

Maple Cross Parcel MC9

Description

Two open agricultural fields, with Hornhill Road running through the centre, located adjacent to the inset urban edge of Maple Cross. The inset settlement boundary is formed of a hedgerow and Hornhill Road to the south east and a hedgerow and small residential lane to the north east. The M25 provides very clear distinction with the wider Green Belt to the west. A ridge crest marks some distinction from sloping land to the north, but there is no significant boundary feature to the south.

Impact on contribution

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

Moderate

While the parcel is located further from the more contiguous development that forms part of the large built up area, it lies adjacent to Maple Cross which is associated with the large built up area and is open and undeveloped. Weak settlement edge boundaries limit the extent to which development would be perceived as sprawl

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the motorway to the west of the parcel provides a strong separating feature which means that release would have a only a limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, but there is no significant distinction from the inset settlement edge.

Impact on adjacent Green Belt

Minor

Development in the parcel would result in a limited increase in the containment of Green Belt land to the south. Expansion westwards would result in a slightly weaker boundary to the north and south, but the M25 constitutes a significant boundary to the west.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing encroachment into the countryside and would have a minor impact on adjacent Green Belt land to the north and south. The harm to the Green Belt of releasing the parcel would be moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

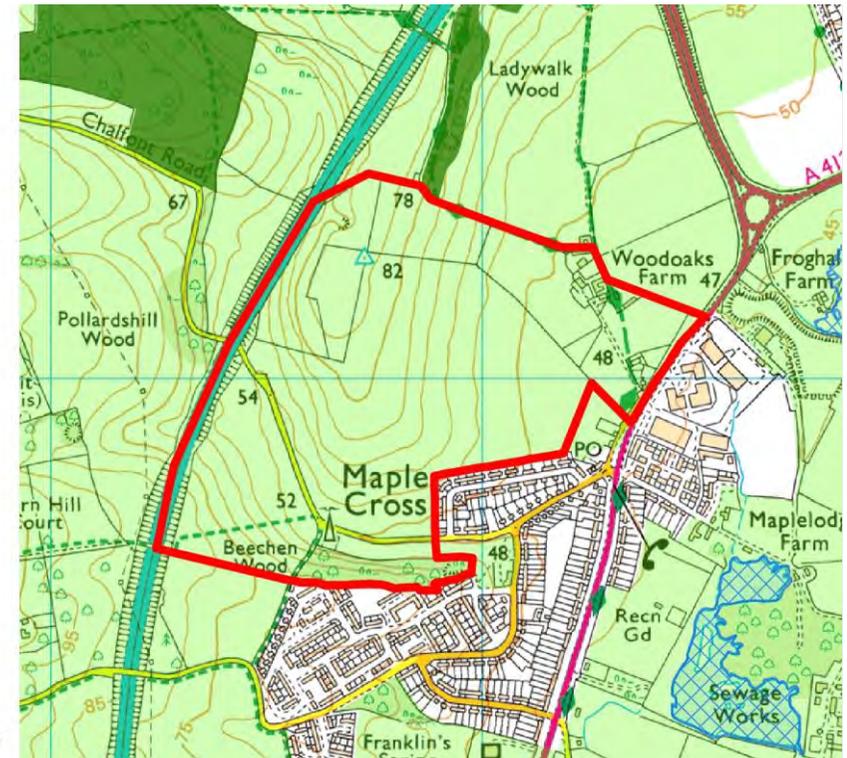
Any release of land crossing the M25 would breach a very strong boundary feature and so would result in high harm.

Maple Cross Parcel MC10



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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

View from the A412 south west into the parcel beyond Woodoaks Farm

Maple Cross Parcel MC10

Description

A number of large, open, agricultural fields, a small block of woodland along the southern edge, a farm and a couple of washed over dwellings, located adjacent to the eastern inset urban edge of Maple Cross, the boundaries of which are formed by the edges of residential gardens to the south east and the A412 Denham Way to the north east. The slope of the land up to the west provides further distinction from the settlement edge. The M25 motorway provides very clear distinction with the wider Green Belt to the west while a hedgerow and tracks forms a boundary to the north, to the south there is no clear boundary feature.

Impact on contribution

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

Relatively significant

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area. The parcel is open and undeveloped and has some distinction from the urban edge. Therefore development would constitute urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the motorway to the west of the parcel provides a strong separating feature which means that release would have a only a limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open and undeveloped, has some distinction from the inset settlement edge and maintains a strong relationship with the wider Green Belt to the north and south therefore, development would constitute encroachment on countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would not increase containment of any stronger performing Green Belt. While the M25 motorway would perform a strong Green Belt boundary to the west, extending development up the hill which currently creates some distinction from the urban edge would reduce the distinction between the settlement and countryside. Likewise there are no strong boundary features which would create distinction to the north and south.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a strong impact on preventing encroachment into the countryside and a relatively strong impact on preventing sprawl of the large built up area. It would have a minor impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is high.

Potential to limit harm

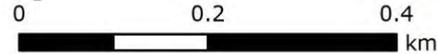
Development on lower ground, not extending upslope of the existing settlement edge would have less impact on distinction between the settlement and countryside, resulting in moderate high harm to the Green Belt purposes.

Maple Cross Parcel MC11



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

-  Parcel
-  Green Belt
-  District Boundary
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-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



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Left image

View from Denham Way west into the parcel

Maple Cross Parcel MC11

Description

A row of dwellings along the A412, a small number of agricultural buildings and a couple of small fields located adjacent to the inset urban edges of Maple Cross, the boundaries of which area formed by the A412 to the east and a treeline backing onto residential dwellings to the south. A thick treeline forms a boundary with the wider Green Belt to the north and west.

Impact on contribution

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

Relatively limited

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area and the majority of the parcel is open and undeveloped. However, there is some containment by existing development to the south and east, and little distinction between the settlement and the countryside to the south which 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

Relatively limited

Although Maple Cross is not considered to be a town the open space around it contributes to the overall gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross. However the containment of the parcel by existing inset development to the south and south west means that release would have a only a very limited impact on narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel is relatively open but its close association with the settlement form limits the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land, though it would not result in stronger distinction between the settlement and the countryside.

Overall harm to Green Belt purposes from release of land

Low moderate

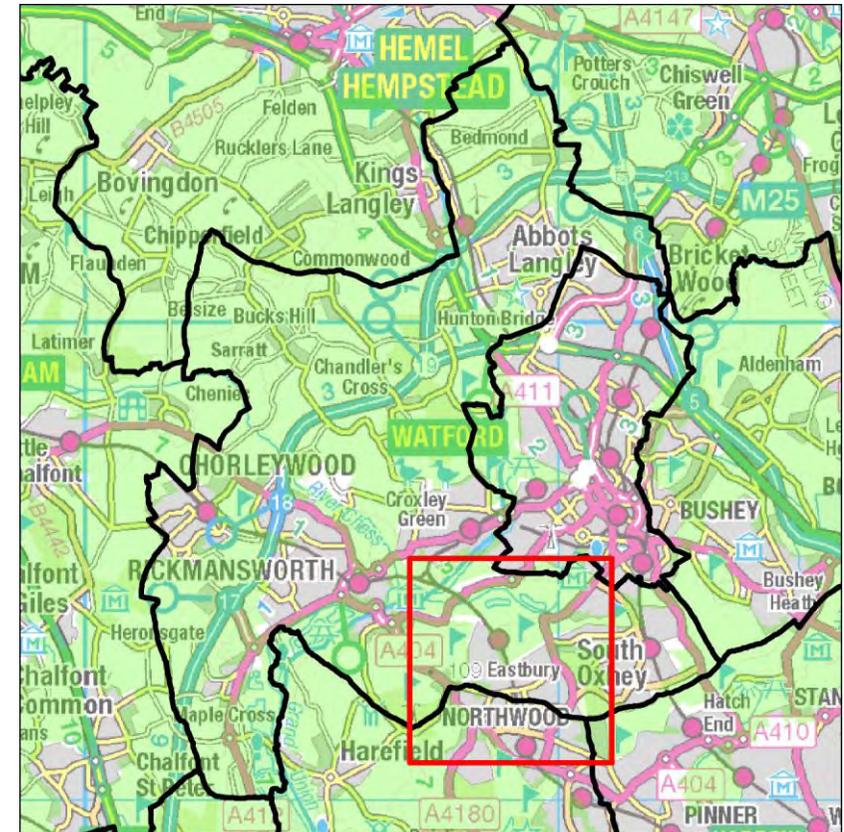
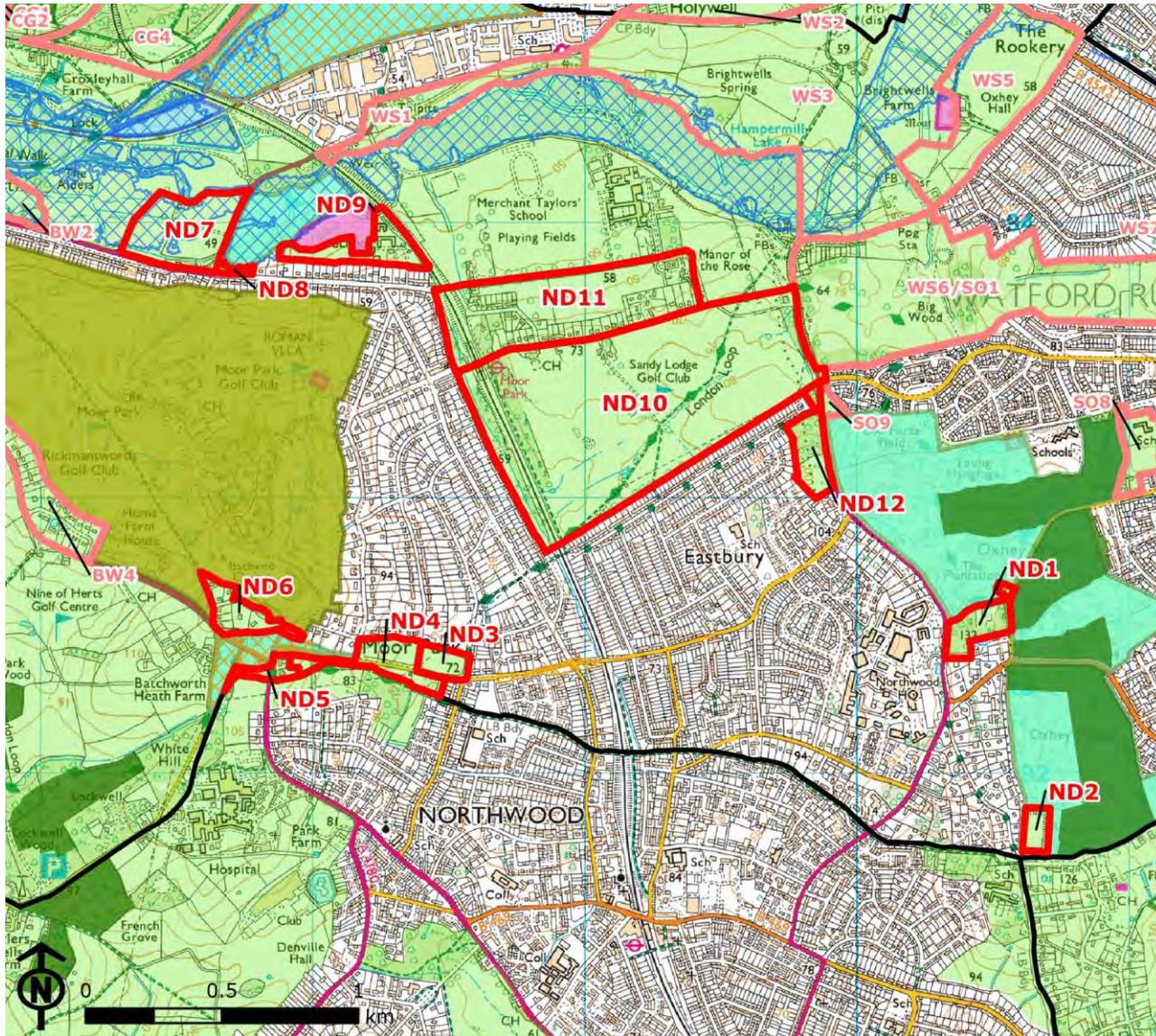
Release of the parcel would have a relatively low impact on all Green Belt purposes and would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing the parcel would be low moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Northwood

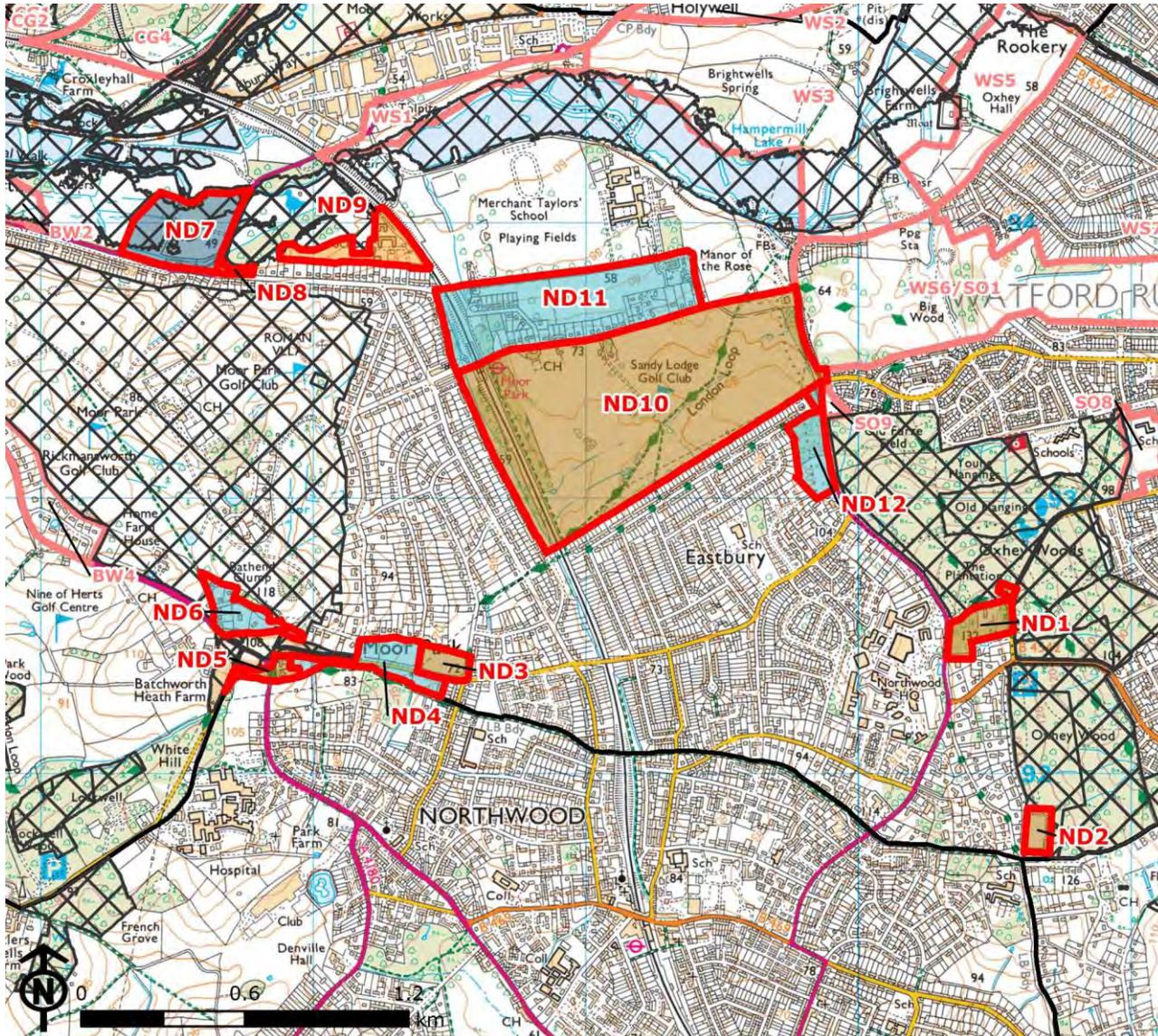
Northwood



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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 | |

Northwood



Parcel

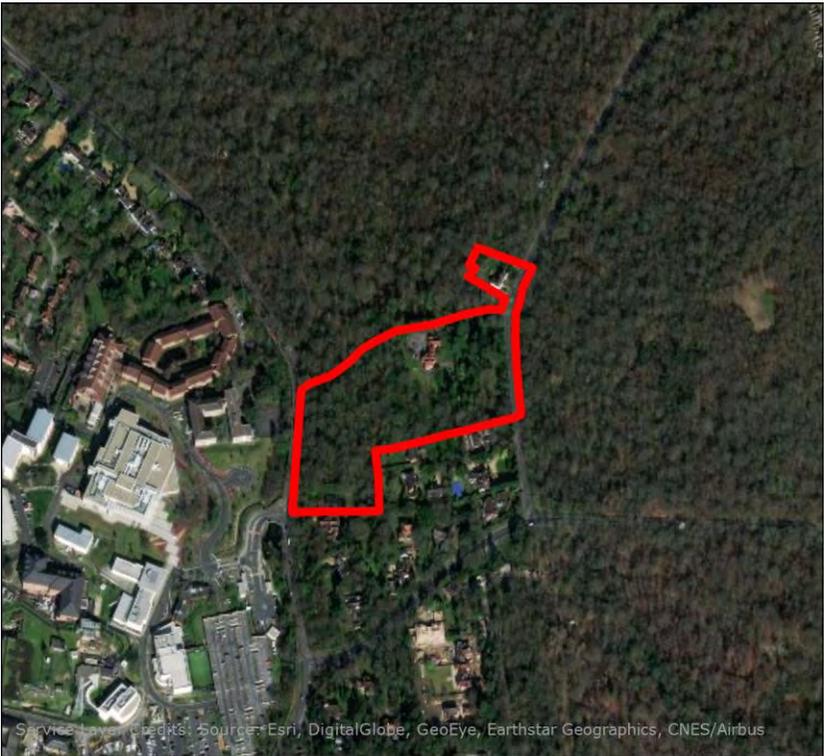
- ND1
- ND2
- ND3
- ND4
- ND5
- ND6
- ND7
- ND8
- ND9
- ND10
- ND11
- ND12

Harm Score

ND1	Moderate
ND2	Moderate
ND3	Moderate
ND4	Moderate high
ND5	Moderate
ND6	Moderate high
ND7	High
ND8	Moderate
ND9	Low moderate
ND10	Moderate
ND11	Moderate high
ND12	Moderate high

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Northwood Parcel ND1

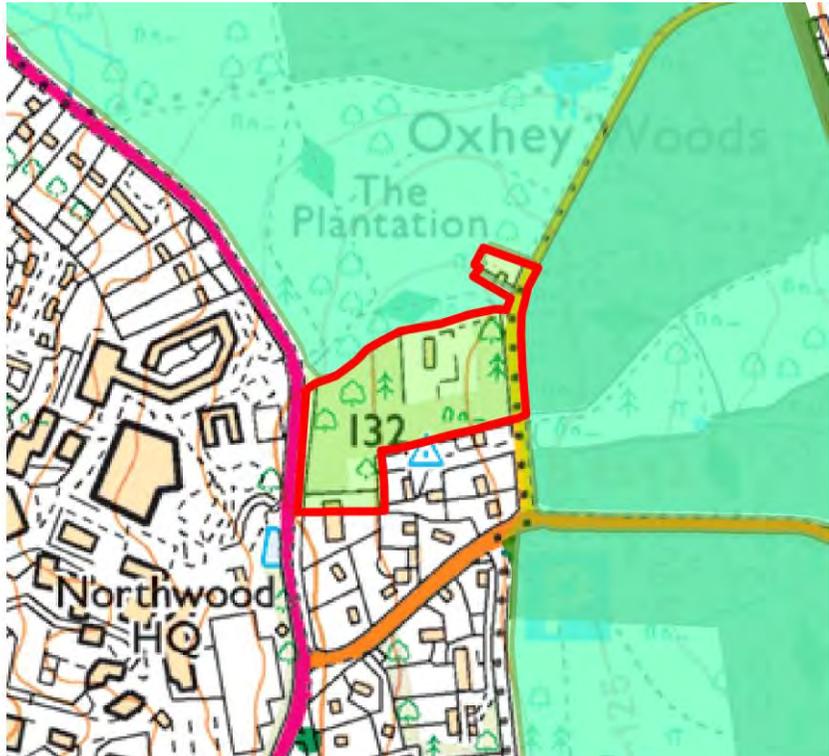


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-  District Boundary
-  Flood Zone 3b
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-  SSSI
-  Common Land



0 0.2 0.4 km



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Left image
View east from the A4125 into the woodland within the parcel

Northwood Parcel ND1

Description

Dense wooded area and two large isolated dwellings with gardens on the eastern edge of Northwood, part of the Greater London large built up area. The parcel is bound to the west by the A4125 Watford Road, to the south is more weakly defined by residential gardens, and elsewhere is defined by the boundary of the Oxhey Woods Local Nature Reserve.

Impact on contribution

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

Relatively significant

The parcel is adjacent to the edge of the Greater London large built up area and has strong openness, given that the wooded area has a strong relationship with surrounded protected woodland. However the weak boundary to the south, defined by residential gardens, somewhat limits the land's role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in a relatively narrow gap between the town of Northwood and South Oxhey (Watford), however Oxhey Woods Local Nature Reserve already acts as a strong separating feature between the two, and the gap here is not as narrow as further north. As such, the land within the parcel plays a limited role.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel has relatively strong openness, with urbanising influences limited to two isolated dwellings. The presence of woodland means the land has a stronger relationship with surrounding protected wooded areas than with the urbanising uses to the south and west.

