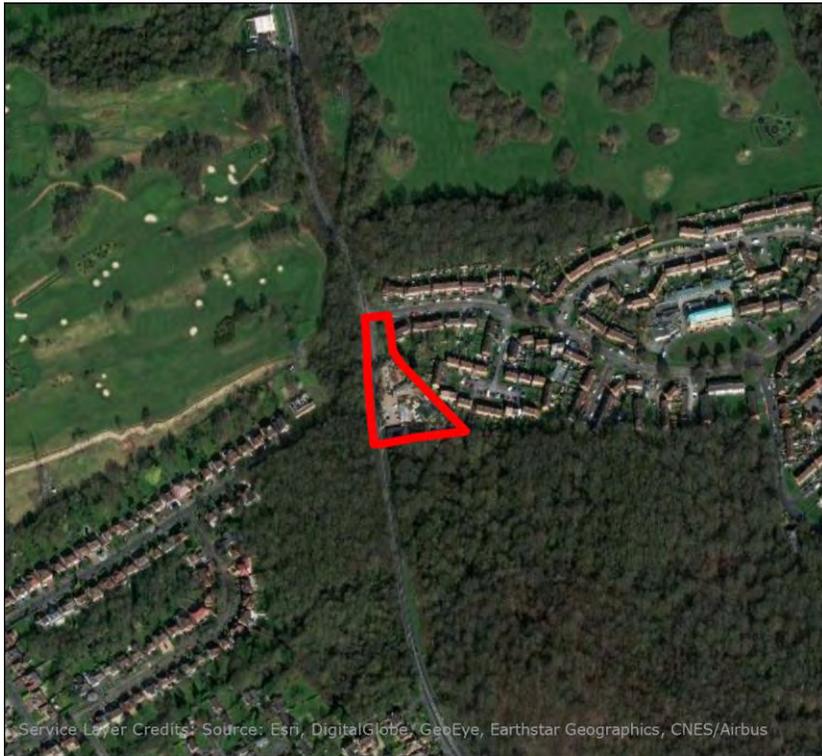


South Oxhey Parcel S09

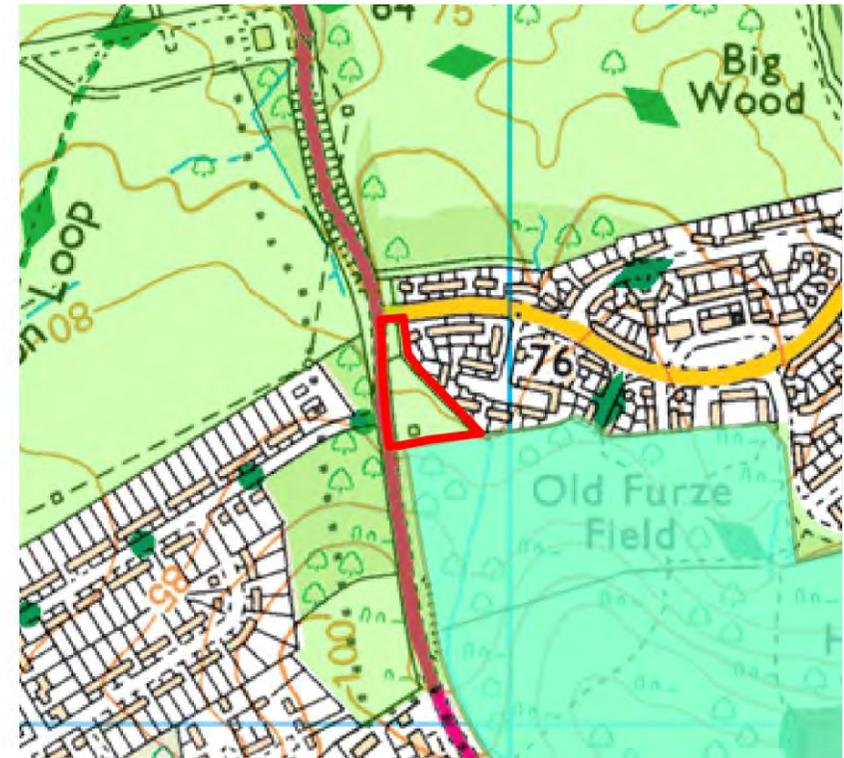


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4
km



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Left image

View of the garden centre in the parcel

South Oxhey

Parcel S09

Description

Garden supply/storage site and a grass verge on the western edge of the inset settlement of South Oxhey and close to the east of the inset settlement edge of Northwood. A tree-line marks the edge with residential development within the inset settlement of South Oxhey to the east and northeast and the A4125 and a woodland strip separate the parcel from the inset settlement edge of Northwood to the west. Woodland forms the principal component of Green Belt in this area, with the constrained Oxhey Woods Local Nature Reserve to the south linking to woodland to the west of the A4125 which arcs northwards to contain the inset settlement edge.

Impact on contribution

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

Limited – No contribution

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. However, it has a close association with the inset settlement because of its containment between the inset edge and the A4125 and its strong distinction from the surrounding woodland. Therefore the extent to which release of the parcel would be considered sprawl of the large built up area is very limited.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Potentially denser development within the parcel would result in the narrowing of the narrowest part of the settlement gap between South Oxhey and Northwood, which in turn would have some impact on separation between the towns of Northwood and Watford; however the tree cover to the west of the main road plays a more significant role in this respect.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Limited – No contribution

The parcel's usage, close association with the inset settlement and distinction from the surrounding woodland limits the extent to which it can be considered countryside.

Impact on adjacent Green Belt

Minor

As the parcel is partially developed and partially contained by development within the inset settlement edge of South Oxhey, potentially denser development within the parcel would cause only a limited increase in containment of the trees to the west of the main road that separate Northwood from South Oxhey. The woodland surrounding the parcel would form strong Green Belt boundaries.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on preventing the merging of towns and limited/no impact on checking sprawl 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 Low-Moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

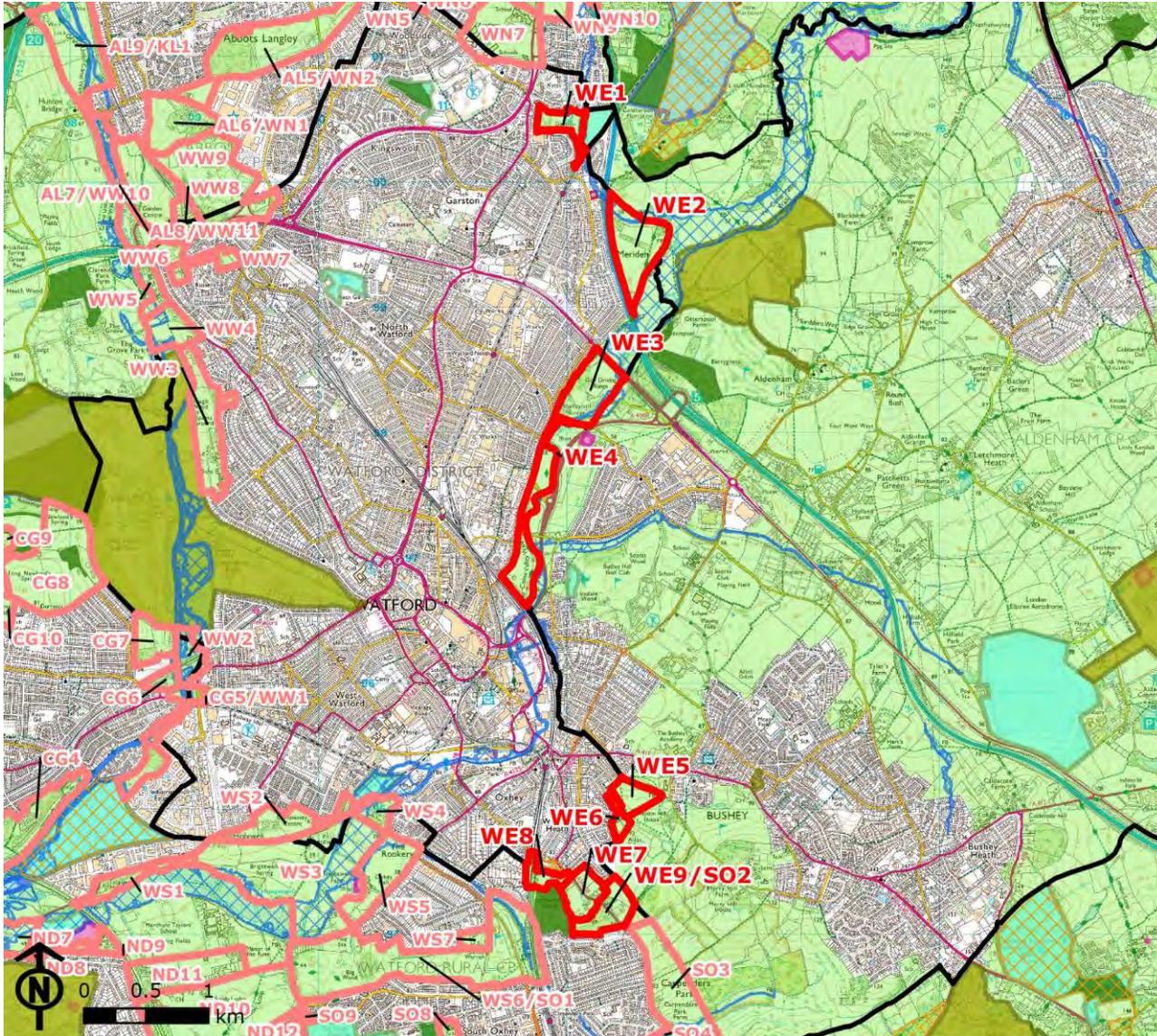
South Oxhey Parcel S09

Harm beyond outer boundary

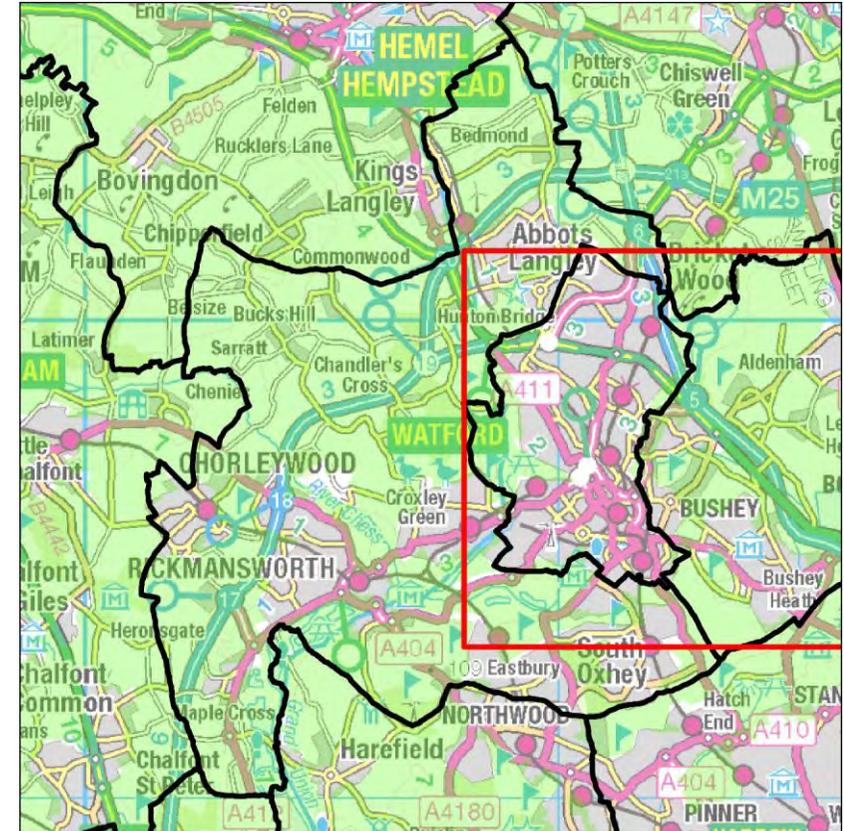
The land to the west of the parcel has been assessed in relation to the expansion of Northwood as parcel ND12. Land to the south, in Oxhey Woods Local Nature Reserve, is constrained.

Watford East

Watford East

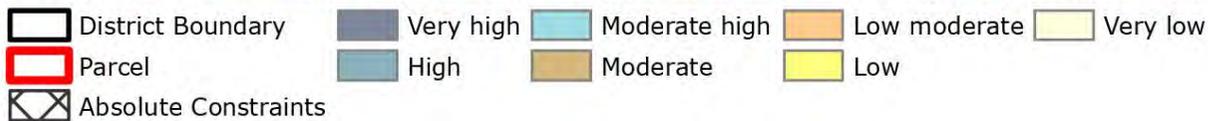
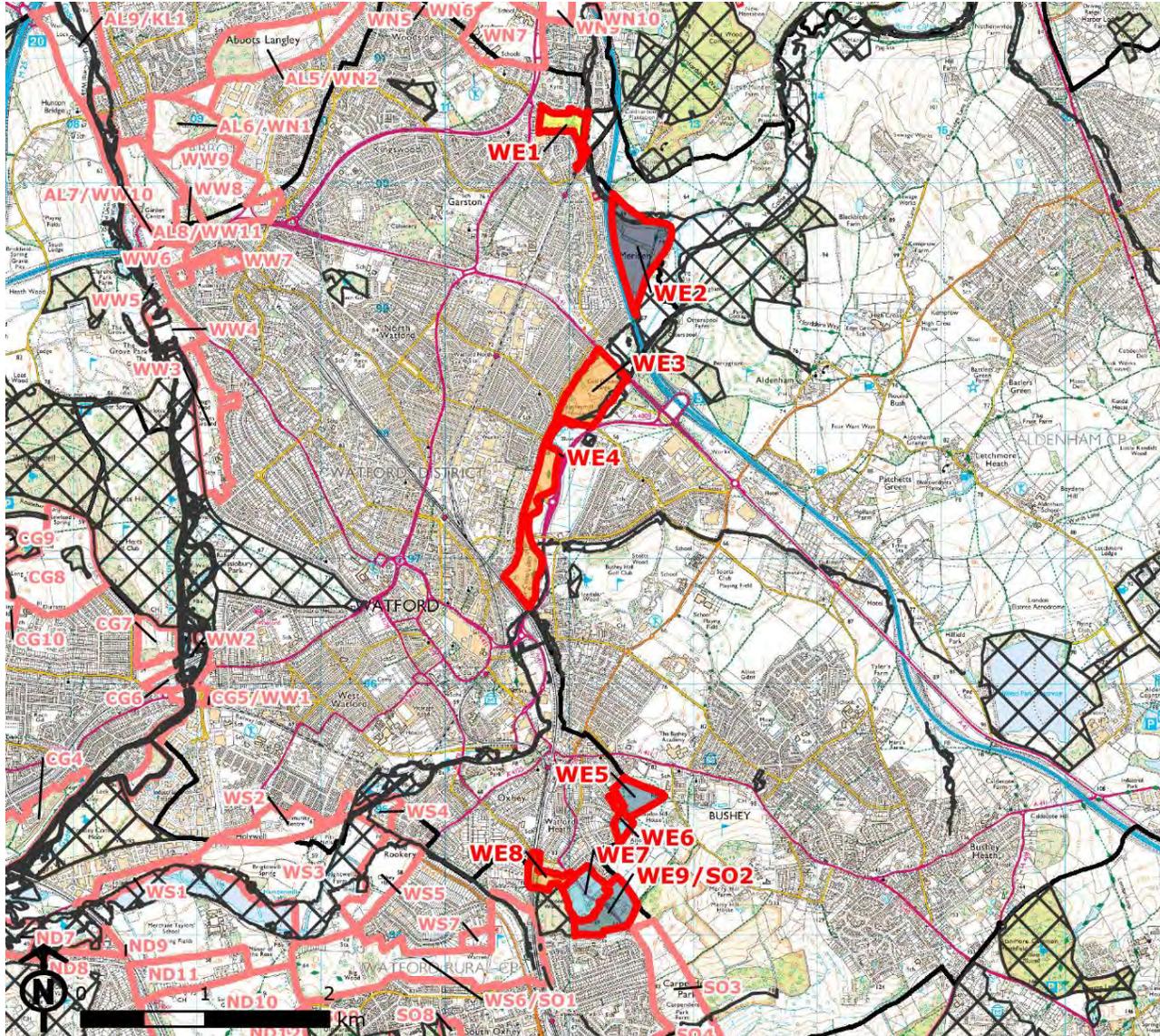


