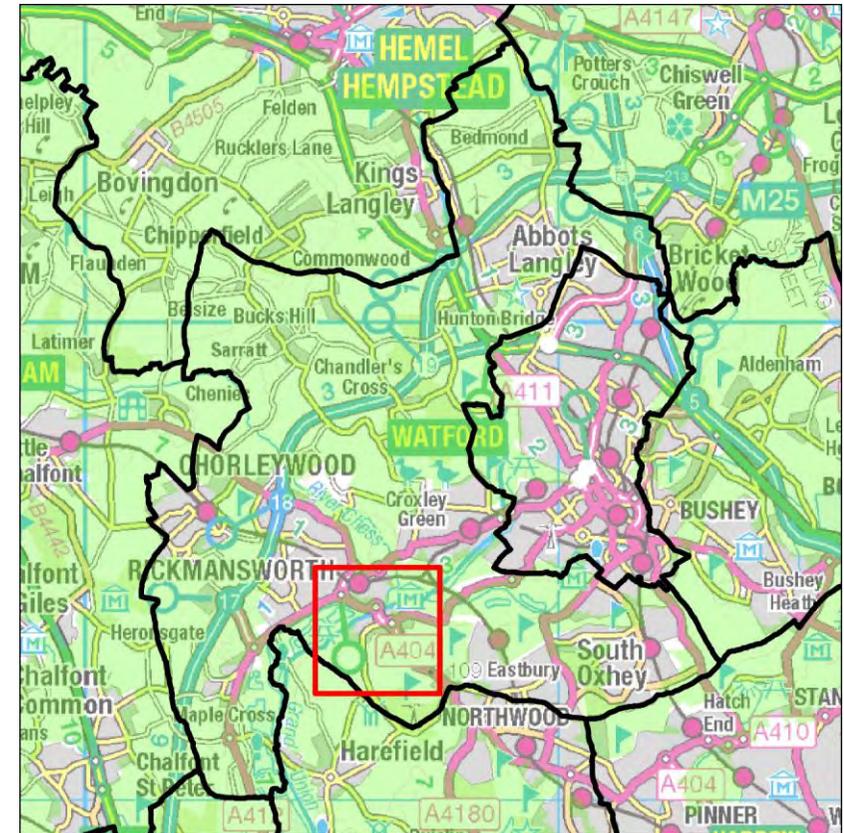
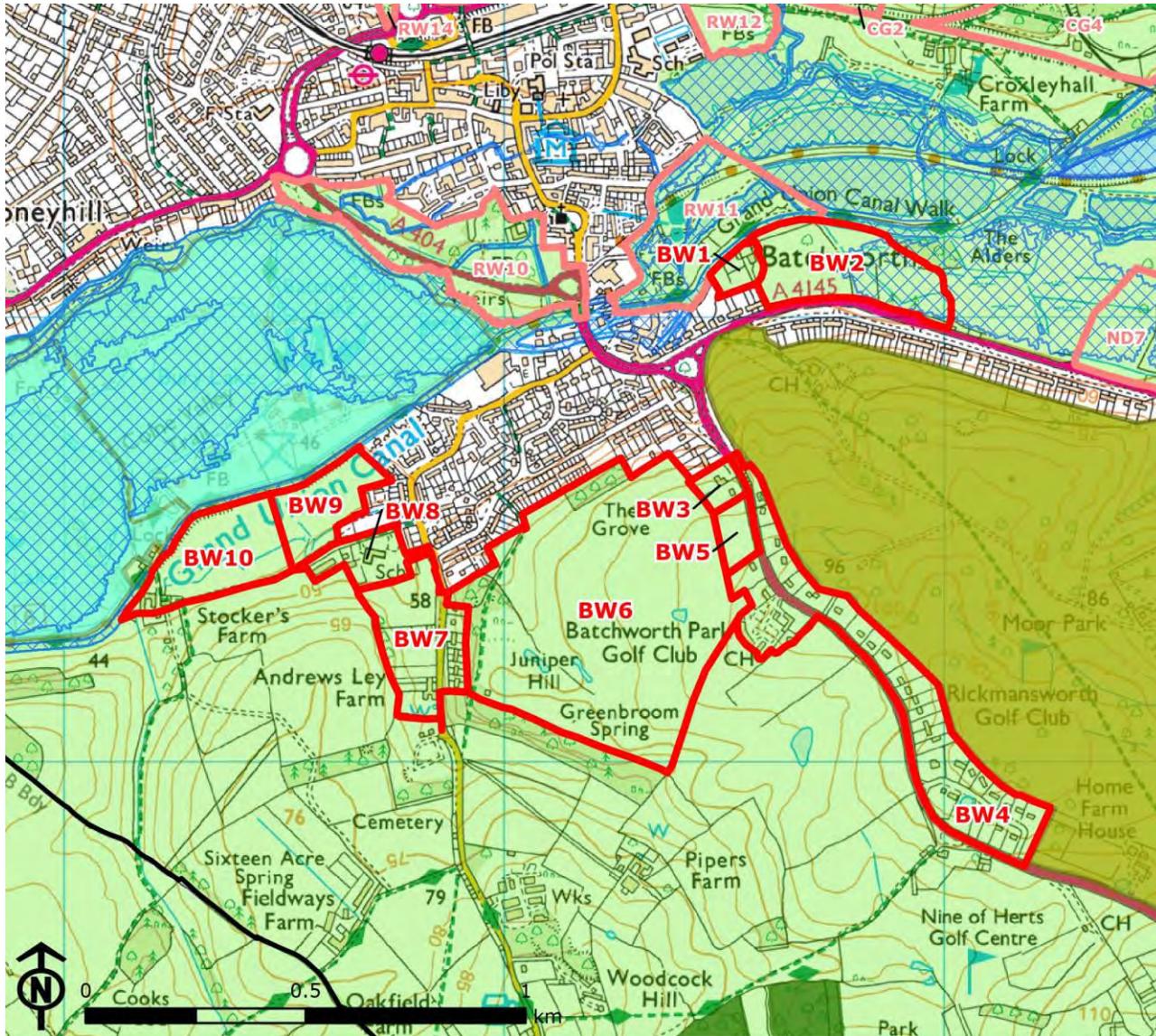
Abbots Langley Parcel AL10/BM9

Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth

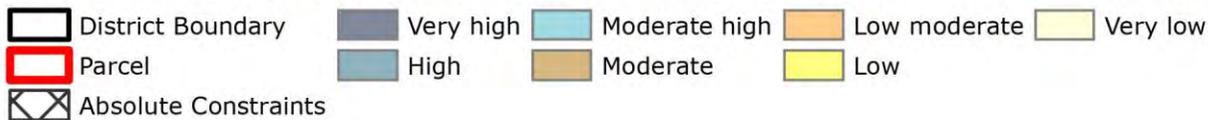
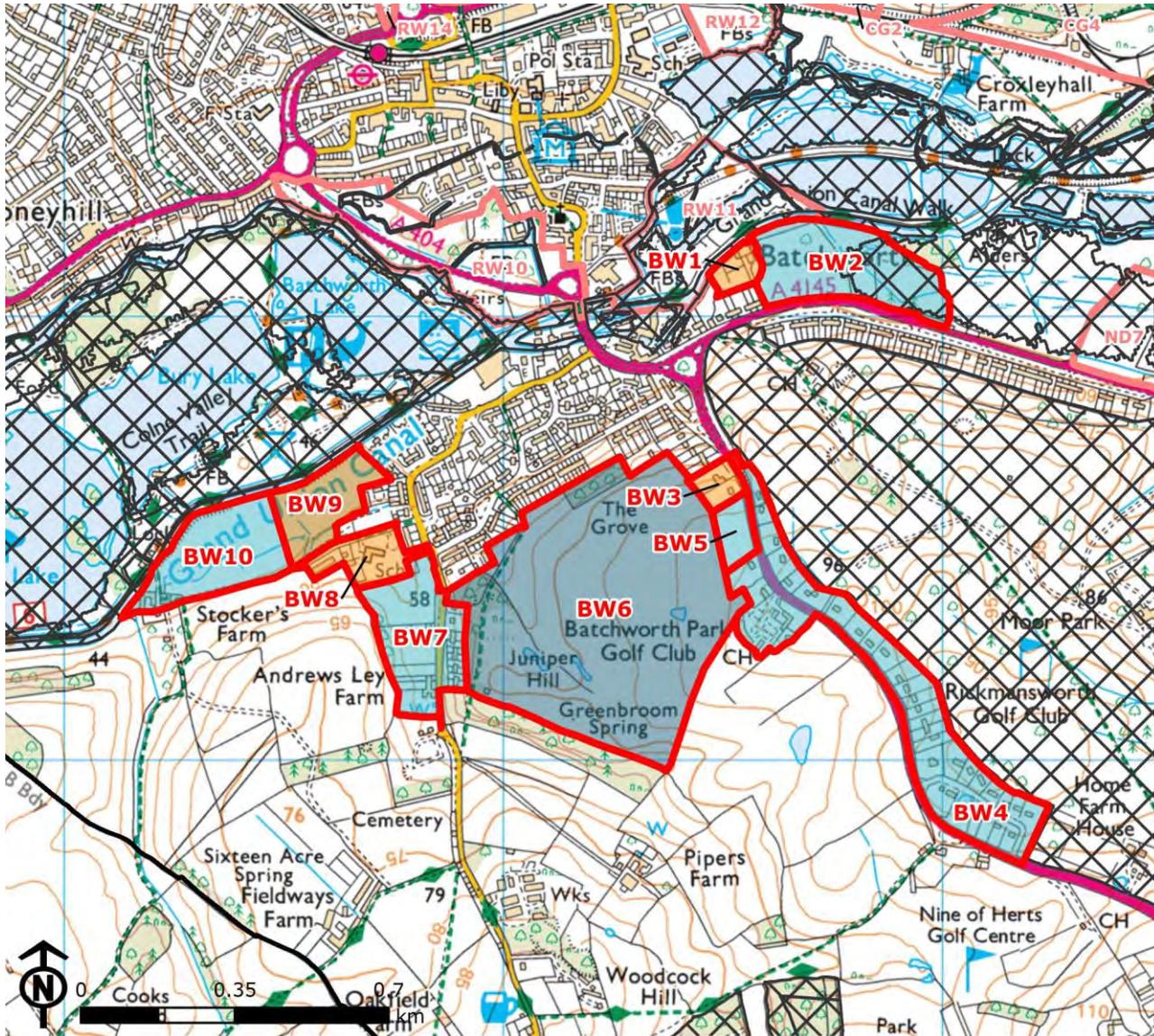
Batchworth



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- | | | | |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel | Flood Zone 3b | Scheduled Monument | SSSI |
| Green Belt | Local Nature Reserve | Ancient Woodland | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve | |

Batchworth



Parcel

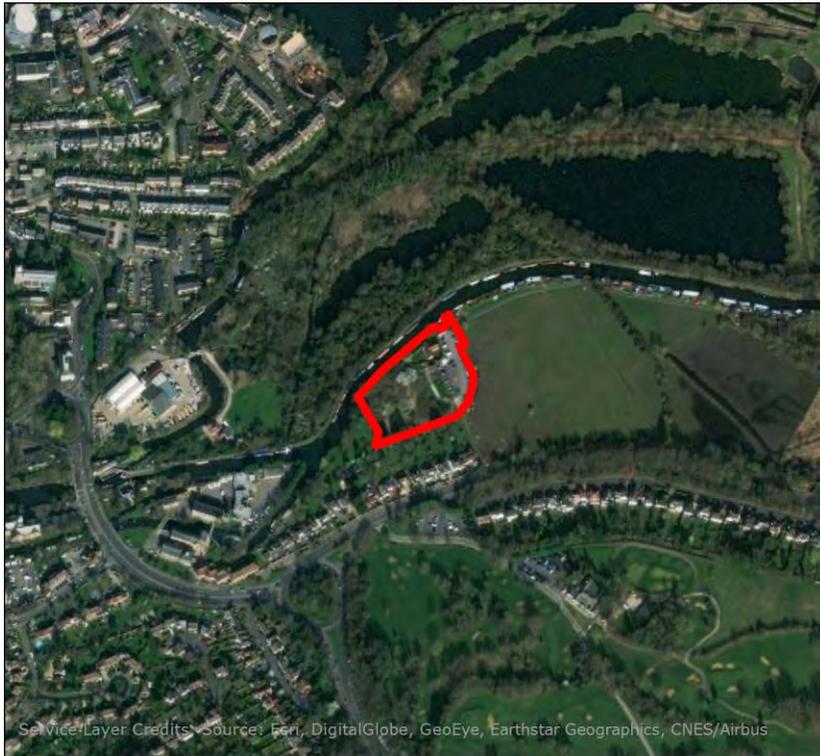
- BW1
- BW2
- BW3
- BW4
- BW5
- BW6
- BW7
- BW8
- BW9
- BW10

Harm Score

BW1	Moderate
BW2	Moderate high
BW3	Low moderate
BW4	Moderate high
BW5	Moderate high
BW6	High
BW7	Moderate high
BW8	Low moderate
BW9	Moderate
BW10	Moderate high

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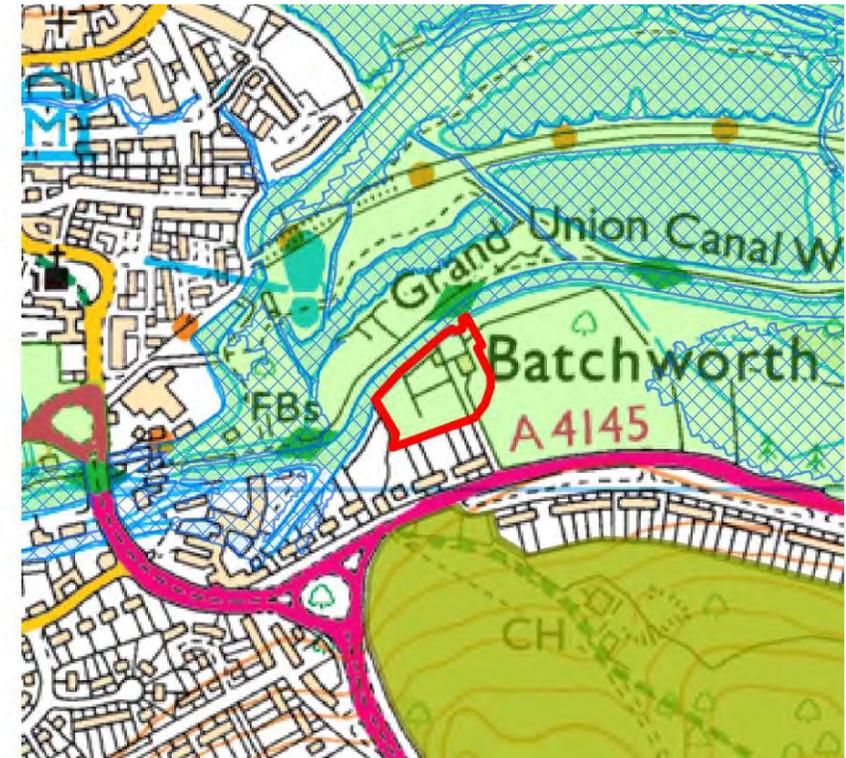
Batchworth Parcel BW1



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View north through the parcel along the moorings access road

Batchworth Parcel BW1

Description

Open field and Hampton Hall Mooring with associated building and car park, located on the north eastern edge of the inset settlement of Batchworth. Gardens mark the inset settlement edge with Batchworth to the south and west. The parcel directly adjoins a field within the wider Green Belt to the west and the Grand Union Canal marks the edge with the wider Green Belt to the north.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Batchworth is close enough to more contiguous urban development to the north at Rickmansworth to be considered to constitute part of the large built-up area extending out from Greater London. Whilst the parcel is largely open in the west, it has a close association with the inset settlement edge, which contains the parcel to the south and west. The land is contained by the existing Hampton Hall Mooring with associated building and car park in the east, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Release of land would result in the narrowing of the gap between Batchworth and Rickmansworth but Batchworth is not treated as a town with regard to Purpose 2. Development of the parcel would lead to potential perception of narrowing the gap between Rickmansworth/Batchworth and Northwood, although there is existing connectivity between the towns and existing development within the parcel, which limits the extent to which development would be perceived as narrowing the gap between the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Whilst the parcel is largely open in the west, it has a close association with the inset settlement edge, which contains the parcel to the south and west, and the land is contained by the existing Hampton Hall Mooring with associated building and car park in the east, limiting the extent to which its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to the containment of adjacent Green Belt land to the north, however the presence of the Grand Union Canal would limit this impact. It would not lead to creation of a weaker Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and a low-moderate impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW1

Harm beyond outer boundary

Land to the north of the parcel has been assessed in relation to the expansion of Rickmansworth as parcel RW11.