Impact on adjacent Green Belt

No/Negligible

Existing inset development to the south has already breached the boundary provide by the A4125, and the Oxhey Woods Local Nature Reserve provides a strong boundary around the parcel.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively strong impact on the prevention of sprawl and encroachment on countryside, but only a relatively limited impact on preventing the merger of towns. It would not constitute a weakening of the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

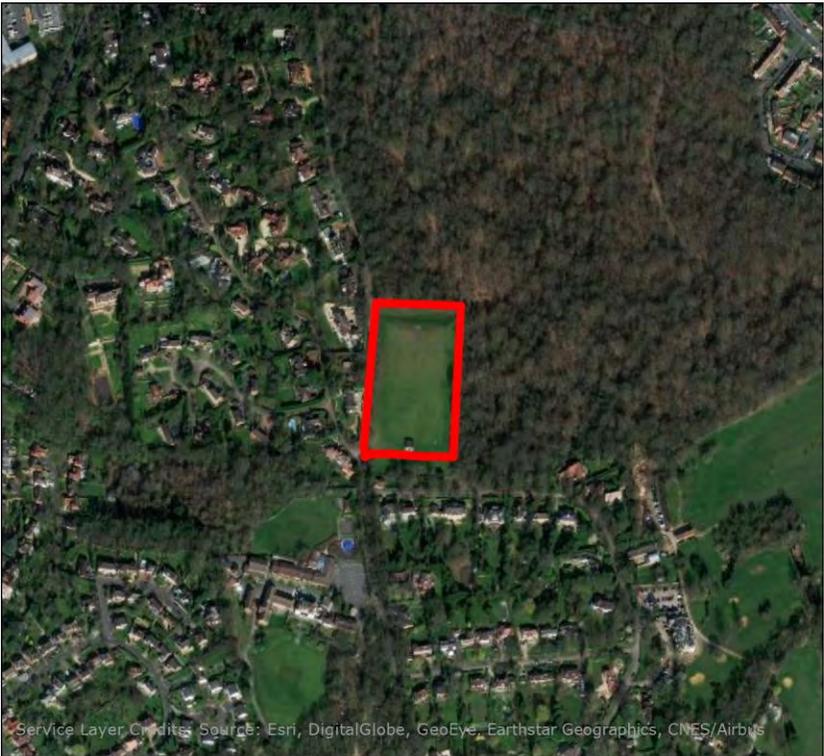
Potential to limit harm

There are no notable variations in harm within the parcel.

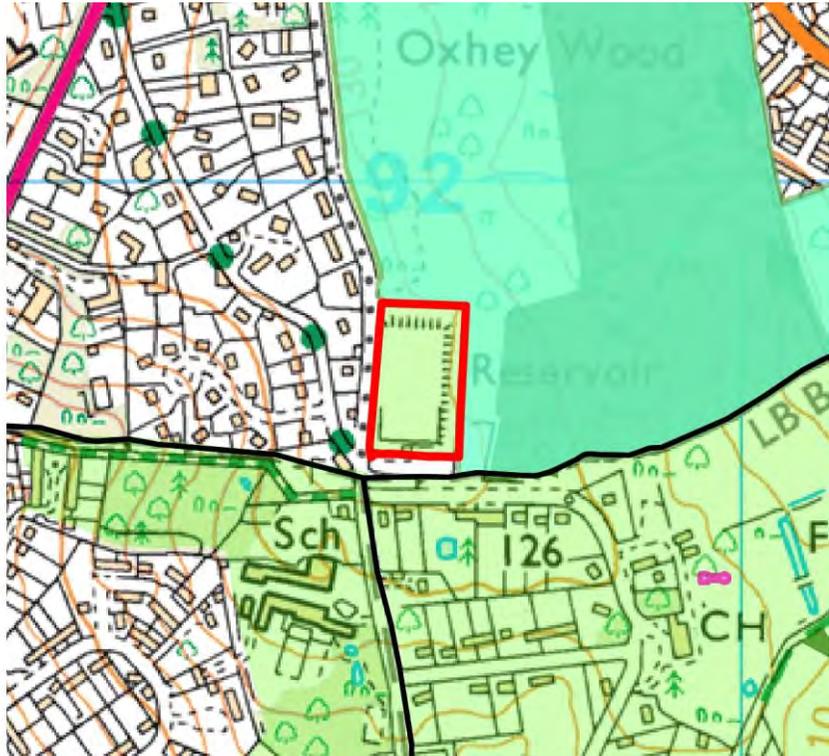
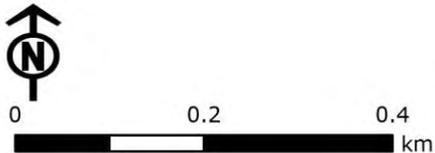
Harm beyond outer boundary

Land to the north and east of the parcel is constrained by Oxhey Woods Local Nature Reserve, so there is no potential for development.

Northwood Parcel ND2



- 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 east across the parcel from Oxhey Drive South



Northwood Parcel ND2

Description

Covered reservoir adjacent to the eastern edge of Northwood. Bound to the west by the residential street of Oxhey Drive South and to the south by a small inset area north of South View Road that backs onto washed over large scale dwellings with gardens. Elsewhere the land is contained on three sides by dense woodland within the Oxhey Woods Local Nature Reserve.

Impact on contribution

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

Moderate

The parcel is adjacent to the Greater London large built up area and is open, and Oxhey Drive South creates some distinction from the inset settlement edge, but strong woodland containment to the north and east and washed-over but urbanising development to the south limit the extent to which development would be considered urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in a relatively narrow gap between the town of Northwood and South Oxhey (Watford), however Oxhey Woods Local Nature Reserve already acts as a strong separating feature between the two, and the gap here is not as narrow as further north. As such, the land within the parcel plays a limited role.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Although open the land is contained by development on two sides, and the reservoir usage increases the sense of association with the urban area.

Impact on adjacent Green Belt

Minor

The release of this land would breach the consistent Green Belt boundary provided by Oxhey Drive South, however the containing effect of the protected woodland to the west and the washed over development to the south limit any weakening of adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on the prevention of sprawl and encroachment on countryside, but only a relatively limited impact on preventing the merger of towns. It would constitute a minor weakening of 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.

Harm beyond outer boundary

Land to the north and east of the parcel is constrained by Oxhey Woods Local Nature Reserve, so there is no potential for development.

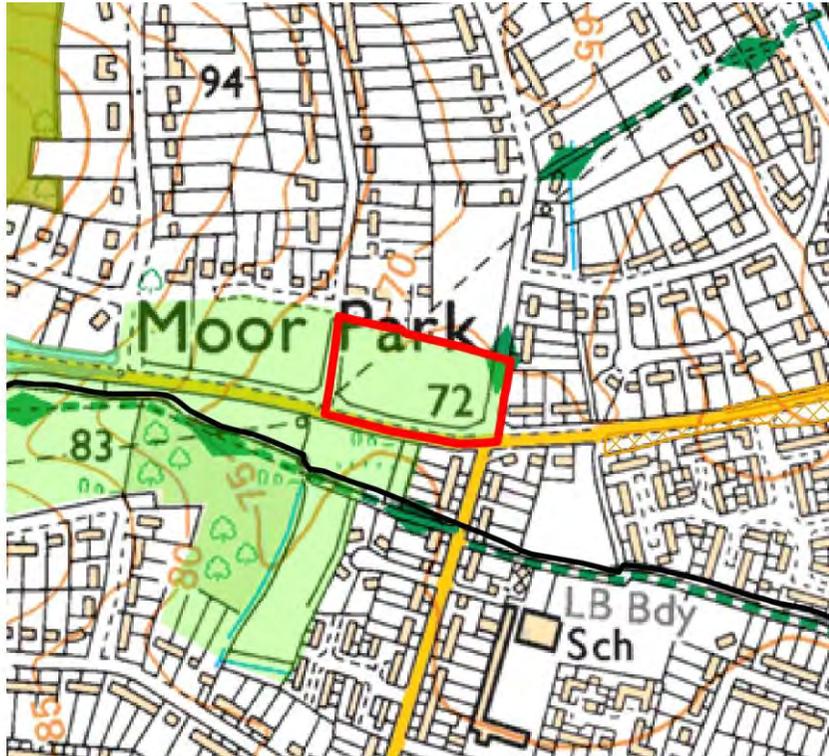
Northwood Parcel ND3



- 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 west across the parcel from its north eastern corner

Northwood Parcel ND3

Description

Open field and scattered trees adjacent to the western edge of Northwood and contained to a large degree by the surrounding settlement edge. The parcel is bound to the north by minor residential roads and residential gardens, and on all other sides by minor roads.

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 the Greater London large built up area, and has relatively strong openness. Tree cover to the south of Batchworth Lane provides further distinction from the inset edge and some relationship with adjacent woodland to the south and west.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Due to its significant containment by the settlement edge of Northwood on three sides, the parcel does not contribute to the gap between Northwood and neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is free of urbanising influences and has a relatively strong relationship with woodland to the south and west, however the degree of containment by the surrounding inset edges somewhat limits openness.

Impact on adjacent Green Belt

No/Negligible

Batchworth Lane would form a clear boundary to the south and, given the extent of its own containment, the release would cause only negligible weakening of adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on the prevention of sprawl and encroachment on countryside, but would have 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.

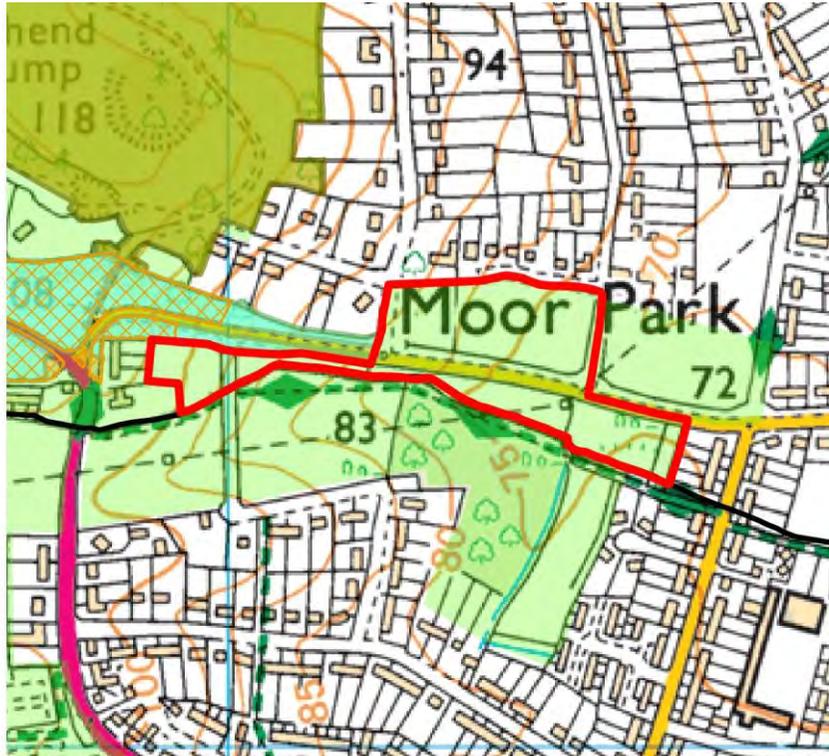
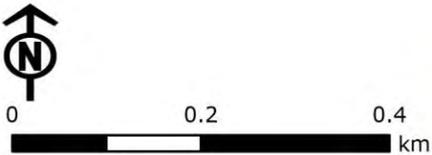
Potential to limit harm

There are no notable variations in harm within the parcel.

Northwood Parcel ND4



- 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 through the parcel along Batchworth Lane

Northwood Parcel ND4

Description

Linear strip of land on the western edge of Northwood, bisected east-west by Batchworth Lane and comprising of tree cover with some areas of open grassland. Batchworth Heath, which adjoins the parcel to the west, is common land and a local nature reserve and therefore constrained from development.

Impact on contribution

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

Significant

The land is adjacent to the edge of the Greater London large built up area and is largely free of urbanising uses. The distinction from the urban edge provided by tree cover also contributes to the distinction from urbanising uses, acting as a barrier to sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Due to its significant containment by the settlement edge of Northwood on three sides, the parcel does not contribute to the gap between Northwood and neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel contains minimal urbanising uses, giving it strong openness. The wooded areas also create strong distinction from urbanising uses and create a stronger relationship with the wider countryside to the west.

Impact on adjacent Green Belt

No/Negligible

Woodland to the south of the district boundary, and the constrained Batchworth Heath to the north west, would form a clear Green Belt boundary. There would be weaker distinction from existing washed-over dwellings alongside the common to the west, but no containment of any land making a stronger contribution to Green Belt purposes and therefore negligible impact on the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a significant impact on the prevention of sprawl and encroachment on countryside, but would have 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. Release of the rows of dwellings to the west, to either side of the A404, would not increase the overall level of harm.

Potential to limit harm

There are no notable variations in harm within the parcel.

Northwood Parcel ND5

Description

Washed over medium density housing development, large gardens and pub on the western edge of Northwood. Bisected north-south by the A404 Rickmansworth Road, bound to the east by woodland, and bound to the west by White Hill. The parcel is adjoined to the north and west by Batchworth Heath, a local nature reserve and common land which is constrained from development. The parcel is isolated from existing inset settlement edges and would therefore need to be released in combination with either parcel ND4 to the east or the field to the south within the London Borough of Hillingdon. This assessment considers the combined harm of release of ND5 and land between it and the inset edge to the south along the A404 Rickmansworth Road; refer to the ND4 assessment to understand combined harm of release out from the inset edge to the east along Batchworth Lane.

Impact on contribution

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

Relatively significant

Development within the parcel partially limits openness, but the field to the south is undeveloped, and although there is an adjacent row of inset dwellings along the western side of Rickmansworth Road, and washed over but urbanising development to the south at Mount Vernon Hospital, the main road does form a western boundary to most of Northwood. Expansion of the settlement into this area would therefore constitute relatively significant sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The combined land's containment by development to the north and south, and by the surrounding protected Local Nature Reserve (LNR), limits its role in preventing the merger of Northwood and the neighbouring town of Rickmansworth.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The open field has only a short boundary with the inset settlement to the south, but the washed-over development in ND5 has some containing influence.

Impact on adjacent Green Belt

No/Negligible

Although the A404 Rickmansworth Road is a boundary to most of the inset area, both inset housing and the washed-over but urbanising Mount Vernon Hospital have breached it. The parcel is strongly contained to the west and north, visually and physically, by the constrained Batchworth Heath, which would limit harm to adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate

Although existing housing limits harm associated with release of land in ND5, release of the parcel in combination with the field to the south would have a relatively significant impact on the prevention of sprawl and encroachment on countryside; however there would be 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.

Northwood Parcel ND5

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Although there are some residential dwellings alongside the farmland to the west of Batchworth Heath, the constrained woodland area is a strong separating feature, limiting association with the urban area. Release of land here would have a significant impact on contribution to preventing sprawl of the large built-up area and preventing countryside encroachment, and would weaken the Green Belt boundary. Harm to Green Belt purposes would be high. Land to the south lies within the London Borough of Hillingdon, and so is not separately assessed.

Northwood Parcel ND6

Description

Washed-over, low-density development with large gardens, on the northern side of Batchworth Heath, adjacent to the inset western edge of Moor Park (Northwood). The parcel is contained on three sides by constrained areas – to the south by the Batchworth Heath Local Nature Reserve and common land, and to the north and west by the Registered Park and Garden at Rickmansworth Golf Course. A small stretch of the boundary is defined by the A404 London Road.

Impact on contribution

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

Relatively significant

The parcel lies adjacent to the edge of the Greater London large built up area and, despite a degree of low density development, remains relatively open. It has only a short frontage to the urban edge, with tree cover to create distinction.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The partially developed nature of the parcel, and its significant containment by constrained land, limits its role in preserving the gap between Northwood and the neighbouring town of Rickmansworth.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The low-density development has a limited urbanising influence. Tree cover in and around the parcel creates distinction from the inset edge to the east, strengthening countryside character.

Impact on adjacent Green Belt

Minor

The extent to which the parcel is contained by constrained land limits harm to the wider Green Belt, but releasing this land would have some containing influence on the open land at Batchworth Heath.

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 sprawl and encroachment on 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 open land to the south/west of the A404 would both weaken the revised Green Belt boundary and have a significant impact on contribution to the prevention of sprawl and encroachment on countryside, constituting high harm. Land on all other sides is constrained from development.

Northwood Parcel ND7

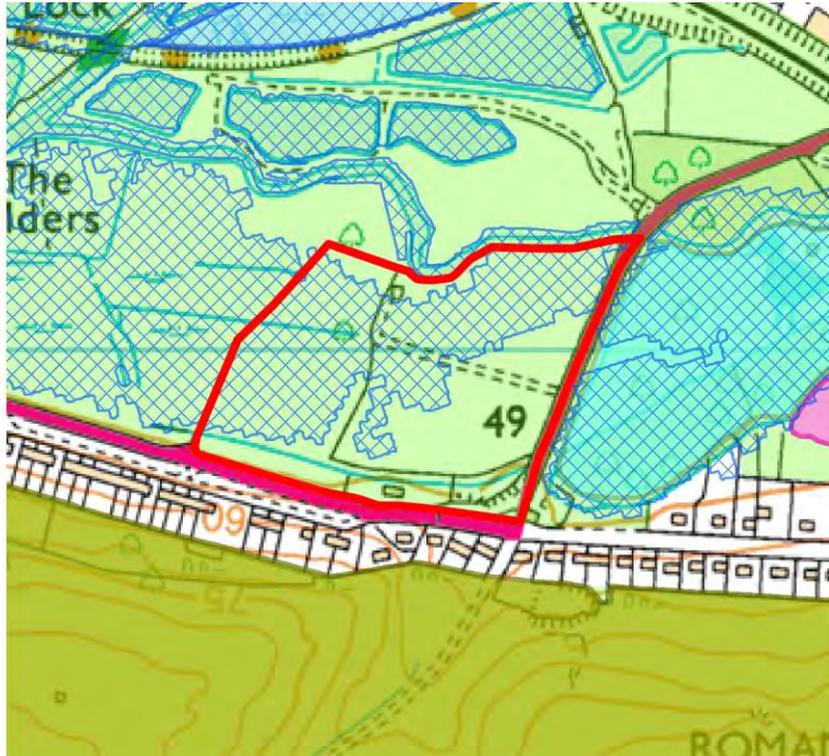


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-  Parcel
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-  SSSI
-  Common Land



0 0.2 0.4 km



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Left image
View from Moor Lane west into the parcel

Northwood Parcel ND7

Description

Open land and belt of trees on the floodplain of the River Colne, which lies to the north. The parcel is bound to the south and east by the A4145 Moor Lane (with inset linear housing development to the south), to the north by the River Colne, and to the west in part by woodland blocks. Most of the north western half of the parcel lies within Flood Zone 3b, and is therefore constrained from development. A single dwelling on the southern edge of the parcel has no significant urbanising influence.

Impact on contribution

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

Significant

The parcel is adjacent to the edge of the Greater London large built up area, and has strong openness. Moor Lane, the valley-side slope and tree cover create strong distinction from the inset development to the south, giving the land a significant role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between the town of Northwood and Watford (via Croxley Green) and the gap with the Tolpits Lane Industrial Estate to the north is narrow. However the river corridor and woodland play a strong role in retaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is free of urbanising uses, has strong separation from inset development and a strong relationship with the wider river valley corridor.

Impact on adjacent Green Belt

Minor

Releasing this land would lead to a revised Green Belt boundary to the north defined by the river and associated tree belt, which would be distinct but weaker than the current consistent linear edge. Expansion northwards from Moor Lane would increase containment of adjacent Green Belt land, but flood zone constraints would prevent further development.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on the prevention of sprawl and encroachment on countryside, a moderate impact on preventing the merger of neighbouring towns, 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 high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Northwood Parcel ND8

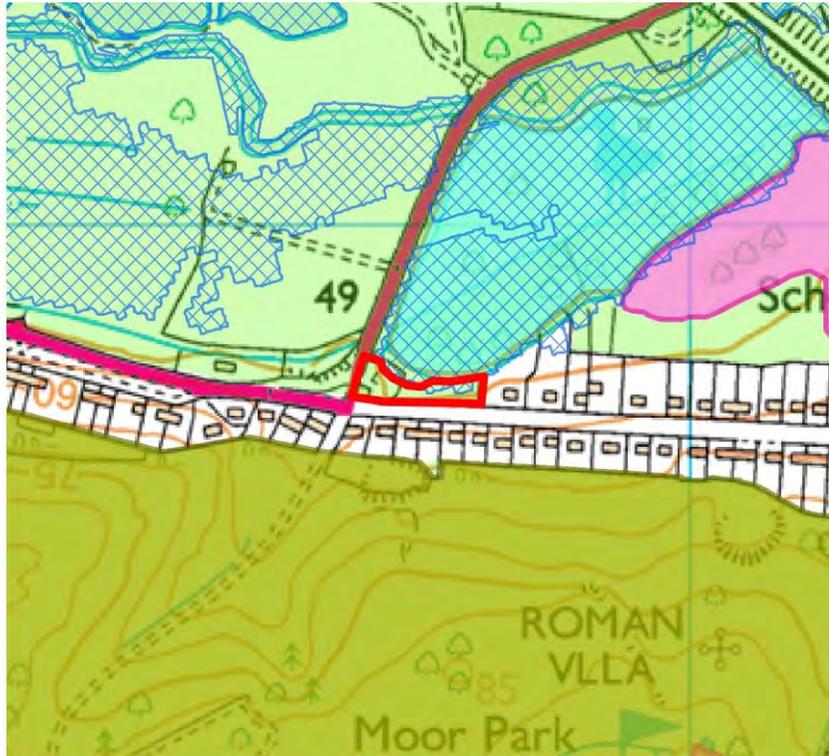


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-  Common Land



0 0.2 0.4 km



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Left image
view into the woodland in the parcel

Northwood Parcel ND8

Description

A single dwelling and small patch of adjacent woodland on the northern edge of the Moor Park estate (Northwood). Bound to the south by Sandy Lodge Road and associated linear development, to the west by the A4145 Moor Lane, and to the north by the constrained woodland of the Withey Beds Local Nature Reserve.