- | | | | |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel | Flood Zone 3b | Scheduled Monument | SSSI |
| Green Belt | Local Nature Reserve | Ancient Woodland | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve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



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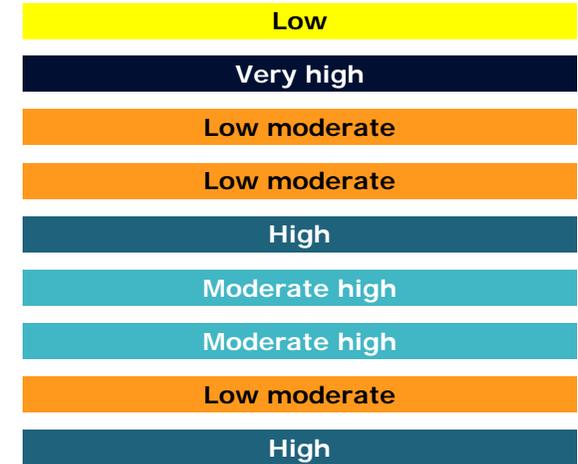
Watford East



Parcel

- WE1
- WE2
- WE3
- WE4
- WE5
- WE6
- WE7
- WE8
- WE9/SO2

Harm Score



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Watford East Parcel WE1



- 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 Coats Way south east across the parcel



Right image

View from Coats Way south across the parcel

Watford East Parcel WE1

Description

The parcel comprises the western two-thirds of Garston Park. The margins of a stream (a tributary of the Colne) which passes north-south through the park, and land to the east of this, are designated a Local Nature Reserve and so precluded from development. The park is almost wholly contained by the urban area of Watford, and the narrow belt of wooded ground connecting it to the wider Green Belt to the east is severed by the M1 motorway.

Impact on contribution

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

Limited – No contribution

Watford forms part of the large built-up area, but the extent of containment of the parcel by the urban area means that any development would be considered infill rather than sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The close relationship with the inset settlement area means that the parcel's release would not be perceived as narrowing the gap between Watford and the nearest towns to the east (St Albans or Radlett).

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The land is open and undeveloped, but its close association with the settlement and visual and physical containment from the wider countryside limit the extent to which development would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

The Local Nature Reserve designation protects land to the east from development, so release of the parcel would have no impact on the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have a limited impact on Green Belt purposes and no impact on the wider Green Belt so, despite its openness, 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.

Watford East Parcel WE2

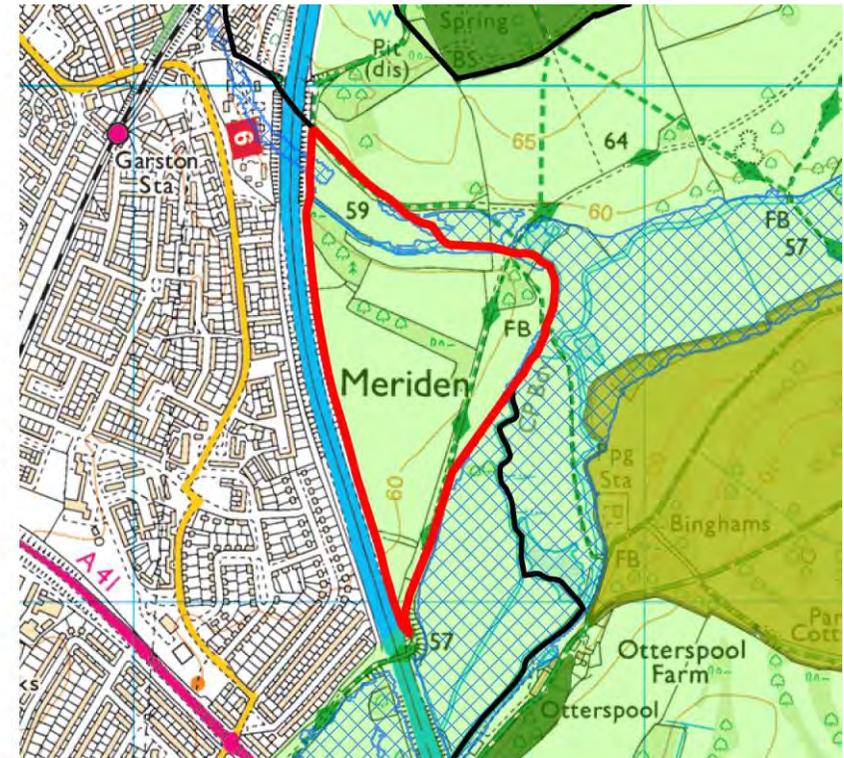


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.35 0.7
km



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Left image

View west into the parcel from a lane



Right image

View west into the parcel from a lane



Watford East Parcel WE2

Description

Open farmland and small woodland blocks, forming part of the Munden Estate, adjacent to the inset edge of Watford at Meriden but separated from it by the M1. Floodzone constraint precludes development on land alongside the River Colne and a tributary, to the east of the access road to Munden House. Woodland to the north and south, and the River Colne and its tributary, form boundaries between the parcel and the wider Green Belt. There is no development in the area.

Impact on contribution

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

Significant

Watford forms part of the large built-up area and is contained along its north western edge by the M1. Any development extending the urban area across the motorway would therefore constitute significant sprawl of the large built-up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between the towns of Watford and Radlett. The presence of the motorway means that it lacks association with Watford, but whilst release of the land would be perceived as narrowing the settlement gap the extent of this would be limited by distance, a lack of transport connectivity through this area and separating role of the River Colne and its floodplain.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

There is no urbanising development present in the parcel, the land is not contained by any urbanising development and relationship with the inset edge of Watford is limited by the M1. Any development in this sub-parcel would constitute significant encroachment on countryside.

Impact on adjacent Green Belt

Significant

The M1 constitutes a major boundary feature in this area, separating Watford, and to the south east Bushey, from more rural land. Although there is scope to create clear boundaries to development, any expansion east of the motorway would constitute a significant weakening of the boundary, and would therefore weaken the integrity of the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel would have a significant impact on Green Belt purposes in terms of the prevention of sprawl and encroachment on countryside, and would weaken the current separation between settlement and countryside marked by the M1. Harm to the Green Belt of releasing this parcel would therefore be very high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford East Parcel WE3

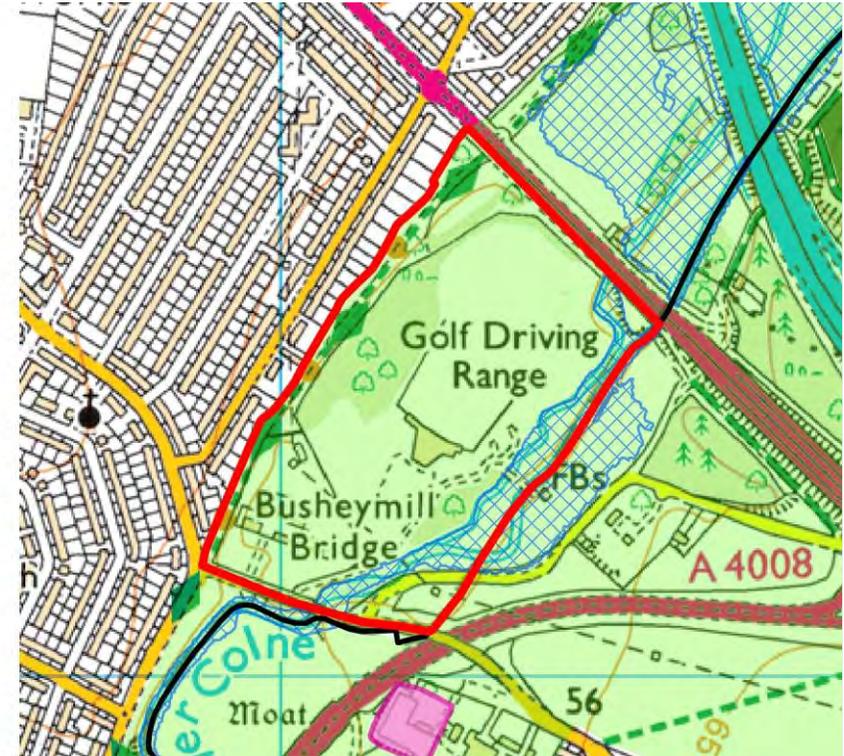


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4
km



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Left image

View of the Topgolf building



Right image

View of the Topgolf golf range

Watford East

Parcel WE3

Description

A golf driving range, with associated building, perimeter netting, car parking and 'adventure golf' putting course, together with Bushey Mill Grid Substation. Woodland planting surrounds these built elements, creating a degree of separation from the inset edge of Watford, but tree cover, the River Colne, the A41, M1 and A4008 create strong separation from the wider Green Belt.

Impact on contribution

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

Moderate

Watford forms part of the large built-up area and, despite its urbanising elements, and the parcel contains open land which has some separation from the urban edge, the alignment of which is consistent with the settlement edge to the north and the south. However the strong distinction from the wider Green Belt created by river, woodland and roads limits the extent to which further development would be considered to constitute sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel together with land to the east/south of the A4008 forms a narrow gap between Watford and the northern part of the town of Bushey. However there is a wider Green Belt gap between north Bushey and the larger town centre to the south, and only narrow separation between the central part of Bushey and Watford. The A4008, river and associated woodland create significant separation between Watford and the northern part of Bushey, so open land in the parcel is considered to make only a limited contribution to perceived separation between the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Although the parcel includes a sizeable area of woodland, the Topgolf centre is a significant urbanising influence, and visual and physical containment from the wider countryside increase association with the urban area despite tree cover along the urban edge.

Impact on adjacent Green Belt

No/Negligible

The motorway, river, 'A' roads and woodland create strong separation from the wider Green Belt, so release of land would have a negligible impact in this respect.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on the prevention of sprawl of the large built-up area, but its containment means that it would have a limited impact on the wider Green Belt. Harm to the Green Belt of releasing this parcel is therefore low-moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford East Parcel WE4

Description

A belt of land lying between the urban edge along Radlett Road and the wooded corridor of the River Colne. The area contains recreational amenities associated with the urban area: the Knutsford Road Playing Fields to the north, with associated rugby club facilities, Radlett Road Playing Fields to the south, and allotments in between. A car park to the north of the allotments and a row of seven houses to the south add localised urban influence. The urban edge is a very visible presence, with no sense of separation. The railway line marks the edge of the Green Belt to the south, with the urban area also extending eastwards and northwards to create a degree of isolation between the Green Belt along the River Colne / A4008 corridor and the wider Green Belt.

Impact on contribution

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

Relatively limited

Watford and, to the east, Bushey, form part of the large built-up area, but this parcel has a strong association with the former urban area, and containment from the latter and from the wider Green Belt by woodland along the river corridor. This limits the extent to which development would be considered to constitute urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel together with land to the east of the A4008 forms a narrow gap between Watford and the northern part of the town of Bushey. However there is a wider Green Belt gap between north Bushey and the larger town centre to the south, and only narrow separation between the central part of Bushey and Watford. The A4008, river and associated woodland create significant separation between Watford and the northern part of Bushey, so open land in the parcel is considered to make only a limited contribution to perceived separation between the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Although the parcel is mostly open land, its containment from the wider Green Belt, lack of separation from the urban area, uses associated with the town and audible influence of the busy A4008 limit the extent to which development would be perceived as encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would have little impact on the wider Green Belt, due to the extent of containment provided by the wooded river corridor, but Radlett Road does provide a consistent Green Belt boundary in this area.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact in terms of encroachment on Green Belt purposes, but would have little impact on the wider Green Belt. The riverside woodland would form as strong a boundary as Radlett Road. Although this area has significant recreational value its release would cause only low-moderate harm to the Green Belt purposes. The existing dwellings south of the allotments make no contribution to Green Belt purposes.

Watford East Parcel WE4

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford East Parcel WE5

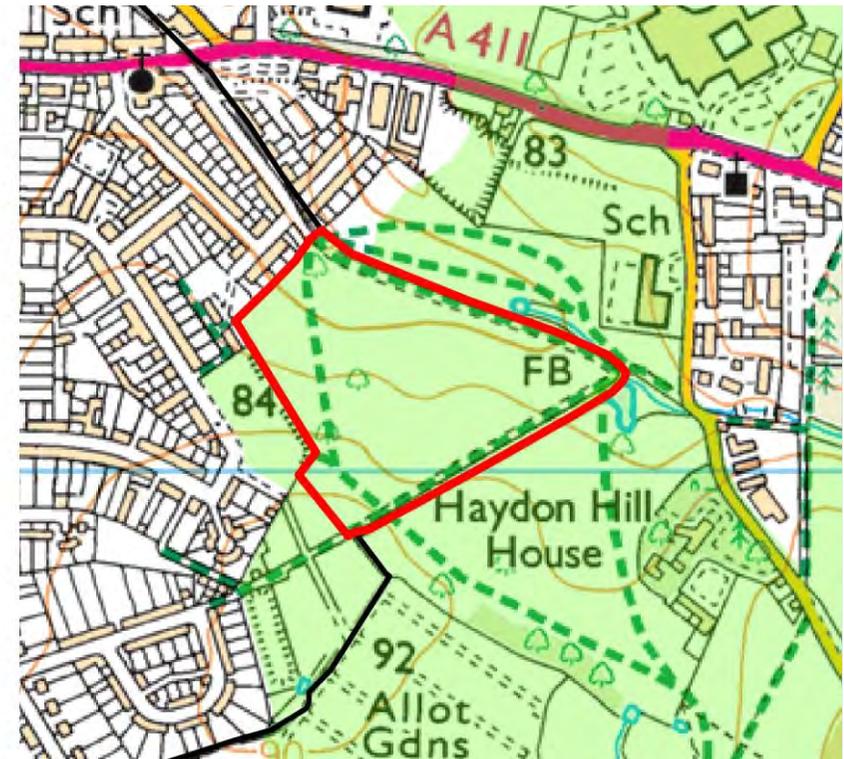


Background Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 east across the parcel from the public footpath



Right image

View south east across the parcel towards the play area,
from Lower Paddock Road



Watford East Parcel WE5

Description

The parcel forms part of Attenborough's Fields, an area of public open space lying between the Oxhey suburb of Watford and the central part of Bushey. The inset settlement edge is formed of residential gardens and residential roads. Hedgerows form the outer boundaries of the part of Attenborough's Fields that lies within Watford Borough, but there is no sense of separation from the rest of the public open space (in Hertsmere).

Impact on contribution

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

Moderate

The parcel does not contain any urbanising development, but forms part of a narrow belt of open land between two settlements that both form part of the large built-up area. This limits the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Significant

The parcel is located in the narrow gap between the towns of Watford and Bushey, its release would in effect merge the two settlements in this location, which would constitute a significant impact on this Green Belt purpose.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

There is no urbanising development in the parcel, and the land retains a strong relationship with the wider Green Belt to the south (although less so to the north where schools and their playing fields occupy the space between Watford and Bushey). However, there is little distinction from the edges of either Watford or Bushey, which create containment that limits countryside character. Release of the parcel would therefore constitute moderate encroachment on the countryside.