Batchworth Parcel BW2

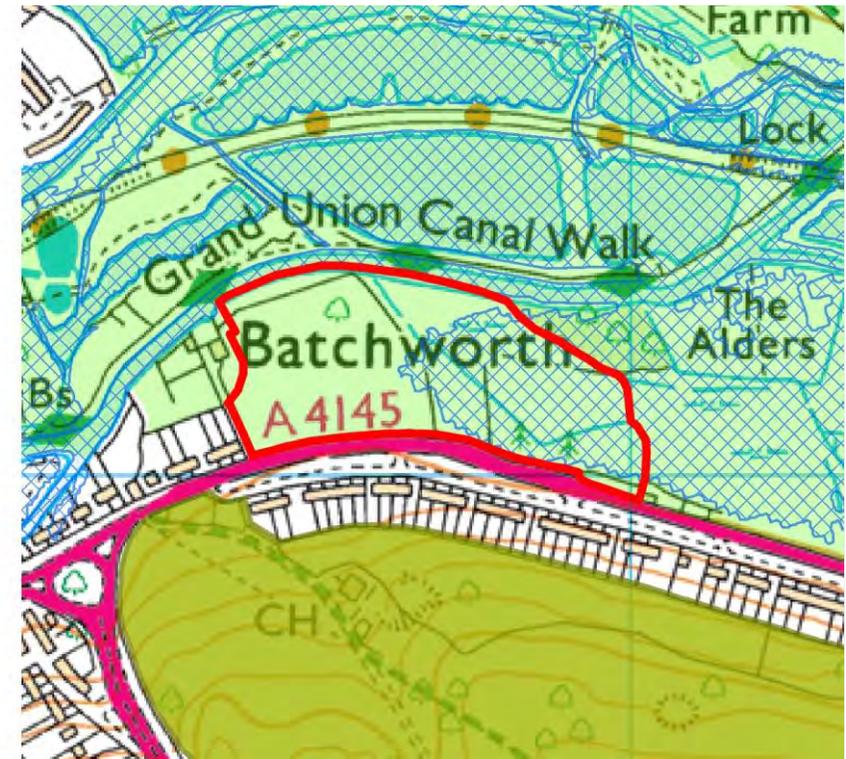


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View from Moor Lane north east across the parcel



Right image

View from Moor Lane east across the parcel



Batchworth Parcel BW2

Description

Open fields divided by a treeline, located on the north eastern edge of the inset settlement of Batchworth. Much of the eastern half of the parcel is constrained by floodplain and a garage building is located in the south. The parcel directly adjoins residential development within the inset settlement of Batchworth to the southwest and the A4745 and a woodland band mark the edge within the line of inset houses along Moor Lane to the south. The Grand Union Canal marks the edge with the wider Green Belt to the north and a dwelling, tree line and woodland block within floodplain mark the edge with the wider Green Belt to the east.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Batchworth is close enough to more contiguous urban development to the north to be considered to constitute part of the large built-up area extending out from Greater London. Whilst the parcel has some association with inset development, which contains the parcel to the south and southwest, and the parcel is contained by the existing Hampton Hall Mooring with associated building and car park to the northwest, the parcel is open and the A4745 and a woodland band provide distinction from inset development to the south.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of land could result in the potential perception of narrowing the gap between Batchworth and Rickmansworth but Batchworth is not treated as a town with regard to Purpose 2. Development of the parcel would lead to potential perception of narrowing the gap between Rickmansworth/Batchworth and Northwood, although there is existing connectivity between the towns, which limits the extent to which development would be perceived as narrowing the gap between the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Whilst the parcel has some association with inset development, which contains the parcel to the south and southwest, and the parcel is contained by the existing Hampton Hall Mooring with associated building and car park to the northwest, the parcel is open and the A4745 and a woodland band provide distinction from inset development to the south.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to the containment of adjacent Green Belt land to the north, however the presence of the Grand Union Canal would limit this impact. The treeline to the east and canal to the north would form clear boundaries and would not lead to creation of a weaker Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on checking sprawl and countryside encroachment and a moderate impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Moderate-High.

Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW2

Harm beyond outer boundary

Floodplain forms a broad buffer to development to the east of the parcel. Any development to the east of this would be associated with Northwood and has been assessed as parcel ND7.

Batchworth Parcel BW3



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

View north through the parcel along the A404 towards the urban edge of Batchworth

Batchworth Parcel BW3

Description

Two loosely dispersed large dwellings and associated gardens and a sports court, located on the south eastern edge of the inset settlement of Batchworth. The parcel directly adjoins residential development within the inset settlement of Batchworth to the north. The tree-lined A404 with Moor Park Registered Park and Garden beyond and the tree-lined garden boundary mark the edge with the wider Green Belt to the east and south respectively. The parcel directly adjoins Batchworth Park Golf Club golf course within the wider Green Belt to the west.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Batchworth is close enough to more contiguous urban development to the north to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is partially open and, due to the presence of the dwellings occupying the parcel, the parcel is strongly associated with the adjoining inset development to the north, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel is located between the towns of Rickmansworth and Northwood, however due to the presence of development within the parcel, the parcel makes limited-no contribution to preventing their merging.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel is partially open and, due to the presence of the dwellings occupying the parcel, the parcel is strongly associated with the adjoining inset development to the north, limiting the extent to which its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

As the west of the parcel is largely open, release of the parcel could cause a minor increase in containment of Green Belt land to the west, however the revised Green Belt boundary would mark a clearer distinction between settlement and countryside.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on checking sprawl and countryside encroachment and low/negligible impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Low-Moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW4

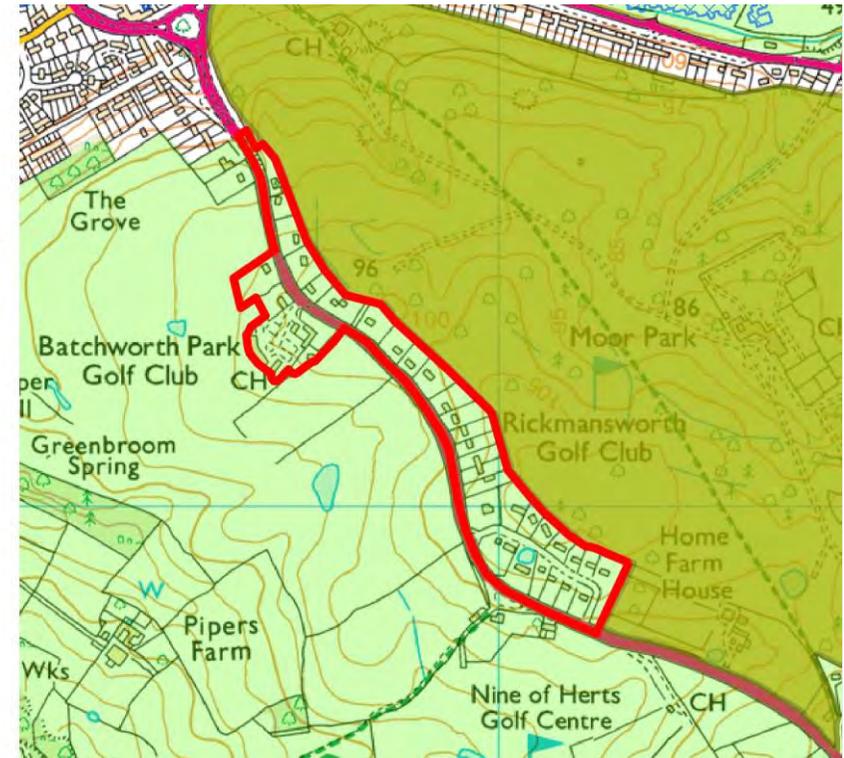


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.35 0.7
km



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Left image

View to the eastern side of London Road

Batchworth Parcel BW4

Description

Dispersed large dwellings, woodland clusters and Batchworth Park Golf Club with associated buildings and car park, extending up rising land linearly from the south eastern edge of the inset settlement of Batchworth. The north of the parcel directly adjoins the inset settlement of Batchworth, but the A404 and woodland separate the parcel from the residential development within the settlement. Treelines along the rear of gardens mark the edge with the wider Green Belt within Moor Park Registered Park and Garden to the north and east. The tree-lined A404 marks much of the edge of the parcel with the wider Green Belt within Batchworth Park Golf Club golf course to the west. Individual washed over dwellings also adjoin the A404 to the south and northwest. Batchworth Park Golf Club with associated buildings and car park and two dwellings to the north of this are located to the west of the A404. A combination of golf club buildings and tree lines mark the edge of the parcel with the wider Green Belt to the west in the location.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Batchworth is close enough to more contiguous urban development to the north at Rickmansworth to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is partially open and the tree cover to the west of the A404, open field to the west of the A404 (north of Batchworth Park Golf Club) and the sloping nature of the parcel extending up rising land linearly from the edge of the inset settlement of Batchworth creates distinction from the settlement, which is located on lower ground. The linear parcel is largely uncontained and potentially denser development within it would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between the towns of Rickmansworth and Northwood and its release would diminish the settlement gap between these towns, however the presence of existing development within the parcel and limits the impact of this.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is partially open and the tree cover to the west of the A404, open field to the west of the A404 (north of Batchworth Park Golf Club) and the sloping nature of the parcel extending up rising land linearly from the edge of the inset settlement of Batchworth creates distinction from the settlement, which is located on lower ground. The linear parcel is largely uncontained and potentially denser development within it would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Moderate

Due to the existing development within parcel BW3 to the northwest of the parcel, adjoining the south of the inset settlement edge of Batchworth, it is assumed that Parcel BW3 would be released in conjunction with BW4. Potentially denser development within the parcels could cause some increase in containment of land to the west and east, including that within parcel BW5. Release of the parcels would also cause a significant lengthening and less well defined Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Moderate high

Due to the existing development within parcel BW3 to the northwest of the parcel, adjoining the south of the inset settlement edge of Batchworth, it is assumed that Parcel BW3 would be released in conjunction with BW4. Release of the parcels would have a relatively significant impact on checking sprawl and countryside encroachment and a relatively limited impact on preventing the merging of towns. It would have a moderate impact on the adjacent Green Belt. The harm to the Green Belt of releasing the parcels would be Moderate-High.

Batchworth Parcel BW4

Potential to limit harm

There are no notable variations in harm within the parcel. Notable variations in harm within the parcel. Any partial release would still have some containing impact and leave an indistinct boundary between settlement and countryside.

Harm beyond outer boundary

Moor Park Registered Park and Garden to the north and east forms a buffer to development to the north and east of the parcel. Land to the south of this and the A404 bounding the south and west of the parcel is a significant distance from the inset settlement edge and makes a significant contribution to checking sprawl and countryside encroachment and a moderate contribution to preventing the merging of towns. Any release of this land would weaken adjacent Green Belt land and the harm to the Green Belt of releasing this would be high.

Batchworth Parcel BW5



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

View south through the parcel along the A404

Batchworth Parcel BW5

Description

Open grassland field, located close to but not adjacent to the inset settlement of Batchworth. Two washed-over loosely dispersed large dwellings located within Parcel BW3 adjoining the north of the parcel provide separation between the parcel and the inset settlement edge of Batchworth. The A404 and washed-over loosely dispersed large dwellings beyond mark the edge with the wider Green Belt to the east and a tree line and washed-over loosely dispersed large dwellings beyond mark the edge with the wider Green Belt to the south. The parcel directly adjoins Batchworth Park Golf Club golf course within the wider Green Belt to the west.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Batchworth is close enough to more contiguous urban development to the north to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open and undeveloped, with a limited separation from the inset settlement edge of Batchworth. However, the loosely dispersed large dwellings to the north, south and east create a degree of containment, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between the towns of Rickmansworth and Northwood and its release would diminish the settlement gap between these towns, however its limited containment by dispersed large dwellings to the north, south and east, the presence of existing washed-over development along the A404, and the existing connectivity between the towns along the A4145 limits the impact of this.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, with a limited separation from the inset settlement edge of Batchworth. Dispersed large dwellings to the north, south and east create only a limited sense of containment. Release of the parcel would lead to encroachment on the countryside.

Impact on adjacent Green Belt

Moderate

Due to the existing development within parcel BW3 to the north of the parcel, adjoining the south of the inset settlement edge of Batchworth, it is assumed that Parcel BW3 would be released in conjunction with BW5. Release of the parcels would increase containment of Green Belt land to the west and could create a weaker distinction between inset settlement and countryside due to the presence of washed-over development to the south and east of the parcel.

Overall harm to Green Belt purposes from release of land

Moderate high

Due to the existing development within parcel BW3 to the north of the parcel, adjoining the south of the inset settlement edge of Batchworth, it is assumed that Parcel BW3 would be released in conjunction with BW5. Release of the parcels would have a relatively significant impact on countryside encroachment, a moderate impact on checking sprawl and a relatively limited impact on preventing the merging of towns. It would have a moderate impact on adjacent Green Belt. The harm to the Green Belt of releasing the parcels would be Moderate-High.

Batchworth Parcel BW5

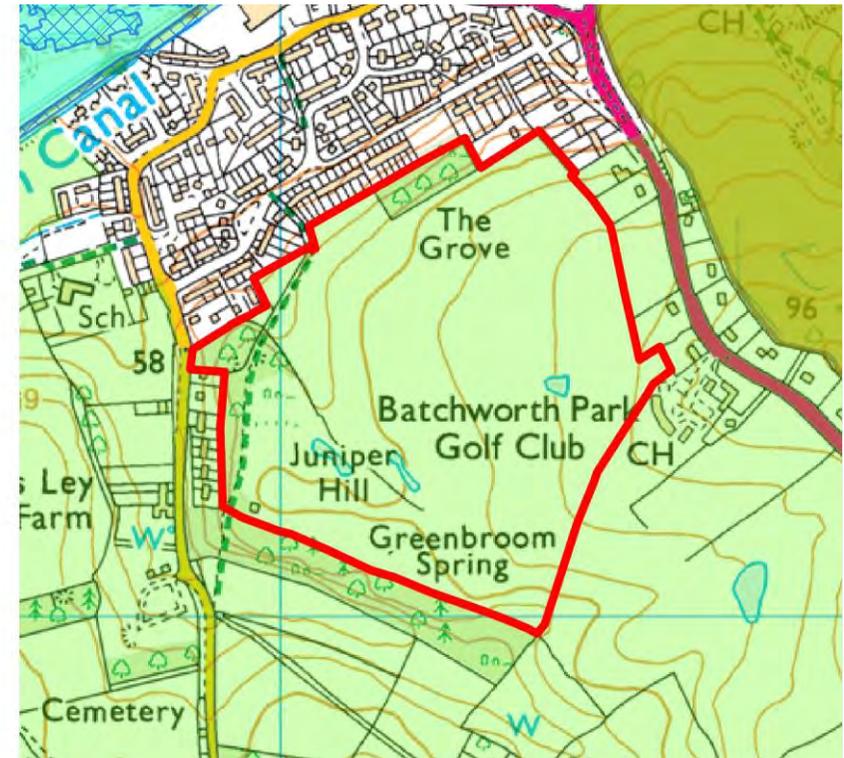
Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW6



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View from the north western edge of the parcel south along the western edge of the parcel

Right image

View from the western edge of the parcel east across the parcel



Batchworth Parcel BW6

Description

The northern part of Batchworth Park Golf Club golf course sloping up from the southern edge of the inset settlement of Batchworth. With the exception of a woodland block providing some separation, the north of the parcel directly adjoins residential development on the inset settlement edge of Batchworth. Tree lined washed-over dispersed large dwellings and Batchworth Park Golf Club, with the A404 and washed-over dispersed large dwellings beyond, mark the edge with the wider Green Belt to the east. A woodland band and woodland band and washed over residential dwellings beyond, mark the edge with the wider Green Belt to the south and west respectively. The parcel directly adjoins the remainder of Batchworth Park Golf Club golf course within the wider Green Belt to the southeast.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Significant

Batchworth is close enough to more contiguous urban development to the north to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open and any containment from washed-over development to the east and west is predominantly limited by the presence of woodland and tree lines. The sloping nature of the parcel extending up rising land from the edge of the inset settlement of Batchworth creates distinction from the settlement, which is located on lower ground. Development would therefore be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between the towns of Rickmansworth and Northwood and its release would diminish the settlement gap between these towns, however the presence of existing washed-over development along the A404 and the existing connectivity between the towns along the A4145 limits the impact of this.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open and any containment from washed-over development to the east and west is predominantly limited by the presence of woodland and tree lines. The sloping nature of the parcel extending up rising land from the edge of the inset settlement of Batchworth creates distinction from the settlement, which is located on lower ground. Therefore, release of the parcel would lead to significant encroachment on the countryside.