Impact on contribution

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

Relatively significant

The parcel is adjacent to the edge of the Greater London large built up area. Although it contains a dwelling, and lies adjacent to inset development, the woodland that occupies most of the parcel is strongly associated with contiguous woodland to the north, within the local nature reserve, giving the land a stronger association with the wider countryside than urbanising uses.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does lie in the gap between the town of Northwood and Watford to the north, however the extent of containment to the north and east (by the LNR and inset development respectively) limit the role of this land in maintaining the separation between the two.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains limited urbanising influences and the woodland is strongly associated with contiguous woodland to the north, giving the land a stronger association with wider countryside than urbanising uses.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would not weaken the Green Belt boundary, due to the presence of the existing dwelling at the western end of the parcel adjacent to Moor Lane and the woodland containment to the north. The local nature reserve designation prevents any further release of contiguous land in this direction.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on the prevention of sprawl and encroachment on countryside, but 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

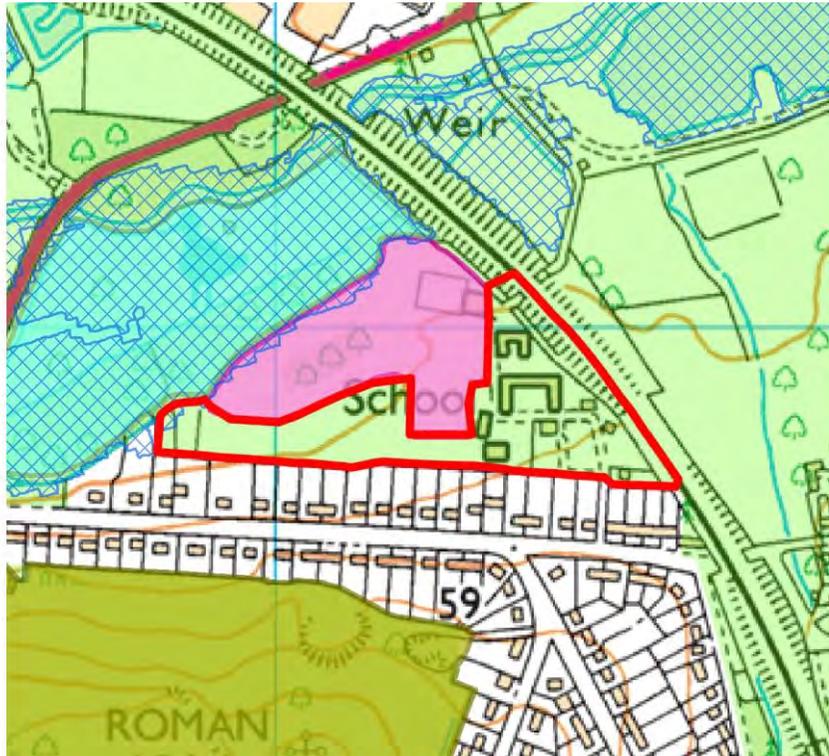
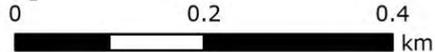
Withey Beds Local Nature Reserve to the north is constrained from development.

Northwood Parcel ND9



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 primary school in the eastern half of the parcel

Northwood Parcel ND9

Description

Buildings of Northwood Preparatory School and associated playing fields. The parcel is strongly defined to the east by the railway line, to the south more weakly by residential gardens of linear housing along Sandy Lodge Road and to the west by the constrained woodland of the Withey Beds Local Nature Reserve. To the north the parcel edge has been defined by the boundary of a registered Scheduled Monument designated as the site of a former medieval manor house, but remains of this are entirely beneath the school playing fields. Above ground a broad belt of woodland contains the school site to the north. The school buildings, focused at the eastern end of the parcel, significantly affect openness and make no contribution to Green Belt purposes.

Impact on contribution

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

Moderate

The parcel lies adjacent to the edge of the Greater London large built up area, but development within the parcel, the urbanising influence of houses to the south and containment by woodland and the railway, limit the role this land plays in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies in a relatively narrow gap between the town of Northwood and Watford to the north, however the extent of existing development and the land's containment by constrained and wooded land limit its role in maintaining separation between the two, and the railway line remains as a strong separating feature.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The open playing fields adjoin woodland to the north and west, but lack of separation from the urban edge to the south, the urbanising influence of the school buildings and the functional association between the playing fields and the school buildings limit countryside character.

Impact on adjacent Green Belt

No/Negligible

The scheduled monument that marks the parcel edge is not defined on the ground, but release of the whole school site, so that the woodland belt forms the revised Green Belt boundary, would not constitute any weakening of the Green Belt boundary and, due to the presence of constrained woodland and the railway, would not weaken adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on contribution to preventing sprawl of the large built-up area, and preventing encroachment on the countryside, but it would have no impact on the integrity 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.

Northwood Parcel ND9

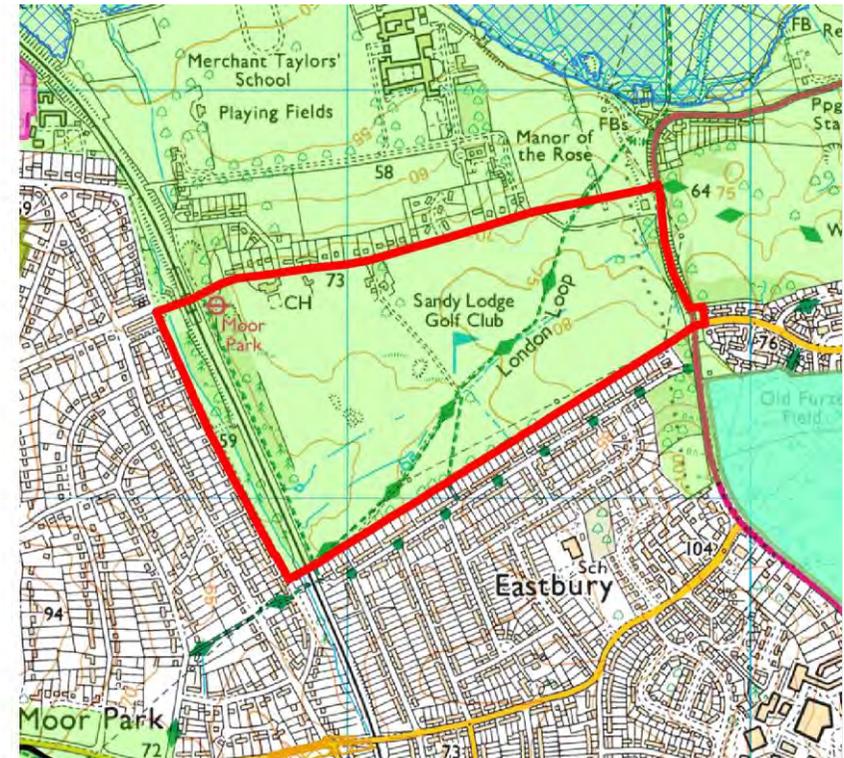
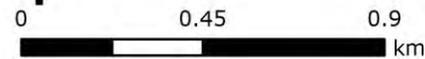
Harm beyond outer boundary

Land to the north and west of the parcel is constrained (a Scheduled Monument to the north, and beyond it and to the west the Withey Beds Local Nature Reserve), so there is no potential for development. To the east, breaching the railway line would impinge on land which makes a stronger contribution. Releasing further land north of parcel would encroach on the valley floor and have a relatively significant impact on settlement separation between Northwood and Watford, resulting in high harm to Green Belt purposes.

Northwood Parcel ND10



-  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 Sandy Lodge Lane south through the parcel

Northwood Parcel ND10

Description

Land at Sandy Lodge Golf Course, abutting the inset settlement edges of Northwood to the south and Moor Park to the west. The railway line and woodland belt provides strong distinction on the western boundary, the northern and eastern boundaries are defined by minor roads (Sandy Lodge Lane and Sandy Lane) and the southern boundary is more weakly defined by the gardens of housing along Westbury Road.

Impact on contribution

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

Moderate

The parcel is adjacent to the edge of the Greater London large built up area, has limited urbanising influences and is in part strongly distinguished from urbanising uses by the railway line. However the boundary is more weakly distinguished to the south, and the containment by the settlement edge and washed over linear development along Sandy Lodge Road somewhat limit its role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in a relatively narrow gap between Northwood and Watford to the north, and so plays some role in maintaining separation between the two. However the washed over development along Sandy Lodge Lane, and the presence of the Colne river valley as a separating feature, limits somewhat the role of this land in preserving the gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is a sizeable area containing minimal urbanising uses, resulting in strong openness. However the weak distinction with urbanising uses to the south, combined with the sense of containment caused by washed over linear development along Sandy Lodge Lane, limits to a degree the relationship with open countryside to the north.

Impact on adjacent Green Belt

No/Negligible

The extent of existing containment by built development, and the strong woodland edge to the east, mean that release would have little impact on the contribution of adjacent Green Belt land. Sandy lodge Lane would not constitute a weaker boundary than the current inset edge to the south.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing sprawl and a moderate impact on preventing encroachment on countryside and the merger of towns. There would be 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.

Northwood Parcel ND10

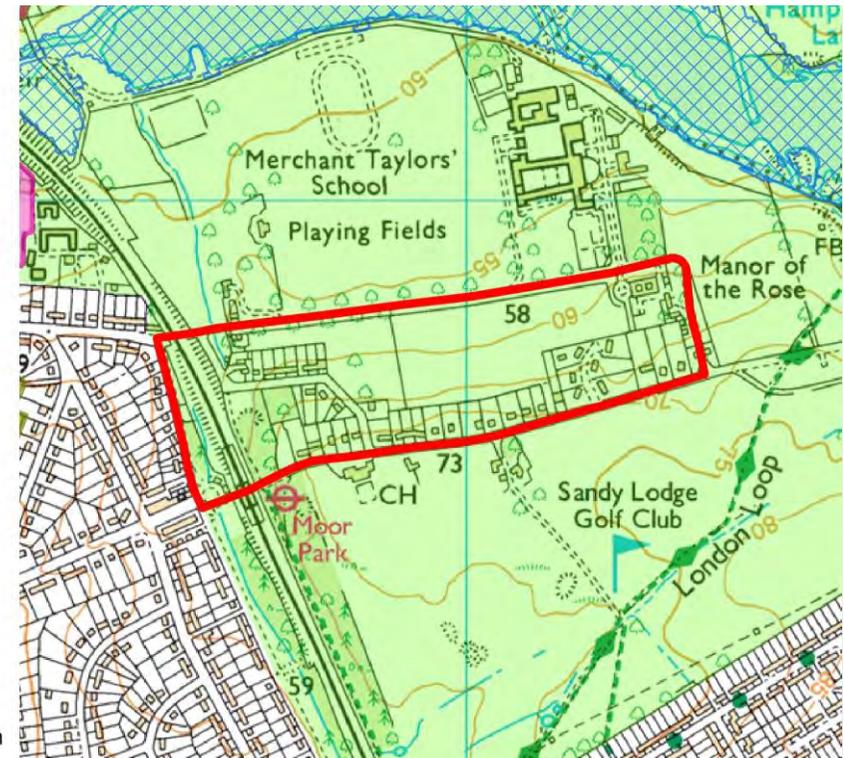
Harm beyond outer boundary

Land to the east of the parcel has been assessed in relation to the expansion of South Oxhey and Watford, as parcel SO1 / WS6. Release of land to the north of the eastern end of the parcel would encroach on the valley floor and have a more significant impact on settlement separation. Despite the separating role of Hampermill Lake, this would leave a narrower gap between Northwood and the industrial estate on Tolpits Lane, resulting in high harm.

Northwood Parcel ND11



-  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

Entrance to the Moor Park private housing estate which is within the parcel

Northwood Parcel ND11

Description

Land on the northern edge of Northwood, within the Moor Park estate, comprising linear housing development north of Sandy Lodge Lane and Askew Road, playing fields and open land to the rear, some buildings of Merchant Taylor's School and a small woodland block. The parcel, which slopes moderately down to the north forming the valley side, is separated from the inset settlement edge to the west by a railway line and associated woodland belt. To the north Sandy Lodge Road forms a boundary to most of the buildings and playing fields of Merchant Taylor's School, a grassland field lies beyond East Drive and Sandy Lodge Golf Course lies to the south of Sandy Lodge Road. The assessment considers both isolated release, contiguous with the existing inset edge to the west, or expansion from the south in association with release of ND10 (the golf course).

Impact on contribution

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

Moderate

The parcel lies adjacent to the edge of the Greater London large built up area and, despite significant development in parts, retains some openness. The distinction from the inset edge at Moor Park provided by the railway line increases the extent to which development beyond it would constitute sprawl, however this is to a degree offset by the urbanising influence of Merchant Taylor's School to the north.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The land lies in a relatively narrow gap between the towns of Northwood to the south and Watford to the north, and despite the presence of some development the open land plays some role in maintaining the separation, particularly as it lies on a north-facing slope. However the river valley floor to the north, with Hampermill Lake forming a strong separating feature, would preserve a gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel's openness is contained to some degree by existing development within it, and by the sense of containment caused by school buildings lying to the north, but its open sloping land has a relatively strong relationship with the valley to the north.

Impact on adjacent Green Belt

Minor

The railway line forms a strong boundary to the east, but the presence of existing development within the parcel reduces the extent to which it marks a distinction between settlement and countryside. Releasing this land in association with ND10 would also constitute a slight boundary weakening, as Sandy Lodge Lane marks the edge of the plateau above the valley side. Release would also constitute a slight increase in containment of the valley floor settlement gap to the north. If ND11 was released in isolation it would increase containment of Sandy Lodge Golf Course (ND10), but as that area makes a weaker contribution to Green belt purposes the overall harm would not be increased.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on encroachment on the countryside, a moderate impact on preventing urban sprawl and a moderate impact on preventing the merger of neighbouring towns. It would have 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.

Northwood Parcel ND11

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Releasing further land north of parcel would encroach on the valley floor and have a more significant impact on settlement separation. Despite the separating role of the lake, this would leave a narrow gap between Northwood and the industrial estate on Tolpits Lane, resulting in high harm.

Northwood Parcel ND12

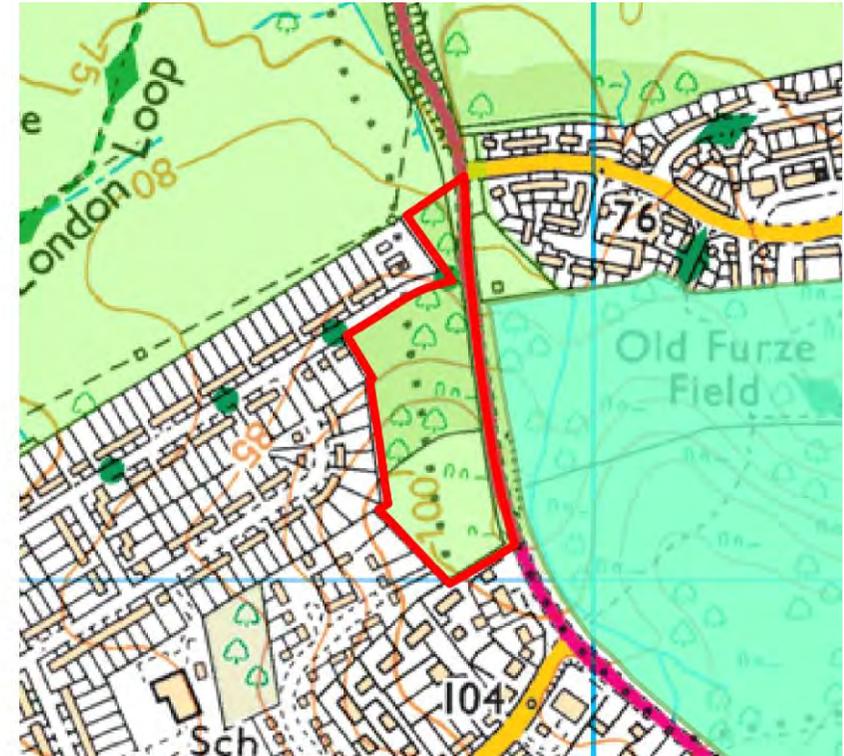


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- Parcel
- Green Belt
- District Boundary
- Flood Zone 3b
- Local Nature Reserve
- Registered Parks and Gardens
- Scheduled Monument
- Ancient Woodland
- National Nature Reserve
- SSSI
- Common Land



0 0.2 0.4 km



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Left image

View from the A4125 west into the woodland within the parcel

Northwood Parcel ND12

Description

Wooded area on the northern edge of Northwood and part of a narrow gap with the neighbouring settlement of South Oxhey. The parcel is bound to the east by the A4125 Sandy Lane, with Oxhey Woods Local Nature Reserve beyond, to the north by the more minor Westbury Road, and to the south and west by residential gardens.

Impact on contribution

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

Relatively significant

The parcel lies adjacent to the edge of the Greater London large built up area and contains no urbanising influences. The woodland cover provides strong distinction from the settlement edge, and the presence of the A4125 to the east only contains the land from surrounding countryside to a limited degree.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel forms part of a very narrow gap between Northwood and South Oxhey, which in turn contribute to the separation from Watford. However in southern parts of the parcel, the presence of the constrained land of the Oxhey Woods Local Nature Reserve as a separating feature limits the contribution of this parcel to a degree.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains no urbanising influences, resulting in relatively strong openness, which is only slightly compromised by the degree of containment by the surrounding settlement edge.

Impact on adjacent Green Belt

Minor

Releasing this land would not make a significant difference to the strength of the Green Belt boundary, however it would reduce the settlement gap as perceived along the A4125.

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 encroachment on the countryside, a moderate impact on preventing the merger of neighbouring towns, 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

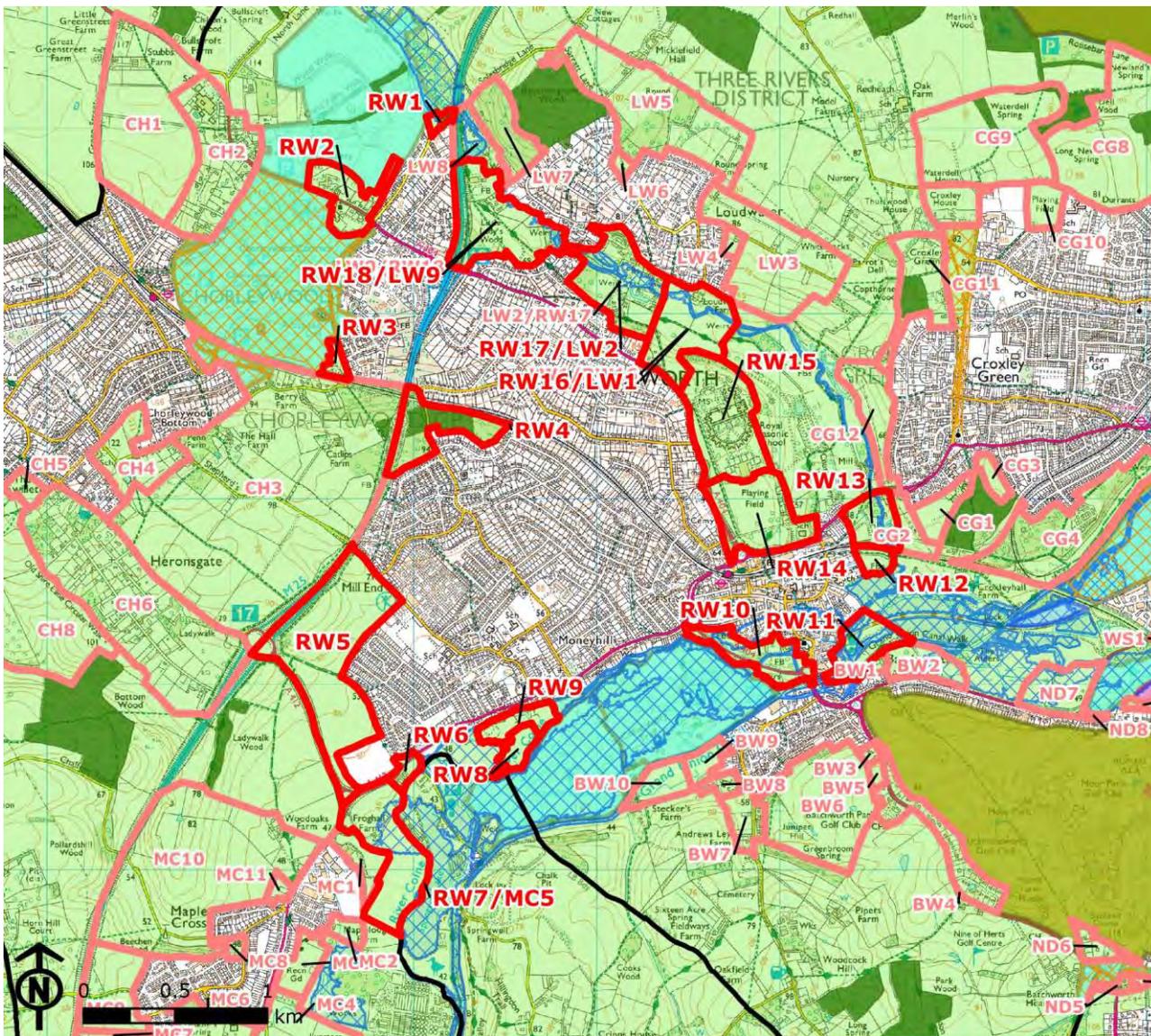
A more limited release of land that retained the screening belt of trees along the A4125 would reduce the anticipated harm to moderate.