Impact on adjacent Green Belt

Moderate

Release of the parcel would almost sever the Green Belt corridor between Watford and Bushey, increasing containment of the Green Belt to the north and south and therefore weakening its role in maintaining settlement separation.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on the prevention of merger between Watford and Bushey. This would constitute high harm to the Green Belt purposes.

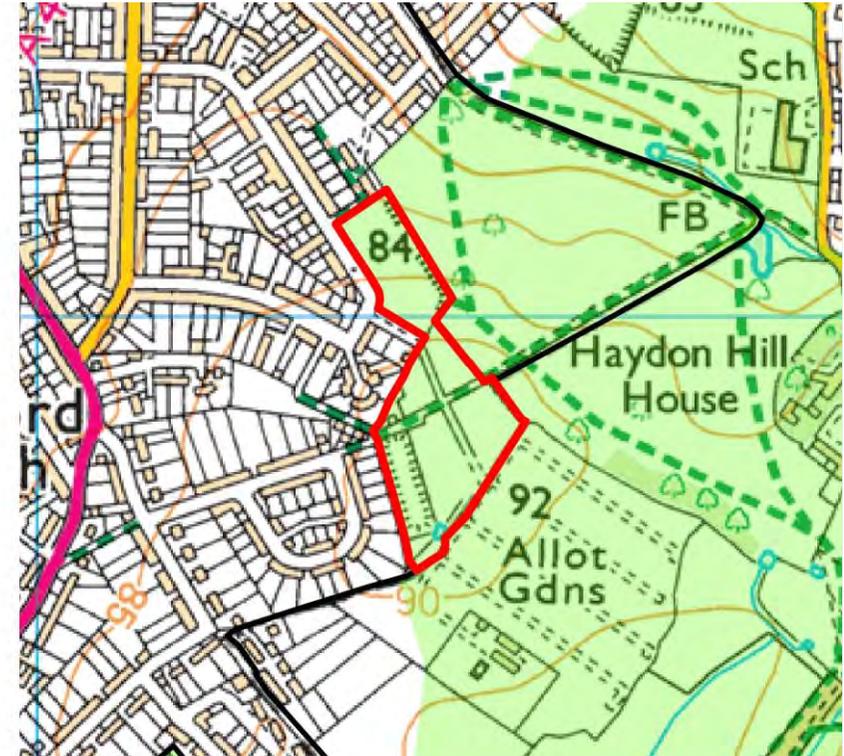
Potential to limit harm

There are no notable variations in harm within the parcel.

Watford East Parcel WE6



-  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 entrance into the allotments



Right image

View south west across the parcel towards the raised underground reservoir

Watford East Parcel WE6

Description

A small field adjacent to the urban edge on Lower Paddock Road to the west and Hensby Mews to the north, together with allotments, a covered reservoir and a single dwelling to the east of houses on Maxwell Rise and Talbot Avenue. The allotments continue eastwards beyond the borough boundary into Hertsmere. Tree lines create some distinction between the parcel and public open space to the east.

Impact on contribution

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

Moderate

The parcel does not contain any urbanising development, but forms part of a narrow belt of open land between two settlements that both form part of the large built-up area. This limits the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel is located in the narrow gap between the towns of Watford and Bushey and contains very little urbanising development. It has sufficient containment by the urban edge and by tree cover to create some distinction from the rest of the gap, but its release would nonetheless constitute a weakening of the fragile settlement separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains very little urbanising development, but the physical relationship between the northern field and the urban edge, and the allotment usage of the land to the south which also creates an association with the urban area, limits the extent to which development of the parcel would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Trees form a clear parcel boundary which would not represent any weakening of the Green Belt edge to the east, and there would be no increase in containment of adjacent open land.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact settlement separation, but would not significantly weaken the remaining open land between Watford and Bushey. Harm to Green Belt purposes of releasing this parcel would be moderate-high. Release of the plot containing an existing dwelling, which immediately abuts the inset edge, would not harm Green Belt purposes.

Potential to limit harm

There are no notable variations in harm within the parcel.

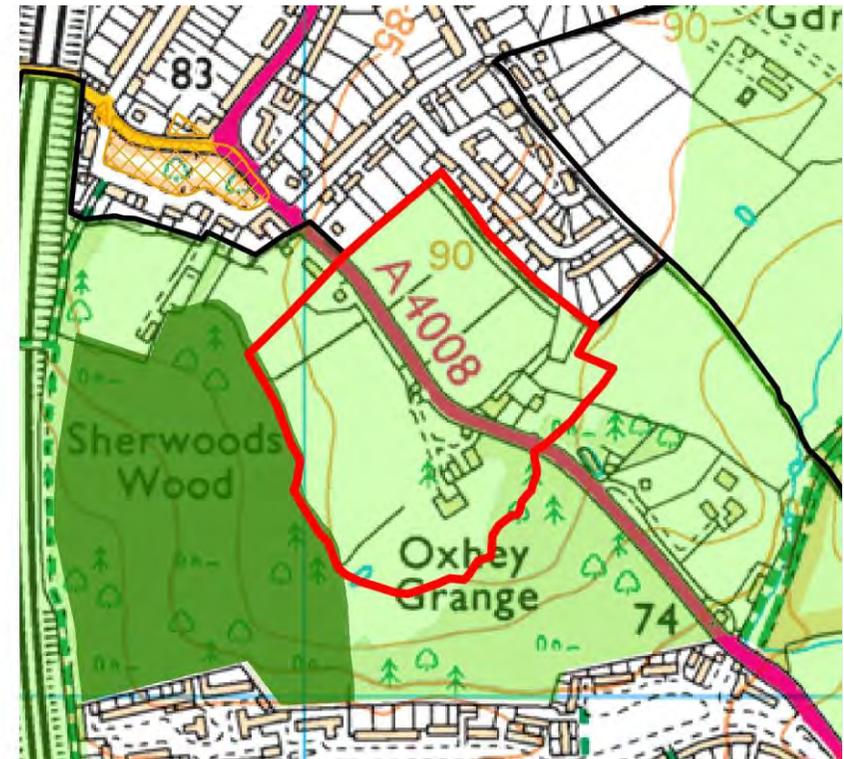
Watford East Parcel WE7



-  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 near the A4008 into the eastern half of the parcel

Watford East Parcel WE7

Description

Fields to either side of the A4008 Oxhey Lane between the edge of Watford and Carpenders Park, together with a large house (Oxhey Grange), a small number of washed over dwellings and a care home. Sherwoods Wood, designated as an ancient woodland, and adjacent woodland to the south of Oxhey Grange create separation from Carpenders Park. The inset urban edge with Watford to the north is formed of a treeline backing onto residential gardens.

Impact on contribution

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

Moderate

Watford and Carpenders Park both form part of the large built-up area. Expansion out from Watford would constitute sprawl, but there is sufficient containment by woodland to limit the impact on contribution to this purpose.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

Carpenders Park / 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. However, existing development within the gap, combined with the extent to which woodland forms the main separating element, limits the contribution of open land to this purpose.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

There are localised variations in the relationship between open land and the urban edge, and in the extent of urbanising influence from existing development within the parcel. The area is largely open and undeveloped, but the proximity of urban edges has an impact on countryside character in this area.

Impact on adjacent Green Belt

Minor

Release of the parcel would have a limited impact on the integrity of the wider Green Belt. The woodland which forms the key element in Green Belt separation between Watford and Carpenders Park would retain a strong distinction from the inset area, and the constraint provided by ancient woodland status would preclude development over much of it. Remaining Green Belt land on the southern edge of Watford Heath would be enclosed.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on the separation of towns, and on countryside encroachment, but the presence of woodland to the south and west limits the resulting harm to Green Belt purposes to moderate-high.

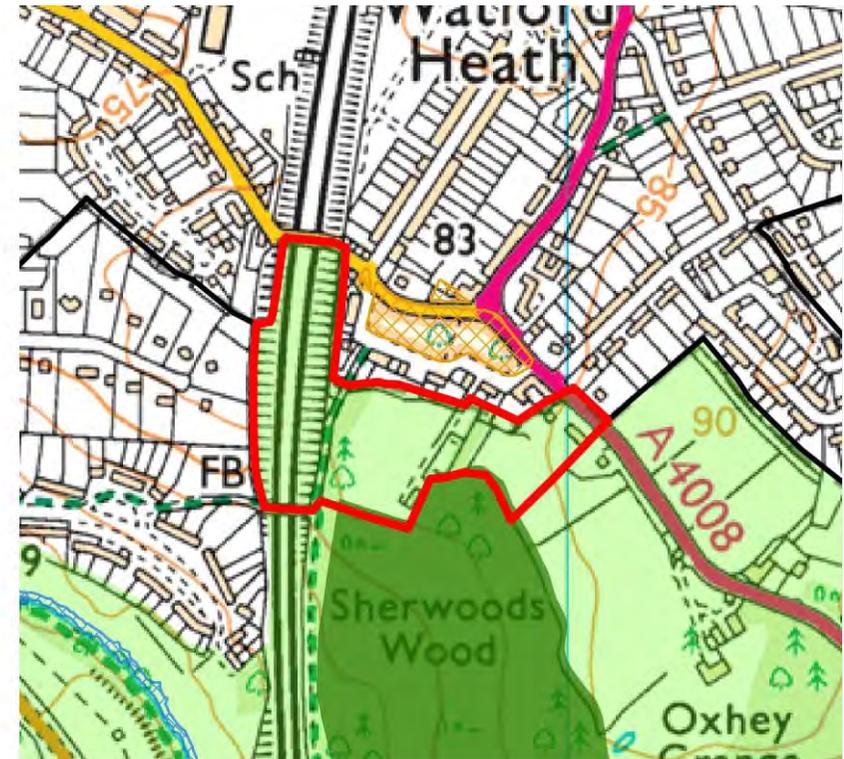
Potential to limit harm

The field bordered by Sherwood Road and Elm Avenue has more urban containment than the rest of the parcel, but its release in isolation would weaken adjacent Green Belt to the east of Oxhey Lane, so harm would still be moderate-high.

Watford East Parcel WE8



-  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 towards the Spinney, the dwelling located within the parcel

Watford East Parcel WE8

Description

Land to the south of the inset settlement edge at Watford Heath, comprising one washed-over dwelling and its sizeable gardens, and Oxhey Bowling Club. The railway tracks form the inset settlement edge to the west, and garden boundaries form the edge to the north. The Sherwoods Wood ancient woodland forms part of the boundary to the south but there is open land to the south-east.

Impact on contribution

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

Relatively limited

Watford Heath forms part of the large built-up area, but the parcel's uses give it a strong association with the settlement.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Carpenders Park / 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. However the extent of existing development in the parcel, and containment by woodland, mean that further development would have only limited impact on the perceived gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Although largely open the parcel's uses, and containment by woodland to the south, give it a strong association with the inset settlement edge.

Impact on adjacent Green Belt

Minor

Release and development of the parcel would slightly increase containment of land to the south east, but woodland would form a strong boundary to the south.

Overall harm to Green Belt purposes from release of land

Low moderate

The parcel makes a relatively limited contribution the parcel makes to preventing urban sprawl, the merging of settlements and encroachment into the countryside, and its release would have a limited impact on Green Belt in the locality. Harm to Green Belt purposes would be low-moderate.

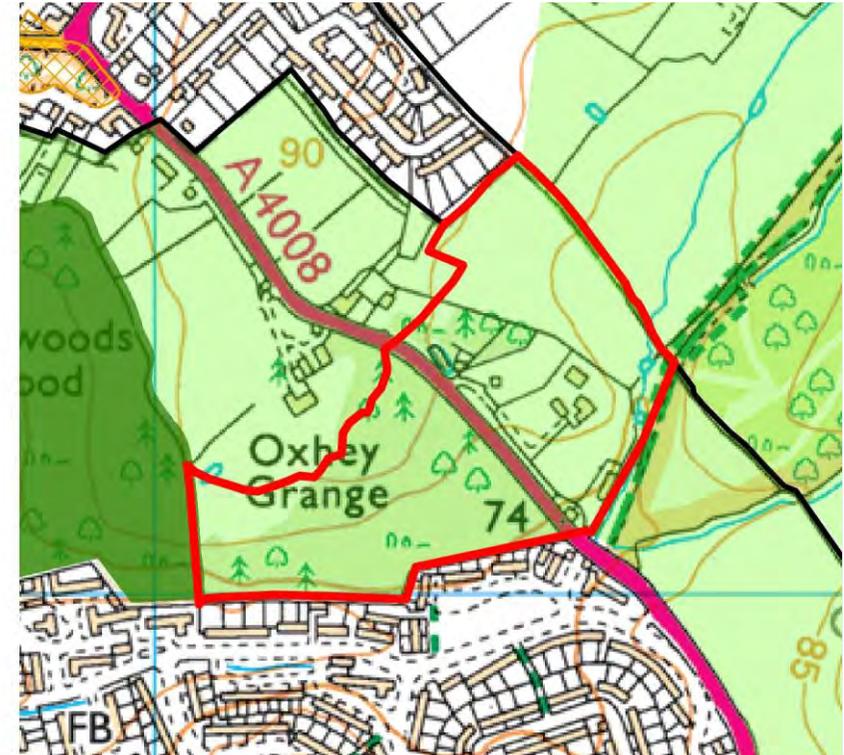
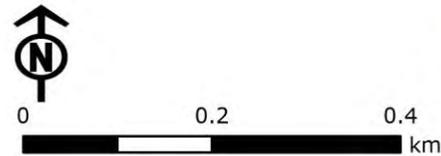
Potential to limit harm

There are no notable variations in harm within the parcel.

Watford East Parcel WE9/SO2



-  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

Watford East

Parcel WE9/SO2

Description

To the west of the A4008 Oxhey Lane, abutting the inset edge of Watford, 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

Watford 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 Carpenders Park (part of South Oxhey), 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

Carpenders Park / 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.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

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 Watford 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 Watford would sever the Green Belt gap between Watford and Carpenders Park, but it would not affect the integrity of Green Belt to the west, where Sherwoods Wood forms a protected constraint, or increase urban containment of land to the east.