Impact on adjacent Green Belt

Minor

The existing containment of the parcel by woodland and existing development limits the extent to which release of the parcel would increase containment of the wider Green Belt to the east, west and south. Although the edge of the plateau marks the south eastern edge of the parcel, there are no defined features to form a Green Belt boundary on the ground.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on checking sprawl and countryside encroachment and a moderate impact on preventing the merging of towns. It would have a minor impact on the adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be High.

Batchworth Parcel BW6

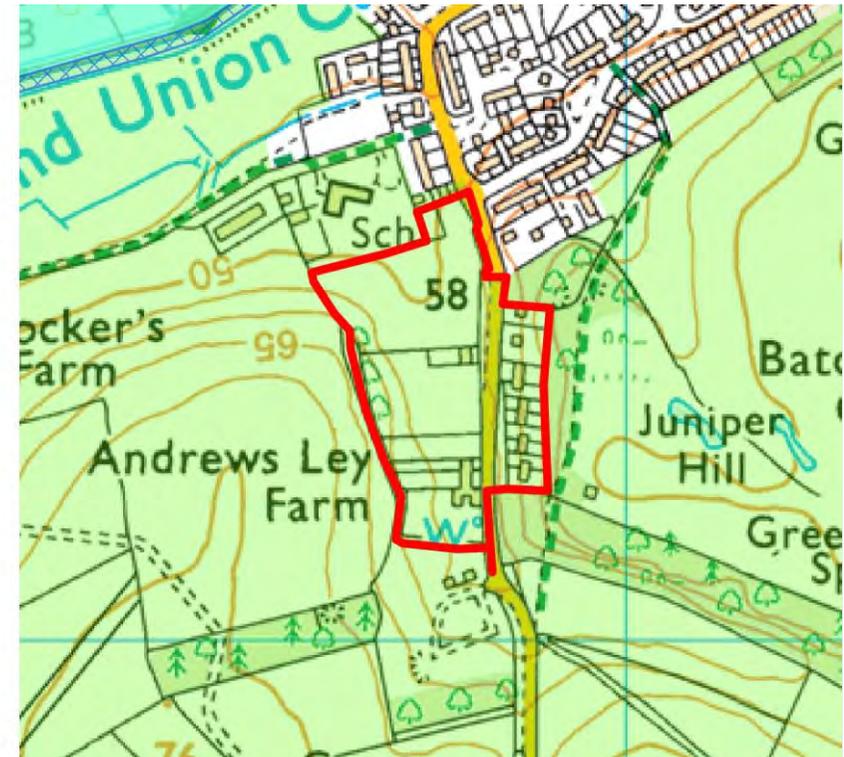
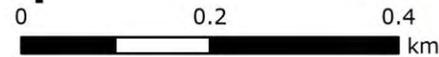
Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW7



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

View south through the parcel along Harefield Road



Right image

View north through the parcel along Harefield Road

Batchworth Parcel BW7

Description

Open fields, a line of residential dwellings along the east of Harefield Road, and individual dwellings and a farmhouse B&B along the west of Harefield Road, located on the south western edge of the inset settlement of Batchworth. The largely tree-lined Harefield Road marks the edge with the residential development within the inset settlement of Batchworth to the northeast. Woodland marks the edge with the wider Green Belt to the east and southeast of the parcel and treelines mark the edge with the wider Green Belt to the south and sloping up to the west. Hedgerow with washed-over residential dwellings and a school beyond marks the edge with the wider Green Belt to the northwest.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Batchworth is close enough to more contiguous urban development to the north to be considered to constitute part of the large built-up area extending out from Greater London. Although washed-over development to the north of the parcel and in the south and east of the parcel has some minor containing influence, the parcel is predominantly open and a tree block creates some distinction from the inset settlement edge of Batchworth along Harefield Road. Therefore, development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Although washed-over development to the north of the parcel and in the south and east of the parcel has some minor containing influence, the parcel is predominantly open and a tree block creates some distinction from the inset settlement edge of Batchworth along Harefield Road. Therefore, release of the parcel would lead to encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

The existing development to the north and in the south and east of the parcel, woodland band to the east of the parcel and sloping land to the west of the parcel limits the extent to which release of the parcel would increase containment of the wider Green Belt. In addition, the bounding tree cover would form a relatively strong distinction between the settlement and countryside.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on checking sprawl and countryside encroachment and a limited/no impact on preventing the merging of towns. It would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel. Release and potentially denser development within the east and south of the parcel would increase containment of open land within the west of the parcel and therefore the harm from release of these parts of the parcel would remain moderate-high.

Batchworth Parcel BW7

Harm beyond outer boundary

Boundary vegetation and sloping land form a buffer to development to the west of the parcel. This land makes a significant contribution to checking sprawl and countryside encroachment . Any release of this land would weaken adjacent Green Belt land and the harm to the Green Belt of releasing this would be high.

Batchworth Parcel BW8

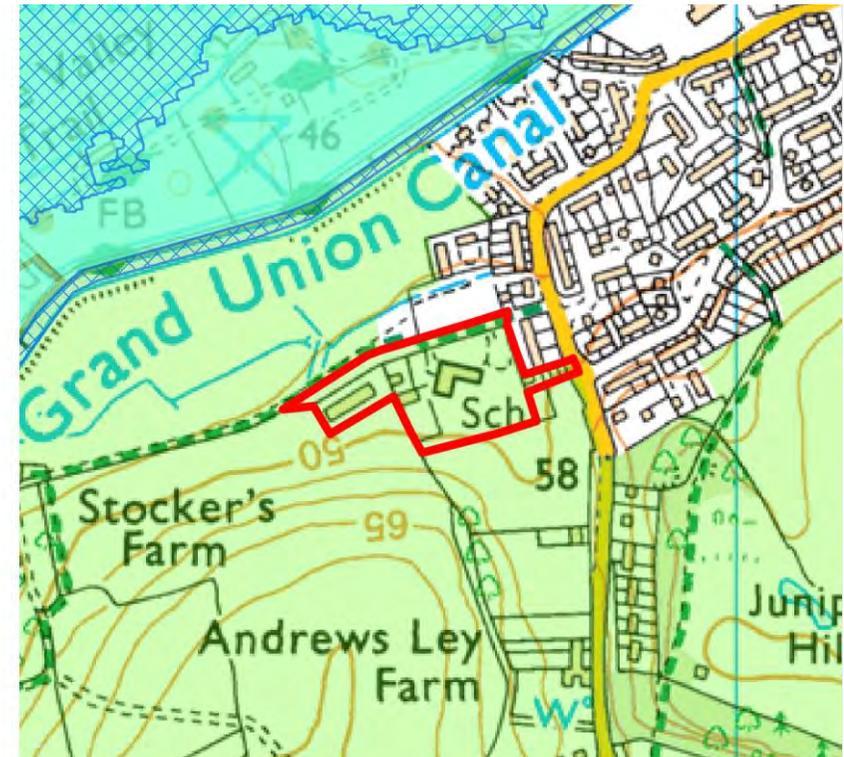


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View into the primary school located in the eastern half of the parcel



Right image

View of the old Thames Water building located in the western half of the parcel



Batchworth Parcel BW8

Description

St Mary's C Of E Primary School, with associated buildings, sports courts, playground and playing fields, a water pumping station, and two dwellings located on the western edge of the inset settlement of Batchworth. The parcel directly adjoins residential development and an industrial work yard with associated buildings within the settlement edge of Batchworth to the east and north respectively. Tree lines mark the edge with the wider Green Belt to the south and northeast, and the parcel directly adjoins open fields within the wider Green Belt to the west.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

Batchworth is close enough to more contiguous urban development to the north to be considered to constitute part of the large built-up area extending out from Greater London. As the parcel is partially contained by development within the inset settlement edge of Batchworth, it has a close association with the inset settlement. In addition the parcel contains existing development. Therefore, the extent to which release of the parcel would be considered sprawl of the large built up area is limited.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

As the parcel is partially contained by development within the inset settlement edge of Batchworth, it has a close association with the inset settlement. In addition the parcel contains existing development. Therefore, the extent to which release of the parcel would be considered countryside encroachment is limited.

Impact on adjacent Green Belt

Minor

Release of the parcel would result in no significant change to the strength of the Green Belt boundary and due to the containment of the parcel and existing development within it, release of the parcel would only lead to a limited increase in the containment of adjacent open land.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a limited/no impact on checking sprawl and countryside encroachment and preventing the merging of towns. It would have a minor impact on the adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Low-Moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW8

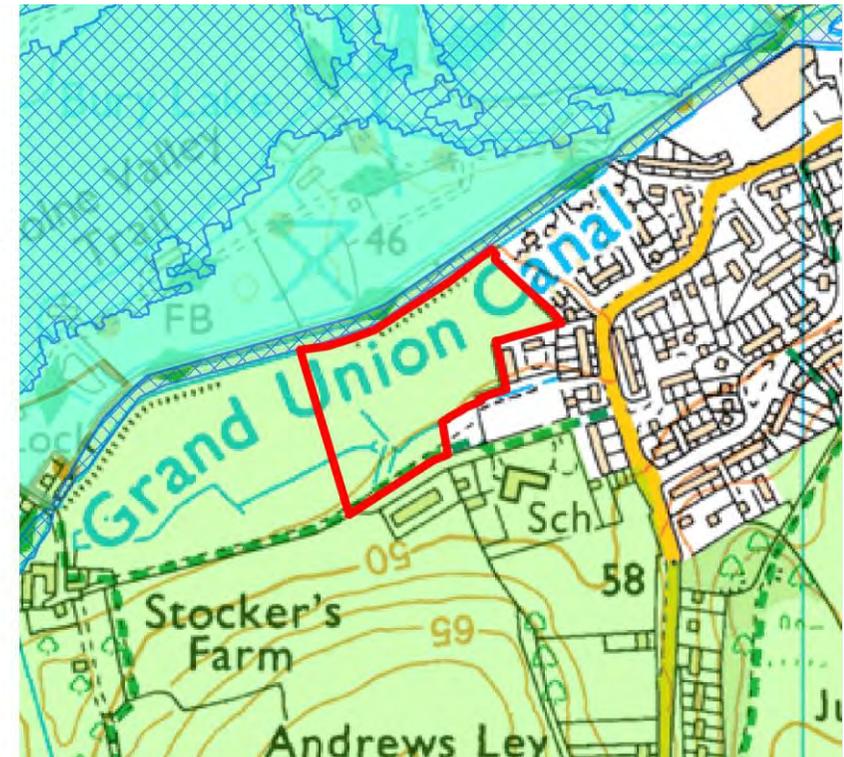
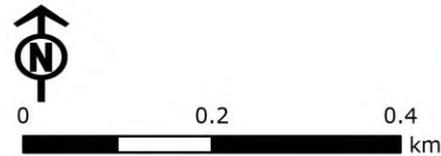
Harm beyond outer boundary

Rising landform creates distinction between the parcel and open land to the west which makes a significant contribution to checking sprawl and countryside encroachment . Any release of this land would weaken adjacent Green Belt land and the harm of releasing this would be high.

Batchworth Parcel BW9



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

view north east across the parcel towards the canal and the urban edge of Batchworth

Batchworth Parcel BW9

Description

Part of open grassland on the western edge of the inset settlement of Batchworth. The parcel directly adjoins residential development and an industrial work yard with associated buildings within the settlement edge of Batchworth to the east and southeast. The Grand Union Canal marks the edge of the parcel to the north, with Rickmansworth Aquadrome Local Nature Reserve beyond. A treeline and water pumping station marks the edge with the wider Green Belt to the south. The parcel directly adjoins open grassland within the wider Green Belt to the west.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Batchworth is close enough to more contiguous urban development to the north at Rickmansworth to be considered to constitute part of the large built-up area extending out from Greater London. Although the parcel is open, it is contained on two sides by existing development and is closely associated with the inset settlement edge of Batchworth, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Although the parcel is open, it is contained on two sides by existing development and is closely associated with the inset settlement edge of Batchworth, limiting the extent to which development would be considered as countryside encroachment.

Impact on adjacent Green Belt

Minor

The canal, associated hedgerows and constrained land within the Local Nature Reserve to the north of the parcel would form a strong Green Belt boundary, although there is no defined boundary to the west of the parcel. The existing containment of the parcel by development to the south and west and the presence of the canal bounding the north of the parcel limits the extent to which release of the parcel would cause containment of the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and a limited/no impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Low-Moderate.

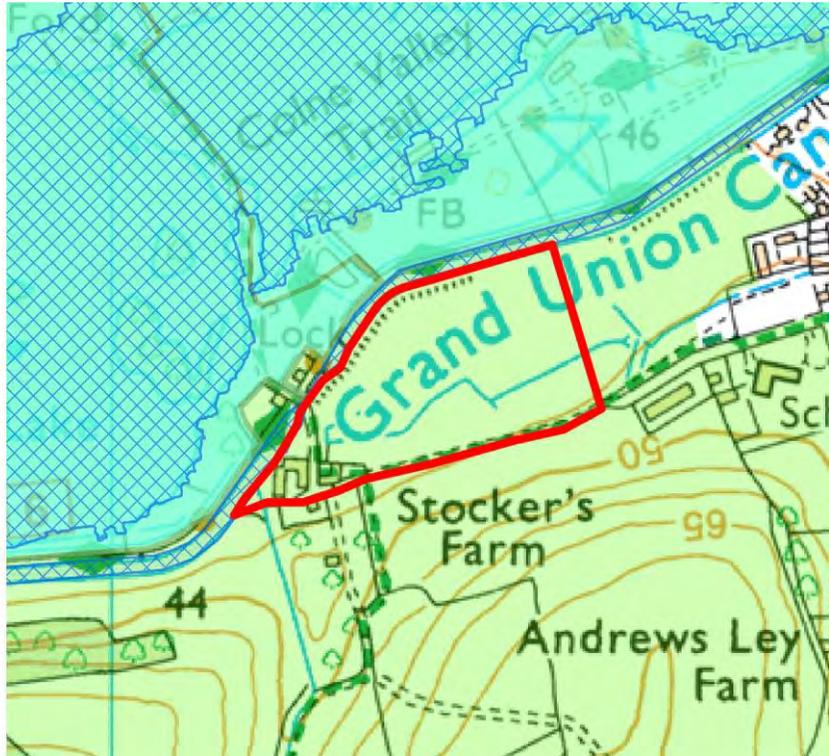
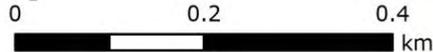
Potential to limit harm

There are no notable variations in harm within the parcel.