Harm beyond outer boundary

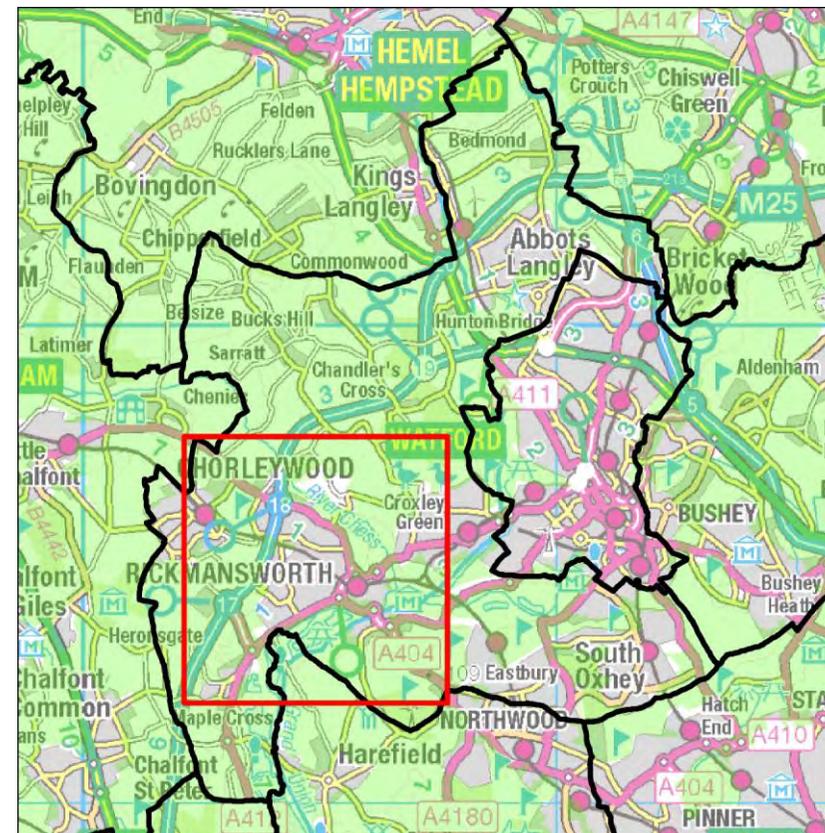
Land to the east of the parcel in Oxhey Woods Local Nature Reserve is constrained and so there is no potential for development.

Rickmansworth

Rickmansworth

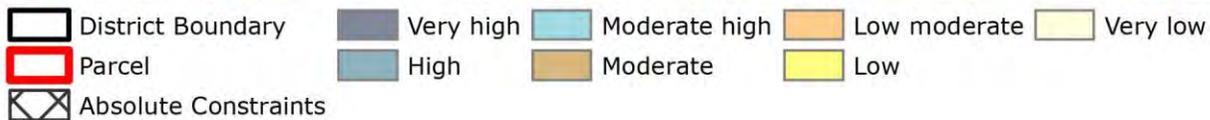
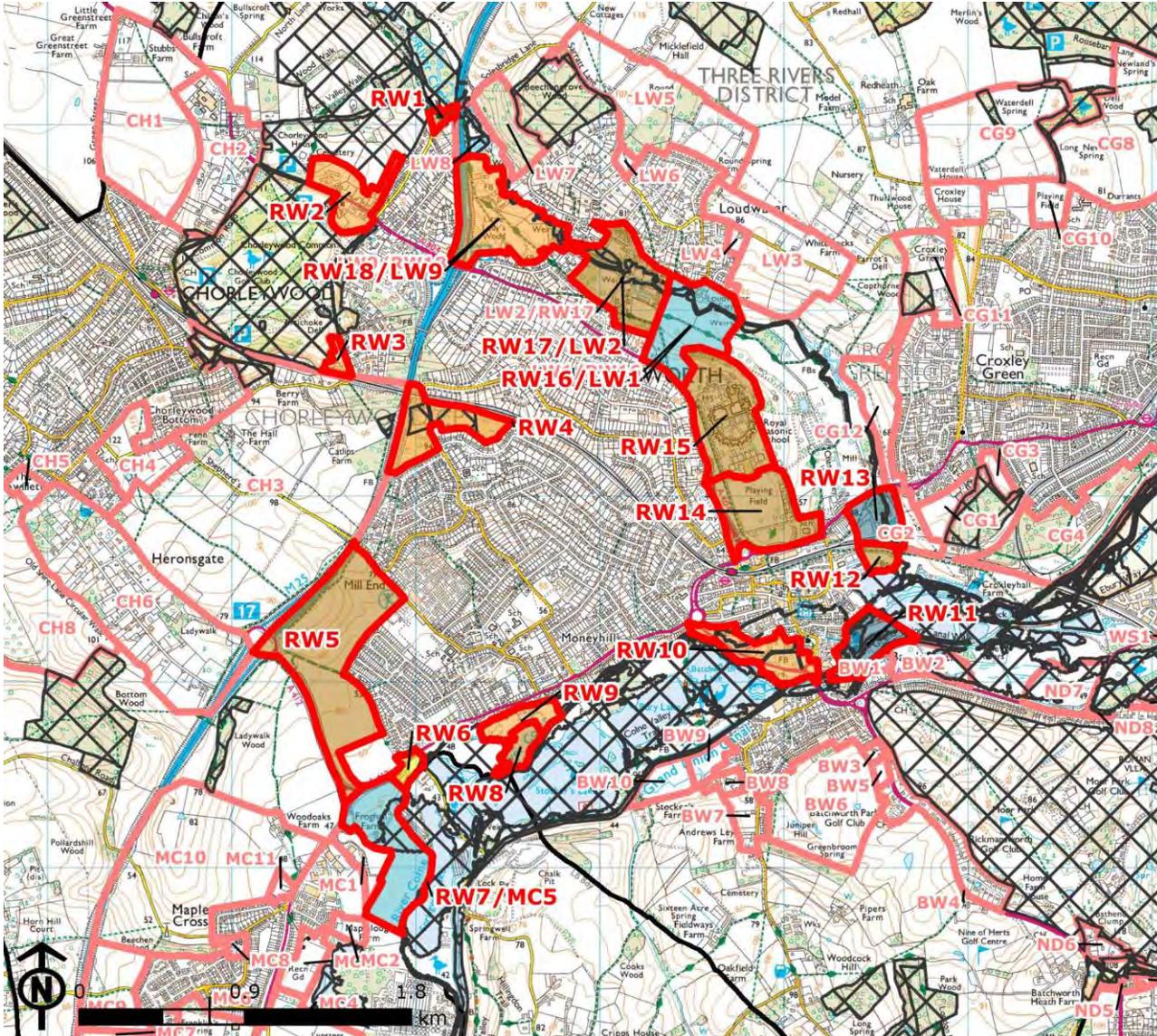


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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Rickmansworth



Parcel

- RW1
- RW2
- RW3
- RW4
- RW5
- RW6
- RW7/MC5
- RW8
- RW9
- RW10
- RW11
- RW12
- RW13
- RW14
- RW15
- RW16/LW1
- RW17/LW2
- RW18/LW9

Harm Score

RW1	Moderate
RW2	Low moderate
RW3	Low moderate
RW4	Low moderate
RW5	Moderate
RW6	Low
RW7/MC5	Moderate high
RW8	Moderate
RW9	Low moderate
RW10	Low moderate
RW11	High
RW12	Moderate
RW13	High
RW14	Moderate
RW15	Moderate
RW16/LW1	Moderate high
RW17/LW2	Moderate
RW18/LW9	Low moderate

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Rickmansworth Parcel RW1



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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 north along Solesbridge Lane, which crosses the parcel

Right image

View west from Solesbridge Lane across the north west half of the parcel



Rickmansworth Parcel RW1

Description

A small open field and outbuildings, associated with an adjacent dwelling within the inset settlement, together with trees to either side of Solesbridge Lane. The parcel is bordered by the gardens of inset residential properties to the south, and contained by the Chorleywood House Estate Local Nature Reserve to the west, by the floodplain of the River Chess to the north and by the M25 to the east.

Impact on contribution

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

Moderate

Rickmansworth 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. However there is some containment by existing development which 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

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open but its close association with the settlement form and M25 limits the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

There is no physical boundary between the north-western edged of the parcel and the wider Green Belt, but its release would not increase the containment of any adjacent Green Belt, and the constraints to developments provided by the nature reserve and flood zone designations would limit harm to 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 the prevention of sprawl and encroachment on countryside, but would constitute only a minor weakening of 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

Limiting development to the tree line which aligns with the inset Green Belt edge to the south, and maintaining the trees which form a boundary along the flood zone edge, would not weaken the adjacent Green Belt, and would therefore reduce harm to low-moderate.

Rickmansworth Parcel RW1

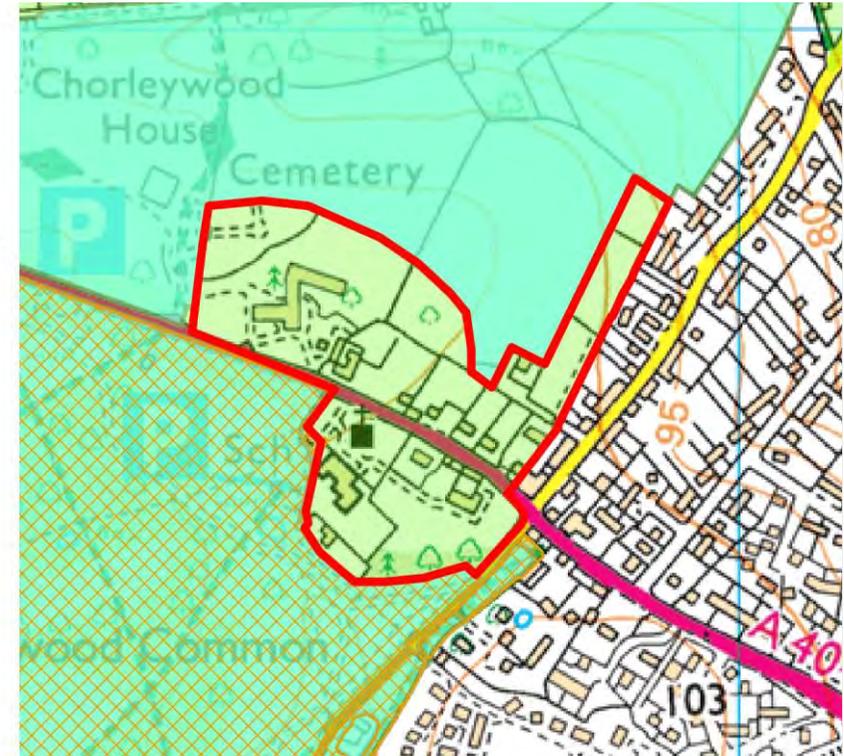
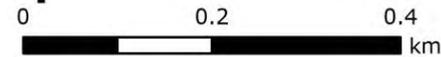
Harm beyond outer boundary

The land surrounding the site is constrained and so there is no potential for development.

Rickmansworth Parcel RW2



-  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 Chorleywood Bealmont retirement home within the western half of the parcel



Right image

View of the small fields at the back of the houses along Solesbridge Lane in the north west of the parcel



Rickmansworth Parcel RW2

Description

Low density development, contiguous with the inset settlement of Rickmansworth, centred around Christchurch C of E school, Church and nursing home along Rickmansworth Road. The parcel is bordered by the gardens of inset residential properties to the east, and also includes gardens associated with dwellings within and adjacent to the inset settlement. Tree cover forms a significant proportion of the boundary with the surrounding Green Belt, which is constrained from development by Local Nature Reserve designations (Chorleywood Common to the south and Chorleywood House Estate to the north).

Impact on contribution

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

Moderate

The parcel is close enough to more contiguous urban development to the east to be associated with the large built-up area extending out from Greater London. Most of the parcel retains distinction from the inset settlement in terms of the character and density of development, but the extent of existing development nonetheless limits contribution to this purpose.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between Rickmansworth and Chorleywood. 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 presence of urbanising development within the parcel and further development along Rickmansworth Road means that its release would have a limited impact on the perception of narrowing the gap between Rickmansworth and Chorleywood.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

There is some open land within the parcel but the extent of urbanising development within parcel in terms of the residential properties and the school, limits the extent to which its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Development within the parcel would lead to minor increase in containment although the current boundary is not strong as it runs through gardens of houses along Solebridge Lane. Release of the site would create a more convoluted boundary, but as this area is designated as a Local Nature Reserve the potential for impact on adjacent GB is limited.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have a negligible impact on adjacent Green Belt land. 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.

Rickmansworth Parcel RW2

Harm beyond outer boundary

The land surrounding the site is constrained and so there is no potential for development.

Rickmansworth Parcel RW3

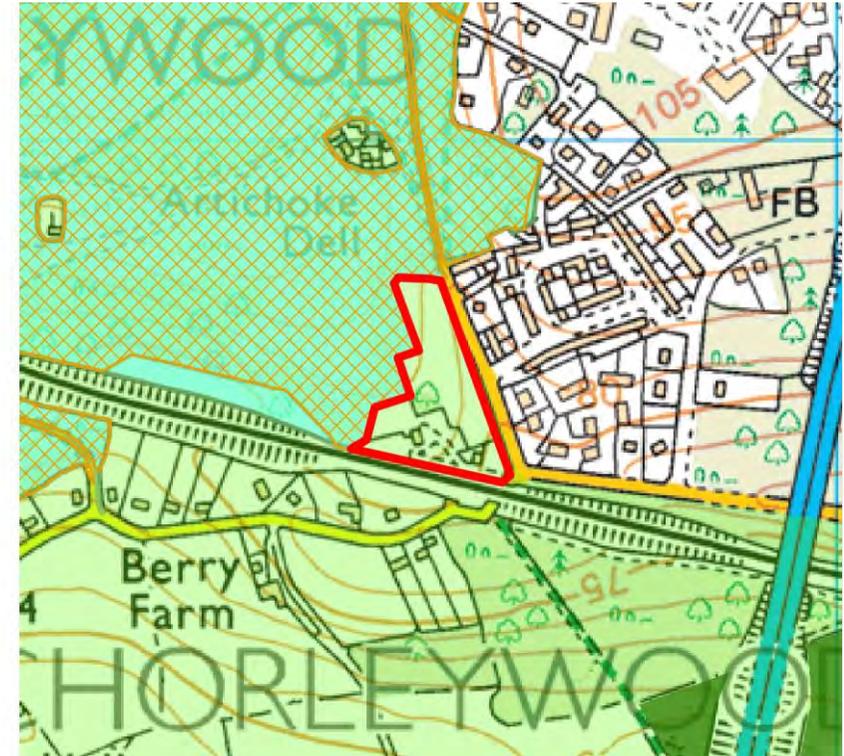


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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Left image

View south across the allotments within the parcel



Right image

View north across the parcel

Rickmansworth Parcel RW3

Description

Allotments, a small wooded area and two washed over dwellings, adjacent to the inset urban edge of western Chorleywood, the boundary of which is formed by Dog Kennel Lane. A line of trees separates the parcel from the wider Green Belt to the north and east. Chorleywood Common Local Nature Reserve – constrained. The railway tracks provide a clear boundary with the wider Green Belt to the south.

Impact on contribution

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

Moderate

The parcel is close enough to more contiguous urban development to the east to be associated with the large built-up area extending out from Greater London. It contains some urbanising development but the lane creates some distinction from the inset settlement.

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, release of the parcel would have negligible impact on the size of the gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains some urbanising development and the railway line creates a degree of containment, but Dog Kennel Lane creates some distinction from the inset settlement edge.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent land. The parcel's outer edge would constitute a slightly weaker boundary than Dog Kennel Lane but potential harm to the wider Green Belt is limited by the Local Nature Reserve constraint.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have a negligible impact on adjacent Green Belt land. 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.

Harm beyond outer boundary

Land to the north and west of the site is constrained and so there is no potential for development. Land to the south of the site has been assessed in relation to expansion of Chorleywood as CH3.

Rickmansworth Parcel RW4

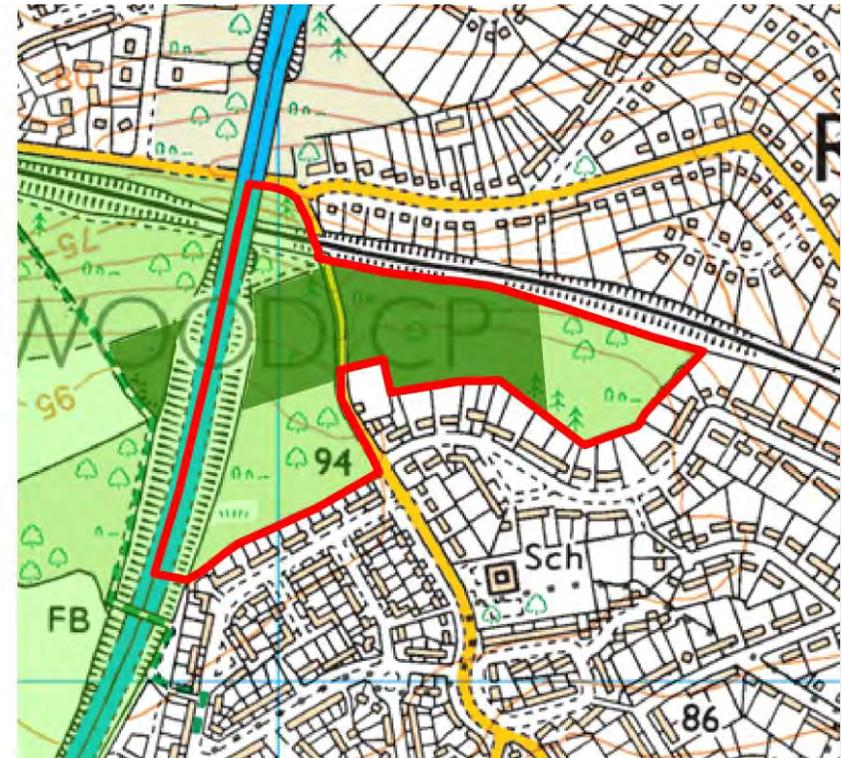


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 south east into the parcel looking towards the urban edge of Rickmansworth



Right image

View into the eastern half of the parcel

Rickmansworth Parcel RW4

Description

An area of woodland, half of which is designated as ancient woodland adjacent to the inset edges of Rickmansworth. Bordered by inset development to the north, east and south which creates containment. Garden boundaries form the inset settlement edges to the east and south while railway tracks form the northern boundary. The M25 forms the boundary with the wider Green Belt to the east.

Impact on contribution

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

Relatively limited-Moderate

Urbanising development around the parcel, and the motorway which creates distinction from the wider Green Belt 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

Development in this parcel would not narrow the gap between Rickmansworth and Little Chalfont / Amersham.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open and undeveloped, but its close association with the settlement form and the extent of containment by existing development limits the extent to which development would constitute encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

The motorway, which forms the western boundary 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 moderate

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have no impact on adjacent Green Belt land. 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.

Harm beyond outer boundary

The area of land beyond the M25 has been assessed in relation to the expansion of Chorleywood as parcel CH3.

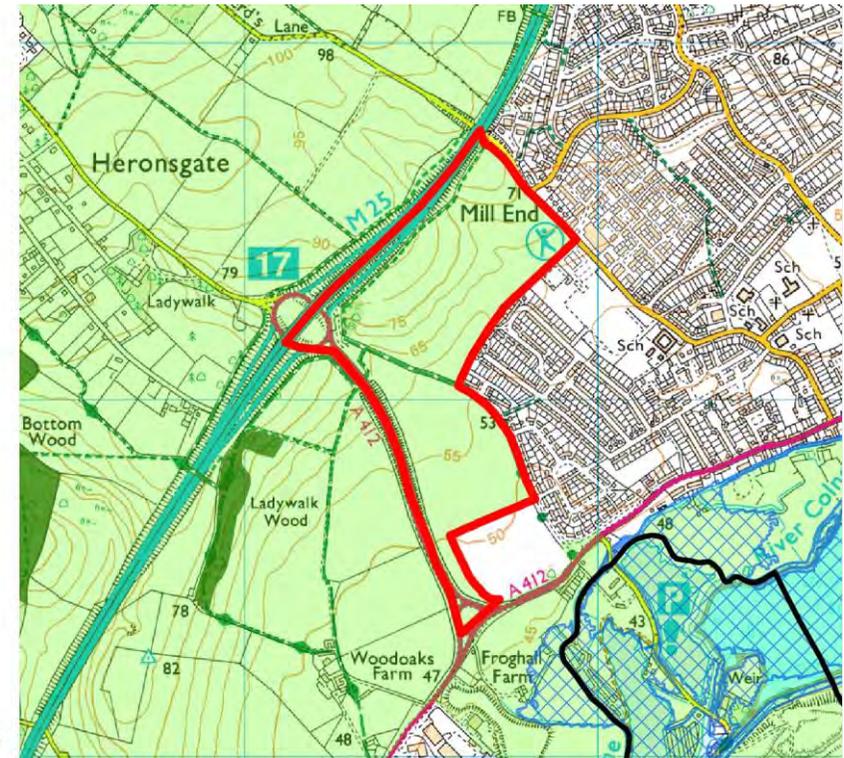
Rickmansworth Parcel RW5



-  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 south east across the northern half of the parcel, towards the urban edge of Rickmansworth

Right image

View south across the southern half of the parcel towards the urban edge of Rickmansworth



Rickmansworth Parcel RW5

Description

Two large, open agricultural fields adjacent to the inset edges of Rickmansworth. The parcel is bordered by inset residential development to the north and east, and by The Reach Free School to south, which creates some urban containment. Garden boundaries, Long Lane and Shepherds Lane form the inset settlement boundaries. To the south there is no boundary feature. The motorway and the A405 create separation from the adjacent Green Belt.

Impact on contribution

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

Moderate

While the parcel is open and undeveloped, urbanising development around the parcel and the motorway and A road which create distinction from the wider Green Belt limit the extent to which development could be considered as sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Development in this parcel would not narrow the gap between Rickmansworth and Little Chalfont / Amersham, as development to the north already extends out to the M25.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains no urbanising development however, it is contained by inset development to the north east, east and south east. It has no clear distinction from the urban edge being formed mainly of residential garden boundaries and hedgerows and the land slopes down towards the settlement edge. However as it is formed of two agricultural fields release of the parcel would encroach on land which has a rural use.