Overall harm to Green Belt purposes from release of land

High

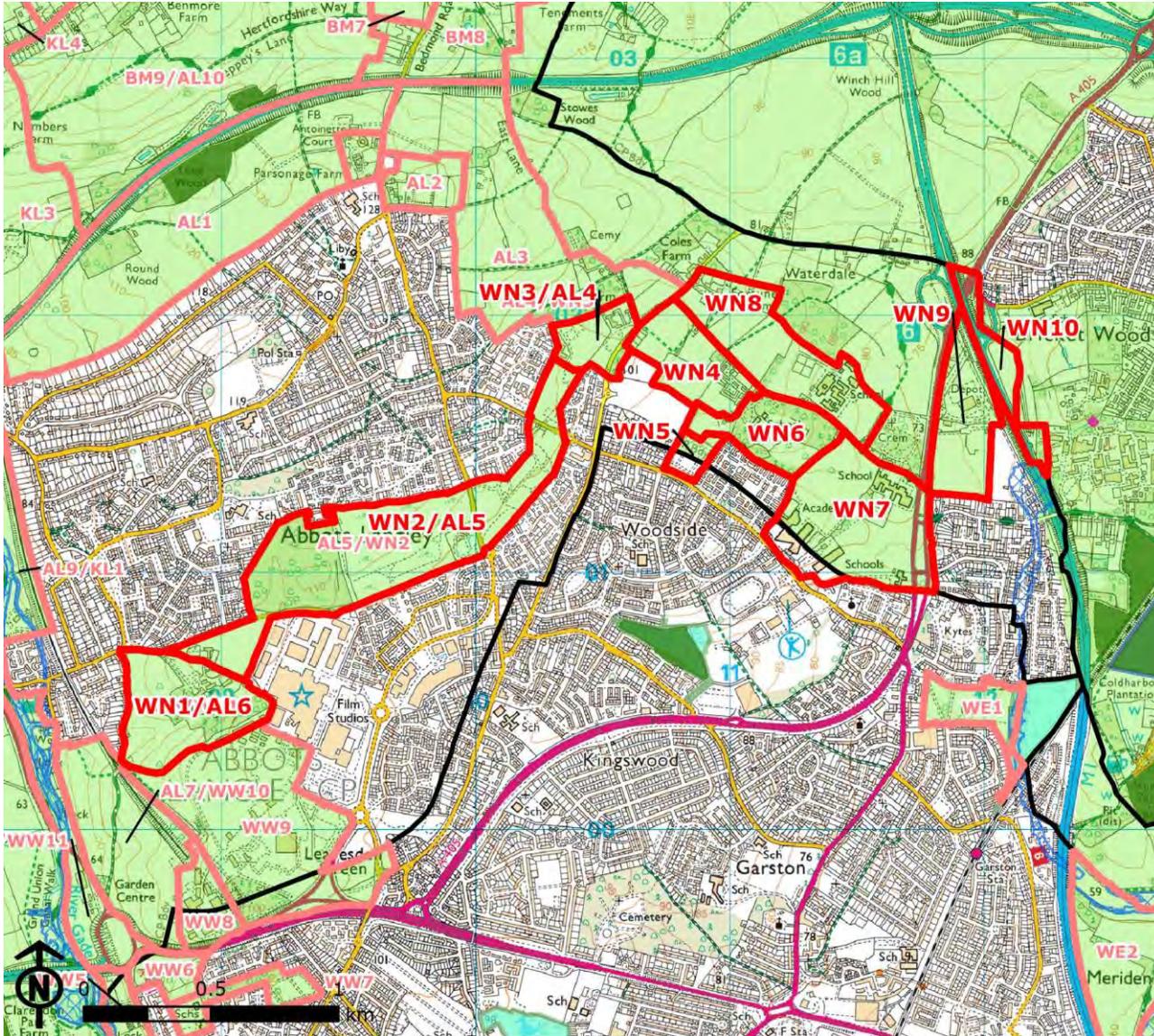
Release of the parcel would have a significant impact on preventing the merging of towns and preventing encroachment on the countryside, and a relatively significant impact on preventing urban sprawl. Although the grassland makes a weaker contribution than the woodland to preventing countryside encroachment,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

Potential to limit harm

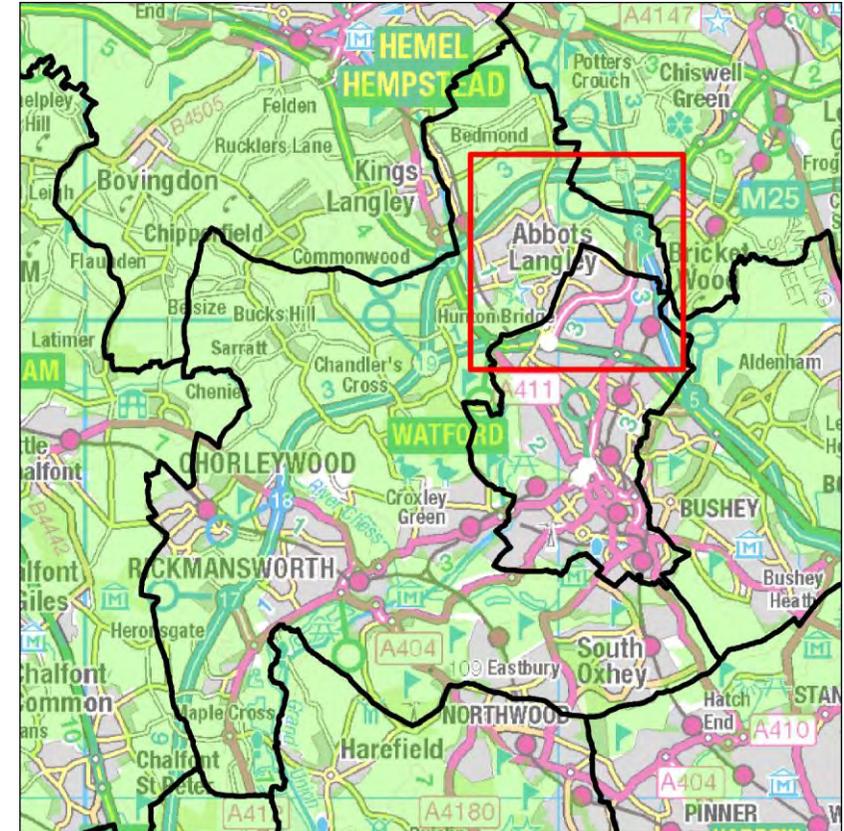
There are no notable variations in harm within the parcel. Any partial release would weaken remaining open land within the parcel, to the detriment of the narrow settlement gap.

Watford North

Watford North

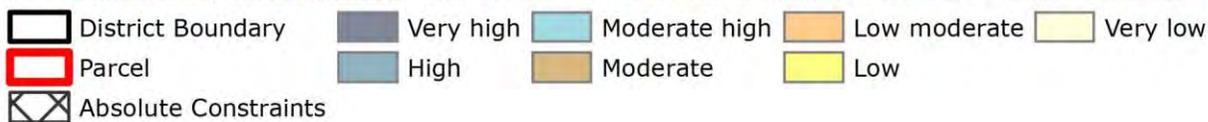
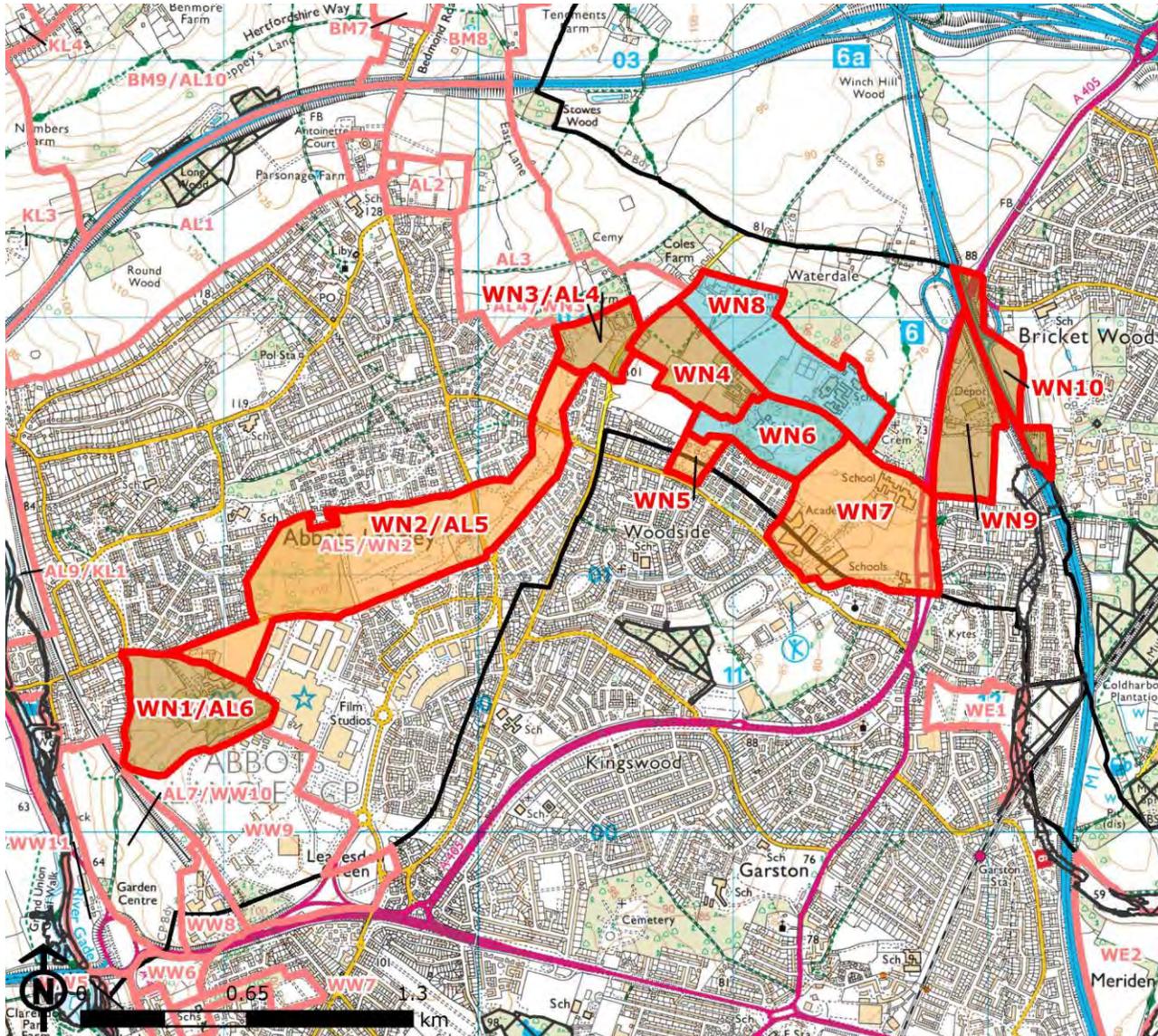


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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Watford North



Parcel

- WN1/AL6
- WN2/AL5
- WN3/AL4
- WN4
- WN5
- WN6
- WN7
- WN8
- WN9
- WN10

Harm Score

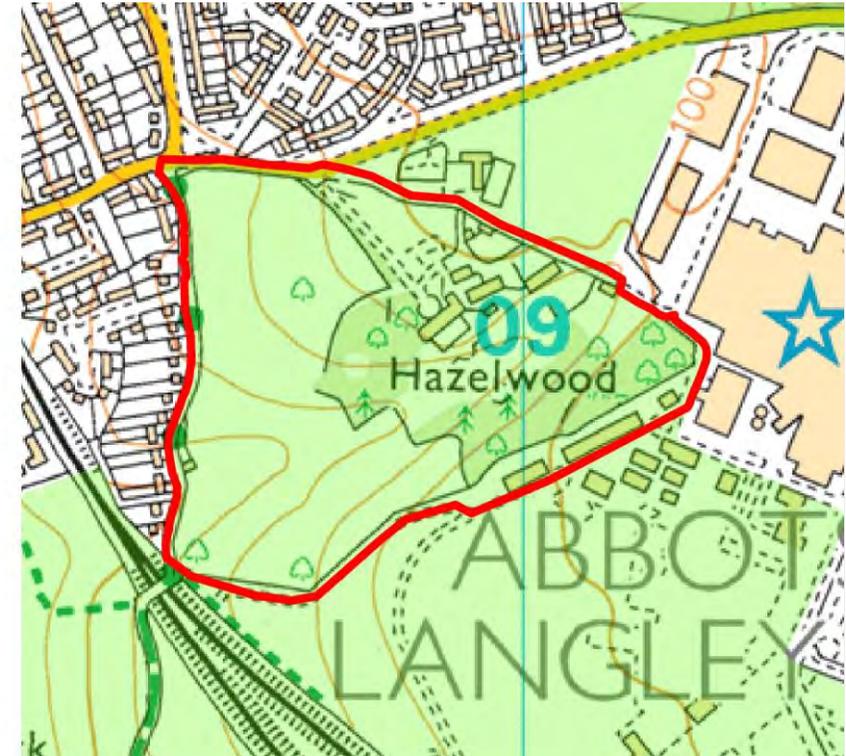
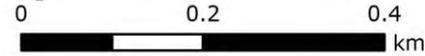
WN1/AL6	Moderate
WN2/AL5	Low moderate
WN3/AL4	Moderate
WN4	Moderate
WN5	Low moderate
WN6	Moderate high
WN7	Low moderate
WN8	Moderate high
WN9	Moderate
WN10	Moderate

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Watford North Parcel WN1/AL6



-  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 Hunton Bridge Hill towards Hunton Park Hotel



Right image

View from Hunton Bridge Hill south through the parcel

Watford North

Parcel WN1/AL6

Description

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

Impact on contribution

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

Moderate

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

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel contains only minimal development, which is not urban in character. Development to the north, west and east has a containing effect, but the land has some separation from the urban edges due to woodland and tree belts.

Impact on adjacent Green Belt

Minor

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

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford North Parcel WN1/AL6

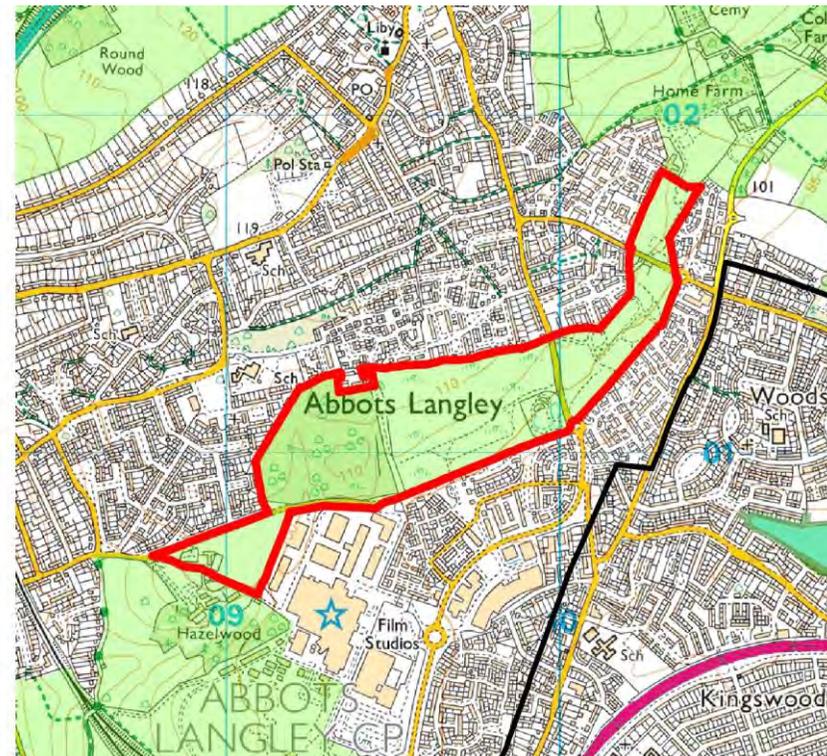
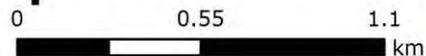
Harm beyond outer boundary

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

Watford North Parcel WN2/AL5



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



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Left image

View from Langley Lane east through the parcel



Right image

View from South Way south across South Way Playing Fields



Watford North Parcel WN2/AL5

Description

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

Impact on contribution

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

Relatively limited

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

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

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

Impact on adjacent Green Belt

Minor

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

Overall harm to Green Belt purposes from release of land

Low moderate

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

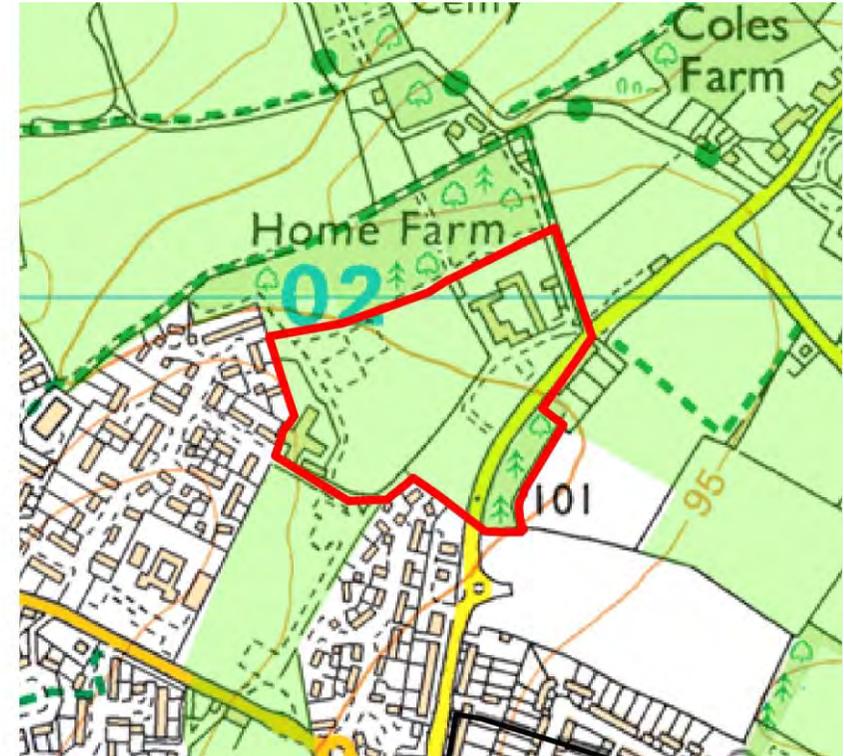
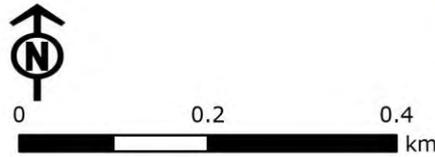
Potential to limit harm

There are no notable variations in harm within the parcel.