Batchworth Parcel BW10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image
View from the central track north across the northern half of the parcel towards the canal and nature reserve

Batchworth Parcel BW10

Description

A farmstead and part of open grassland located close to but not adjacent to the west of the inset settlement edge of Batchworth. It is assumed that the parcel would be released in conjunction with the remainder of the open grassland within parcel BW9 to the east as an extension of Batchworth. There is no separating feature between the parcels and parcel BW9 adjoins residential development and an industrial work yard with associated buildings within the settlement edge of Batchworth to the east and southeast. The Grand Union Canal marks the edge with Rickmansworth Aquadrome Local Nature Reserve within the wider Green Belt to the north and northwest. A farm track and part of the farmstead marks the edge with the wider Green Belt sloping up to the south.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

Batchworth is close enough to more contiguous urban development to the north at Rickmansworth to be considered to constitute part of the large built-up area extending out from Greater London. The parcels are open and with the exception of land within BW9, the open grassland is largely uncontained. Development would therefore be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between neighbouring towns and therefore does not contribute to preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and is largely uncontained. Development would therefore be considered as encroachment on the countryside.

Impact on adjacent Green Belt

Minor

The canal to the north and northwest of the parcel and sloping land to the south of the parcel limits the extent to which release of the parcel would increase containment of the wider Green Belt and release of the parcels would not create a weaker Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Moderate high

It is assumed that the parcel would be released in conjunction with parcel BW9 to the east as an extension of Batchworth. Release of the parcels would have a relatively significant impact on checking sprawl and countryside encroachment and limited/no impact on preventing the merging of towns. It would have a minor impact on adjacent Green Belt. The harm to the Green Belt of releasing the parcels would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

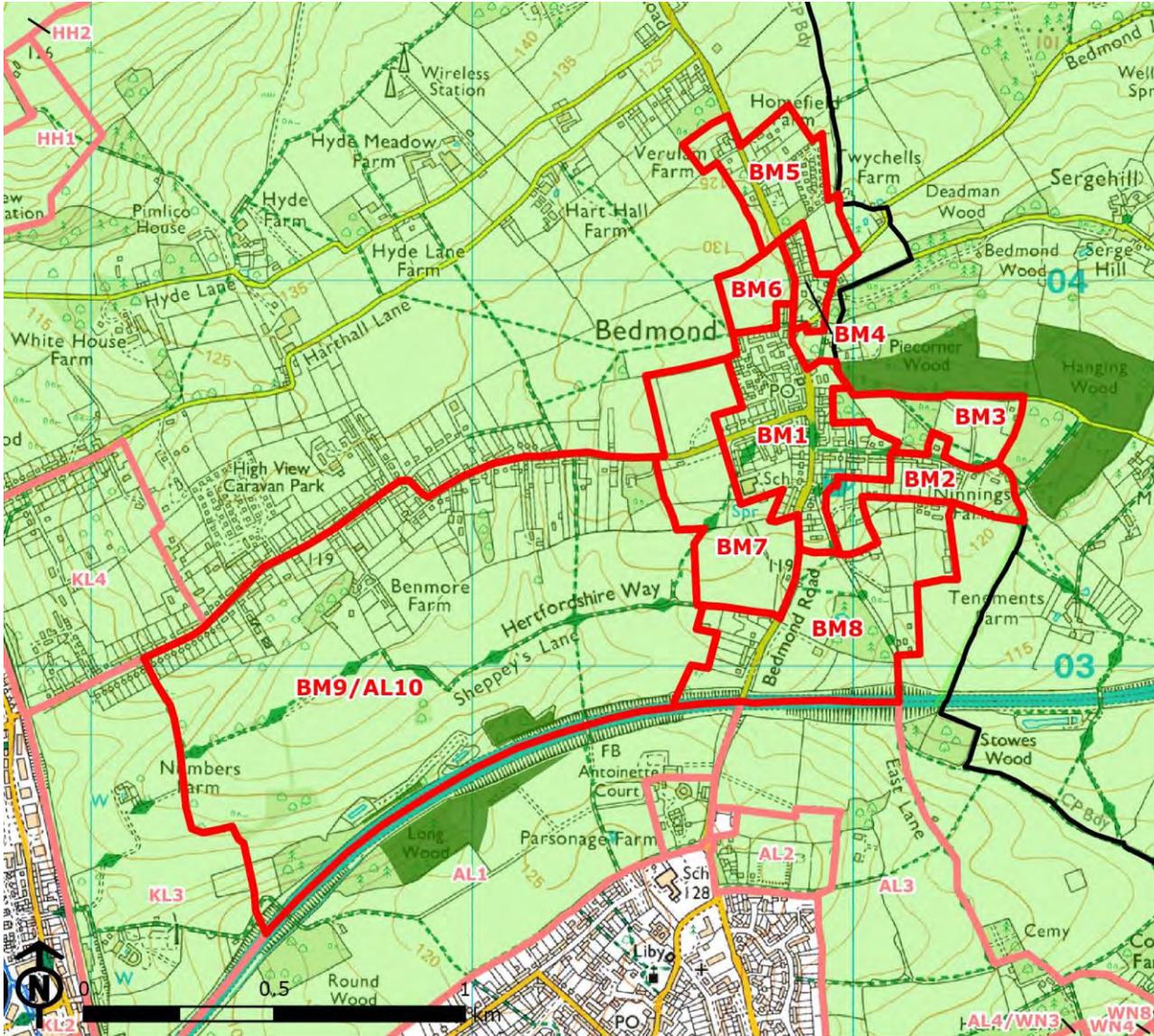
Batchworth Parcel BW10

Harm beyond outer boundary

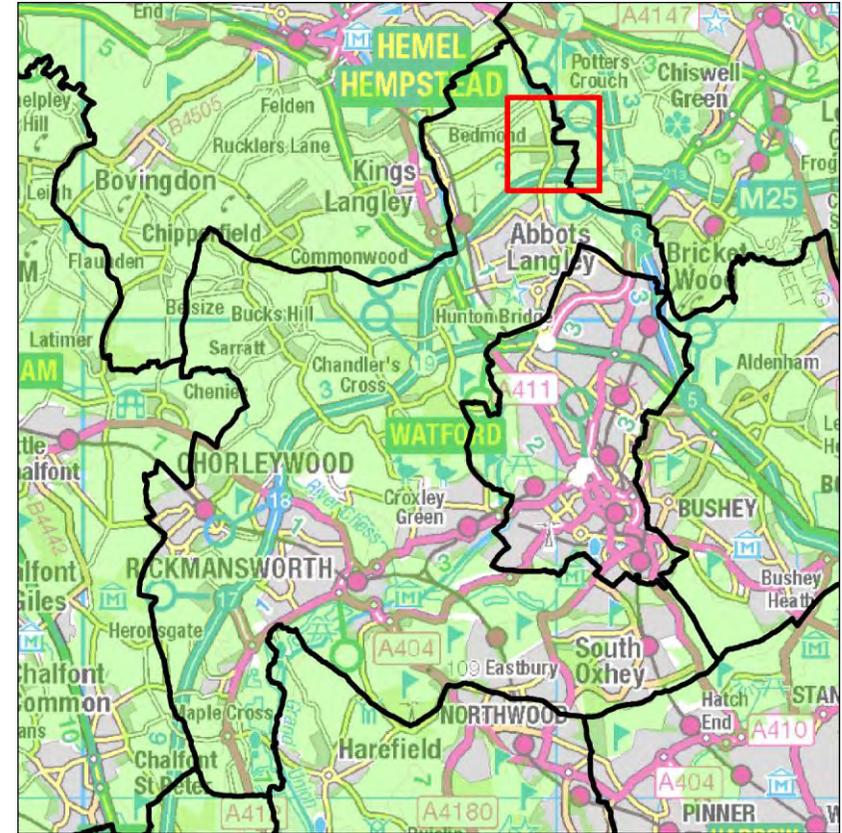
Rickmansworth Aquadrome Local Nature Reserve to the north and northwest of the parcel forms a buffer to development. Any development to the northwest of this would be associated with Rickmansworth and is constrained by absolute constraints. Sloping land forms a buffer to development to the south of the parcel. This land makes a significant contribution to checking sprawl and countryside encroachment. Any release of this land would weaken adjacent Green Belt land and the harm to the Green Belt of releasing this would be high.

Bedmond

Bedmond

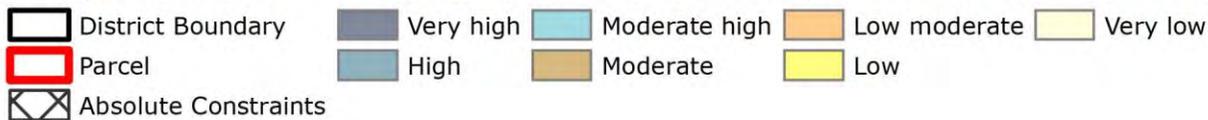
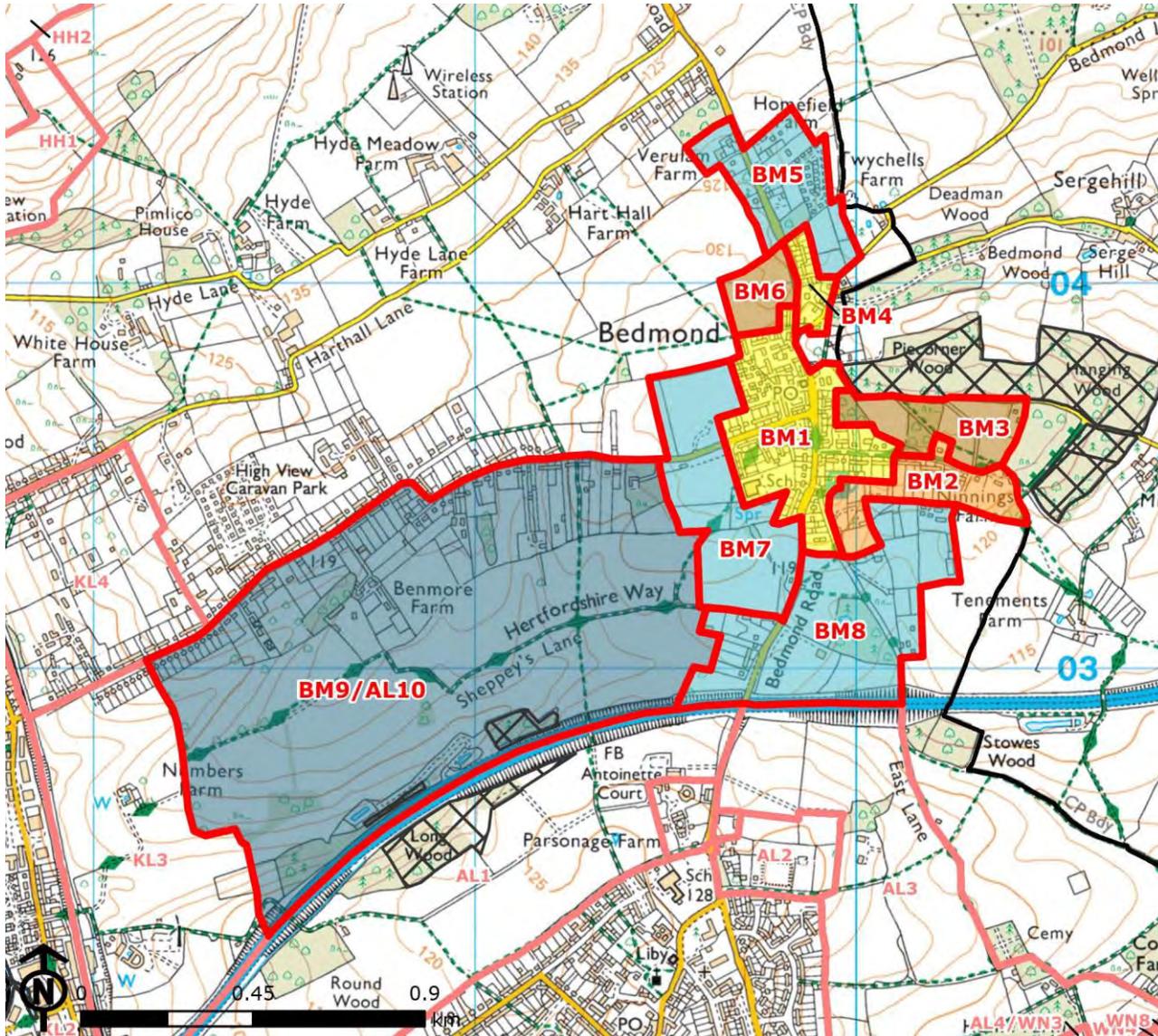


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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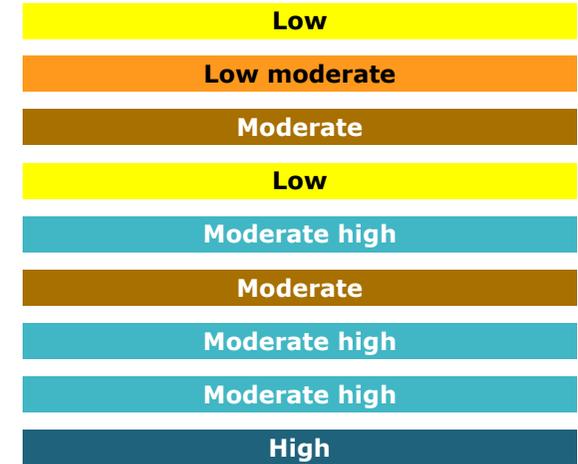
Bedmond



Parcel

- BM1
- BM2
- BM3
- BM4
- BM5
- BM6
- BM7
- BM8
- BM9/AL10

Harm Score



Bedmond Parcel BM1

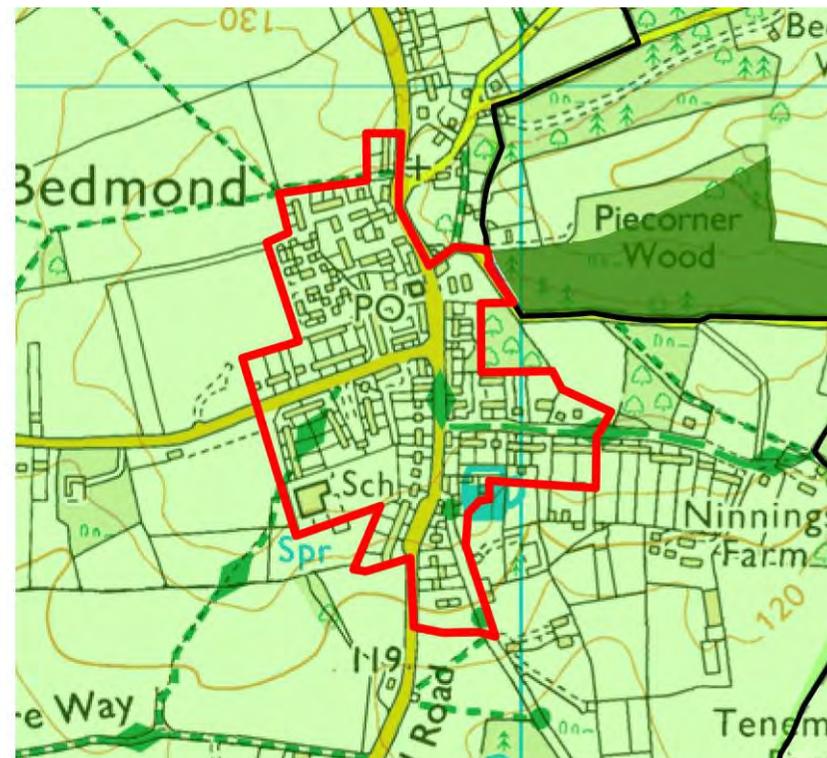


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.25 0.5
km



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Left image
View north along the High Street



Right image
View north along the High Street

Bedmond Parcel BM1

Description

Existing washed over village of Bedmond, which if released would constitute a new inset settlement. The parcel is almost fully developed with medium-density housing and local roads. Open space is limited to a playing field associated with Bedmond Academy.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

The parcel is already fully developed so the parcel plays no role in preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Bedmond is an intervening settlement between the neighbouring towns of Watford and Hemel Hempstead, however the extent of existing development within the parcel and its distance from Hemel Hempstead means the parcel plays no role in preventing the merging of these two settlements.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Limited – No contribution

The extent of existing urbanising development within the parcel compromises any sense of openness.