Impact on adjacent Green Belt

No/Negligible

Development of the parcel would not lead to increased containment of any adjacent Green Belt land, furthermore the motorway and A405 would form a clear distinction between settlement and countryside and would be consistent with the existing settlement edges to the north and south.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside, and would have no impact on adjacent Green Belt land. 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

Any release of land crossing the A405 would expand development into an area which makes a strong contribution to purposes 1 and 3 (the prevention of sprawl and of encroachment on countryside), and would result in a weaker Green Belt boundary which would lead to high harm to the Green Belt purposes.

Rickmansworth Parcel RW6

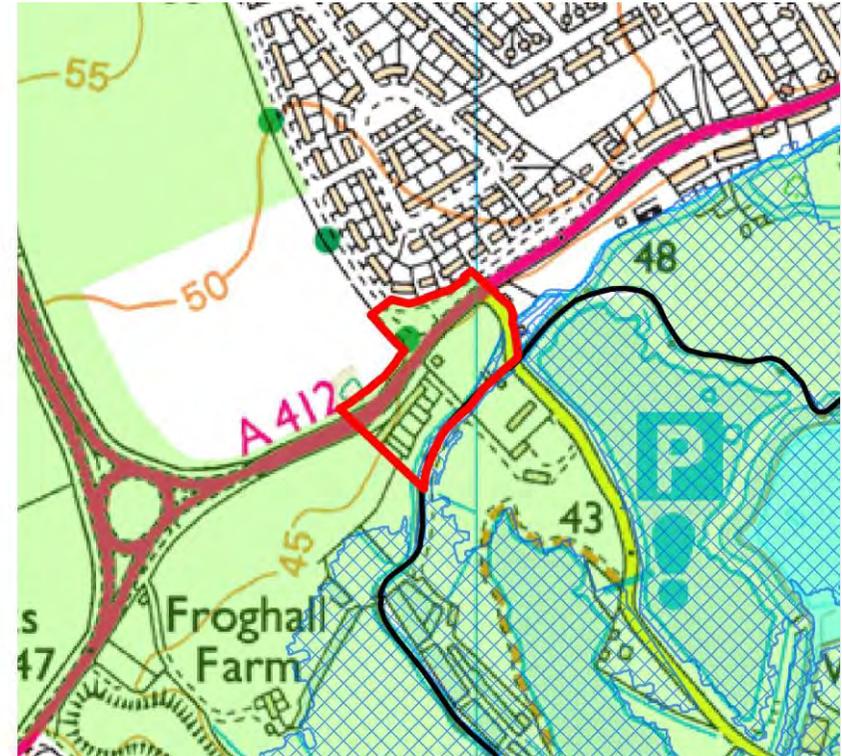


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 north across the parcel with washed over dwellings to the east

Right image

View south across the parcel with the washed over dwellings to the east



Rickmansworth

Parcel RW6

Description

A row of washed over residential dwellings, a pumping station and grassland strips to either side of the A412 Uxbridge Road, adjacent to inset edge of Mill End (Rickmansworth). The parcel is bordered by inset development to the north and west and a washed over building to east, which creates urban containment. The A412 defines the western boundary, small residential roads provide the northern boundaries and the River Colne forms the eastern boundary. There is no defined boundary with the wider Green Belt to the south.

Impact on contribution

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

Low-Relatively low

Urbanising development in and around the parcel limits the extent to which release of the parcel would constitute sprawl of the large urban area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The containment of this area by the inset edge of Rickmansworth means that its release would not be perceived as narrowing the gap between Rickmansworth and Little Chalfont.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Low-Relatively low

There is some open land within the parcel but its close association with the settlement form and presence of urbanising development limits the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would increase containment of adjacent Green Belt to the east, but would not result in a weaker Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have a limited impact on all Green Belt purposes, and a minor impact on adjacent green belt to the east. 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

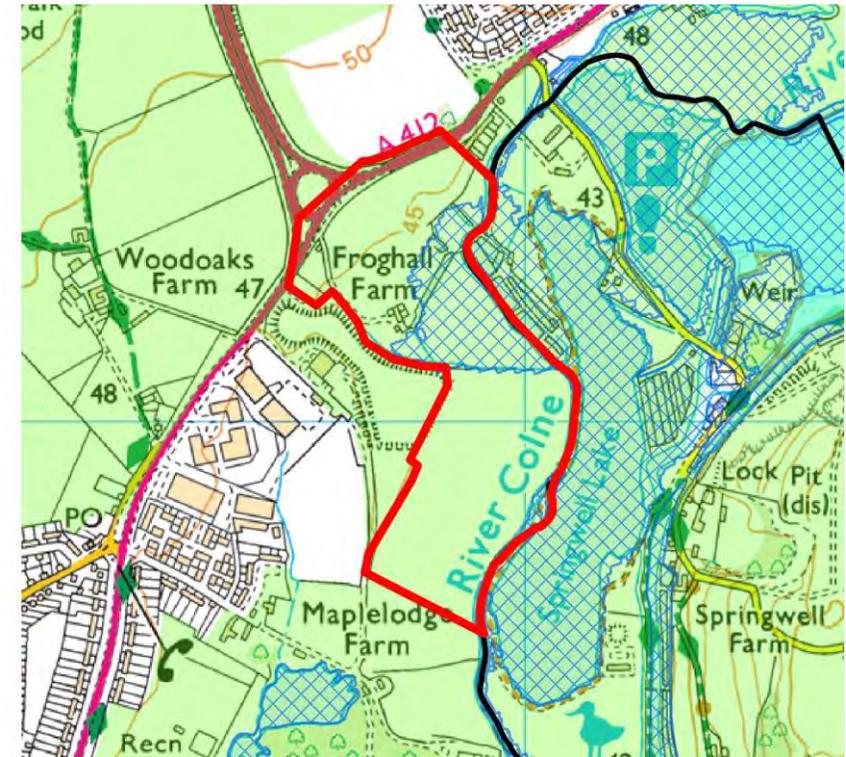
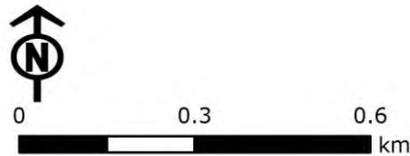
Land beyond the outer (eastern) boundary of the parcel is within the London Borough of Hillingdon, and is therefore not assessed.

Rickmansworth Parcel RW7/MC5



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 off the A412 north east across the northern half of the parcel



Right image

view off the A412 east across the northern half of the parcel

Rickmansworth Parcel RW7/MC5

Description

Open grassland and scrubland. The northern edge of the parcel is adjacent to the inset edge of Rickmansworth at The Reach Free School, from which it is separated by the A412. The parcel encompasses most of the gap between Rickmansworth and Maple Cross to the east of the A412, but an area occupied by storage / lorry park uses lies to the south (MC1). MC1 lies largely on raised ground, and has an embankment which creates some distinction from RW7/MC5. There is no development other than a cluster of farm buildings, which do not constitute an urbanising influence. The boundary with the wider Green Belt to the east is formed by Springwell Lake, and a block of woodland forms the boundary to the south.

Impact on contribution

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

Relatively significant

Rickmansworth 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 is open and undeveloped and the A412 provides distinction 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

The parcel plays a significant role in separating Maple Cross and Rickmansworth, however the majority of the gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross is south of Maple Cross, with the M25 playing an important role in their separation. Therefore the perception of development in this area as narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross would be more limited

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

There is no urbanising development present in the parcel, and the A412 creates some distinction from the urban edge, but the close proximity of the settlement edges of Rickmansworth and Maple Cross does create some containment, slightly limiting the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would leave little justification for retaining land to the south west (MC1) in the Green Belt, but that would not increase overall harm. There would be a minor increase in containment of adjacent Green Belt land to the west of the A412 Denham Way, but new boundaries would be clearly defined by the A412, Springwell Lake and woodland.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on prevention of sprawl and encroachment on countryside. However it would have a limited impact on adjacent Green Belt land. 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.

Rickmansworth Parcel RW7/MC5

Harm beyond outer boundary

Constraints prevent development to the east. The woodland to the south also forms a strong boundary feature, any expansion into which would intrude on the mosaic of woodland and water bodies that characterises the Colne Valley in this area and makes a significant contribution to preventing encroachment on countryside. An expansion of development into this area would mark a significant change in the settlement form of Rickmansworth, with a high level of harm to Green Belt purposes.

Rickmansworth Parcel RW8

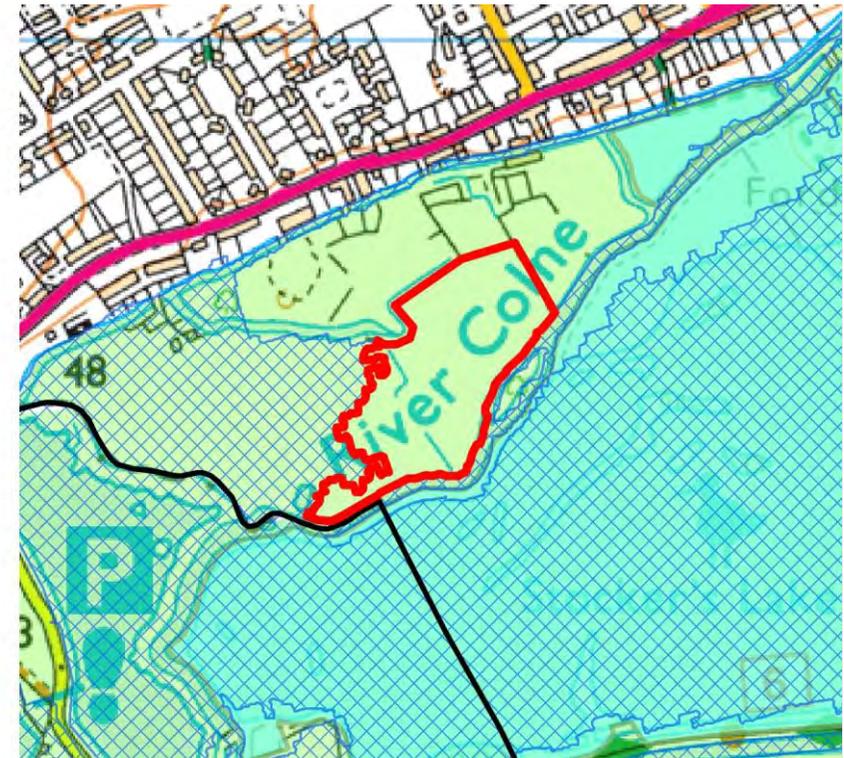


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 from south of the river into the parcel



Right image

View from south of the river into the parcel

Rickmansworth Parcel RW8

Description

Open grassland and scrubland adjacent to the washed over development within parcel LW9 which lies next to the urban edge of Rickmansworth. Tree lines and the River Colne form a boundary with the wider Green Belt to the east and south, beyond which land is constrained by a Local Nature Reserve. Scrubland lies to the west but this area of land is constrained by Flood Zone 3b, up to the urban edge.

Impact on contribution

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

Relatively significant

Rickmansworth 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 is open and undeveloped and the River Colne, and flood plain to the west provides distinction 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

Limited – No contribution

The parcel does not lie between Rickmansworth and a neighbouring town and therefore its release would not narrow the gap between neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The land is predominantly open and the River Colne and its flood plain provide distinction from the inset settlement edge. However, the tree line, river and reservoirs create some distinction from the wider countryside which limits somewhat the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

While the Green Belt boundary would be made less consistent, the River Colne to the south would provide clear distinction between settlement and countryside. Release would not increase containment of any adjacent Green Belt land as the constraint to development provided by the nature reserve and flood zone designation would limit harm to the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively strong impact on the prevention of sprawl and encroachment on countryside but would have only a minor impact on adjacent Green Belt land. 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 surrounding the parcel is constrained so there is no potential for development.

Rickmansworth Parcel RW9

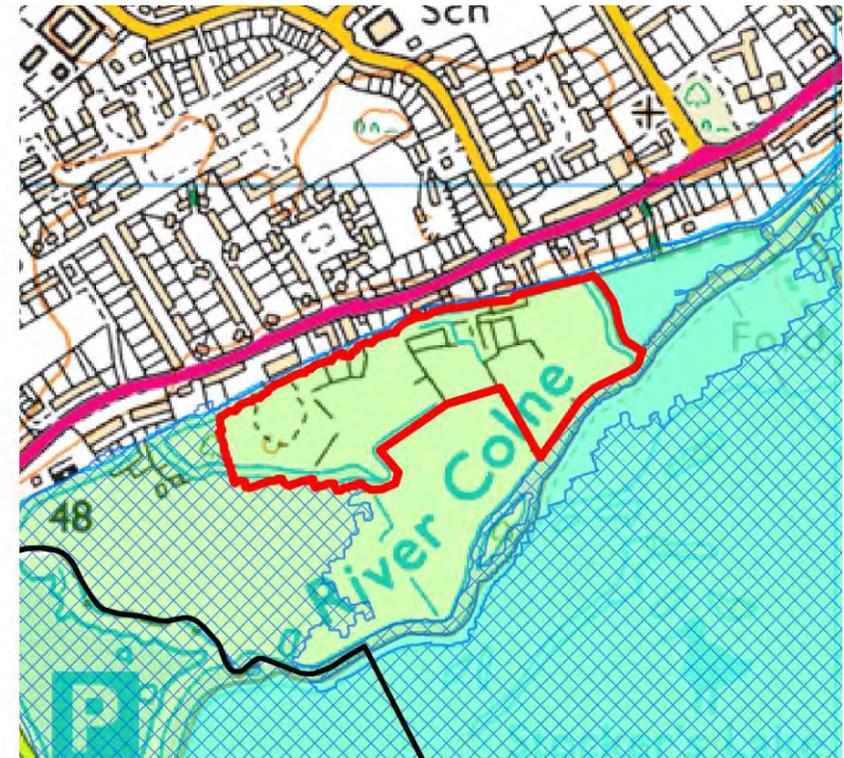


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 from south of the river into the parcel



Right image

View from south of the river into the parcel

Rickmansworth Parcel RW9

Description

A car park, RV hire yard, truck storage area, a number of washed over buildings, adjacent to the inset edges of Rickmansworth, with the River Colne and garden boundaries forming the inset settlement edge. Tree lines form a boundary with the wider Green Belt to the east and west, with the River Colne forming some distinction with the wider Green Belt to the south.

Impact on contribution

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

Relatively limited

Most of the parcel retains distinction from the inset settlement in terms of the character and density of development, but the extent of existing development nonetheless limits contribution to this purpose.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie between Rickmansworth and a neighbouring town and therefore its release would not narrow the gap between neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

While the parcel retains a limited amount of openness and distinction from the urban edge, the extent of urbanising development within the parcel limits the extent to which release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would not increase containment of adjacent Green Belt land. The southern boundary of the parcel would not form a clearer or more consistent Green Belt boundary, although development constraints to the east (Local Nature Reserve) and west (Flood Zone 3b) and further to the south (Local Nature Reserve) would limit harm to the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a limited impact on all Green Belt purposes, and a limited 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.

Harm beyond outer boundary

Land surrounding the parcel is constrained as floodzone and/or the Stockers Wood Local Nature Reserve, so development is precluded.

Rickmansworth Parcel RW10

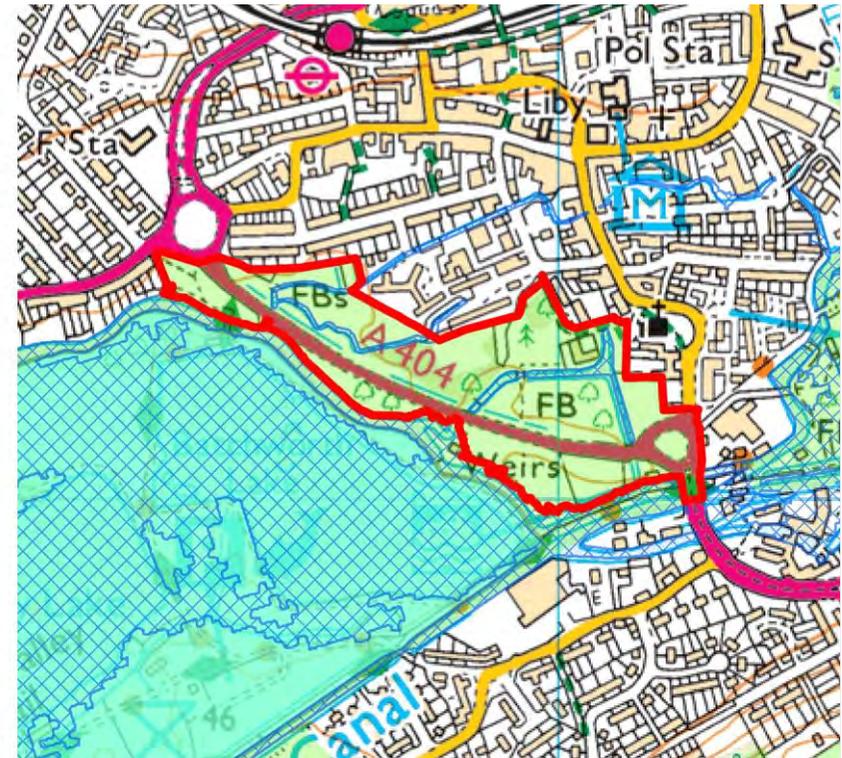


Service Layer Credits: Google, Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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, into the northern half of the parcel towards the River Colne

Right image

View south, into the southern half of the parcel towards the River Colne and reservoir



Rickmansworth Parcel RW10

Description

An area of woodland, allotments, some small open spaces, a section of the A404 and one washed over building adjacent to the urban edge of Rickmansworth, the boundary of which is formed by garden boundaries or the edges of buildings, through to the east and west this is formed by the A404 The parcel is bordered by inset development to the north, east and west, which creates some urban containment.. The River Colne and small reservoir forms clear boundary with the wider Green Belt to the south which is designated as a Local Nature Reserve.

Impact on contribution

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

Moderate

The parcel is open and undeveloped however, urbanising development around the parcel 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

Due to urban containment of the land and the fact that the settlements of Rickmansworth and Batchworth are already merged to the east the extent to which the parcel maintains the gap between Rickmansworth and Northwood is limited.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains very little urbanising development and is open, however, it has a close association with the settlement form and the extent of containment by existing development limits the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of adjacent Green Belt land. The river and reservoir on the southern edge of the parcel would form a clearer distinction between settlement and countryside, and the Local Nature Reserve designation would further limit harm to the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on prevention of sprawl and encroachment on countryside and would have no impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is low moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

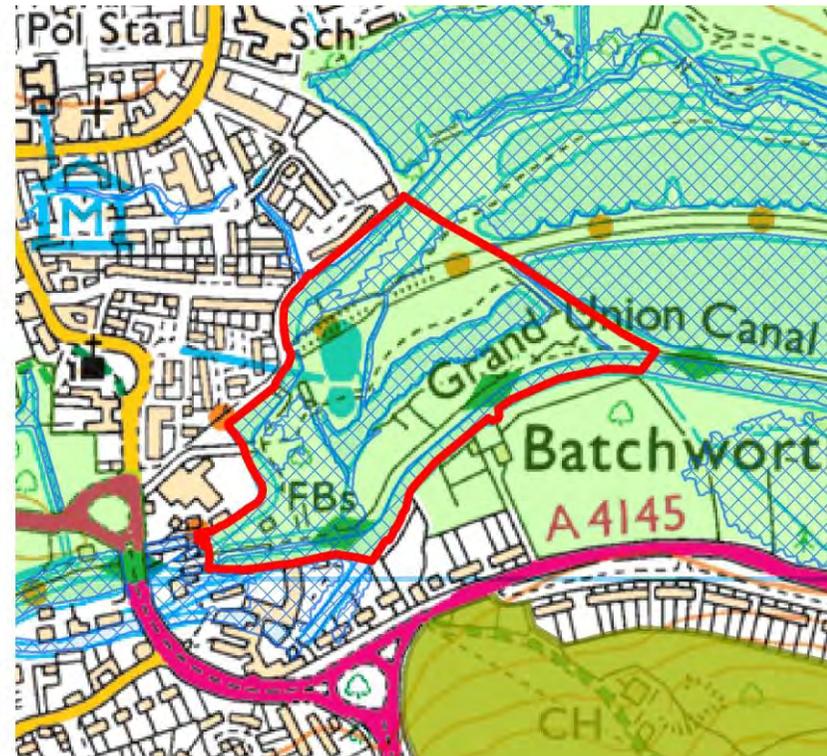
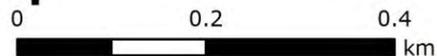
Harm beyond outer boundary

Land to the south of the parcel is constrained and so there is no potential for development.

Rickmansworth Parcel RW11



-  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 lock east through the parcel



Right image

View from the lock east through the parcel

Rickmansworth Parcel RW11

Description

Woodland, a reservoir, a single washed over dwelling and its garden and a small area of allotments, adjacent to the inset urban edge of Rickmansworth the boundary of which is formed by the Grand Union Canal, River Chess and a its flood plain. The Canal forms a boundary with the Green Belt to the south while reservoirs and flood zones form a boundary with wider Green Belt to the east.

Impact on contribution

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

Significant

Rickmansworth 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 is open and uncontained and the watercourse provides distinction from the urban edge. Therefore release would constitute sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of the parcel would to some extent narrow the gap between Rickmansworth and the Tolpits Lane area of Watford to the east. However the reservoirs and flood zone designation provide strong separating features.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel contains very little urbanising development. The river to the west provides distinction from the inset edge of Rickmansworth and the parcel retains a relationship with the wider countryside.