Watford North Parcel WN3/AL4



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



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Left image
View into Warren Court Hospital



Right image
View along the northern boundary of the parcel

Watford North

Parcel WN3/AL4

Description

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

Impact on contribution

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

Moderate

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

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

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

Impact on adjacent Green Belt

Minor

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

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

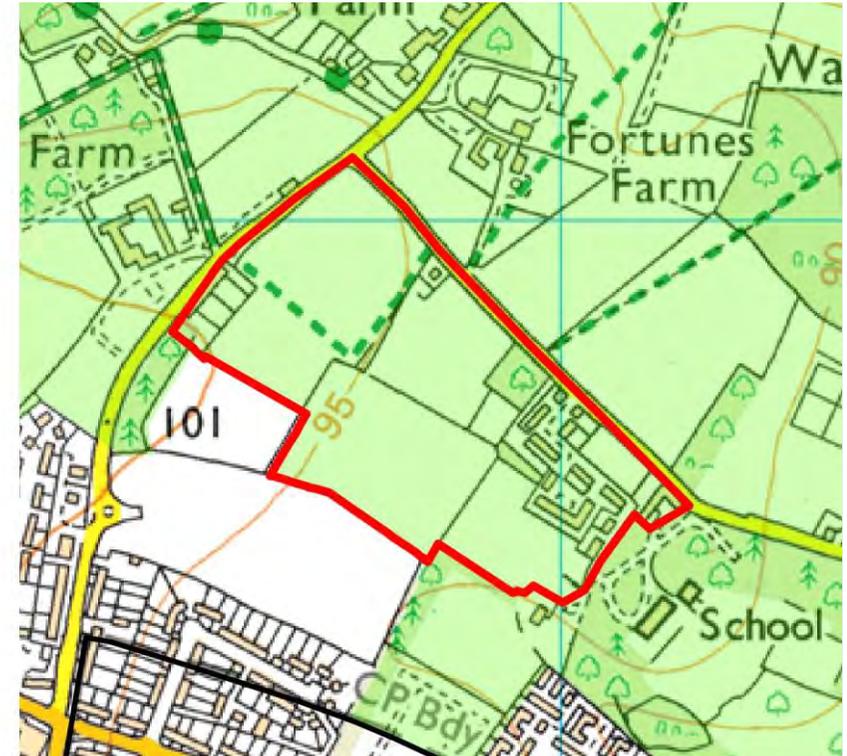
Watford North Parcel WN4



-  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 west along High Elms Lane which forms the northern boundary of the parcel



Right image

View of the fields in the north western half of the parcel

Watford North Parcel WN4

Description

Open fields, scattered trees and a small woodland block and an area of washed over residential development located adjacent to the northern inset edge of Watford, the boundary of which is formed by a tree line and field edges. Boundaries with the wider Green Belt are formed by woodland to the south east, High Elms Lane and a treeline to the north east and Woodside Road and a tree line to the north west. It is noted that the residential development in the south eastern corner and that off Woodside road along the western edge make no contribution to the Green belt purposes and have some containing influence on the parcel.

Impact on contribution

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

Moderate

The parcel lies on the edge of Watford which forms part of the large built up area. It is predominantly open and undeveloped, though the presence of some washed over development and the lack of distinction with the inset edge limits the extent to which release would be considered as sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. However the gap to the east is narrower which limits the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel maintains openness and has a relationship with the surrounding countryside. However, the presence of some urbanising development and the lack of distinction from the inset edge somewhat limits the extent to which development would be seen as encroachment on countryside.

Impact on adjacent Green Belt

Minor

High Elms Lane would form a stronger Green Belt boundary than the existing field edges, although this is diminished slightly by the school development beyond. The boundaries of the parcel with the Green Belt to the north west and south east are considered to be relatively strong limiting the potential impact on the adjacent Green Belt.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on the countryside. 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.

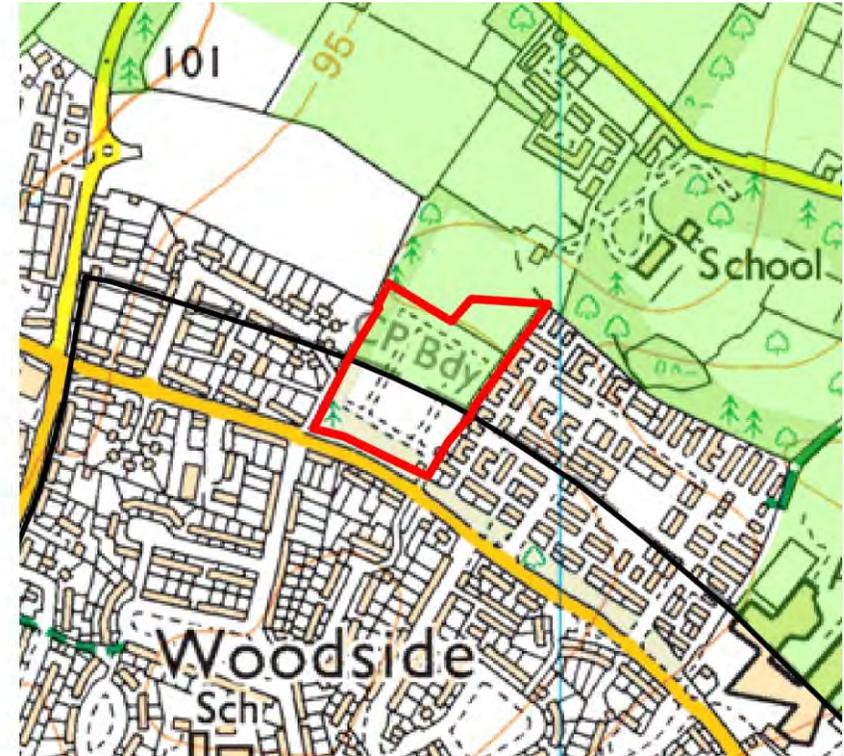
Watford North Parcel WN5



-  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 allotments from Horseshoe Lane



Right image

View north across the allotments from Horseshoe Lane

Watford North Parcel WN5

Description

Allotments and a small area of open space adjacent to the inset urban edges of Watford, which contains the parcel to the south, east and west. The boundaries with the settlement are formed of residential back gardens to the east, a treeline and Horseshoe Lane to the south and a treeline backing onto gardens to the west. To the north a block of woodland provides distinction from the wider Green Belt and increases containment.

Impact on contribution

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

Relatively limited

While the parcel is located on the edge of the large built up area, its containment by the urban edges of Watford and woodland to the north increases its association with the urban area and limits the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The containment of the parcel means it is too closely associated with the inset edge of Watford to contribute to maintaining the gap between Watford and St Albans.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

While the parcel is open and the treeline on two sides limits the urbanising influence of the settlement, it has a use associated with the settlement and is contained on three sides by the inset urban edge, the woodland further limits the relationship of the parcel with the wider Green Belt.

Impact on adjacent Green Belt

No/Negligible

The presence of the inset settlement edge on three sides of the parcel means that release would result in a more consistent Green Belt edge. The woodland to the north of the parcel provides a strong boundary feature limiting any harm to the adjacent Green Belt.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing encroachment on the countryside and would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing the parcel would be low-moderate.

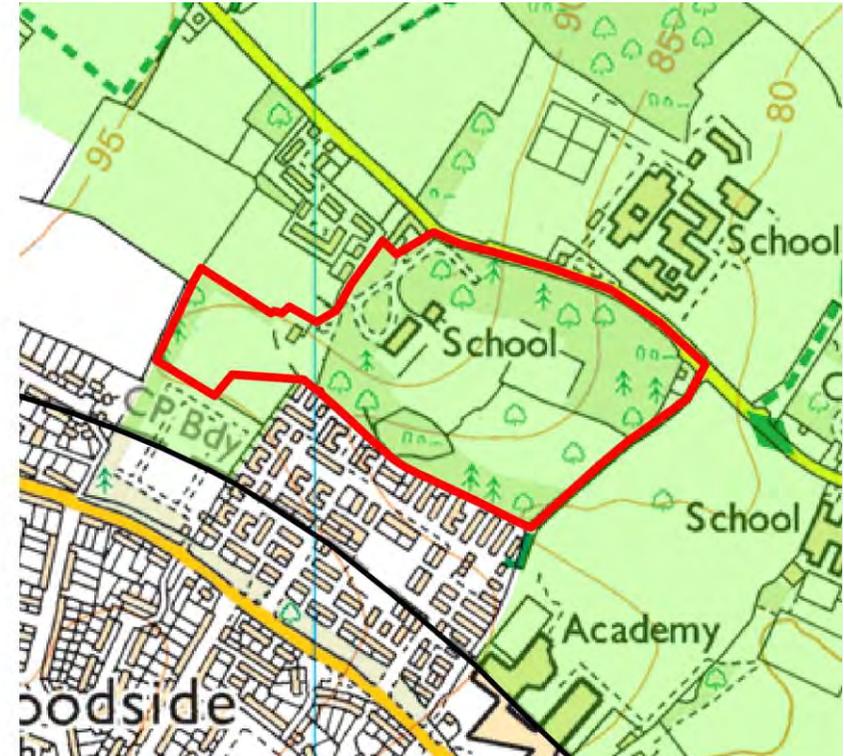
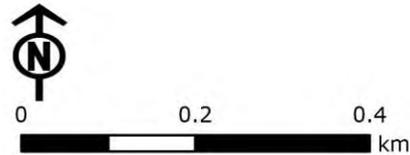
Potential to limit harm

There are no notable variations in harm within the parcel.

Watford North Parcel WN6



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



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Left image
View along the eastern edge of the parcel



Right image
View south into the residential development in the parcel

Watford North Parcel WN6

Description

Predominantly woodland, with some open space and High Elms Manor School. The parcel is located adjacent to the northern inset edge of Watford, the boundary of which is formed by the edges of residential buildings. The tree cover within the parcel creates some distinction from the urban edge. A small track / footpath lies between the parcel and the wider Green Belt to the south east. High Elms Lane forms a boundary with the Green Belt to the north, beyond which lies Parmiter's School, and woodland provides distinction from the Green Belt to the north west.

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 Watford which forms part of the large built up area as it is contiguous with Greater London. It is predominantly open and undeveloped and the woodland within it provides distinction from the inset settlement edge. The presence of the washed over development to the north and west slightly limits the extent to which release would be considered as sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns, and the woodland provides a separating feature containing the inset edge. However the gap to the east is narrower which limits the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is predominantly open and undeveloped and High Elms Manor School has little urbanising influence. While the washed over development to the north and west provides some containment, woodland within the parcel creates distinction from this and the inset urban edge.

Impact on adjacent Green Belt

Minor

While release of the parcel would weaken the settlement gap to the north, it would not increase containment of any stronger performing Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate high

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

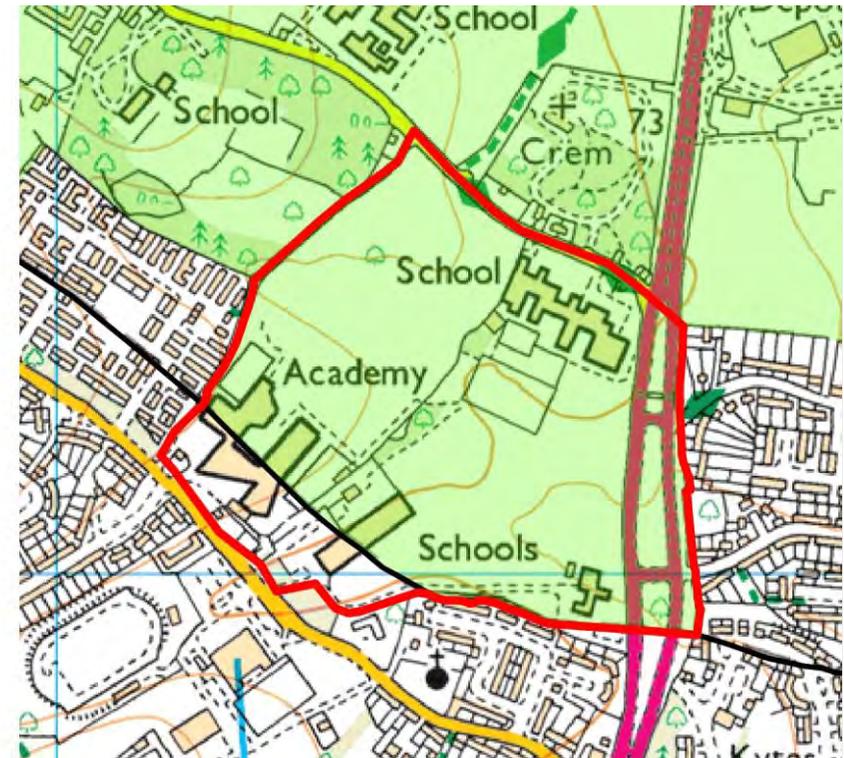
Potential to limit harm

The retention of the belt of woodland to the north and east of High Elms Manor School would limit harm to be moderate.

Watford North Parcel WN7



- 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 from High Elms Lane into the school grounds



Right image

View east from the North Orbital Road into the school grounds

Watford North Parcel WN7

Description

Francis Combe Academy, Garston Manor School, St Catherine of Siena Primary School and St Michaels Catholic High School and their associated grounds and playing fields, located adjacent to the urban inset edge of Watford. These developments contain the parcel on its southern, eastern and south western edges. The boundaries with the inset area are formed by the A405 North Orbital Road to the east, a small lane and Horseshoe Lane to the south and a footpath and the edges of residential dwellings to the east. Woodland provides distinction from the wider Green Belt to the north west, while to the north a boundary is provided by High Elms Lane. It is noted that the school buildings themselves are urbanising features and do not contribute to Green Belt purposes.

Impact on contribution

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

Moderate

The parcel is located on the edge of Watford, which forms part of the large built up area. It retains some openness and distinction from the inset settlement edge to the east due to the A405 however, to the south and west there is little distinction from the settlement. The parcel contains built development and is largely contained by the inset area which limits the extent to which release would be considered as sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns, and where the A405 provides a connecting feature. However the gap just to the east is narrower which limits the role of the parcel in maintaining separation between the settlements.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

While the parcel retains some openness, the presence of urbanising development, its containment, the lack of distinction between the parcel and the inset settlement and its use (which is associated with the urban area) means that the extent to which development would be considered as encroachment onto countryside is limited.