Impact on adjacent Green Belt

No/Negligible

Given the extent of existing development within the parcel, its release would have a negligible impact on adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have a negligible impact on all Green Belt purposes and a negligible impact on adjacent Green Belt land. Land within the parcel does not have an open character, and does not therefore contribute to the openness of The Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel - i.e. inseting it from the Green Belt - would be low.

Potential to limit harm

There are no notable variations in harm within the parcel.

Bedmond Parcel BM2

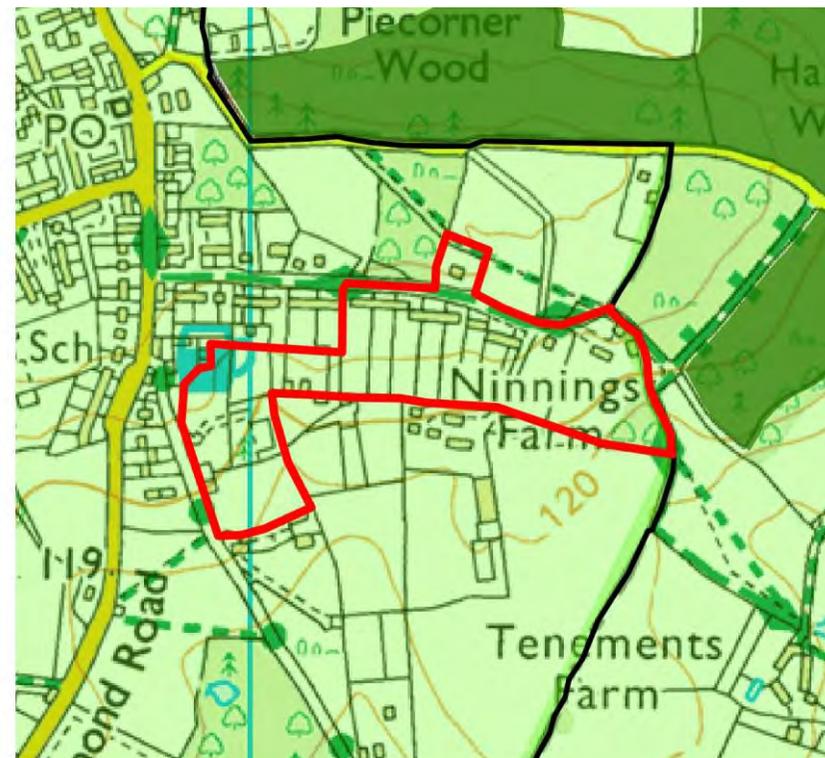


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View of the housing within the parcel



Right image

View of the housing within the parcel

Bedmond Parcel BM2

Description

Partially developed land on the eastern edge of the washed over village of Bedmond. Development comprises of a medium-density housing development with large rear gardens along Bell Lane. The gardens are relatively well-treed, and open space in the west of the parcel consists of open fields and a kennel development. The parcel is bound to the west by the minor road of East Lane, but elsewhere the boundary is weakly defined by residential gardens and field boundaries.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

The parcel lies adjacent to Bedmond which does not form part of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies between the neighbouring towns of Watford and Hemel Hempstead as part of the intervening settlement of Bedmond. However the distance north to Hemel Hempstead is too significant for this land to play any role in preventing their merger.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel contains only limited urban development in the form of medium-density housing. However the lack of distinction from urbanising uses within Bedmond, and the containment provided by tree cover, mean that the land has a relatively strong association with the urban edge rather than the open countryside.

Impact on adjacent Green Belt

Minor

Releasing this land would some containment of the field between Bell Lane and Millhouse Lane to the north, leading to some limited weakening of adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on preventing encroachment on the countryside and a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate. There would be limited change to the strength of the Green Belt boundary.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Land to the east of BM2 lies within St Albans District. Release of land to the south would breach a well-treed boundary, contiguous with ancient woodland to the east, introducing development into open farmland which makes a significant contribution to preventing encroachment on countryside. There are no existing boundary features to the south before the M25. Harm from release of land beyond the parcel's outer boundary would therefore be high.

Bedmond Parcel BM3

Description

Woodland block, open fields and paddocks, with an isolated dwelling in the north east corner, lying on the eastern edge of the washed over village of Bedmond. The boundary with the urban edge to the west and the boundaries with open countryside to the east and north are all relatively well defined by protected ancient woodland or other tree cover, while the southern boundary is more weakly defined in places by residential gardens.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

The parcel lies adjacent to Bedmond which does not form part of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies between the neighbouring towns of Watford and Hemel Hempstead as part of the intervening settlement of Bedmond. However the distance north to Hemel Hempstead is too significant for this land to play any role in preventing their merging.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate-Relatively significant

The parcel contains minimal urbanising influences and thus significant openness. The ancient woodland within the parcel provides strong connectivity to the surrounding wooded landscape, strengthening the connection with open countryside beyond.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would result in distinct and consistent revised Green Belt boundaries, which would be bound by the edge of a woodland block, and would thus not cause significant containment or weakening of any adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate-significant impact on preventing encroachment on the countryside and only a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

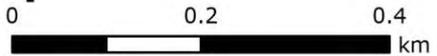
Land to the east of BM3 lies within St Albans District.

Bedmond Parcel BM4



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image
View of the church within the parcel



Bedmond Parcel BM4

Description

Fully developed land on Church Hill, on the northern route into the washed over village of Bedmond. Church Hill bounds the parcel to the west and small woodland blocks provide boundaries to the north and south. To the east, the boundary with open land beyond is more weakly defined by tree-defined residential gardens. Whilst the parcel is almost fully developed, it has been identified as separate parcel because tree cover creates slight distinction from core of village and so could form a potential inset edge.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

The parcel lies adjacent to Bedmond which does not form part of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The extent of existing development within the parcel limits the parcel's role in preventing the merger of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Limited – No contribution

The extent of existing residential development within the parcel significantly compromises openness.

Impact on adjacent Green Belt

No/Negligible

Given that the land in the parcel is already developed, its release would cause negligible harm to any adjacent open land.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have a negligible impact on contribution to all Green Belt purposes and only a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

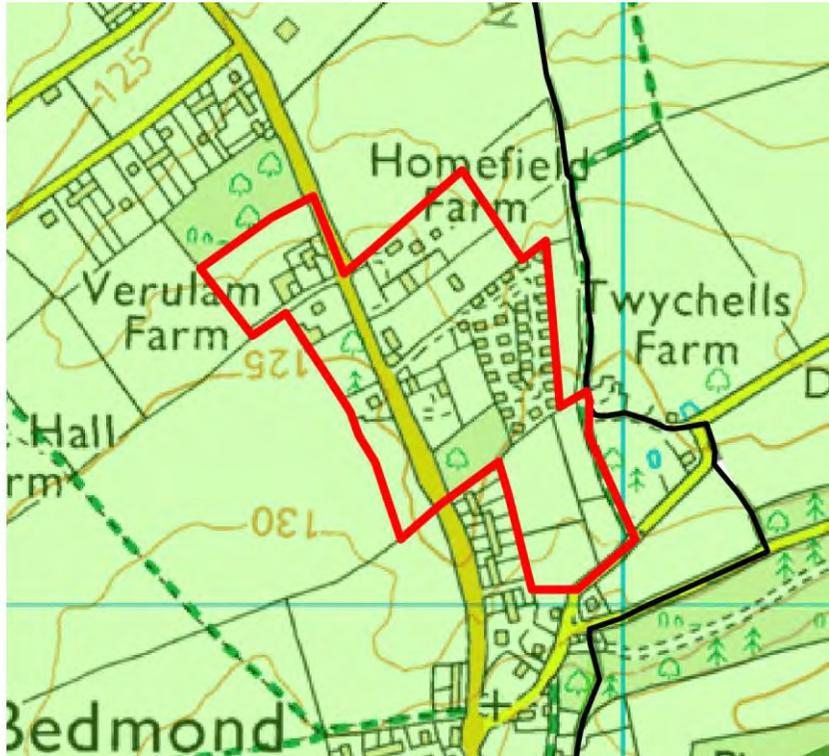
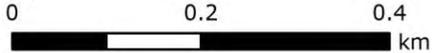
Woodland creates a strong boundary to the south and east of the developed area, maintaining strong distinction from urbanising development for the open countryside beyond. It makes a significant contribution to preventing countryside encroachment and its loss would result in a weaker Green Belt boundary. Harm would be high.

Bedmond Parcel BM5



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image
View along Bedmond Road in the centre of the parcel

Bedmond Parcel BM5

Description

Park home development, associated hardstanding, clusters of dwellings and open fields on the northern edge of the washed over village of Bedmond. The parcel is bisected north-south by Bedmond Road. To the east and north, tree cover provides relatively strong distinction from the open countryside beyond, but to the west the boundary is less distinct and lies along a tree-lined field boundary.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

The parcel lies adjacent to Bedmond which does not form part of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The extent of existing development (particularly in the north of the parcel) and the relatively long distance north to Hemel Hempstead, limit its role in preventing the merger of the neighbouring towns of Watford and Hemel Hempstead.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The park home development limits openness within the parcel to a certain extent, however the land to the rear of houses on Church Hill is more open. Tree cover creates relatively strong distinction from the settlement edge.

Impact on adjacent Green Belt

Minor

Releasing this land would not have a significant impact on Green Belt boundary strength, but it would cause some containment of adjacent land to the south of St Albans Lane and west of Church Hill. It is assumed that any release would be in conjunction with the release of BM4 and BM1.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on the preventing encroachment on the countryside and a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

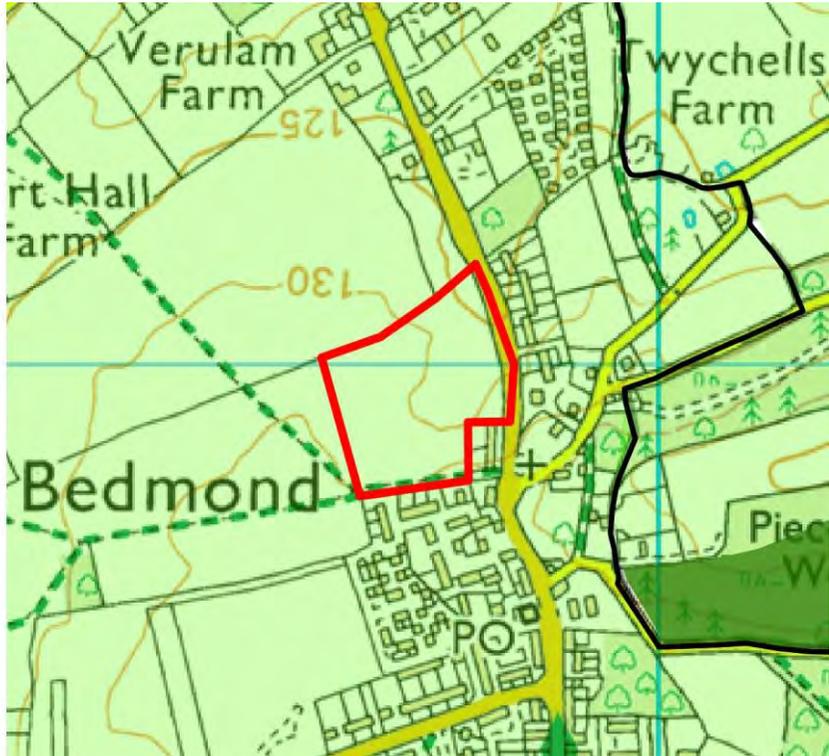
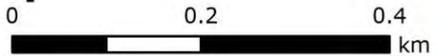
Releasing land beyond the outer boundaries of the parcel would breach the relatively strong boundaries provided by tree cover, reducing distinction between the inset settlement and visually open countryside beyond, which makes a significant contribution to preventing encroachment on the countryside. Harm would therefore be high.

Bedmond Parcel BM6



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image
View north across the parcel



Right image
View north west across the parcel

Bedmond Parcel BM6

Description

Open field on the northern edge of the washed over village of Bedmond. Bound to the east by Church Hill Road, to the south by residential gardens and elsewhere by sparsely treed field boundaries.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

The parcel lies adjacent to Bedmond which does not form part of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies between the neighbouring towns of Watford and Hemel Hempstead as part of the intervening settlement of Bedmond. However the distance north to the edge of Hemel Hempstead means that this land makes a negligible contribution to preserving the gap between the two.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is free of urbanising influences and has a strong relationship with open countryside, however the land is only weakly distinguished from the settlement edge to the south by residential gardens.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not lead to the containment of adjacent land but and would not lead to a weakening of the Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on the preventing encroachment on the countryside and a negligible impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Land beyond the outer boundary is undeveloped countryside that makes a significant contribution to safeguarding against encroachment on countryside. Land to the west also contributes to preventing coalescence between Bedmond urban sprawl extending out from Kings Langley along Tom's Lane. Expansion beyond the parcel would weaken the integrity of adjacent Green Belt land, so harm resulting from release would be high.

Bedmond Parcel BM7

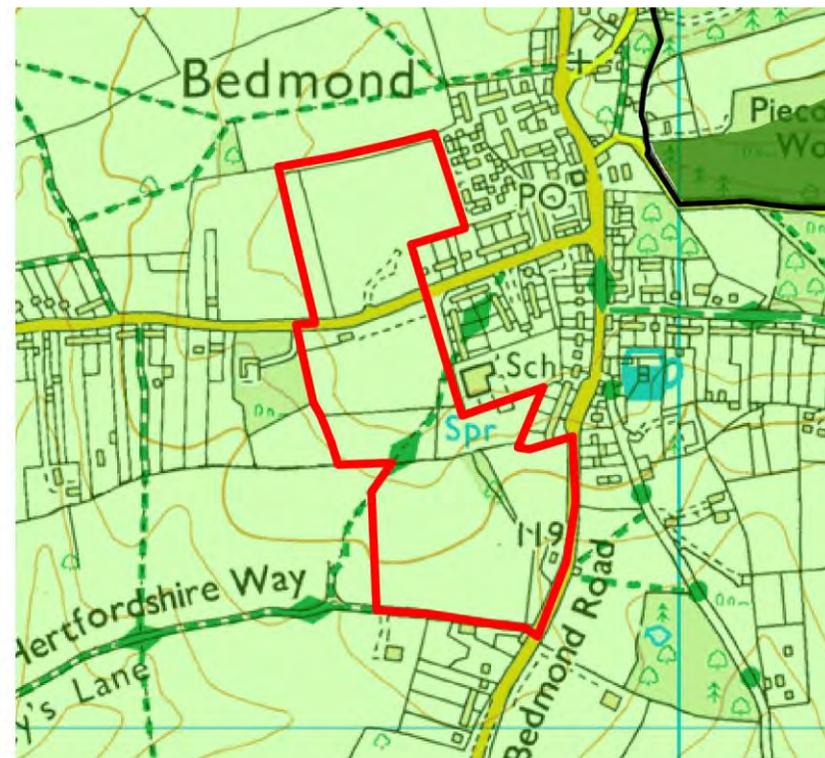


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.25 0.5
km



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Left image

View north across the parcel



Right image

View north across the parcel



Bedmond Parcel BM7

Description

Open land, woodland blocks, isolated dwellings and playing fields associated with Bedmond Academy, lying on the western edge of the washed over village of Bedmond. The parcel is bound in part to the east by Bedmond Road; to the south by the more minor Sheppey's Lane; and to the east, woodland blocks provide partial well defined boundaries. Elsewhere the boundaries are largely more weakly defined, either by residential gardens or by field boundaries. The parcel is bisected east-west by Tom's Lane.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

The parcel has relatively strong openness due to minimal urbanising uses, despite relatively weak distinction from the urban edge. While Bedmond itself is not part of the large built up area, the land here plays an important role in separating the urbanising uses to the east from the linear sprawl along Tom's Lane to the west, which links Bedmond with the nearby settlement of Kings Langley.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies between the neighbouring towns of Watford and Hemel Hempstead as part of the intervening settlement of Bedmond. However the distance north to Hemel Hempstead is too significant for this land to play any role in preventing their merger.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains minimal urbanising uses and has a relatively strong relationship with open countryside beyond. However the degree of containment of the land by tree cover, combined with the weak distinction with the urban edge, compromises this openness to a limited degree.