Impact on adjacent Green Belt

Moderate

Release of the parcel would result in the containment of the Green Belt land to the south of the River Colne. As the boundaries would continue to be formed by waterbodies, release would not result in clearer distinction between settlement and countryside.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on prevention of sprawl and encroachment into countryside and a moderate impact on preventing the merger of towns and would have a moderate impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be high.

Potential to limit harm

Limiting development to the south west of the parcel adjacent to Travis Perkins would limit harm due to more containment and the presence or urbanising influences. However, release of this area would result in a weaker Green Belt boundary. Harm would be reduced to moderate high.

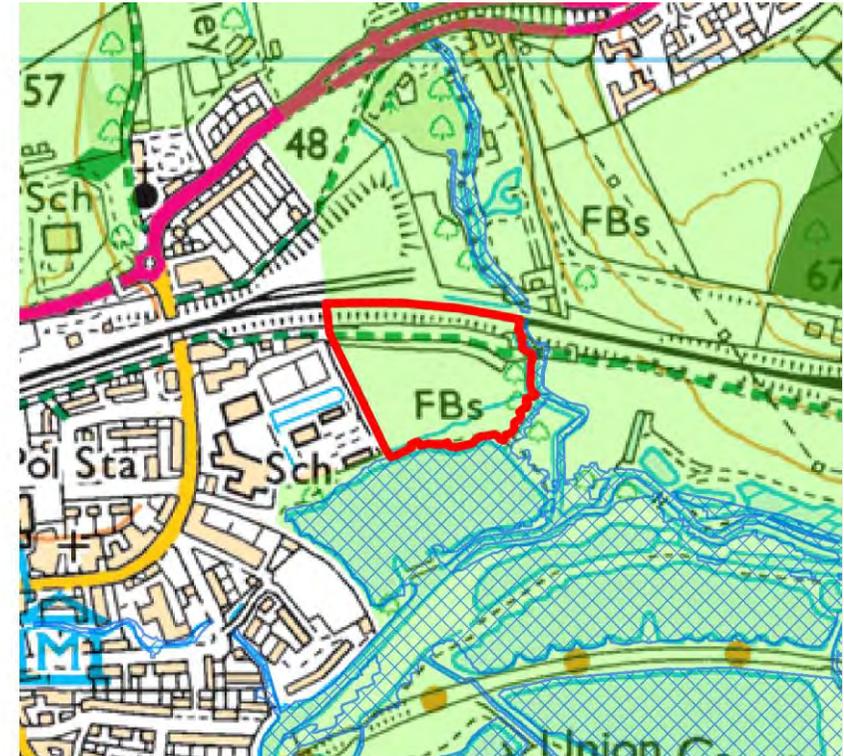
Rickmansworth Parcel RW12



- 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 along the footpath adjacent to the playing fields and towards the entrance

Rickmansworth

Parcel RW12

Description

A playing field associated with St Joan of Arc Catholic School adjacent to the inset edges of Rickmansworth. The parcel is bordered by inset urban development to the west, with a boundary formed of a treeline. A thick treeline which surrounds the playing field forms distinction with the wider Green Belt.

Impact on contribution

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

Relatively significant

Rickmansworth 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 is open and undeveloped and so development would constitute sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The extent to which the parcel is contained by a thick treeline, the River Chess and a reservoir to the south means limits the impact on the perception of narrowing the gap between Rickmansworth and Watford.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The land is open and undeveloped, but the extent of visual containment from the wider Green Belt limits the extent to which development would constitute encroachment on countryside.

Impact on adjacent Green Belt

Minor

The thick treelines, reservoir, River Chess and railway tracks would form a clearer distinction between settlement and countryside. However, release of the parcel would increase containment of Green Belt land to the north, though this is somewhat mitigated by the railway tracks which form a strong boundary feature. The reservoir and flood zone designation to the south limits harm to the Green Belt in this direction.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing urban sprawl and a moderate impact on preventing encroachment into the countryside. Release would have a minor impact on adjacent Green Belt land to the north. The harm to the Green Belt of releasing this parcel is moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Development of land to the east of the parcel would breach the strong boundary formed by the tree belt and the River Chess, further narrowing the gap between Rickmansworth and Watford and increasing encroachment on the countryside and urban sprawl. Therefore harm would be high. The lake to the south is constrained from development.

Rickmansworth Parcel RW13

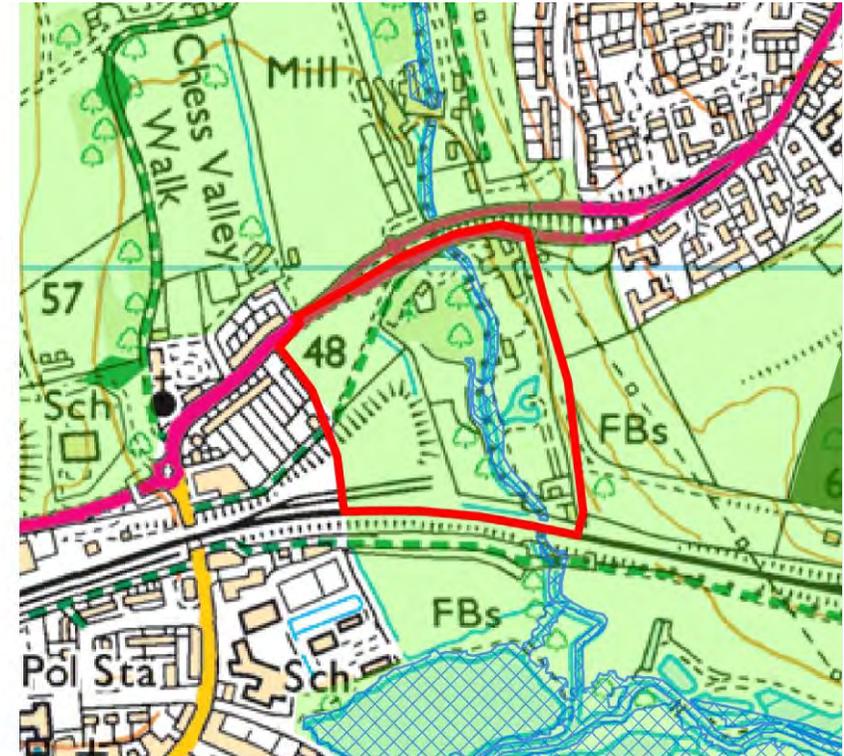


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 along the A412 which forms the northern boundary of the parcel



Right image

View south west along the footpath through Fortune Common, looking towards the urban edge of Rickmansworth

Rickmansworth Parcel RW13

Description

A green, small areas of woodland, the River Chess and an office building, located adjacent to the inset edge of Rickmansworth to the west. The parcel is bordered by inset development to west and the inset settlement edge of Croxley Green is nearby to the north east. The inset settlement edge of Rickmansworth is formed by the rear of dwellings and a small woodland area. The A412 and washed over development provides a clear boundary with the wider Green Belt to the north while the railway tracks provide distinction from the Green Belt to the south.

Impact on contribution

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

Relatively significant

The containment of the parcel by the urban areas of Rickmansworth and South Oxhey, which form part of the large built up area, and the washed over development and railway tracks which create distinction from the wider Green Belt 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

Significant

The parcel lies between the settlements of Rickmansworth and Watford, and its release would significantly narrow the gap between the towns. Release of the parcel would also merge Rickmansworth with Croxley Green which, although not considered a town, is almost contiguous with Watford. While the settlements would be merged by release of the parcel, ancient woodland and railway tracks to the east would retain some separation between Rickmansworth and Watford and Rickmansworth and Croxley Green are already merged to some degree by the A412 and washed over development along it.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The majority of the land is open and undeveloped. However its containment from the wider countryside, the presence of some washed over development and the use as playing fields which is associated with the proximity of the urban edge, somewhat limits the extent to which development would constitute encroachment on countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would increase containment of Green Belt land to the south however, the railway tracks would provide a strong boundary feature. Land to the east would also become contained however, much of this area is designated as ancient woodland and so is very unlikely to be released. The A road, railway tracks and ancient woodland would form clearer distinction between the settlement and the countryside.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing the merging of towns and a relatively significant impact on preventing urban sprawl and encroachment on countryside. While Green Belt land to the south would become increasingly contained the railway tracks would prevent significant harm. It is therefore concluded that the harm to the Green Belt of releasing this parcel is high.

Rickmansworth Parcel RW13

Potential to limit harm

There are no notable variations in harm within the parcel.

Rickmansworth Parcel RW14



- 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 south, into the playing field within the parcel



Right image

View east along the footpath which runs down the centre of the parcel



Rickmansworth

Parcel RW14

Description

One of the playing fields associated with the Royal Masonic School for Girls, a section of Rickmansworth Park, small woodland blocks / treelines, Rickmansworth Park JMI School and a row of washed over dwellings. The parcel is adjacent to the inset urban edge of Rickmansworth to the south and west, with boundaries to the south formed by the A412 and to the west by the A404 Chorleywood Road. To the north is washed over development in the form of the Royal Masonic School for Girls which results in some urban containment. A minor road forms a boundary 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

Rickmansworth 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 is largely open and undeveloped and has some distinction from the urban edge and so development would constitute sprawl of the large built up area. This is limited slightly by its containment by the urban edges of Rickmansworth, some washed over development to the east and the school to the north.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of the land would result in the narrowing of the gap between Rickmansworth and Croxley Green, which is almost contiguous with the town of Watford. However, development to the east of the parcel has already occurred which limits the impact release of the parcel would have on the perception of narrowing of the gap between Rickmansworth and Watford.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is predominantly open and undeveloped and has some distinction from the inset urban edges to the south and west. However, it is partially contained by inset development and washed over development to the north and east which somewhat limits the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would have little impact on containment of adjacent Green Belt land due to existing development at the edge of the parcel. The new Green Belt boundary would be formed of a minor road which would not result in a clearer distinction between settlement and countryside.

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

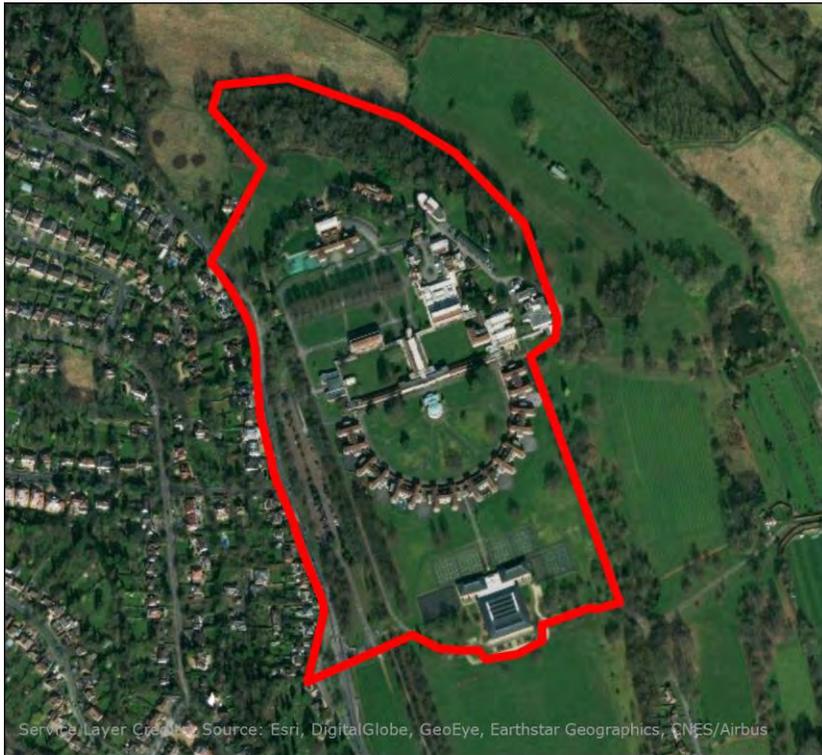
There are no notable variations in harm within the parcel.

Rickmansworth Parcel RW14

Harm beyond outer boundary

Any release of land crossing beyond the parcel to the east would expand development into the Chess Valley, which makes a stronger contribution to preventing sprawl, the merger of towns and encroachment on countryside, and which therefore would result in at least high harm to the Green Belt purposes.

Rickmansworth Parcel RW15



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 east from the footpath looking towards the school's sports buildings in the southern half of the parcel



Right image

view east from the footpath looking towards the main school buildings in the northern half of the parcel

Rickmansworth Parcel RW15

Description

The Royal Masonic School for Girls and its grounds and playing fields, adjacent to the urban edge of the inset settlement of Rickmansworth. The A404 forms the boundary with the inset settlement to the west. A small belt of woodland forms a boundary with the wider Green Belt to the north, while to the east and south this is formed by a sparse tree line and the edges of playing fields.

Impact on contribution

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

Moderate

Rickmansworth 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. There is extensive development within the parcel but the school is reasonably low density with large areas of open space. There is a reasonably strong sense of distinction from the urban edge along the A404 and no urban containment to the north, east or south. The extent of existing development within the parcel however would limit the extent to which further development would be considered to constitute sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Release of land would result in the narrowing of the gap between Rickmansworth and Croxley Green (part of Watford, although development between the settlements has already to the occurred further to the south east along Park Road. The extent of existing development within the parcel also limits the extent to which the perception of the gap would be reduced by further development.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains development in the form of The Royal Masonic School for Girls, limiting the extent to which release would constitute encroachment on the countryside. However the parcel retains some openness from built development, in terms of open spaces and playing fields and a sense of distinction from the settlement edge.

Impact on adjacent Green Belt

Moderate

Release of the parcel would increase containment of adjacent Green Belt land to the south which would become enclosed on three sides by inset development. Release would also lead to the creation of a weaker Green Belt boundary than the existing boundary formed by the A404.

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 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 this parcel would be Moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Rickmansworth Parcel RW15

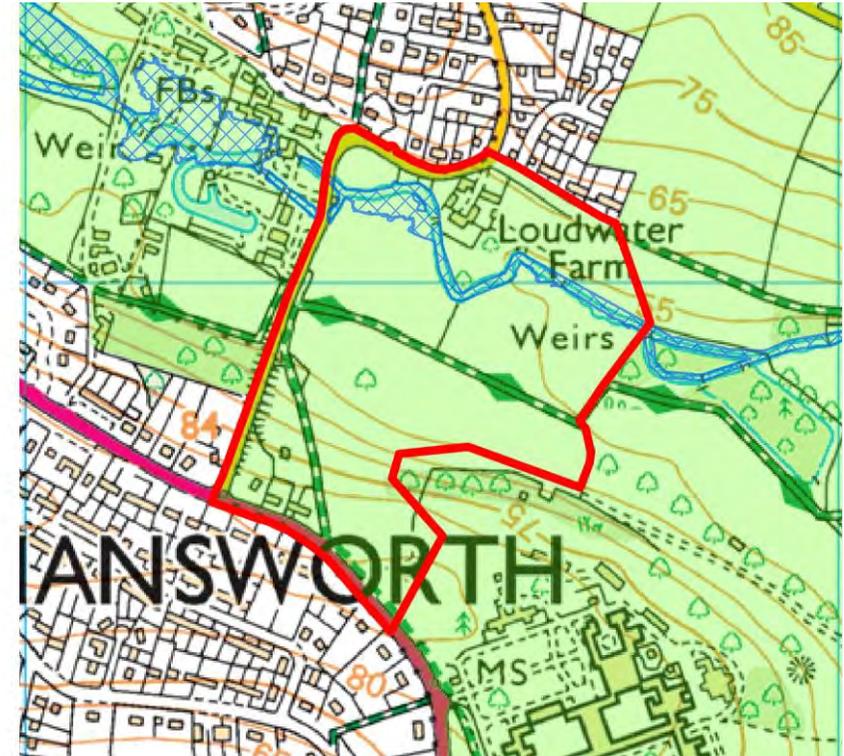
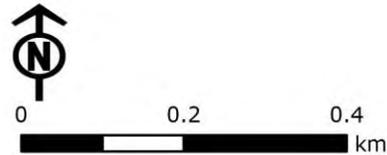
Harm beyond outer boundary

Any release of land crossing beyond the parcel to the east would expand development into the Chess Valley, which makes a stronger contribution to preventing sprawl, the merger of towns and encroachment on countryside, and which therefore would result in at least high harm to the Green Belt purposes.

Rickmansworth Parcel RW16/LW1



-  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 open fields in the southern half of the parcel

Rickmansworth

Parcel RW16/LW1

Description

A couple of open fields, some tree belts and a small number of washed over residential dwellings, located between the inset urban edge of Rickmansworth and the inset settlement of Loudwater. The A404 Chorleywood Road marks the inset settlement edge with Rickmansworth. Reasonably thick tree belts and tree-lined field boundaries mark the edge with the wider Green Belt to the east and to the west.

Impact on contribution

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

Relatively significant

Rickmansworth 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 is open but is partially contained by development to the north (Loudwater) and to the south east by the Royal Masonic School for Girls.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of land would result in the narrowing of the gap between Rickmansworth and Loudwater but Loudwater 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/Loudwater and Croxley Green (part of Watford), although development between these settlements is much closer to the south.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, with some sense of distinction from the urban edge. Release of the parcel would lead to encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to complete containment of the Green Belt land to the west but this is land that plays a weaker role in relation to the Green Belt purposes. It would lead to creation of a Green Belt boundary of similar strength to the existing 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.

Harm beyond outer boundary

Development to the east would encroach further on open land, would reduce the gap between Rickmansworth and Croxley Green and would be further separated from the urban edge by tree belts, resulting in high harm.

Rickmansworth Parcel RW17/LW2

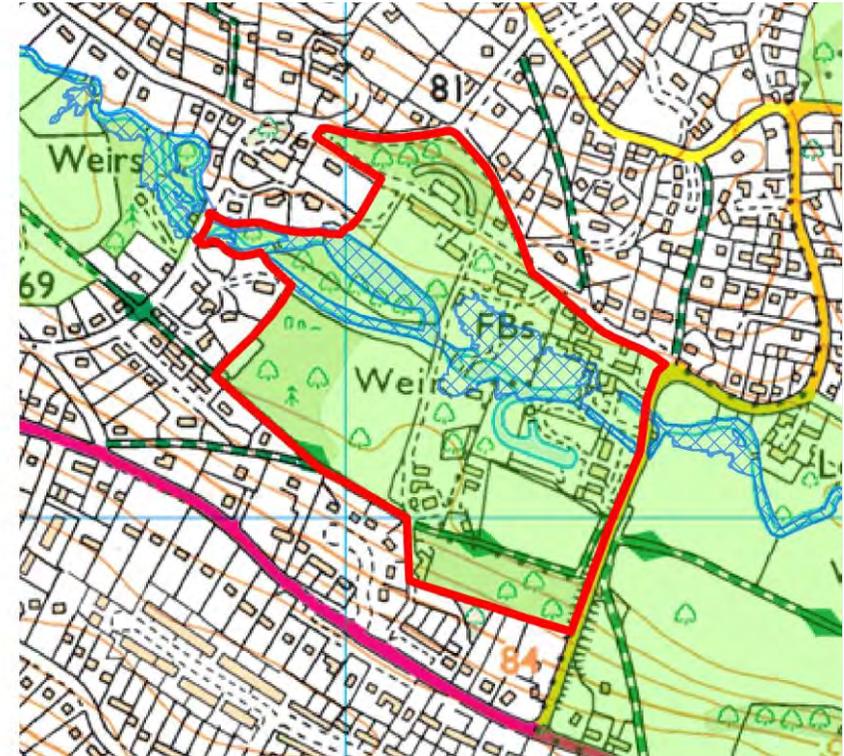


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 from Troutstream Way across the bridge over the Chess within the parcel

Right image

View of the large gardens and open spaces within the parcel



Rickmansworth Parcel RW17/LW2

Description

Very low density residential development, and some small woodland blocks located between the inset urban edge of Rickmansworth and the inset settlement of Loudwater. A tree belt marks the inset settlement edge with Rickmansworth. Further tree belts and field edges mark the edge with the wider Green Belt to the east. To the west only a very narrow strip of Green Belt links the parcel with the wider countryside in this direction, otherwise it is enclosed by the edges of Rickmansworth and Loudwater.

Impact on contribution

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

Moderate

Rickmansworth 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. Whilst the parcel is contained by development on three edges, the land is predominately open with the exception of a few residential properties. Extensive tree cover retains a reasonably strong sense of distinction from the inset area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The land lies between Rickmansworth and Loudwater, but Loudwater is not considered to be a town. The extent of inset development to the north east and south east of the parcel means that there would be no impact on the gap between Rickmansworth and Croxley Green (part of Watford).

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains some development in the form of a number of large, detached residential dwellings, and is contained on three sides by inset development. The tree lined edges and general openness within the parcel however gives it some distinction from the urban edge and its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to the increased containment of adjacent Green Belt land to the west which would be enclosed by urban development on three sides. However the field boundaries and tree belt which form the eastern boundary of the parcel with the wider Green Belt would not be clearer or stronger than the existing boundaries.

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 no/ limited 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.