Impact on adjacent Green Belt

Minor

Release of the parcel out to High Elms Lane would form a clear Green Belt boundary, consistent with the inset settlement boundary to the east. However, the area of woodland to the west would become increasingly contained.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing urban sprawl and the merging of towns. It would have a minor impact on the Green Belt to the west. Therefore the harm to the Green Belt would be low-moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford North Parcel WN7

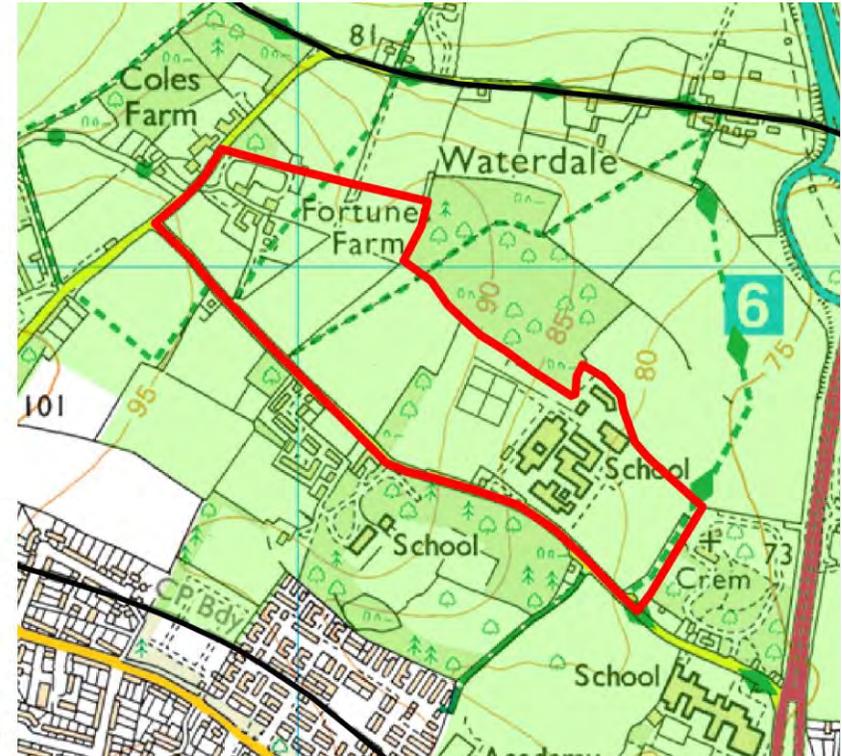
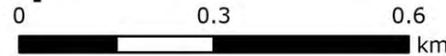
Harm beyond outer boundary

The West Herts crematorium forms a strong boundary feature to the north. Although associated with the settlement its extensive tree cover creates strong distinction and plays an important role in preserving perceived separation between Watford and Bricket Wood. Contribution to Green Belt purposes 1, 2 and 3 is relatively significant and harm from release would be high.

Watford North Parcel WN8



-  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 south towards the school buildings in the southern half of the parcel

Right image

View into the playing fields in the northern half of the parcel



Watford North Parcel WN8

Description

Parmiter's School, its grounds and playing fields, a woodland belt and fields surrounding the buildings of Chequers Farm and Fortunes Farm. Parcels WN4, WN6 and WN7 form the Green Belt adjacent to the current inset edge of Watford, so this assessment considers the harm resulting from the release of land in WN8 in combination with any or all of those. High Elms Lane provides some distinction between WN8 and the parcels to the south. The boundary of WN8 with the wider Green Belt is formed by Chequers Lane to the west, a woodland block top the north, the edges of school buildings and playing fields to the north east and West Herts Crematorium to the east. It is noted that the school buildings are urbanising and do not contribute to Green Belt purposes, but buildings at Chequers Farm and Fortunes Farm, although no longer in agricultural use, are not considered to significantly diminish Green Belt openness.

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 Watford, which forms part of the large built up area. It is uncontained and High Elms Lane provides some distinction from the inset urban edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. However the gap just to the east is narrower which limits the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Other than the school buildings, which do not contribute, the parcel is open and undeveloped, and High Elms Land and the woodland around High Elms Manor create some distinction from the inset urban edge. The extent to which release would be considered encroachment into countryside is limited slightly by the presence of the school buildings and playing fields, but this influence diminishes further west within the parcel.

Impact on adjacent Green Belt

No/Negligible

High Elms Lane would form a more consistent Green Belt boundary, but the woodland block to the north, containment by Chequers Lane to the west and the crematorium to the east, and the downward slope of the land beyond the parcel to the north, create some distinction from the wider countryside. There would be no significant containment of adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of settlements. It would have a negligible impact on adjacent Green Belt to the west. The harm to the Green Belt of releasing this parcel therefore would be moderate high.

Potential to limit harm

The playing field immediately to the west of the school buildings has greater urbanising influence from those buildings and also significant woodland containment that would negate harm to the wider Green Belt. Harm of releasing this, along with the existing buildings, would be moderate.

Watford North

Parcel WN8

Harm beyond outer boundary

The woodland and fields to the north make a significant contribution to preventing urban sprawl and encroachment on the countryside, with landform sloping down into valley towards Chequers Lane contributing to distinction from Watford. Development north would have greater impact on settlement separation, creating a narrow gap to Bricket Wood. Therefore the harm of releasing this land would be high.

Watford North Parcel WN9

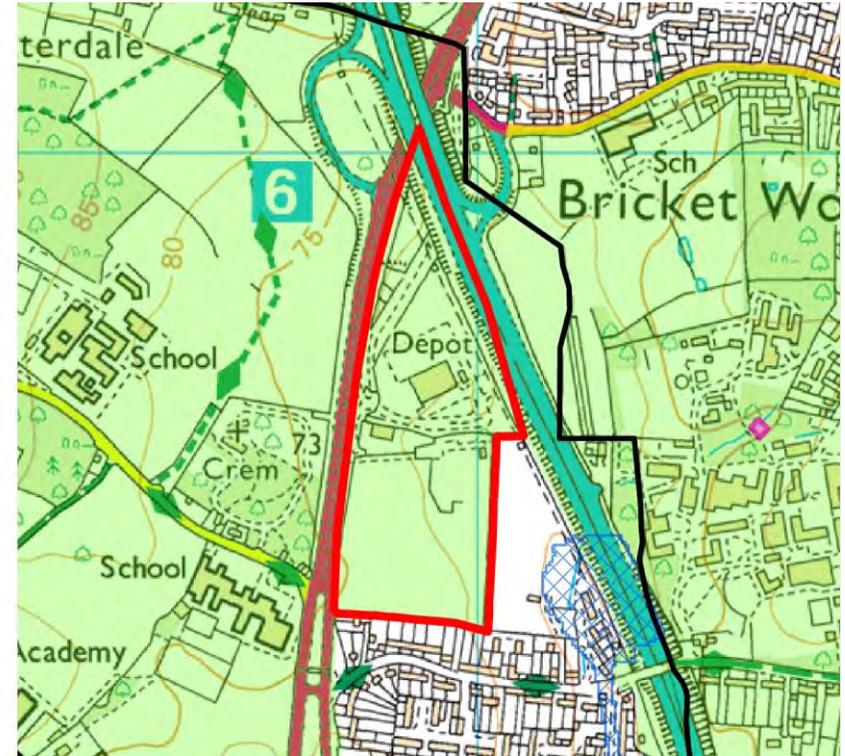


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 across the golf course in the southern half of the parcel



Right image

View into the recycling centre in the northern half of the parcel

Watford North Parcel WN9

Description

The parcel comprises Penfold Park golf course, a coach depot and a household waste recycling centre, adjacent to the inset settlement edge of Watford. The boundary is formed by a treeline and the rear gardens of inset residential dwellings to the south, and a treeline and field boundaries to south west. The A405 provides a clear boundary with the wider Green Belt to the west, and the M1 provides a robust boundary with the Green Belt to the north east. Watford to the south and east and Bricket Wood to the north create some urban containment.

Impact on contribution

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

Relatively limited

The parcel is located on the edge of Watford which forms part of the large built up area. However, the lack of distinction from the urban edge, its containment by the A405 and the M1 and inset development from Bricket Wood to the north 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 significant

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. The parcel forms almost all of the gap between Watford and Bricket Wood along the A405 and M1. While the perception of the gap is already diminished by the presence of the recycling centre, this is visually relatively well screened.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel has little distinction from the inset settlement edges of Watford and is contained by inset development to the south, south east and north. The coach depot and recycling centre associate the parcel with the urban area and the A405 and M1 contain the parcel, limiting its relationship with the wider countryside and the extent to which development would constitute encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land and the A405 and M1 would provide clear and strong Green Belt boundaries.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively significant impact on preventing the merging of towns however, there would be a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

Retention of a visual screen preventing views of development from the A405 would diminish harm to low moderate.

Harm beyond outer boundary

Development to the west of the parcel would cross the A405, which provides a strong boundary feature, into open land which plays a stronger role in settlement separation. Therefore the harm would be high.

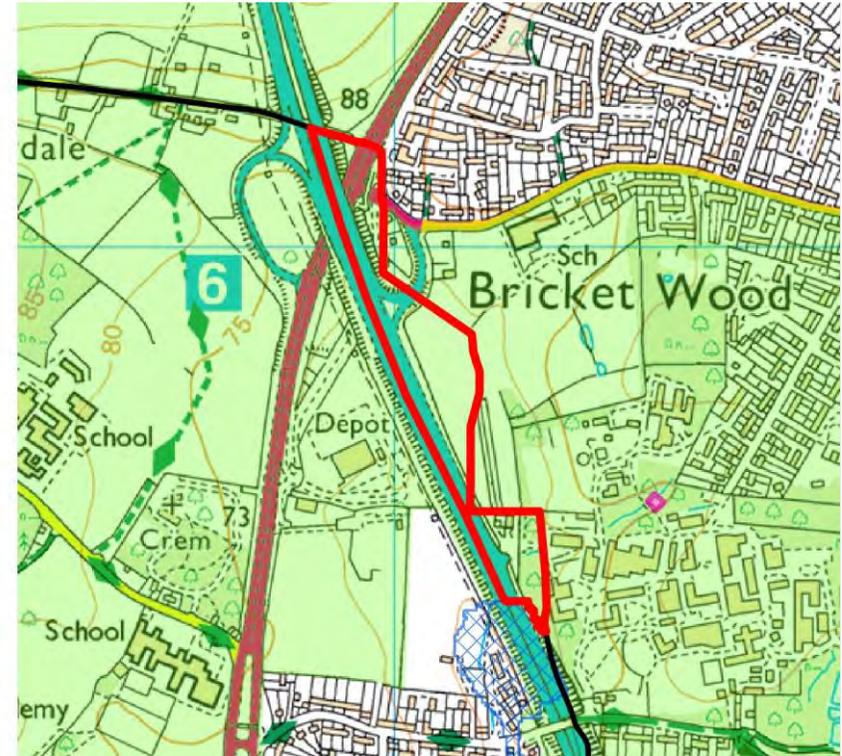
Watford North Parcel WN10



-  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 east across the northern section of the parcel



Right image

View along Mount Pleasant Way which forms the northern boundary of the parcel

Watford North Parcel WN10

Description

A section of a large, open agricultural field, a pumping station in the southern corner and road infrastructure, located between the inset settlements of Watford and Bricket Wood but adjacent to the settlement edge of Bricket Wood to the north, the boundary of which is formed by the A405. The M1 motorway provides separation between the urban edge of Watford and the southern extent of the parcel and between the parcel and the wider Green Belt to the west. There is little distinction between the parcel and the area of Green Belt to the east. The parcel would be released in association with expansion out from Bricket Wood however, road infrastructure associated with the M1 and A405 and boundary tree cover prevents any development in the north western corner of the parcel.

Impact on contribution

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

Moderate

The parcel is located on the edge of Watford and Bricket Wood which is close enough to the more contiguous development of Greater London to form part of the large built up area. The parcel is largely open and undeveloped. However, it has no significant separation from the urban edge of Bricket Wood and is partially contained by inset development to the north and south, by the motorway to the west and by washed over development in the form of an industrial park to the south east.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Watford and St Albans where the inset settlements of Bricket Wood and Chiswell Green narrow the gap between the towns. The parcel forms all of the gap between Watford and Bricket Wood along the M1 and so development would reduce the perception of the gap between the towns. However, the inset edge of Watford, which already abuts the M1 and the presence of the urbanising washed over industrial estate to the south limits the role of the parcel in separating the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

While the motorway provides distinction from the wider countryside to the west, and there is little distinction from the inset urban edge. Woodland screens most of the containing development around the parcel and it retains a countryside character with a strong relationship with the area of Green Belt to the east.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any stronger performing Green Belt land. The land to the east between the parcel, the settlement of Bricket Wood and the woodland to the south, would not result in higher harm if released. While there would be no significant boundary to the east, the M1 motorway would provide a very robust boundary feature 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 on the countryside and a moderate impact on preventing urban sprawl and the merging of towns. However, it would have a negligible impact on adjacent Green Belt land. Therefore, the harm on the Green Belt of releasing this parcel would be moderate.

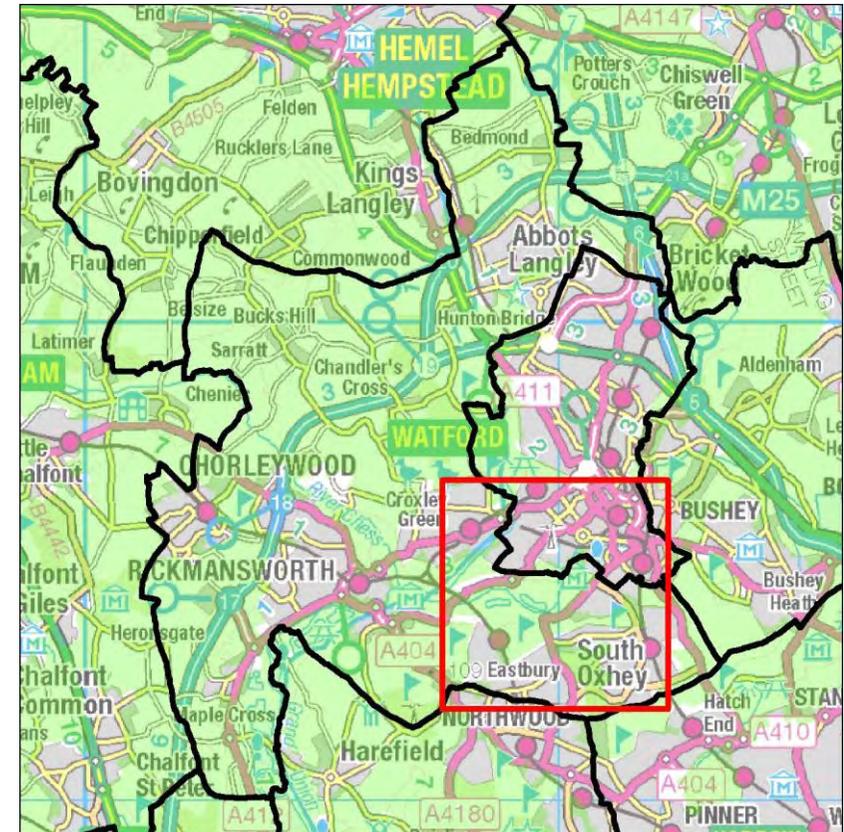
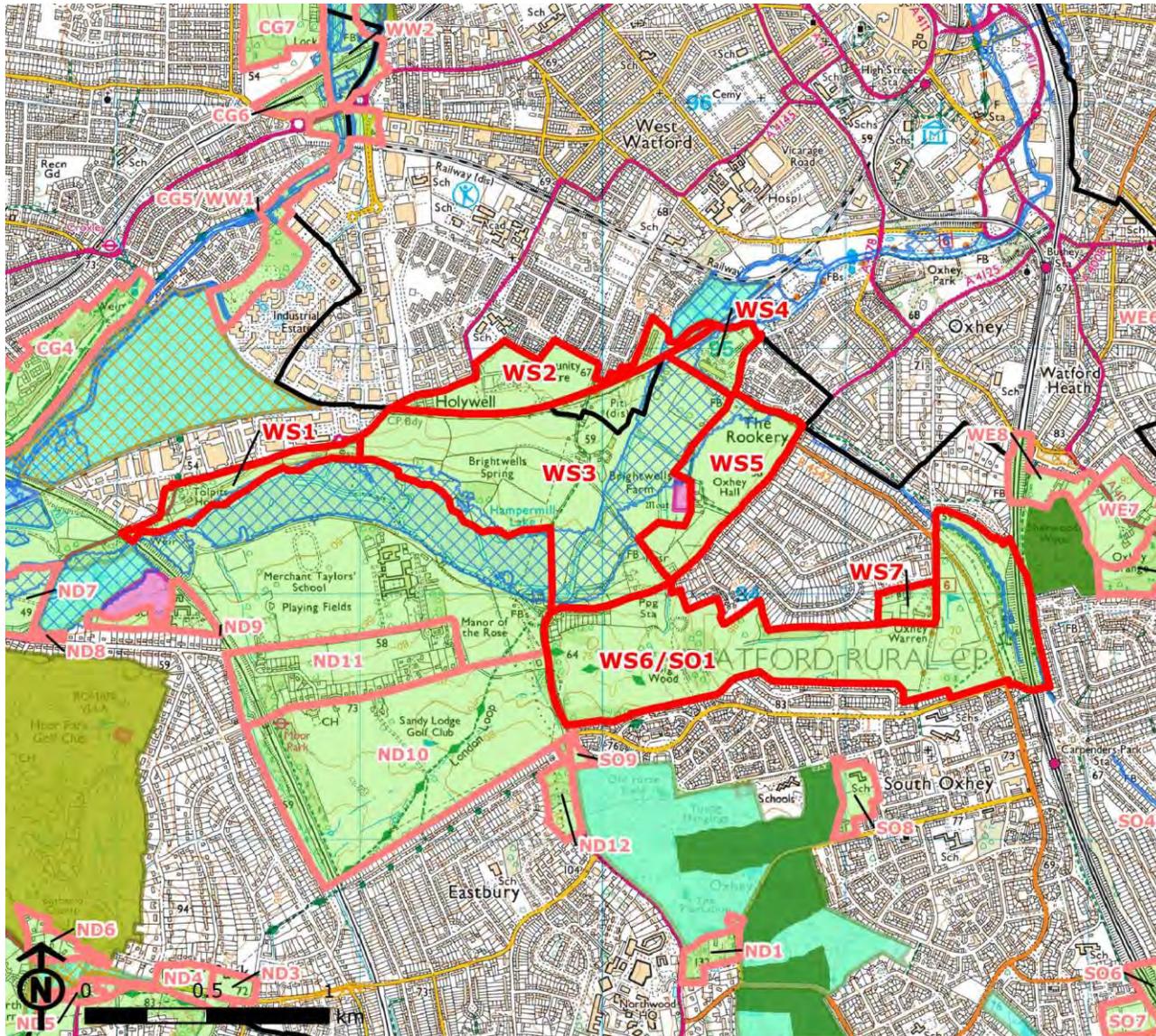
Watford North Parcel WN10