Impact on adjacent Green Belt

Minor

Releasing this land would lead to some containment of adjacent Green Belt land to the south, however the revised Green Belt boundaries would be no weaker than the existing ones.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and on preventing encroachment on the countryside and only a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

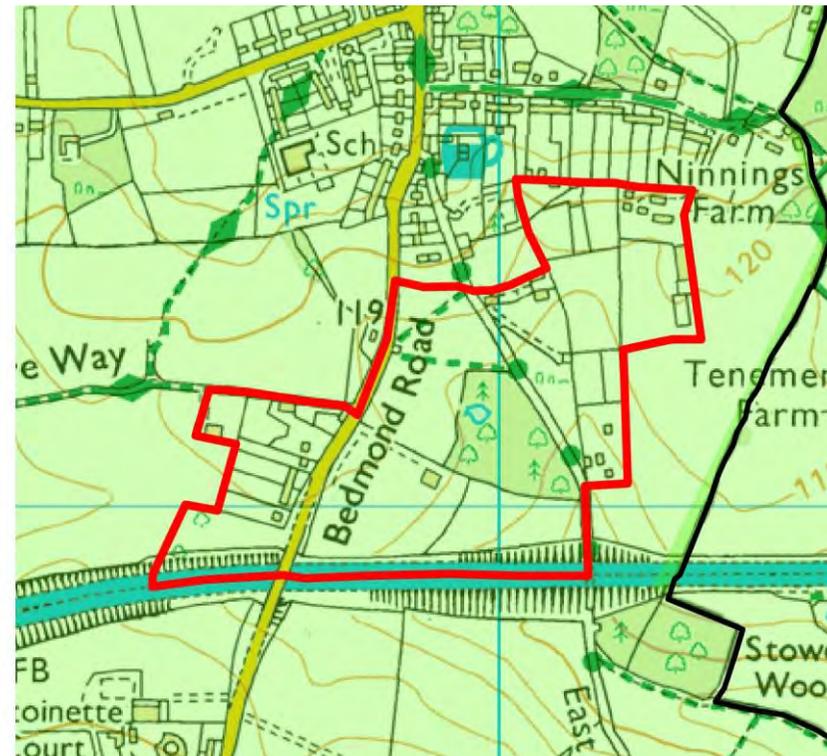
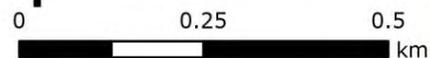
Harm beyond outer boundary

Limiting further release westwards to areas already developed would not increase harm; however the land lying north and south of the linear development along Tom's Lane has strong openness, making a significant contribution to safeguarding against countryside encroachment, and a role in preventing sprawl. Releasing these areas would also weaken Green Belt boundaries and increase the containment of adjacent Green Belt land, so harm would be high.

Bedmond Parcel BM8



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Left image

View north through the parcel along Bedmond Road



Right image

View from Bedmond Road east through the parcel

Bedmond Parcel BM8

Description

Open fields, woodland block and agricultural buildings lying to the south of the washed over village of Bedmond. The M25 motorway provides a strong and distinct boundary to the south; the minor Bedmond Road provides the boundary to the west; and elsewhere the parcel is lined by tree-lined field boundaries and residential gardens.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

The parcel is adjacent to the settlement edge of Bedmond, has strong openness, and is somewhat distinguished from urbanising uses by tree cover. While Bedmond is not part of the large built up area, this release would reduce the gap between Bedmond and Abbots Langley to the south, which does form part of the large built up area, and therefore the parcel does make some contribution to preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies between the neighbouring towns of Watford and Hemel Hempstead, as part of the intervening settlement of Bedmond. However the significant distance north to Hemel Hempstead give it a negligible role in preventing their merger.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is free of urbanising uses and has strong openness. However it is also contained from the surrounding open countryside to some degree by the adjacent development (south of Sheppey's Lane), the woodland block within the parcel, and the M25 motorway to the south.

Impact on adjacent Green Belt

Minor

The release of this land would result in a revised Green Belt boundary along the M25 which, while a strong separating feature, allows intervisibility across it to the south due to the valley landform. However result would also lead to some containment and weakening of adjacent Green Belt land to the south.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing encroachment on the countryside, a moderate impact on preventing urban sprawl, and only a minor impact on adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Bedmond Parcel BM8

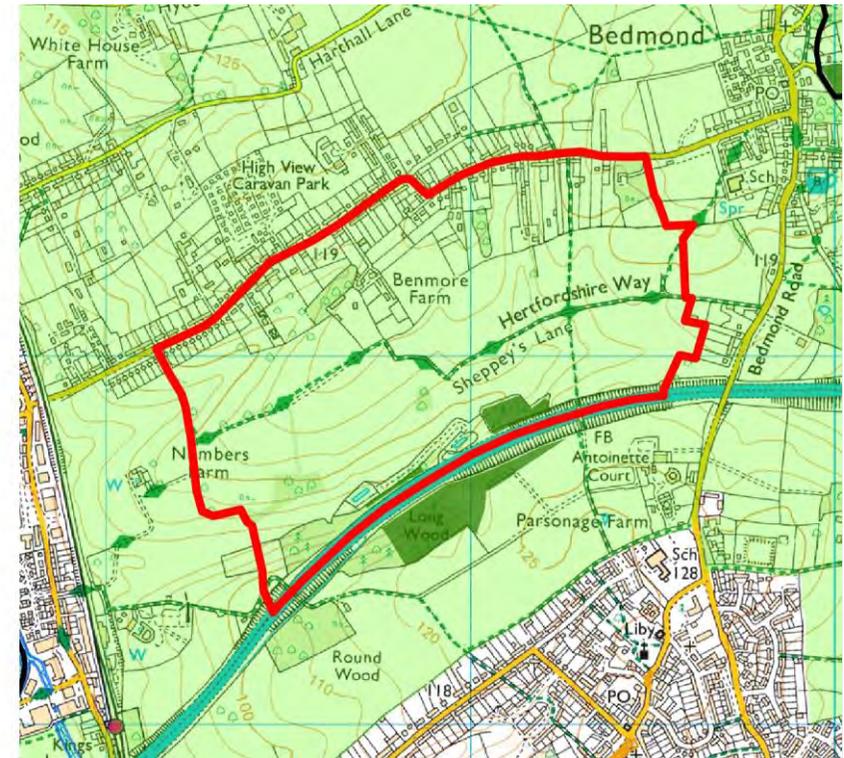
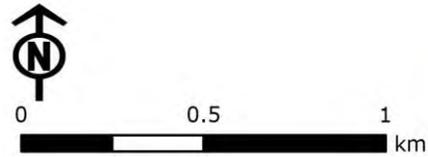
Harm beyond outer boundary

Any release of land beyond the parcel's outer boundary to the east would encroach on land which has stronger openness, a stronger relationship with the open countryside, and is not contained to the same degree by the M25 or other features, leading to high harm.

Bedmond Parcel BM9/AL10



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



Bedmond

Parcel BM9/AL10

Description

Farmland, together with several small blocks of woodland and scrub, situated to the north of the M25 and south of Tom's Lane. There is washed-over linear development along Tom's Lane. The Green Belt adjacent to Bedmond, is assessed as BM7 and BM8, so this assessment considers the additional harm of releasing land out from Bedmond beyond those parcels. Land to the west, adjacent to the inset edge of Kings Langley, is assessed as parcel KL5.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively significant

While Bedmond itself is not part of the large built up area, the land here plays an important role in separating the urbanising uses to the east from the linear sprawl along Tom's Lane to the north, which links Bedmond with the nearby settlement of Kings Langley to the east. Kings Langley and Abbots Langley to the south have very little separation, and Abbots Langley likewise has very little separation from North Watford and in turn the wider large built-up area of Greater London. There is insufficient separation for development in the parcel not to be associated with the large built-up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between Watford and Hemel Hempstead, but the presence of existing linear development to the north along Tom's Lane, and of a more sizeable open area to the north of that, limit the role of the parcel in maintaining the separation of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

Aside from the developed strip along Tom's Lane the land is open and undeveloped. Scrub vegetation to the north of the Sheppey's Lane track creates separation from the fields closer to Bedmond, and the landform to the south and west of Sheppey's Lane falls away into a valley that has significant distinction from the landform closer to the village. Urbanising influences create a degree of containment in a wider context, but the area is large enough to constitute countryside and therefore to play a significant role in preventing encroachment.

Impact on adjacent Green Belt

Moderate

Release of land out from Bedmond would increase containment of remaining open land to the west, between the motorway, Tom's Lane and Kings Langley, although open land to the south of the M25 would retain separation from Abbots Langley. There are no clear boundary features in this area, so the block of scrub on the eastern edge of the parcel would constitute a stronger boundary.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel as an expansion of Bedmond beyond parcels BM7 and/or BM8 would have a significant impact on preventing encroachment on the countryside, a relatively significant impact on checking urban sprawl and a moderate impact on preventing the merger of towns. Its release would weaken the integrity of any remaining open land between Kings Langley, Tom's Lane and Bedmond. A lessening of the distinction between Bedmond and development along Tom's Lane would weaken the justification for retaining the latter's Green Belt status. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

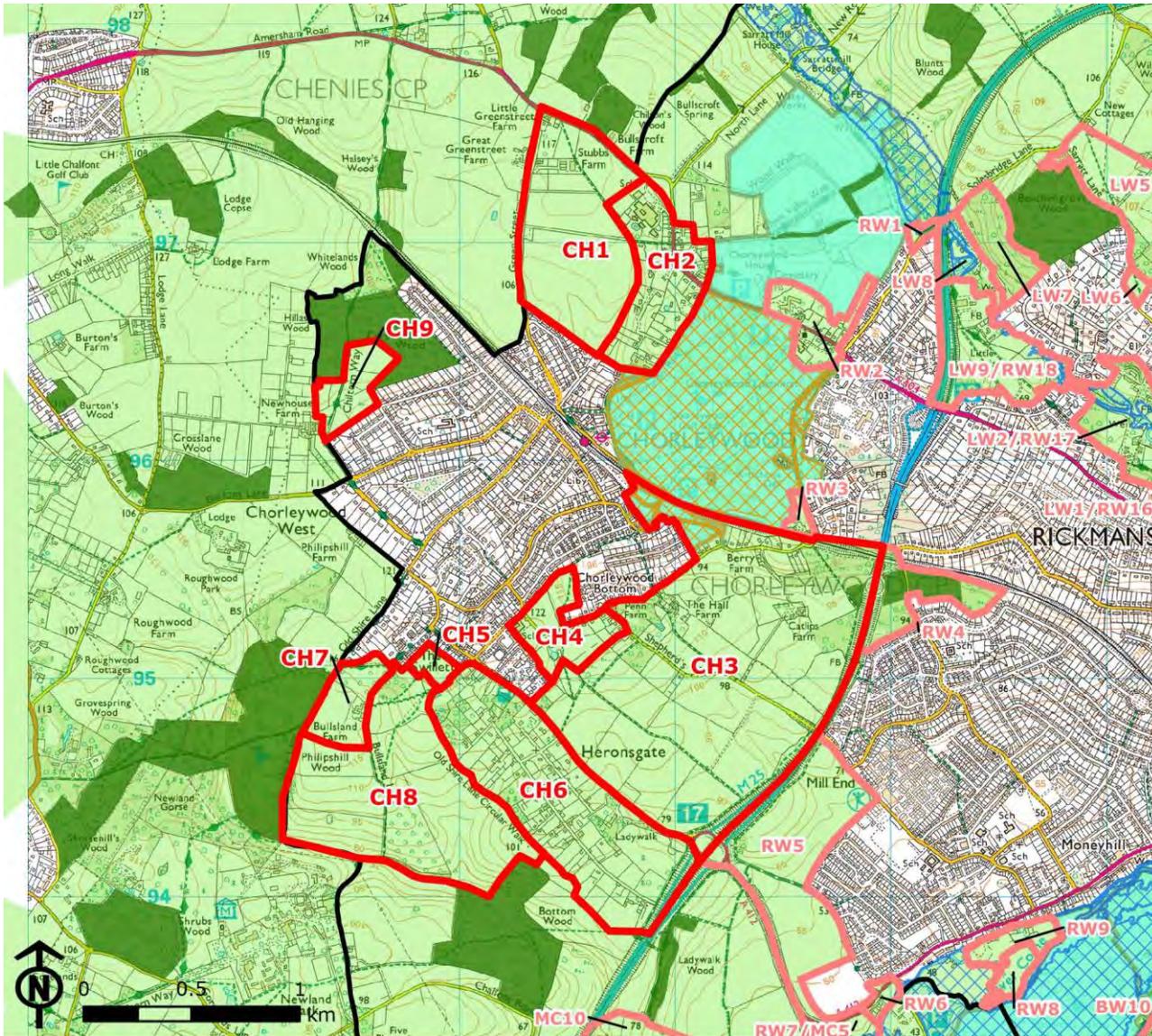
Bedmond Parcel BM9/AL10

Potential to limit harm

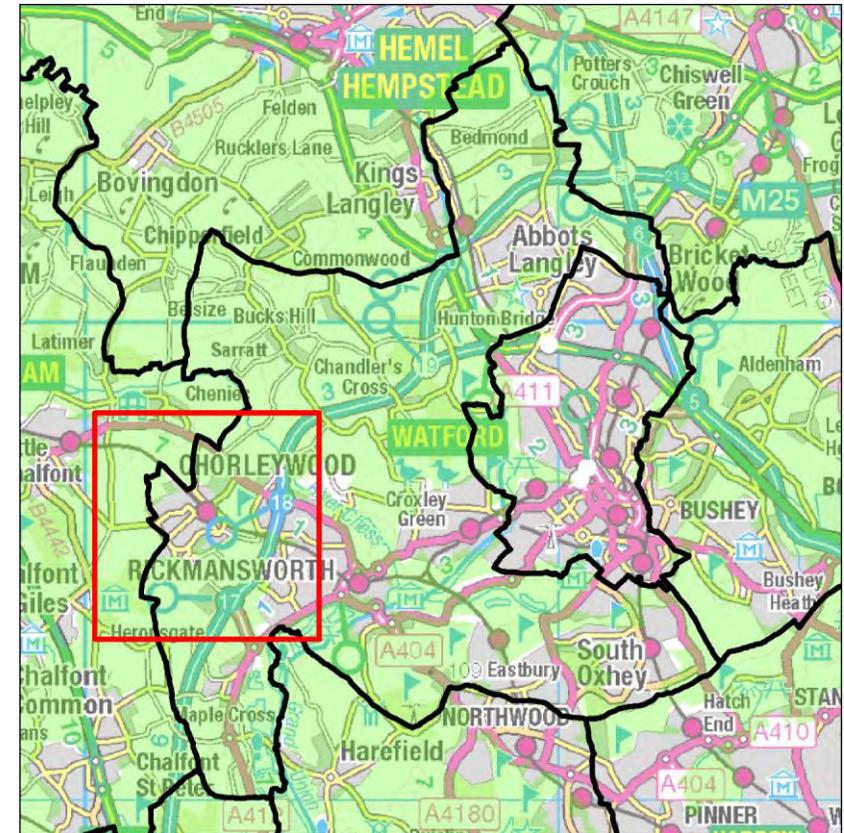
There are no notable variations in harm within the parcel.