Rickmansworth Parcel RW18/LW9

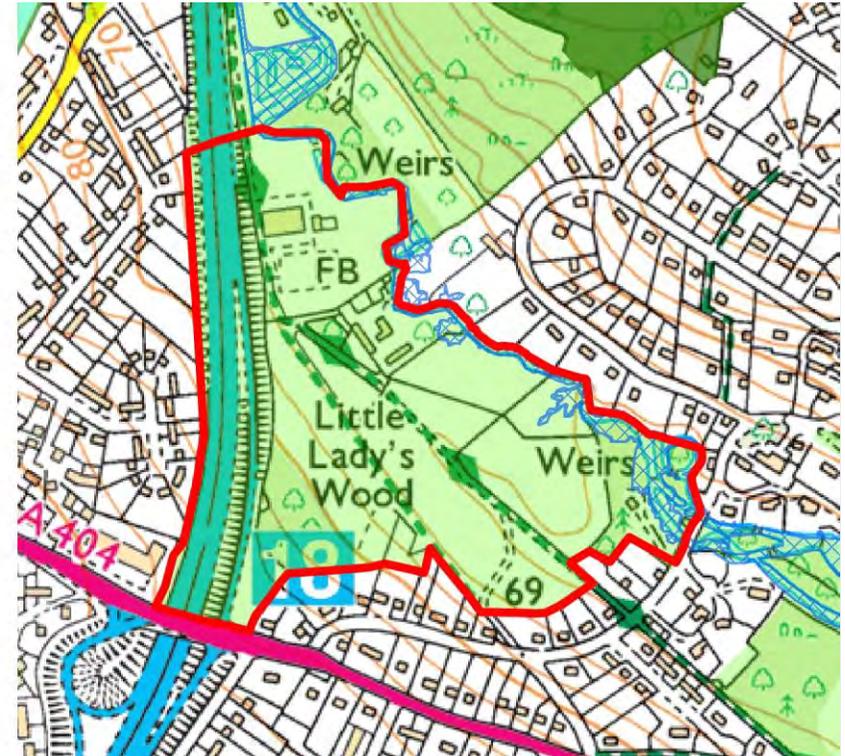


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 over the western half of the parcel, towards the motorway



Right image

View into the aquatic centre located in the northern corner of the parcel

Rickmansworth Parcel RW18/LW9

Description

Open agricultural fields and a small area of woodland adjacent to the inset edges of Rickmansworth and Loudwater. An aquatics centre is located in the northern area. The parcel is bordered by inset development to the north east, east, south and west which creates urban containment. Garden boundaries and trees within gardens form the inset settlement edges to the north east, east and south, while the motorway provides boundary to the west.

Impact on contribution

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

Relatively limited

Rickmansworth 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 is predominantly open and undeveloped. However, the extent to which the parcel is contained by residential development and the motorway limits the extent to which release would constitute urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The land lies between Rickmansworth and Loudwater, but Loudwater is not considered to be a town. The extent of inset development to the east of the parcel means that there would be no impact on the gap between Rickmansworth and Watford.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The land is predominantly open however, it is contained on three sides by inset urban development and includes an aquatics centre along the northern edge which limits its relationship with the wider countryside. It is noted that the area which contains the aquatics centre makes no contribution to this purpose.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any other Green Belt land. The parcel is contained on three sides by the inset edge, and the aquatics centre and tree belt in the north limits its relationship with the wider Green Belt to the north.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and no/ limited 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 Low-Moderate.

Potential to limit harm

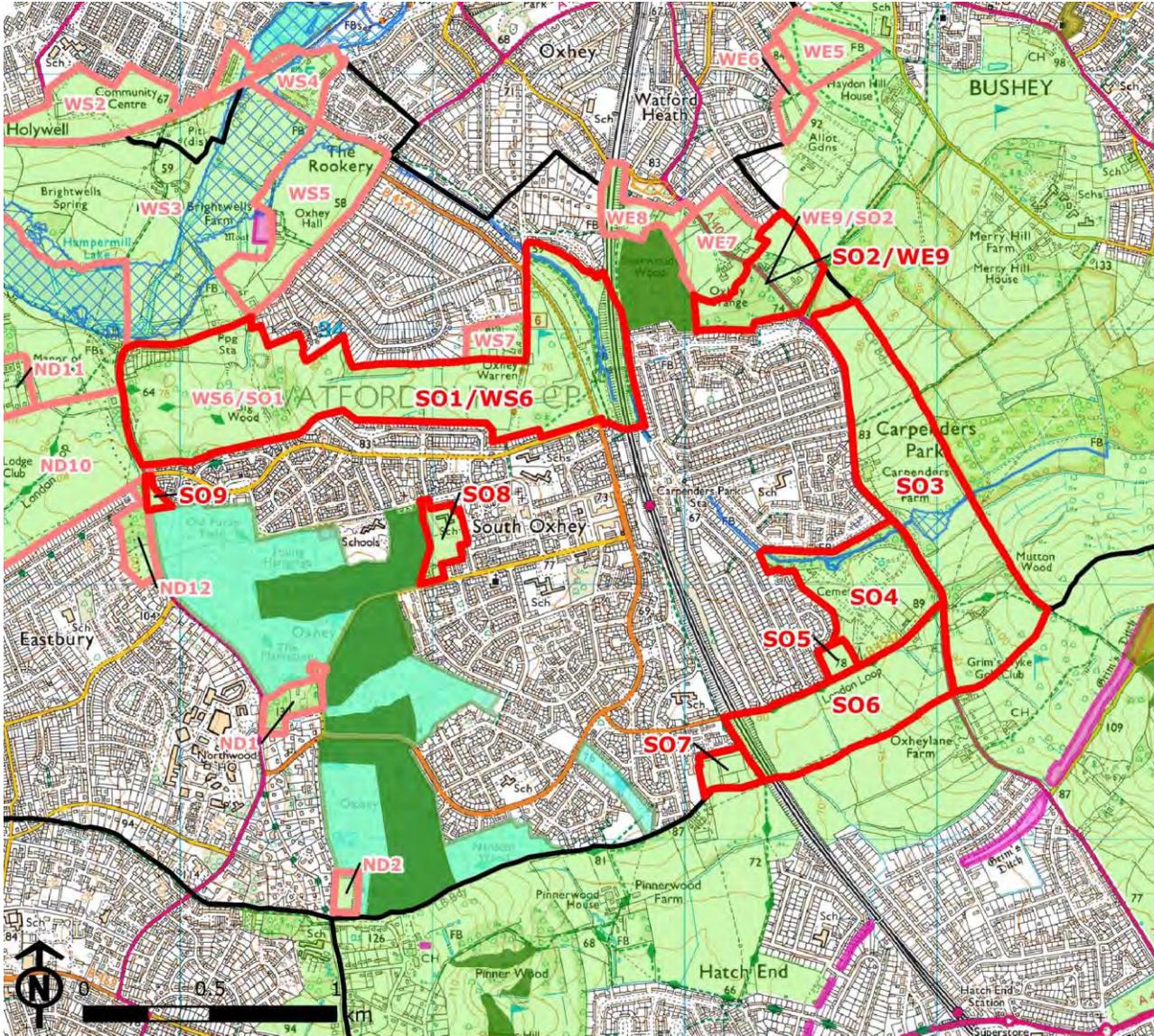
There are no notable variations in harm within the parcel.

Harm beyond outer boundary

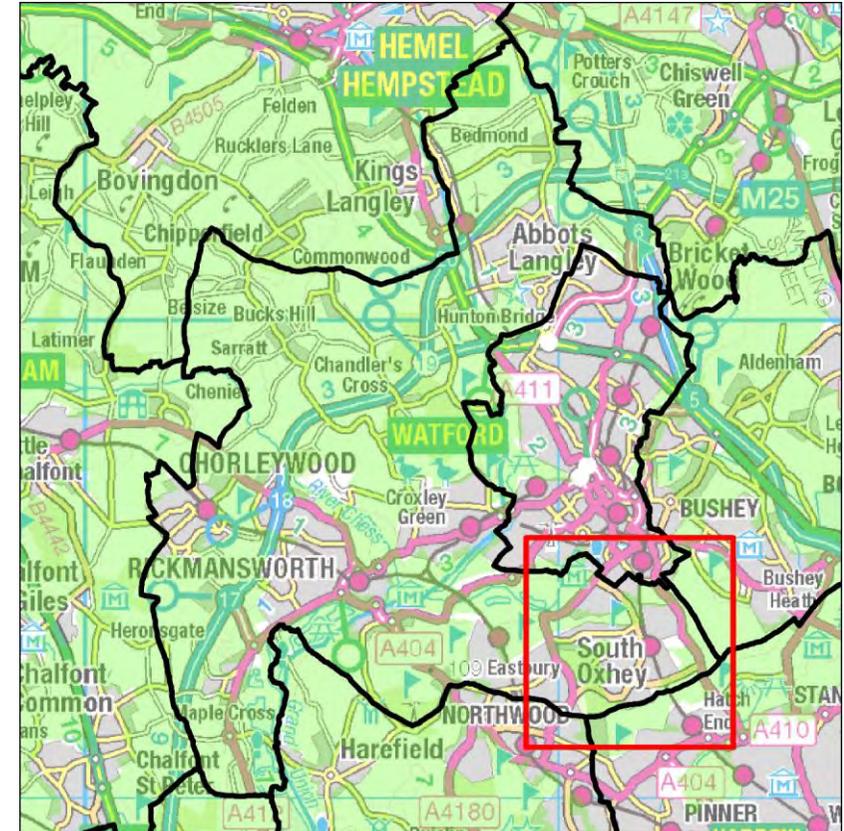
Land to the north of the parcel has been assessed in relation to expansion from Loudwater as parcels LW7 and LW8.

South Oxhey

South Oxhey

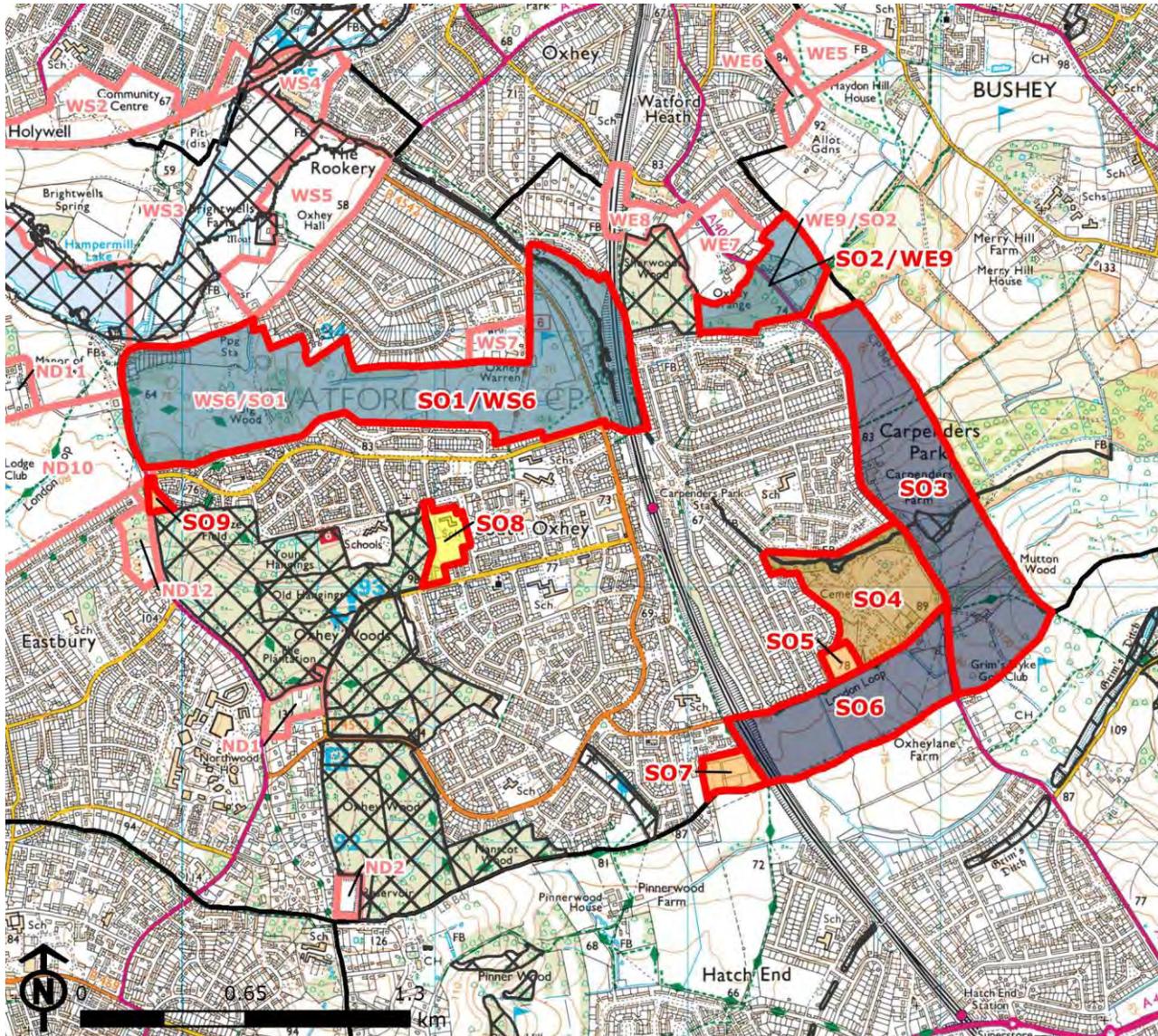


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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South Oxhey

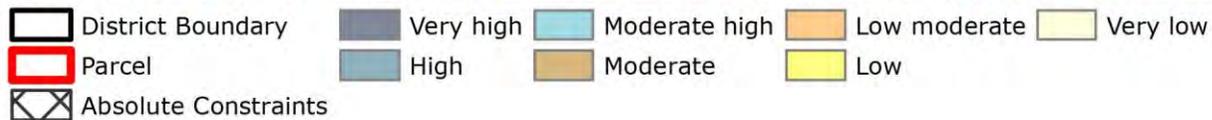


Parcel

- S01/WS6
- S02/WE9
- S03
- S04
- S05
- S06
- S07
- S08
- S09

Harm Score

S01/WS6	High
S02/WE9	High
S03	Very high
S04	Moderate
S05	Low moderate
S06	Very high
S07	Low moderate
S08	Low
S09	Low moderate



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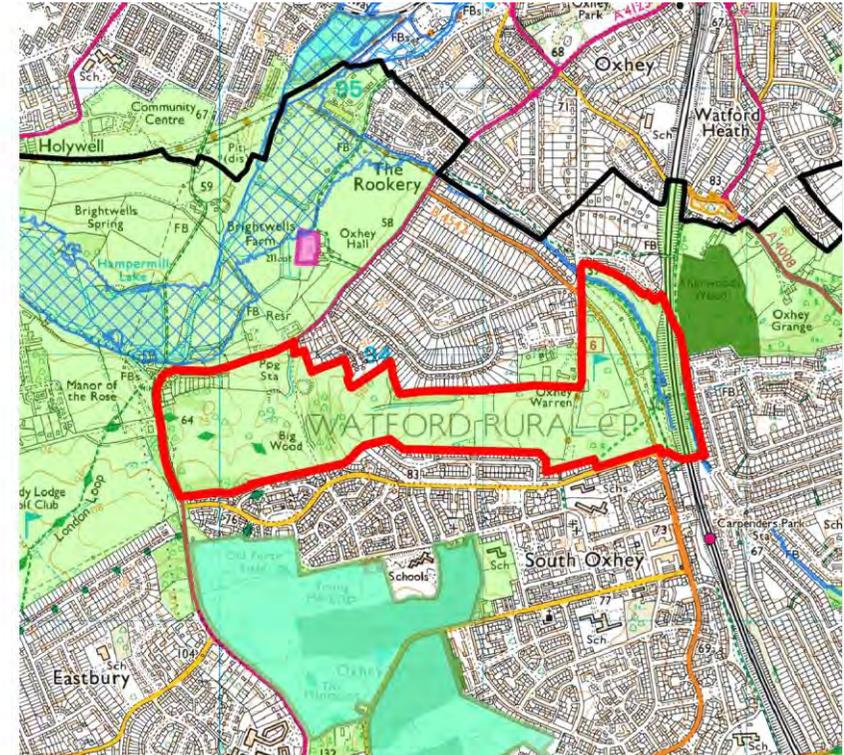
South Oxhey Parcel SO1/WS6



-  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 0.7 1.4
km



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Left image

View from the end of Green Lane south across the playing fields in the parcel



Right image

View west into the parcel from Prestwick Road

South Oxhey

Parcel SO1/WS6

Description

South Oxhey playing fields, a number of small woodland blocks and a disused golf course and driving range, located between the inset edges of Watford to the north and South Oxhey to the south and east. An isolated row of dwellings lies in the north western corner of the parcel, along the A4125 Hampermill Lane. The majority of the inset boundary with South Oxhey is formed of residential gardens, though short sections of woodland belts provide stronger distinction to some areas. Railway tracks along the eastern boundary of the parcel provide distinction from the area of Green Belt to the north east and the inset edge of South Oxhey to the south east. A tree belt and the A4125 provide a boundary with the wider Green Belt to the north and west.

Impact on contribution

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

Relatively significant

The parcel is located between South Oxhey and Watford which form part of the large built up area. While it is partially contained by urban areas, it is open and undeveloped and there is some distinction from the urban edge to the east and along sections to the south.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

The parcel lies between Watford and South Oxhey. Although South Oxhey is not considered to be a town under this purpose, the open land around it contributes significantly to maintaining the gap between Watford and Pinner / Greater London to the south. Development in the parcel would effectively merge Watford and South Oxhey thus having an impact on the perception of the gap between the towns. Although the gap at the eastern end of the parcel is wider, the B4542 which bisects the parcel is the main connecting road between the settlements, so perception of separation is important here.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Although the parcel is partially contained by the urban areas of Watford and South Oxhey, it is open and undeveloped. The washed over dwellings on Hampermill Lane do not contribute to this purpose but are well contained and screened by woodland.

Impact on adjacent Green Belt

Minor

The railway tracks and designated Ancient Woodland to the east of the parcel would prevent harm to the wider Green Belt in this direction however, development would increase containment of the Green Belt to the west.

Overall harm to Green Belt purposes from release of land

High

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

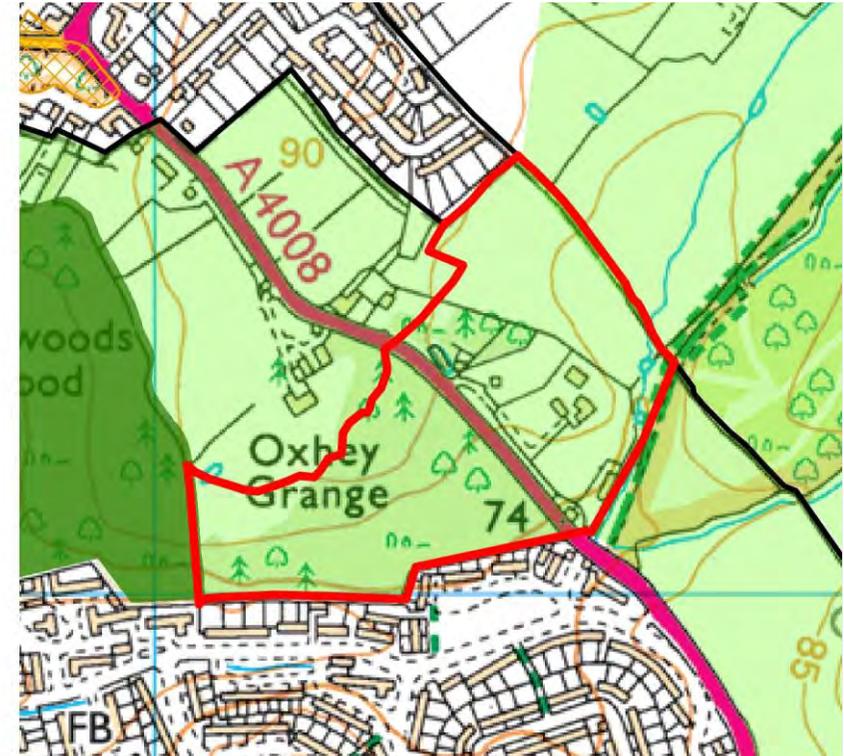
Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release of land would weaken the remaining Green Belt within the parcel which forms the settlement gap.

South Oxhey Parcel SO2/WE9



-  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 A4008 into the Any Skips depot

South Oxhey

Parcel SO2/WE9

Description

To the west of the A4008 Oxhey Lane, abutting the inset edge of Carpenders Park (South Oxhey), a woodland area, contiguous with the larger Sherwoods Wood (which is excluded from assessment due to its ancient woodland constraint). To the east of the A4008 some further woodland but also a mixture of residential, commercial and storage development, including the Any Skips Depot, and some open grassland and scrubland, the latter forming the gap between South Oxhey and Oxhey.

Impact on contribution

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

Relatively significant

South Oxhey forms part of the large built-up area, so its expansion would constitute urban sprawl. Woodland in this area plays an important containing role, so development into it would be perceived as significant sprawl, although proximity to Watford, also part of the large built-up area, places a limit on the extent to which sprawl could occur.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

South Oxhey is not considered a town in its own right, but any loss of separation between here and Watford would diminish the limited amount of open space between Watford and Pinner. The physical and visual containment provided by this woodland is a key element in preserving settlement separation in this narrow gap. Any development to the east of the A4008 Oxhey Lane would also narrow the fragile settlement gap, weakening the separating role of the woodland.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The depot does not have a significant urbanising influence in its wooded context, and the woodland provides visual containment that diminishes the influence of the adjacent urban edges, so its loss would be considered significant encroachment on countryside. The grassland, which abuts the inset edge of Oxhey to the north, makes a weaker contribution in this respect.

Impact on adjacent Green Belt

Minor

Loss of this area as part of an expansion out from South Oxhey would sever the Green Belt gap between the settlement and Watford, but it would not affect the integrity of Green Belt to the west, where Sherwoods Wood forms a protected constraint. Green Belt to the east would become slightly more contained.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing the merging of towns and preventing encroachment on the countryside, and a relatively significant impact on preventing urban sprawl. Although the grassland makes a weaker contribution than the woodland to preventing countryside encroachment, its role in settlement separation means that its release in isolation would still constitute high harm.

Potential to limit harm

There are no notable variations of harm within the parcel. Any partial release would weaken remaining open land within the parcel, to the detriment of the narrow settlement gap.