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford South

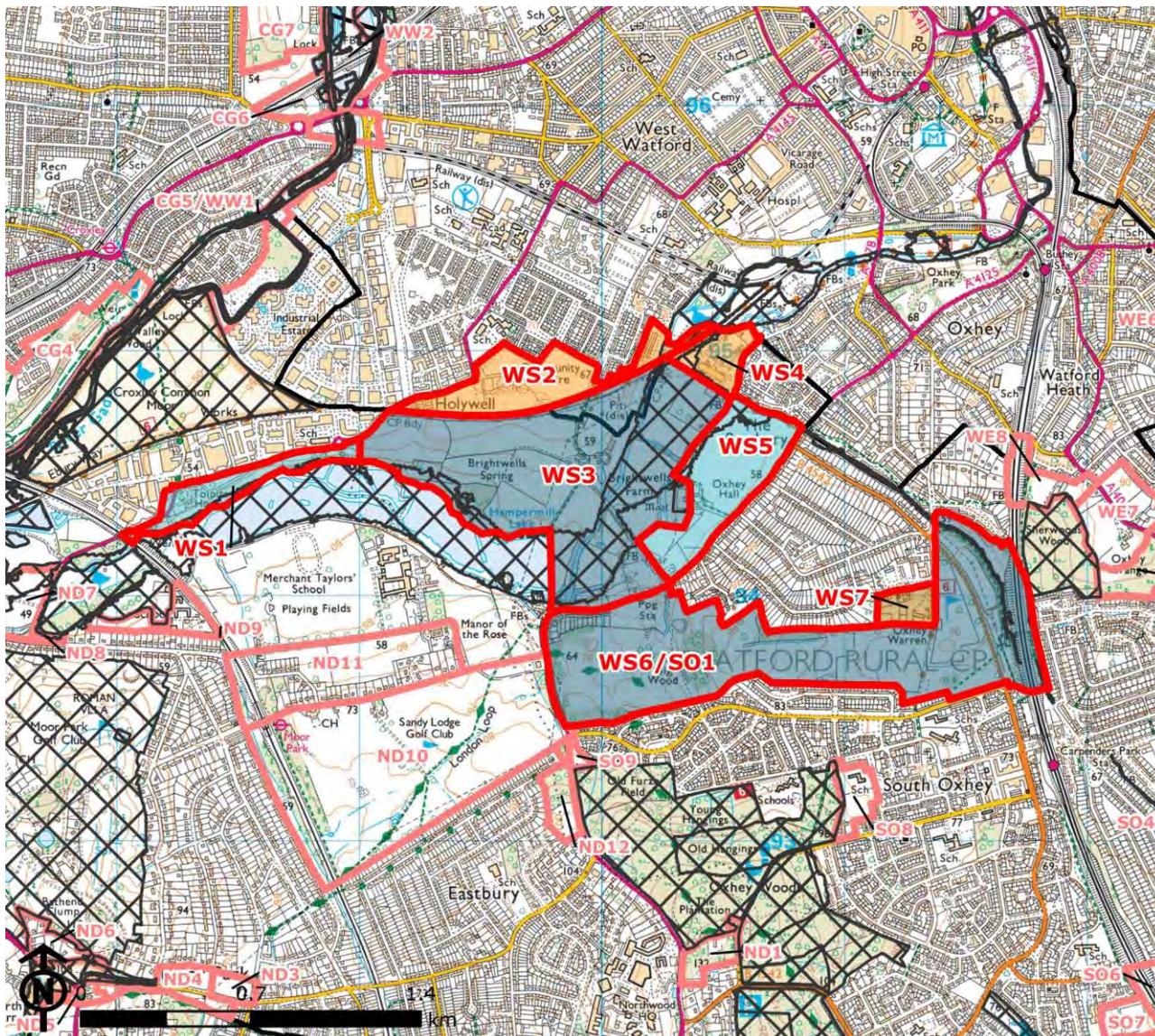
Watford South



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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

Watford South

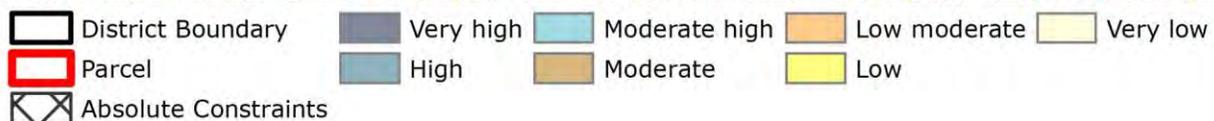


Parcel

- WS1
- WS2
- WS3
- WS4
- WS5
- WS6/SO1
- WS7

Harm Score

WS1	Moderate high
WS2	Low moderate
WS3	High
WS4	Low moderate
WS5	Moderate high
WS6/SO1	High
WS7	Moderate

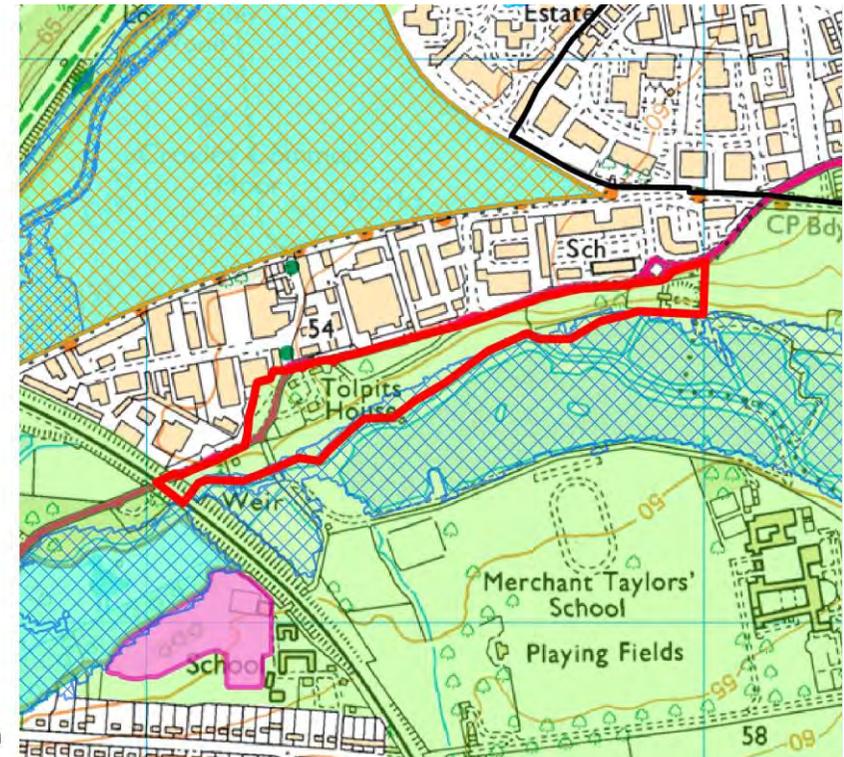
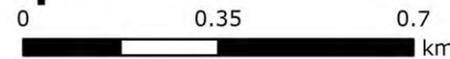


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Watford South Parcel WS1



-  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 Tolpits Lane towards the School within the parcel

Right image

View east along Tolpits Lane which forms the northern boundary of the site



Watford South Parcel WS1

Description

A strip of land located in between the Tolpits Lane industrial area (bounded by the A4145 Tolpits Lane) to the north, and the River Colne / Hampermill Lake to the south. Much of the parcel is tree-covered, linking to the woodland margins of the river and lake, but there is some open grassland and several isolated dwellings. Woodland occupies all of the narrower eastern end of the parcel, creating some distinction from more visually-open Green Belt to the east, and the railway line with associated tree cover lies to the west.

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 Watford, which forms part of the large built up area. It is open and undeveloped and Tolpits Lane and associated tree cover provide distinction from the urban edge. Containment of the parcel by the inset edge of Watford to the north and the River Colne and Hampermill Lake to the south slightly limit the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The land is located in the gap between West Watford and Northwood and is open, with distinction from the inset edge. However the river and lake to the south and railway tracks to the west provide separating features.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open, and the detached dwellings within it have little urbanising influence. The A4145 and tree cover provides distinction from the urban edge. However, the scale of development in the adjacent industrial estate has some impact on countryside character.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land, and harm to adjacent Green Belt is limited by the River Colne and Hampermill Lane to the south which provide a strong boundary feature.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of towns. However its release would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford South Parcel WS1

Harm beyond outer boundary

Floodzone constraints prevent development immediately to the south of the parcel. Releasing land to the south of Hampermill Lake as an expansion out from the edge of Watford would be a significant encroachment on the settlement gap between Watford and Northwood, removing the principal separating feature between the two towns and resulting in high harm. To the west the railway line forms a strong boundary, beyond which land has a weaker relationship with inset development, so harm of release in this direction would also be high.

Watford South Parcel WS2

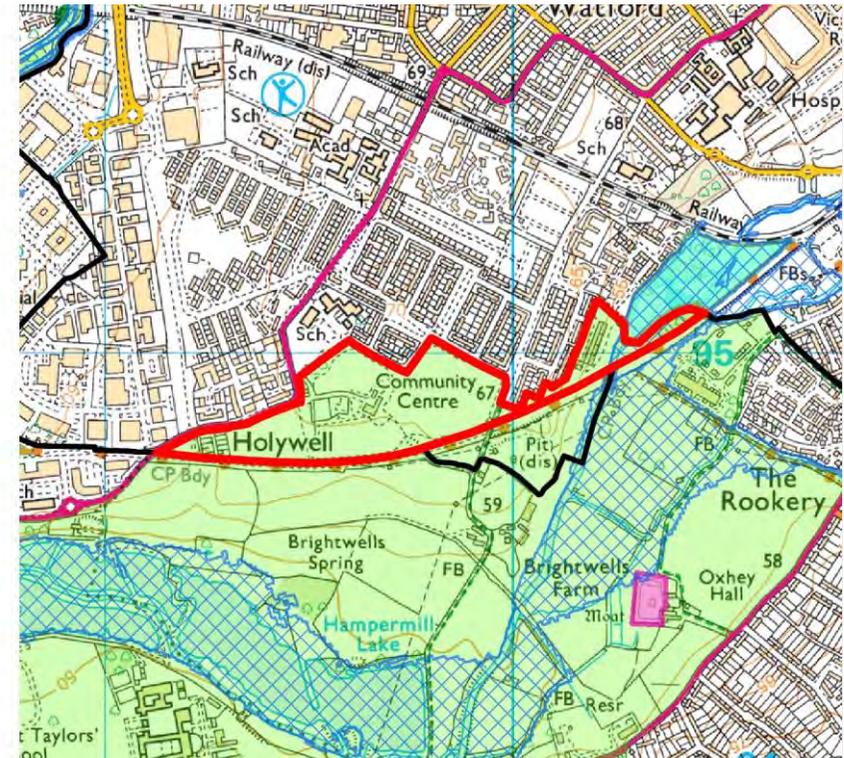


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  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 0.45 0.9 km



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Left image

View of the static caravan park in the western corner of the parcel



Right image

View over the playing fields in the eastern area of the parcel

Watford South Parcel WS2

Description

Playing fields and parkland, a small park homes development, a community centre and associated parking and play area, adjacent to the inset settlement edge of Watford which contains the parcel to the north, east and west. The western half of the parcel is separated from the inset settlement edge by the A4145, and in the eastern half boundaries with the inset edge are formed by a treeline and residential roads. A hedged track, formerly a railway line, forms a boundary with the wider Green Belt to the south. The park homes in the western corner of the parcel make no contribution to Green Belt purposes.

Impact on contribution

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

Relatively limited

The parcel is located on the edge of Watford which forms part of the large built up area however, its strong association with the inset settlement edge limits the extent to which development would be considered sprawl. Any sense of separation created by the A4145 is diminished by the extent to which the urban area contains the parcel.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The strong association with the inset settlement edge and its containment means that development in the parcel would not contribute to the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel retains openness, however its lack distinction from the inset urban edge and its urban fringe uses limit the countryside character. The thick tree belt to the south limits its relationship with the wider countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land and the former railway line to the south would form a clear and consistent physical and visual Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a limited impact on preventing urban sprawl, the merging of towns and encroachment on the countryside, and would have a negligible impact on adjacent Green Belt land. Therefore the harm to the Green Belt of releasing this parcel would be low moderate.