Chorleywood

Chorleywood

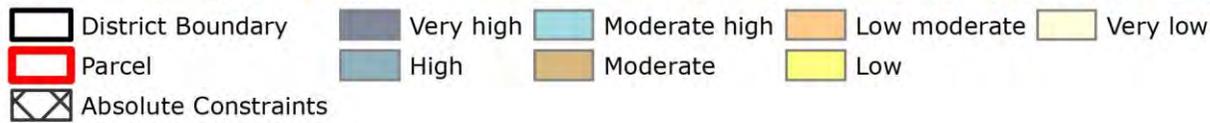
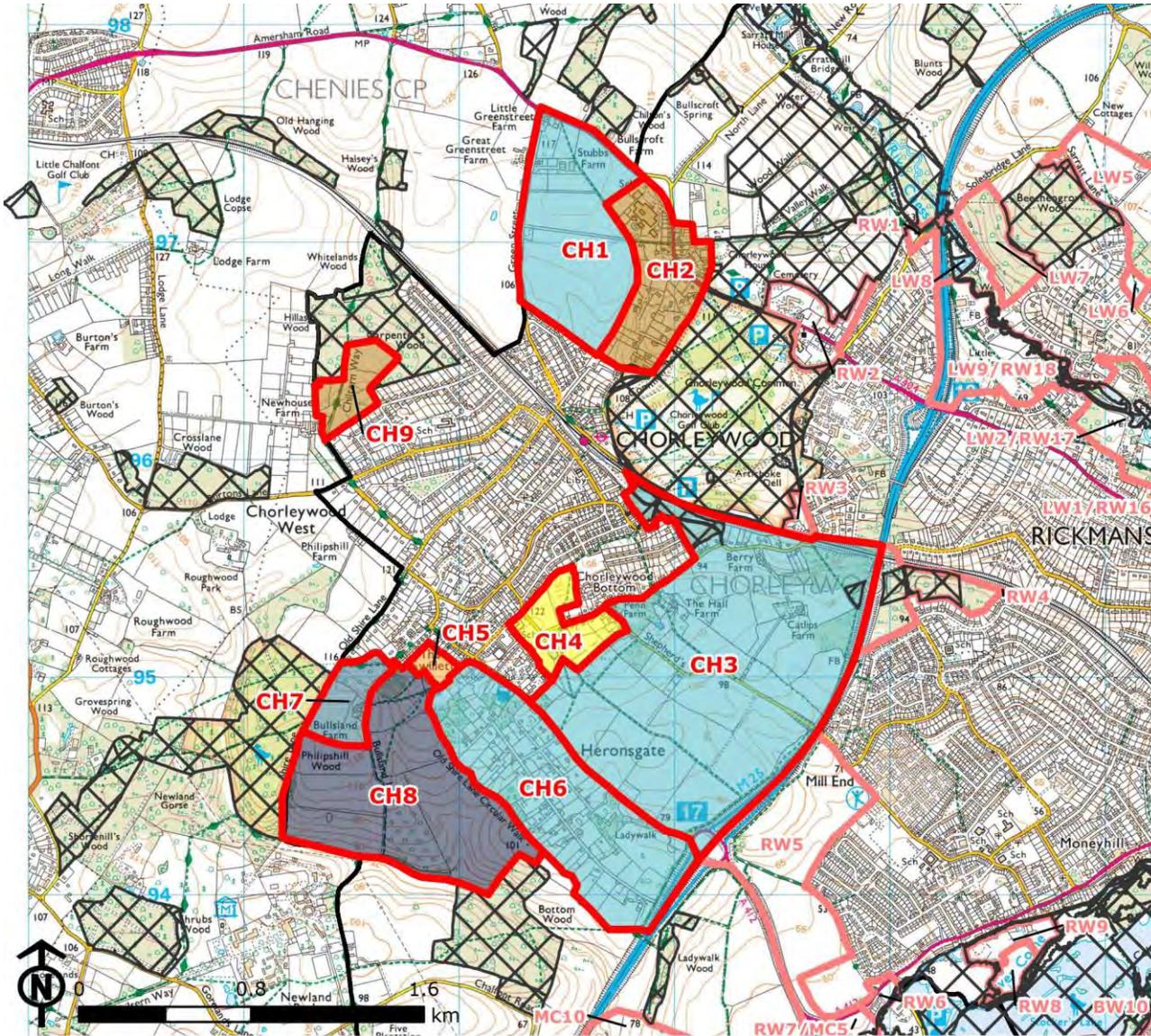


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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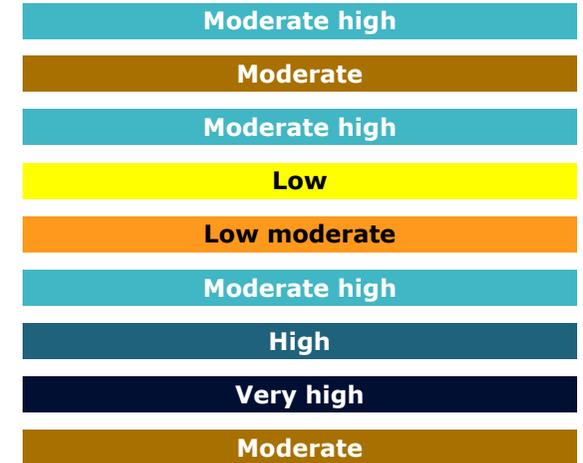
Chorleywood



Parcel

- CH1
- CH2
- CH3
- CH4
- CH5
- CH6
- CH7
- CH8
- CH9

Harm Score



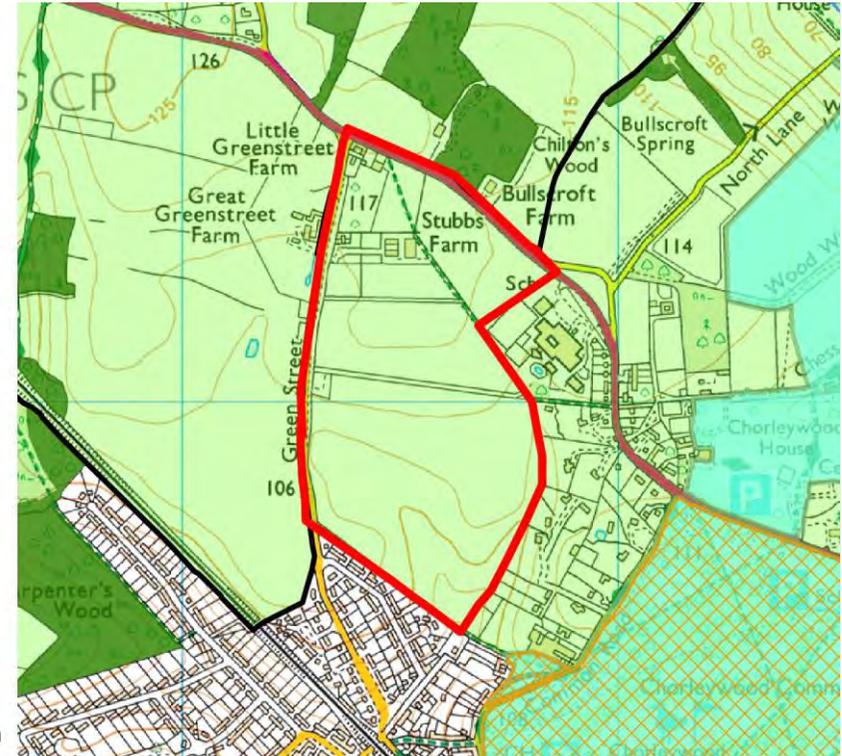
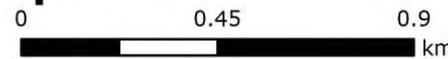
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Chorleywood Parcel CH1



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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

Looking north through the parcel from the inset edge of Chorleywood



Right image

Looking north through the parcel towards the washed over residential development

Chorleywood Parcel CH1

Description

Open fields to the north of Chorleywood including, adjacent to the A404, the playing fields of St Clement Danes School. A small washed-over housing development at what was formerly Stubbs Farm constitutes a limited urbanising influence. Some of the buildings at Little Green Street Farm are in commercial use, but the farmstead form is retained and there is not any significant urbanising influence as a result. The parcel is bordered by the inset settlement to the south and washed over development to the east which provides a limited amount of containment. The land slopes down slightly towards the inset urban edge which is formed of a hedgerow to residential gardens. Green Street provides a boundary to the wider Green Belt to the west and the A404 provides a boundary to the north. To the east there is low-density washed-over residential development, with houses set in large, well-treed plots. To the north of this, the buildings of St Clement Danes School represent more visible development.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. The washed-over development to the east has some limited containing influence, and there is no significant distinction between the urban area and the parcel, but this area is largely open land rising away from the settlement edge. Therefore development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. Limited northward development would have little impact on the east-west separation between the towns, but development visible from the A404, which connects the towns, would be perceived as having a greater impact on the gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Whilst there is some urbanising development present in the parcel, and some containing influence from the school and, to a lesser extent, dwellings to the east, the land retains a significant sense of openness. Development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would increase containment of the area of Green Belt to the west of Green Street, although the road would form a clear boundary, and the A404 would constitute a relatively strong boundary to the north.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on the prevention of encroachment on countryside, and a moderate impact on prevention of sprawl of the large built-up area and the merger of towns. It would increase containment of Green Belt land to the west. It is therefore concluded that the harm to the Green Belt of releasing this parcel is moderate-high.

Chorleywood Parcel CH1

Potential to limit harm

Limiting any release to lower ground closer to the inset settlement edge, so as to avoid perception of increased development from the A404, would limit impact on the separation of towns.

Harm beyond outer boundary

Any development to the north of the parcel would cross the A404, which currently provides a strong boundary feature to Green Belt land that makes a strong contribution to safeguarding the countryside from encroachment. Therefore harm resulting from its release would be high.

Chorleywood Parcel CH2

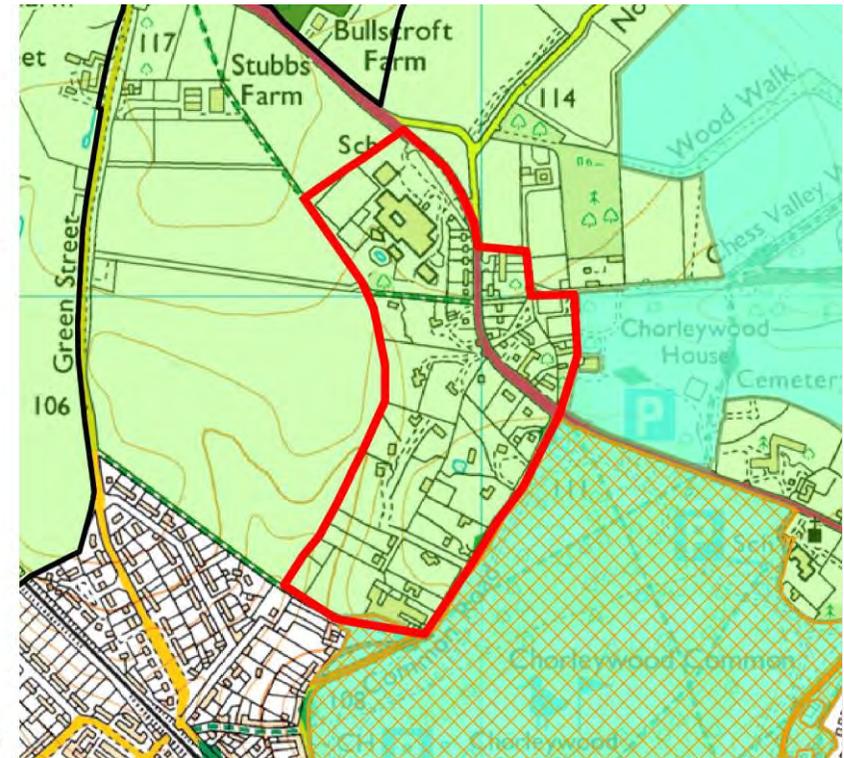


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.35 0.7
km



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Left image

Looking west into the parcel from Chenies Road



Right image

view along the eastern edge of the parcel along Common Road

Chorleywood Parcel CH2

Description

Low density residential development off Common Road, between the inset edge of Chorleywood and the A404, with St Clement Danes School to the north. A tree line marks the inset settlement edge, beyond which the land rises to the north and east. To the east, Common Road marks the parcel edge and the boundary of Chorleywood Common Local Nature Reserve, and the A404 forms a clear boundary to the north of this, although there is also washed-over development across the main road. The buildings of St Clement Danes School define the northern edge of the parcel (the playing fields are assessed as part of CH1) and garden boundary hedgerows and tree cover separate the parcel from open fields to the west.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. Existing washed-over development within the parcel limits the extent to which its release would constitute increased sprawl of the large built up area, but the housing is low density with extensive tree cover and so retains a sense of distinction from most of the inset urban area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Chorleywood is not considered to be a town open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. However, the extent of washed over development within the parcel and along Rickmansworth Road means that the impact on the gap of releasing the parcel would be limited.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains development in the form of residential dwellings and a secondary school, limiting the extent to which release would constitute encroachment on the countryside. However, the parcel retains sufficient openness from built development, particularly in terms of its tree cover, to retain a relationship with adjacent countryside.

Impact on adjacent Green Belt

Moderate

The constraint associated with the Local Nature Reserve designation, and the clear boundary formed by the A404, would prevent significant impact on Green Belt to the east and north. However release of the parcel would increase containment of adjacent Green Belt land to the west, which makes a stronger contribution to the purposes of the Green Belt and would become enclosed on two sides by inset development.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on the prevention of countryside encroachment, and it would weaken the integrity of Green Belt land to the west. Therefore the harm to the Green Belt of releasing the parcel is assessed as moderate.

Chorleywood Parcel CH2

Potential to limit harm

Maintaining boundary vegetation would help to limit the harm associated with any intensification of development associated with release of land in this parcel.

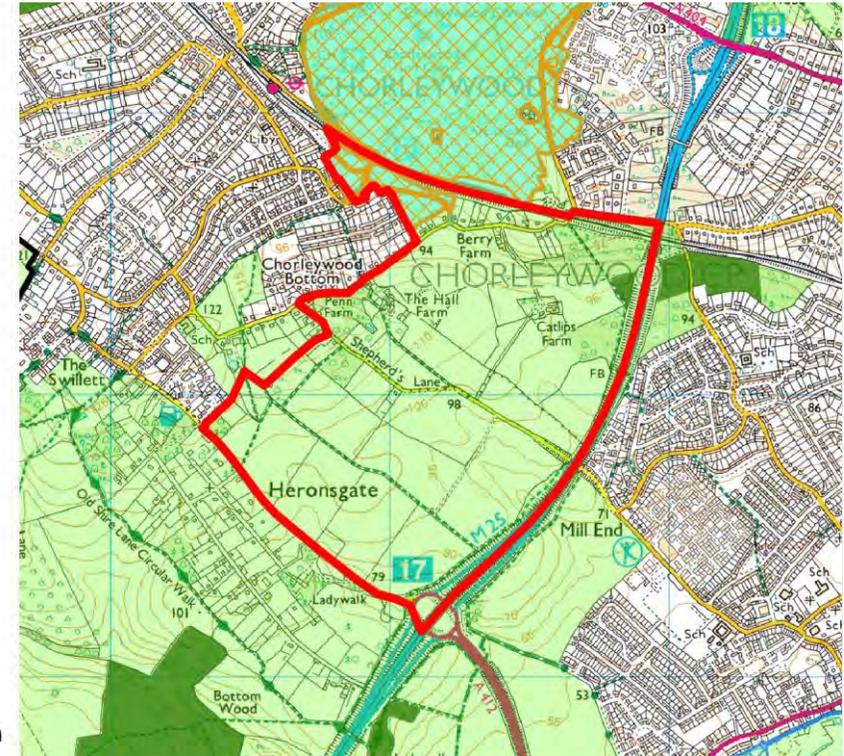
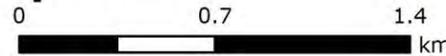
Harm beyond outer boundary

Any development to the north of the parcel would cross the A404, which currently provides a strong boundary feature to Green Belt land that makes a strong contribution to safeguarding the countryside from encroachment. Therefore harm resulting from its release would be high.