South Oxhey Parcel S03

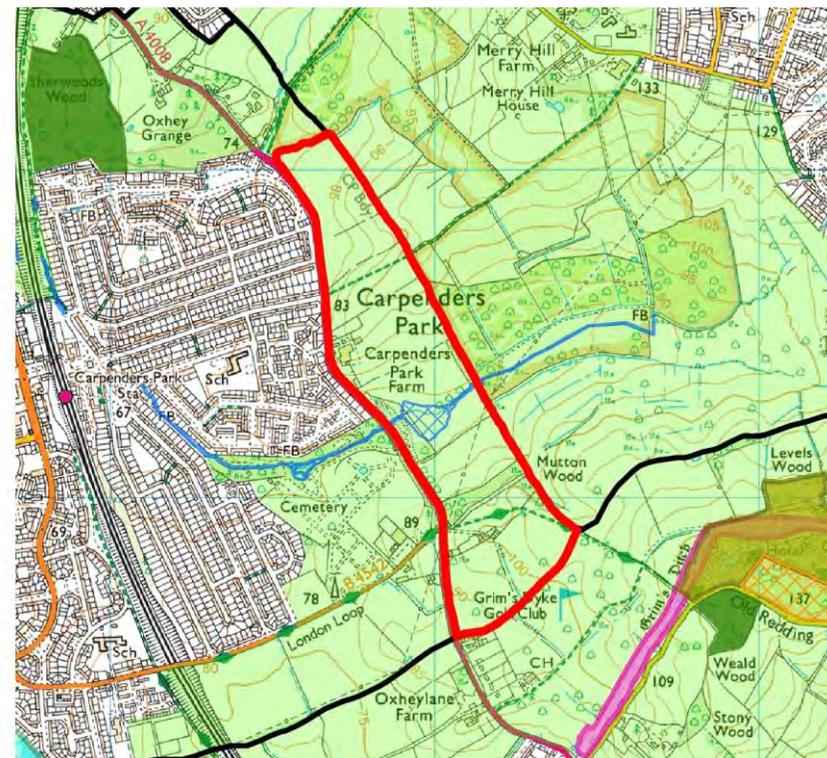


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 0.6 1.2 km



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Left image

View from the A4008 south east across the parcel



Right image

View east from within the parcel

South Oxhey Parcel S03

Description

Open farm land and a cluster of agricultural buildings located on the eastern inset edge of South Oxhey, the boundary of which is formed by the A4008 Oxhey Lane and a treeline / hedgerow. The slopes of Merry Hill add to the distinction from the inset edge. The boundary with the wider Green Belt to the north and east is predominantly formed of well-treed hedgerow field boundaries, although a section of the eastern boundary adjacent to the farm buildings is defined by woodland. To the south the parcel extends to the District boundary, which crosses through Grim's Dyke Golf Club.

Impact on contribution

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

Significant

The parcel lies on the edge of South Oxhey, which is contiguous with Greater London and forms part of the large built up area. The A4008 and the landform provide strong distinction from the inset settlement edge and the parcel is open and uncontained therefore, development would constitute sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies in the gap between Bushey and Pinner however, this is a relatively large and robust gap limiting the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is undeveloped and uncontained, with strong distinction from the inset urban edge and a relationship with the wider countryside. Development would therefore constitute encroachment on the countryside.

Impact on adjacent Green Belt

Moderate

Release of the parcel would not increase containment of any stronger performing Green Belt land however, it would result in a significantly weaker and less consistent Green Belt boundary than that currently provided by the A4008.

Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel would have a significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of settlements. It would have a moderate impact on adjacent Green Belt land. Therefore, the harm to the Green Belt of releasing the parcel would be very high.

Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release along a narrower front would increase containment of adjacent Green Belt land.

South Oxhey Parcel S04

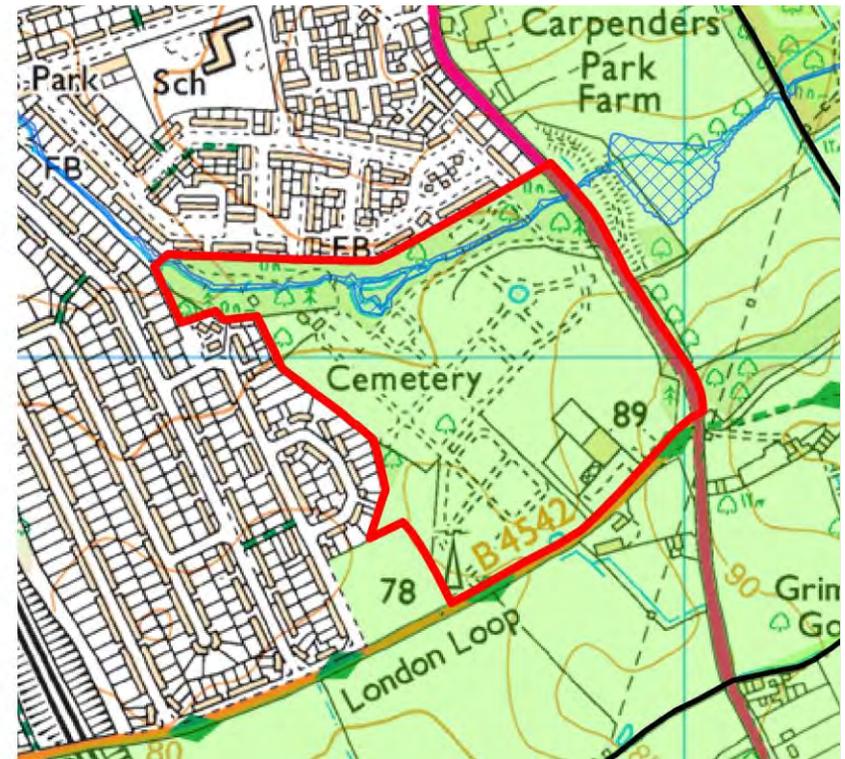


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 from the northern corner of the parcel south west

South Oxhey

Parcel S04

Description

Carpenders Park Cemetery and Carpenders Park Garden Centre, located adjacent to the inset settlement edge of South Oxhey, which contains the parcel to the north and west. While the parcel is partially contained the inset boundaries are formed by woodland belts, which provide strong distinction. The A4008 to the east and B4542 Little Oxhey Lane to the south, along with treelines create clear distinction from the wider Green Belt in these directions.

Impact on contribution

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

Relatively significant

The parcel is located on the edge of South Oxhey, which is contiguous with Greater London and forms part of the large built up area. Tree belts provide strong distinction from the inset settlement edges, somewhat limiting containment and the parcel is mostly open, though it contains some urbanising development in the form of the garden centre.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between South Oxhey and Pinner, which in turn contributes to maintaining the gap between the towns of Watford and Pinner. However, the extent to which development in the parcel would reduce the perception of the gap is limited by the extent of the inset edge to the west which already reaches the B4542.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Tree belts provide distinction from the inset settlement edge which largely offsets the impact of urban containment, and the parcel is mainly open. However, the garden centre exerts some urbanising influence and the parcel has a use which is associated with the inset settlement.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of adjacent Green Belt land and furthermore the A4008 to the east and B4542 to the south would provide strong Green Belt boundaries, consistent with the adjacent inset edges to the north and west.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside, but would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel therefore would be moderate.

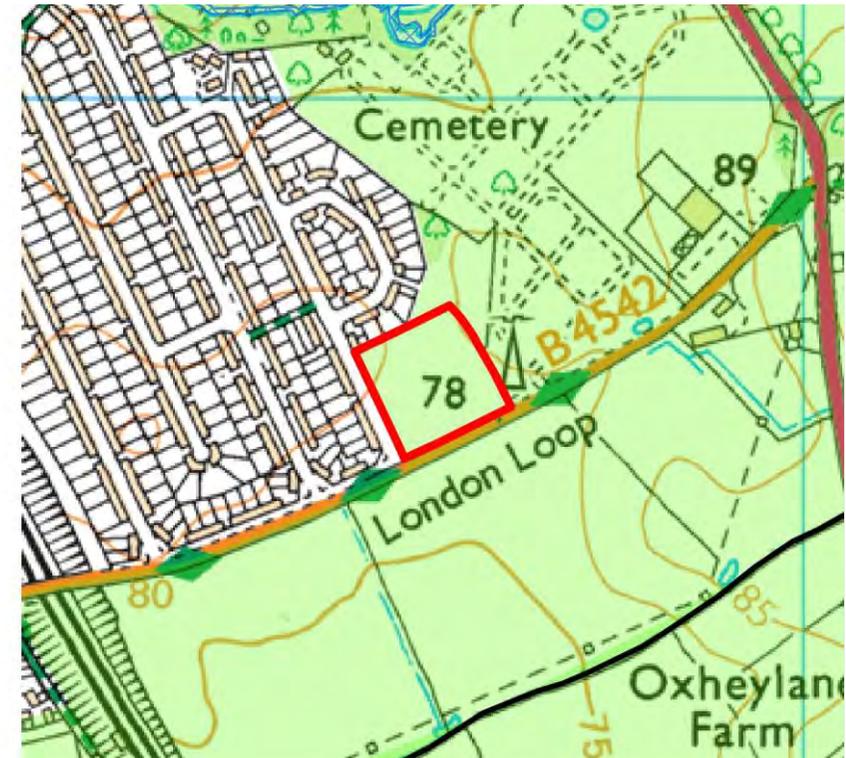
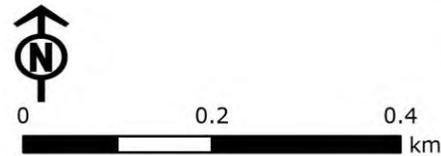
Potential to limit harm

There are no notable variations in harm within the parcel.

South Oxhey Parcel S05



- 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 towards the inset edge of South Oxhey

South Oxhey Parcel S05

Description

Open field on the southern edge of South Oxhey, bound to the west by a minor road (Romilly Drive), to the north by residential gardens, to the south by the B4542 Little Oxhey Lane and to the east by the tree-lined boundary with the adjacent recreational area.

Impact on contribution

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

Moderate

The parcel lies adjacent to the edge of the Greater London built up area however both its partial containment and the relatively weak distinction with the urban edge to the north limit its contribution to preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between South Oxhey and Hatch End (Pinner), which constitutes a significant part of the gap between Watford and Pinner. However the existing inset edge to the west already extends as far south as Little Oxhey Lane, which limits the role of this parcel in preserving separation between the two.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is free of urbanising influences, however the sense of containment provided by the tree-lined road to the south, and the weak distinction from the urban edge to the north, create some association with urbanising uses and limit the land's relationship with the open countryside to the south.

Impact on adjacent Green Belt

No/Negligible

Due to the extent of its existing containment by the settlement edge and tree cover, releasing this land would not contain or weaken adjacent Green Belt land. Further, the release would result in a consistent revised Green Belt boundary to the south along Little Oxhey Lane.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing sprawl and on preventing encroachment on the countryside, but only a relatively limited impact on preventing the merger of towns. It would constitute 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 low-moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

South Oxhey Parcel S06

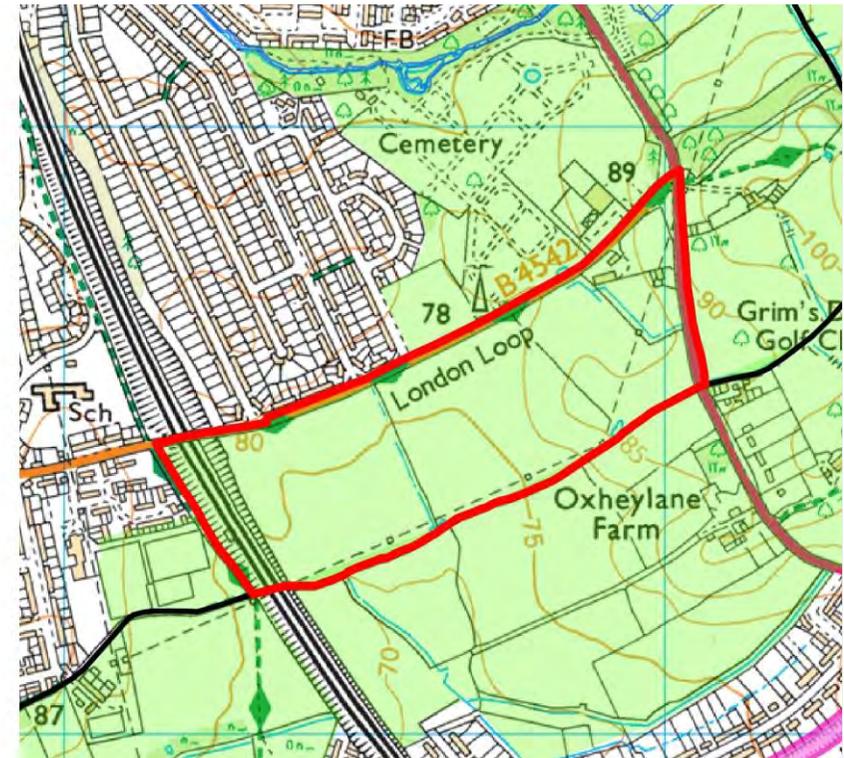


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.3 0.6 km



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Left image

View from Little Oxhey Lane south across the parcel

South Oxhey Parcel S06

Description

Open agricultural fields divided by hedgerows, located on the southern edge of Carpenders Park (part of the inset settlement of South Oxhey) and the Green Belt within SO4. The hedged B4542 marks the boundary with Carpenders Park and adjacent Green Belt to the north, and a railway line and associated tree cover creates a strong boundary to further inset development within South Oxhey to the west. A coach depot with associated buildings and hardstanding, and a stables, are situated towards the north eastern corner of the parcel between Little Oxhey Lane and Oxhey Lane, but do not have a significant urbanising influence on the wider parcel.. Further hedged fields lie beyond the district boundary to the south, and the tree-lined A4008 separates the parcel from Grims Dyke Golf Club to the east.

Impact on contribution

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

Significant

South Oxhey is close enough to more contiguous urban development to the north and west to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open and although the inset development of Hatch End south of the parcel provides some containment of the Green Belt land south of the parcel, the open fields are large enough to be considered as countryside and retain a countryside character. The tree fringed railway line and B4542 create strong distinction from the adjoining inset settlement edge of South Oxhey to the west and north. Therefore, development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

Release of land would significantly diminish the settlement gap between South Oxhey and Hatch End, which in turn forms the largest area of open land between the towns of Watford and Pinner.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open and although the inset development of Hatch End south of the parcel provides some containment of the Green Belt land south of the parcel, the open fields are large enough to be considered as countryside and retain a countryside character. The tree lined railway line and B4542 create strong distinction from the adjoining inset settlement edge of South Oxhey to the west and northwest. Therefore, development would be considered countryside encroachment.

Impact on adjacent Green Belt

Moderate

Release of the parcel would cause limited impact to Green Belt land to the east and west, due to the presence of the A4008 and railway line to the east and west respectively, which would limit containment and create strong boundary features. However to the south it would cause increased containment of Green Belt land in an important settlement gap and would create a weaker Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Very high

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

South Oxhey

Parcel S06

Potential to limit harm

There are no notable variations in harm within the parcel. Any partial release of land would weaken the integrity of the remainder of the parcel.

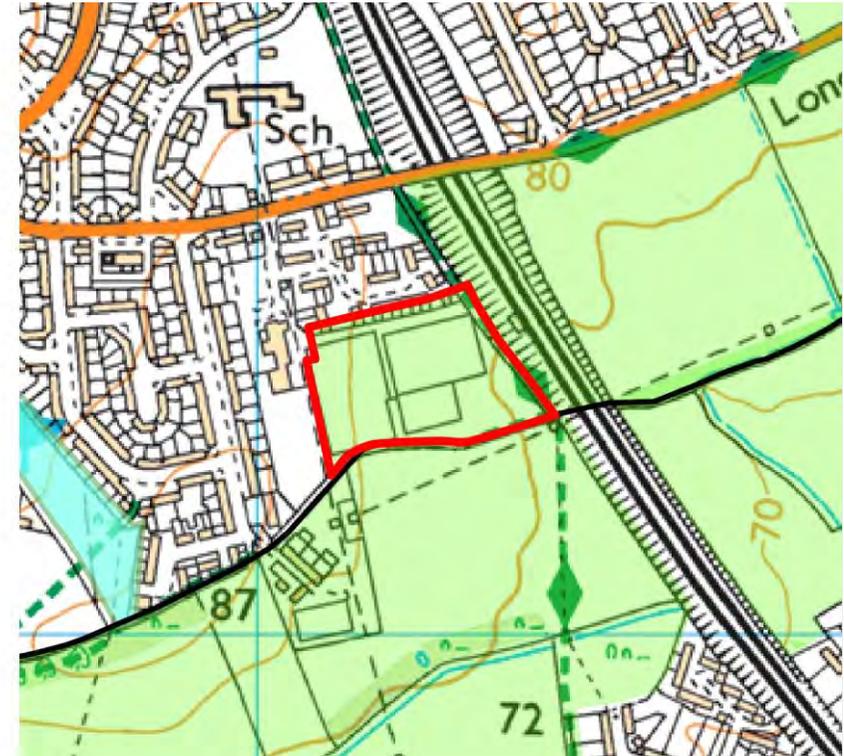
South Oxhey Parcel S07



- 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 the north eastern corner, south west across the parcel

South Oxhey Parcel S07

Description

Playing fields belonging to the Oxhey Jets Football Club together with woodland belt on the southern edge of South Oxhey. The parcel is strongly defined to the east by the railway line and contained to the north and west by the inset settlement form. To the south tree cover provides the boundary with open countryside beyond.

Impact on contribution

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

Moderate

The parcel lies on the edge of the Greater London large built up area and has some degree of openness, but is significantly contained on all sides. Further, the formal recreational use of the playing fields leads to a stronger association with the urban edge, limiting somewhat the land's role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between South Oxhey and the neighbouring town of Hatch End (Pinner), which forms a significant part of the gap between Watford and Pinner. However the parcel is significantly contained, and the inset edge to the west extends as far south as the field boundary to the south of this parcel, limiting the degree to which the parcel contributes to preserving the gap between the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open, however the formal recreational use of the playing fields creates a significant association with the urban edge and limits the relationship with the wider countryside. The parcel's significant containment by the woodland belt to the south and railway line to the east further limit the relationship with open countryside.

Impact on adjacent Green Belt

No/Negligible

Given the extent of its containment, releasing this land would not significantly contain or weak adjacent Green Belt land and the release would result in a revised Green Belt boundary consistent with the existing inset settlement edge to the west

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing sprawl and on preventing encroachment on the countryside, but only a relatively limited impact on preventing the merger of towns. It would constitute 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 low-moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

South Oxhey Parcel S08

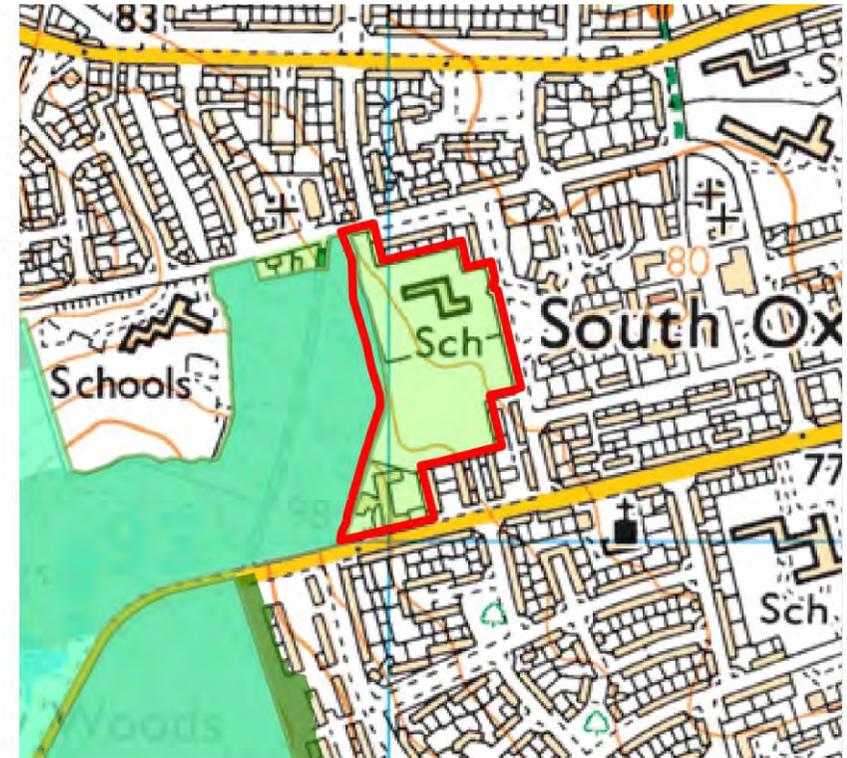


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0 0.2 0.4 km



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Left image

View of St Joseph's Primary School located in the parcel

South Oxhey Parcel S08

Description

Land on the western edge of South Oxhey, comprising buildings and associated playing fields/hardstanding of St Joseph's Primary School, with care home to the south on Oxhey Drive. The parcel is bound to the west by the protected woodland of Oxhey Woods Local Nature Reserve (LNR), to the east by a minor road (Ainsdale Road) and to the south and north more weakly by residential gardens.

Impact on contribution

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

Limited – No contribution

The parcel is adjacent to the edge of the Greater London built up area, but its openness is significantly compromised by existing development. Further, the relatively weak distinction from the urban edge and the significant containment - by protected woodland to the west and the settlement edge elsewhere - limit its relationship with the open countryside and therefore its role in preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies in the gap between South Oxhey and Northwood, however both the extent of existing development and the parcel's containment - by protected woodland to the west and development to the north and south - limit its role in preserving the gap between the two.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Limited – No contribution

Existing development within the parcel compromises openness, and the degree of containment by the settlement edge and protected woodland to the west mean the land has a stronger relationship with urbanising uses than with the open countryside.

Impact on adjacent Green Belt

No/Negligible

Given the extent of existing containment of the parcel, releasing this land would not contain any areas of adjacent Green Belt land. Furthermore, the release would lead to a significantly stronger revised Green Belt boundary, which would now be defined by the edge of the protected woodland to the west.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have a limited or no impact on all Green Belt purposes, and would constitute 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 low.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Land to the west of the parcel is constrained and so there is no potential for development.