Chorleywood Parcel CH3



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View east from the public footpath across the eastern half of the parcel



Right image

View over the south western side of the parcel

Chorleywood Parcel CH3

Description

Open farmland with several blocks of woodland, lying between the inset settlements of Chorleywood and Rickmansworth. There is some washed over residential development along Berry Lane in the northern part of the parcel, immediately adjoining and similar in character to inset dwellings further west along the same road, but otherwise the only other buildings present are those associated with farmsteads. Woodland blocks, and trees within gardens, create a soft urban edge that doesn't impinge on the open character of the parcel. A Local Nature Reserve designation abuts the inset edge to the north of Berry Lane, with the railway line forming the rest of the parcel boundary. To the east the M25 abuts part of the inset edge of Rickmansworth, although there is also some open land between the motorway and the settlement edge to either side of this. To the south, washed-over residential development at Heronsgate creates separation between this area and the wider Green Belt.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Significant

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. The parcel contains little urbanising development and, although it abuts inset development at Chorleywood and Rickmansworth and washed-over development at Heronsgate, it is a large enough area to lack any significant sense of containment. Tree cover limits intervisibility with built development. Release would therefore be considered significant sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. This parcel is open and uncontained and forms the gap between Rickmansworth and Chorleywood, therefore its loss would diminish perception of the gap between Rickmansworth and Little Chalfont / Amersham.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The land has no urbanising development or urban-associated uses, lacks any significant sense of containment, and has some distinction from the inset edges of Chorleywood. Therefore, development would constitute significant encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

Constraint provided by Chorleywood Common Local Nature Reserve to the north, and separation from the wider Green Belt to the south by washed-over development at Heronsgate and by the M25, mean that release of the parcel would not have any adverse impact on the integrity of the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would constitute a significant impact on contribution to the Green Belt purposes, but lack of impact on the wider Green Belt means that harm from its release would be limited to moderate-high.

Chorleywood Parcel CH3

Potential to limit harm

An area alongside the inset western edge of the parcel, to the north west of West Clayton Business Centre, has a significant slope which creates a degree of distinction from the larger part of the parcel to the south. A release of settlement-edge land on lower ground, that avoided visual impact on the wider parcel, would result in moderate harm. The associated release of adjacent land along Berry Lane with washed-over residential development would not increase this level of harm.

Chorleywood Parcel CH4

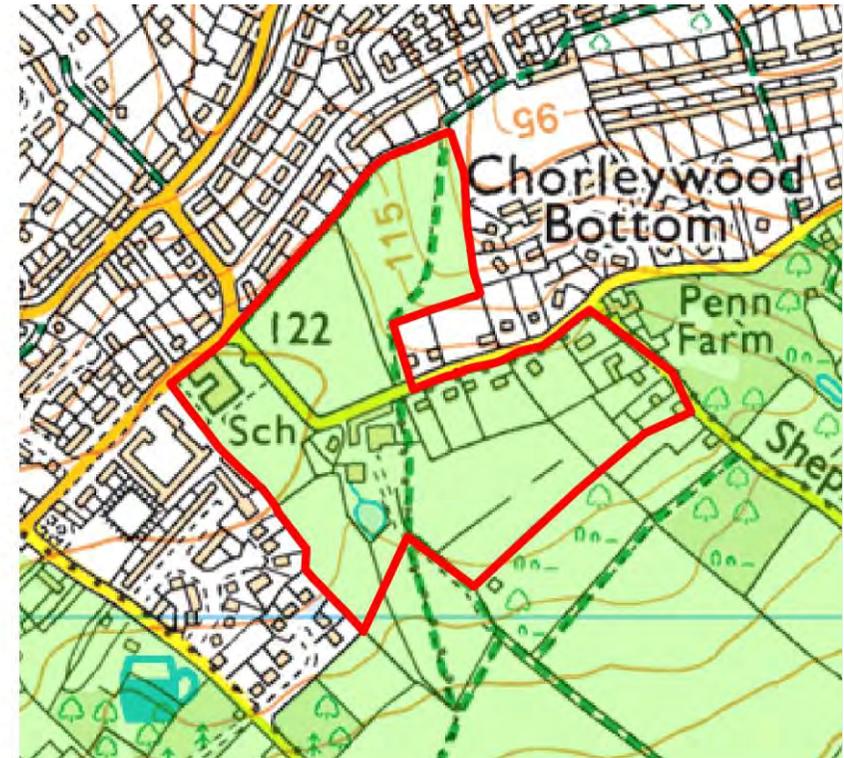


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View south through the parcel from the farm off Stag Lane



Right image

View across the north eastern corner of the parcel towards the inset edge of Chorleywood

Chorleywood Parcel CH4

Description

Open fields, farm buildings, Chorleywood Primary School and some washed over development adjacent to the urban edge of the inset settlement of Chorleywood. The parcel is bordered by the gardens of inset residential properties to the north, east and west, which creates urban containment. Woodland blocks create separation from adjacent Green Belt land to the south.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Limited – No contribution

Urbanising development in and around the sub-area, and tree cover to create distinction from the wider Green belt, limit the extent to which development would be considered sprawl of the large built-up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont/Amersham. However, the close relationship between this area and the inset edge of Chorleywood, and the extent to which woodland contains it from adjacent Green Belt land, means that its release would not be perceived as narrowing the gap between Chorleywood and Rickmansworth.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Limited – No contribution

There is open land within the sub-area, but its close association with the settlement form and the extent of visual containment from the wider countryside limit the extent to which development would constitute encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

The woodland blocks on the southern edge of the parcel would form a clearer distinction between settlement and countryside, and would not increase containment of adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have a limited impact on Green Belt purposes and would not weaken adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel is low.

Potential to limit harm

There are no notable variations in harm within the parcel.

Chorleywood Parcel CH5

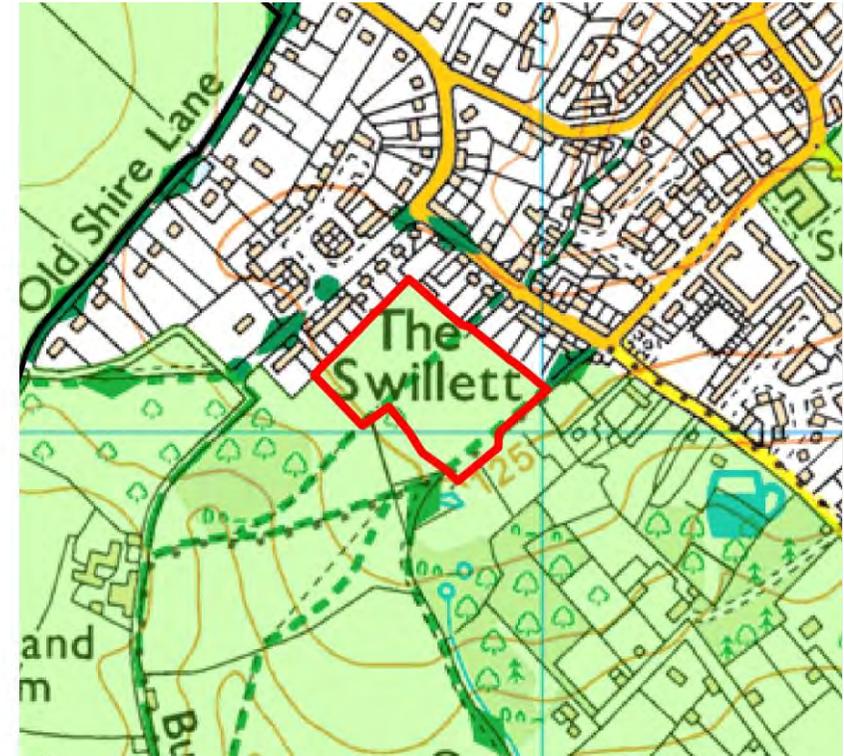


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View west across the parcel along the public footpath



Right image

View east across the parcel

Chorleywood Parcel CH5

Description

A playing field, play area and allotments adjacent to the settlement edge of Chorleywood at The Swillett. There is no built development. Bordered by the gardens of inset residential properties on two sides, which creates some containment. Trees along the outer edges of the parcel (together with a nearby woodland block), and the downhill slope of the land, create some distinction from the adjacent Green Belt, which is open fields to the south west and low density residential development set in well-treed surrounds to the south east.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Relatively limited

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London, but the close association between this parcel and the urban fringe limits the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. However, the extent to which this area is contained by inset development means that its release would not be perceived as narrowing the settlement gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains no built development, but its uses and its containment on two sides give it a strong association with the urban area.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not have any significant impact on the adjacent Green Belt. Strong tree cover limits its relationship with land off Heronsgate Road, and the parcel edge vegetation together with a woodland block at the head of a valley landform create distinction from open Green Belt fields to either side of Bullsland Lane.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on the prevention of countryside encroachment, but it is sufficiently contained by landscape elements to avoid adverse impact on the wider Green Belt. Therefore release of this parcel would result in low-moderate harm to the Green Belt.

Potential to limit harm

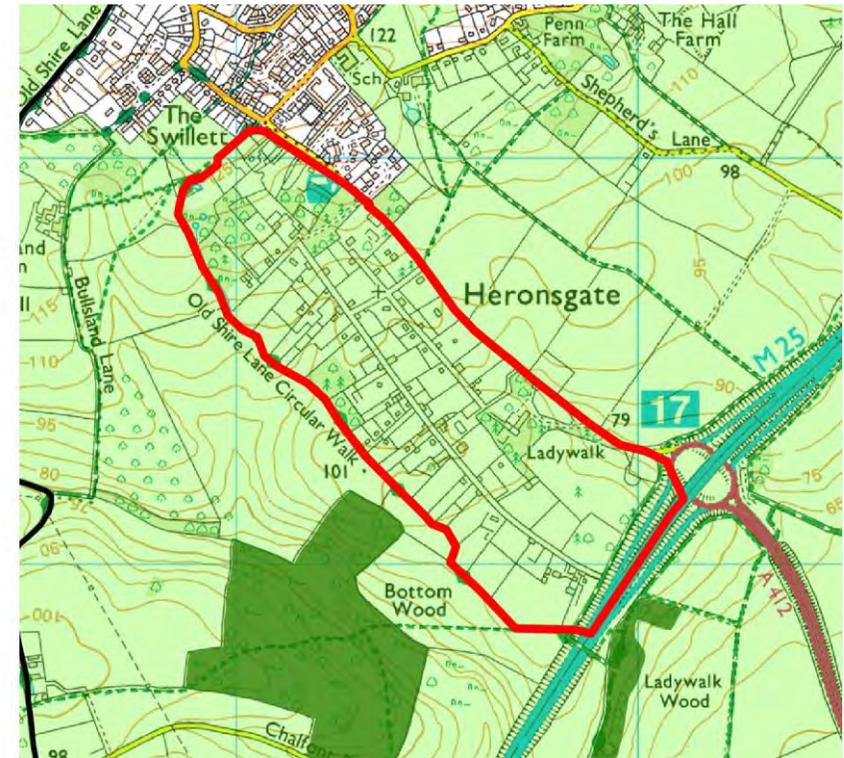
There are no notable variations in harm within the parcel.

Chorleywood Parcel CH6



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View into the horses paddocks in the south eastern corner of the parcel

Right image

View from the lanes within the parcel



Chorleywood Parcel CH6

Description

Land to the south of Heronsgate Road / Long Lane, extending out from the inset edge of Chorleywood down to Junction 17 of the M25. The area is largely comprised of washed-over residential development in the form of large, detached dwellings and their grounds, including several blocks of woodland and a larger field, divided into paddocks, adjacent to the motorway. The number of dwellings, and their layout off from estate roads, gives the area some urban characteristics but the extent of open space and tree cover means that it also retains some countryside character. A belt of trees extending across Long Lane creates some distinction from the urban edge. The parcel adjoins open Green Belt fields on all other sides.

Impact on contribution

Purpose 1 Contribution - Check the unrestricted sprawl of large built-up areas

Moderate

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. Landform and land cover distinction between the parcel and the inset area mean that intensified development resulting from Green Belt release would constitute sprawl, but existing development within the parcel limits the extent to which its contribution would be affected.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. However, the extent of washed over development within the parcel and the strength of the motorway as a boundary feature to the south east means that the impact of releasing the parcel on narrowing the gap between Rickmansworth and Chorleywood would be limited.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains development which has some urbanising influence, but has sufficient open space to retain a relationship with adjacent countryside.

Impact on adjacent Green Belt

Moderate

Release this clearly defined area would not represent any weakening of the Green Belt boundary, but it would increase containment of open land to the north.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a moderate impact on the prevention of urban sprawl and countryside encroachment and it would weaken the integrity of Green Belt land to the north. The harm to the Green Belt of releasing this parcel is therefore moderate-high.

Potential to limit harm

Release of land at the western end of the parcel, abutting the inset edge of Chorleywood, would not increase containment of the Green Belt to the NE of Heronsgate. The extent of tree cover here does create a strong settlement edge, but there would be potential to release a smaller area of land, retaining wooded boundaries, with a moderate level of harm.

Chorleywood Parcel CH6

Harm beyond outer boundary

To the south of Heronsgate there is a strong valley landform, much of it wooded, that is very distinct from the settled area. This land is open and uncontained and makes a strong contribution to safeguarding the countryside from encroachment. Release of land would weaken the Green Belt boundary and the integrity of the same valley to the west, so harm would be very high.

Chorleywood Parcel CH7

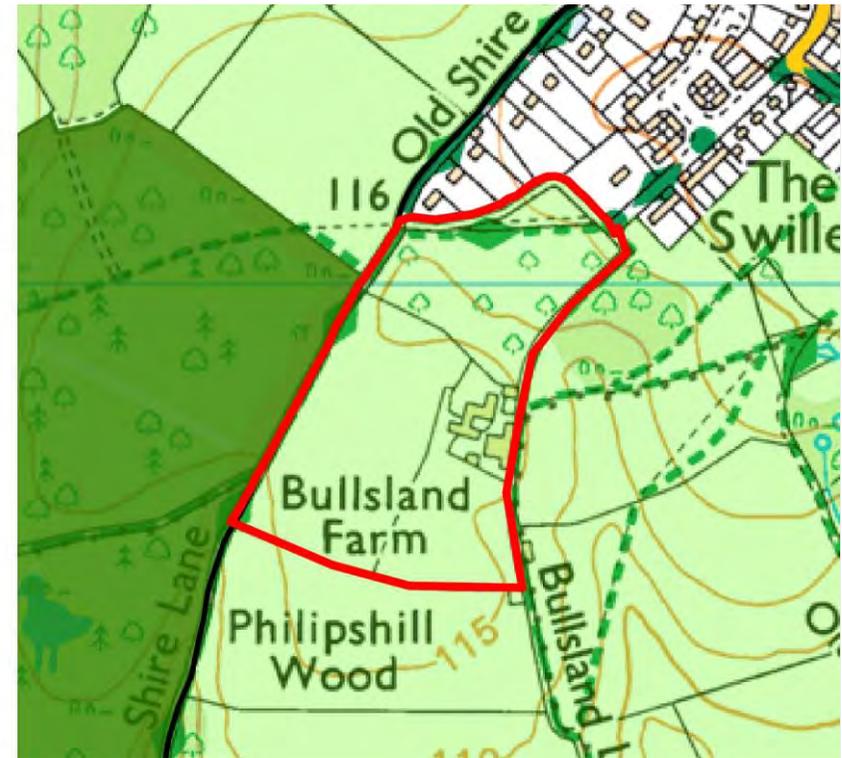


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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Left image

View from Bullsand Lane west into the parcel



Right image

View from Piggy Lane south into the parcel