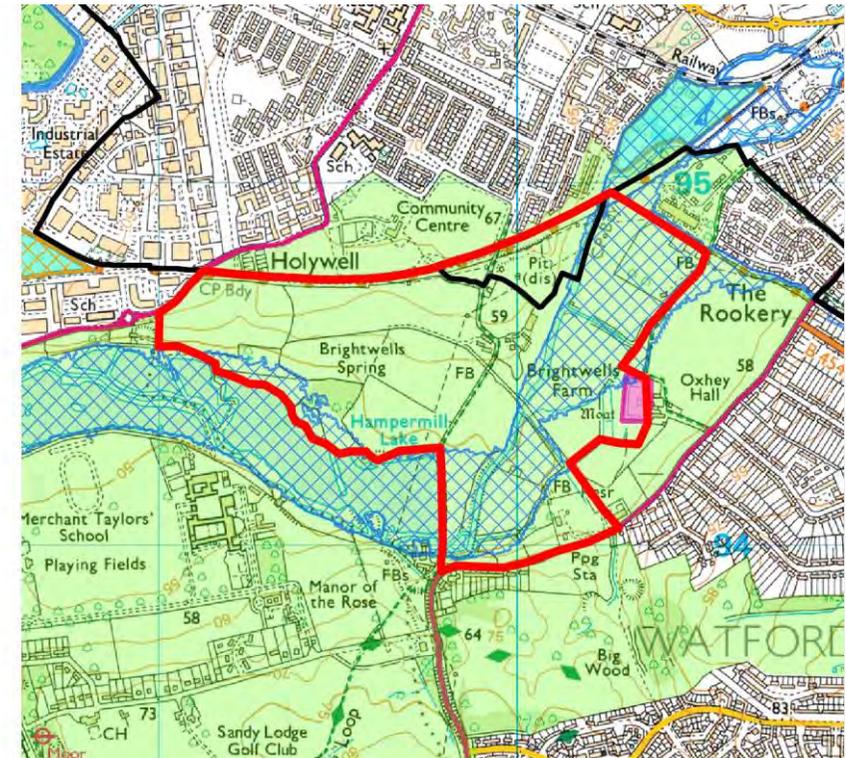
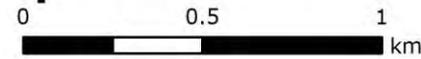
Potential to limit harm

There are no notable variations of harm within the parcel.

Watford South Parcel WS3



-  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 Tolpits Lane south east across the parcel

Watford South Parcel WS3

Description

Open farmland, small woodland blocks, a cluster of agricultural buildings and the River Colne and its floodplain. A small area of the western boundary of the parcel abuts the inset edge of Watford on Tolpits Lane, with the boundary formed by the A4145 and a treeline. Parcel WS2 forms the Green Belt between this parcel and the inset edge of Watford to the north and a track marking a former railway line, with strong hedgerows to either side, provides distinction between the parcels. The River Colne and Hampermill Lake form a strong boundary with the wider Green Belt to the south west, while a thick tree line and some washed over residential development forms a boundary with the Green Belt to the south. The eastern part of the parcel is largely constrained by the River Colne's floodplain, with a small area also designated a scheduled monument (Oxhey Hall Moated Site). To the east, field edges and streams define a separate area (WS4) that lacks constraint and has a stronger relationship with the inset settlement edges. It is assumed that release of this land would be in association with expansion south from parcel WS2, and/or east from WS1, as constrained floodplain creates separation from the edge of Oxhey to the east.

Impact on contribution

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

Relatively significant

The parcel has strong distinction from the inset edge of Watford and is open and undeveloped. Although largely contained in the wider context the open area is large enough for development in the parcel to constitute sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between Watford, Northwood, Oxhey and South Oxhey, Oxhey and South Oxhey are not considered towns in their own right, but gaps between them contribute to separation from Pinner and the Greater London area. Although separation between settlements in this area is fragile, the parcel's contribution is limited by the extent to which Watford and Oxhey are already contiguous to the east, and by the presence of Hampermill Lake as a strong separating feature to the south west.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped and has strong distinction from the inset settlement edge. It is slightly contained in the wider context but is a large enough area to be considered countryside.

Impact on adjacent Green Belt

Moderate

The former railway line forms a strong distinction from the urban edge to the north. Release of the whole parcel would significantly narrow the gap between settlements, weakening the integrity of remaining open land to the south, and any partial release would create a weak boundary in this visually open area.

Overall harm to Green Belt purposes from release of land

High

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

Watford South Parcel WS3

Potential to limit harm

There are no notable variations in harm within the parcel. Any release would increase containment of remaining Green Belt in the parcel.

Watford South Parcel WS4

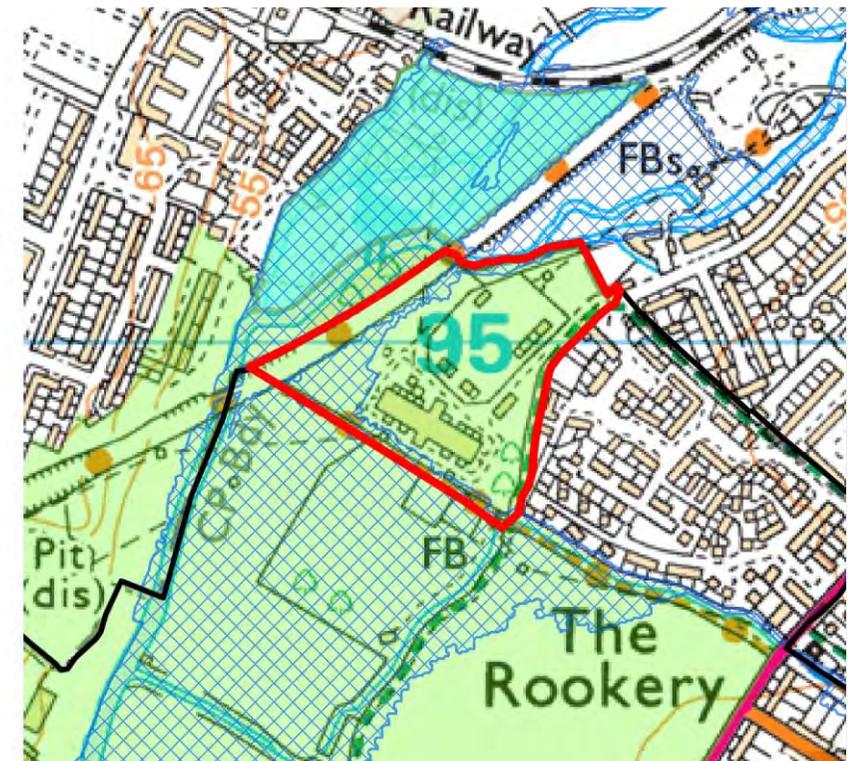


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4
km



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Left image

View into the sub station within the parcel

Watford South Parcel WS4

Description

The parcel contains a substation, adjacent to the inset urban edge of Oxhey to the east and only separated from Watford to the north/west by a narrow belt of open but well-treed land alongside the River Colne. Treelines provide some limited distinction from the inset edge to the east and from the wider Green Belt to the south. The parcel's built development has an urbanising influence, and means that it can only be considered partially open. Open land on the eastern edge of the parcel, outside of the compound, is constrained floodplain.

Impact on contribution

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

Relatively limited

The parcel is located on the edge of Watford which forms part of the large built up area however, it contains urbanising influences in the form of the substation and, while it has some distinction from the settlement, it is contained by the inset urban edges to the north and east which limits the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

Existing development in the parcel and its containment by the inset edges of Watford means that its release would have a limited impact on narrowing the gap between Watford and neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel contains a substation and so is only partially open and, while it retains some distinction from the inset settlement edge, it is contained, which 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, or result in a weaker Green Belt boundary. Constrained floodplain prevents any contiguous development to the north or west.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively limited impact on preventing urban sprawl, the merging of towns and encroachment on the countryside and would have a negligible impact on adjacent Green Belt land. Therefore the harm to the Green Belt of releasing this parcel would be low moderate.

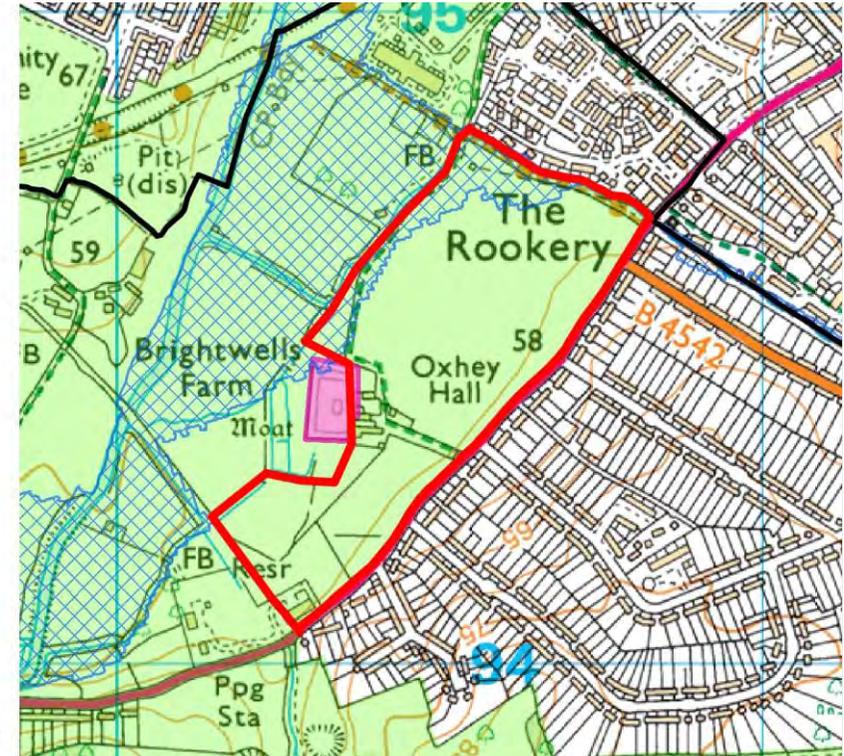
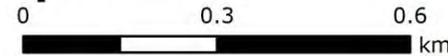
Potential to limit harm

There are no notable variations in harm within the parcel.

Watford South Parcel WS5



-  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 northern corner of the parcel south through the parcel toward an inset edge of Watford

Watford South Parcel WS5

Description

Open Farmland and a single washed over dwelling, adjacent to the inset settlement edge of Oxhey (Watford), which contains the parcel to the north and east. The boundaries with the inset edge are formed by the A4125 Hampermill Lane to the east and a small land a treeline backing onto residential gardens to the north. Hedged field boundaries from the edges of the parcel with the wider Green Belt to the south and west, though much of the Green Belt just to the west is constrained by the flood plain of the River Colne as well as Oxhey Hall Moated Site Scheduled Monument.

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 the Oxhey suburb of Watford, which forms part of the large built up area. Although it has relatively little separation from the inset urban edges and is partially contained, it is open and undeveloped with a strong visual relationship with the wider countryside.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies between West Watford and the Oxhey area of Watford to the east and so makes some contribution to maintaining separation between these areas of the town however, the degree to which these settlements are already connected to the east limits the extent to which development would be perceived as narrowing the gap between Watford and either Northwood or South Oxhey.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is partially contained, and has little distinction from the edges of the inset settlement. However, it is open and undeveloped and has a strong visual relationship with the surrounding Green Belt.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment any adjacent Green Belt land. While it would not result in a stronger boundary, the presence of the flood plain to the west, which is constrained limits harm to the wider Green Belt.

Overall harm to Green Belt purposes from release of land

Moderate high

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

Potential to limit harm

Release of a smaller area of land at the northern end of the parcel and creating a new Green Belt boundary to the south would have less impact on Green Belt purposes and would therefore reduce harm to moderate.

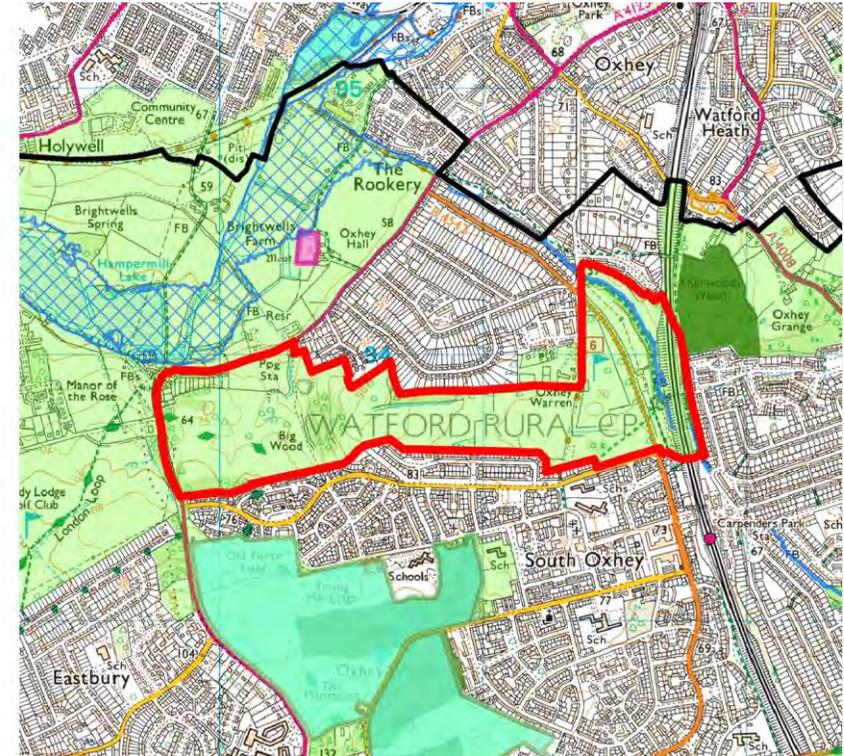
Watford South Parcel WS6/SO1



-  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

Watford South Parcel WS6/SO1

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. A woodland belt provides distinction between the inset edge of Watford and the parcel. 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 on the edge of Watford which forms part of the large built up area. While it is partially contained by urban areas, it is open and undeveloped and the woodland belt forms strong separation between the land and the inset urban edge.

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 the woodland belt creates strong distinction between the parcel and the inset edge of Watford. 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 to some extent.

Overall harm to Green Belt purposes from release of land

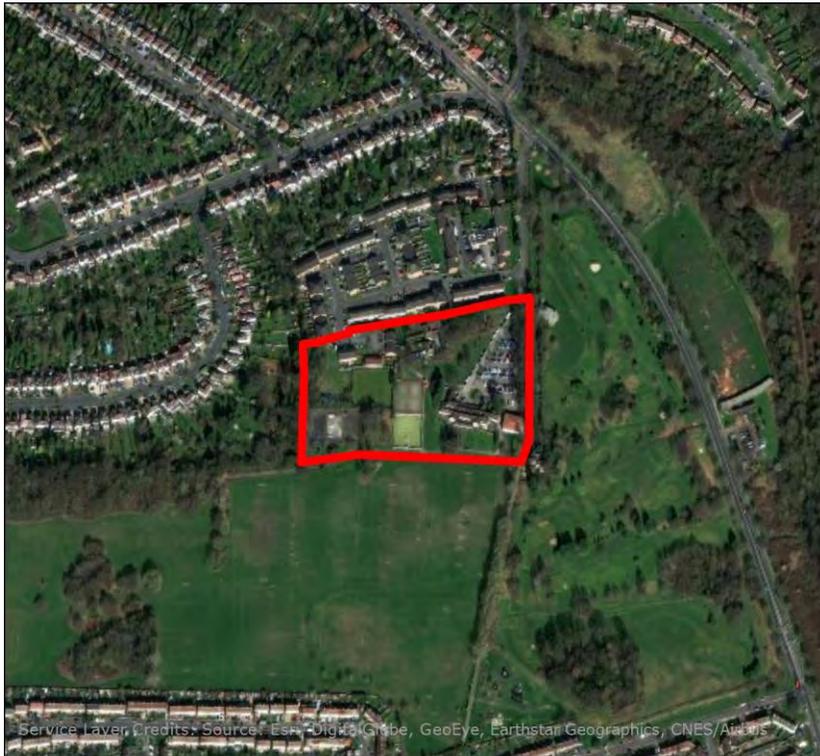
High

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 Green Belt to the west. 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.

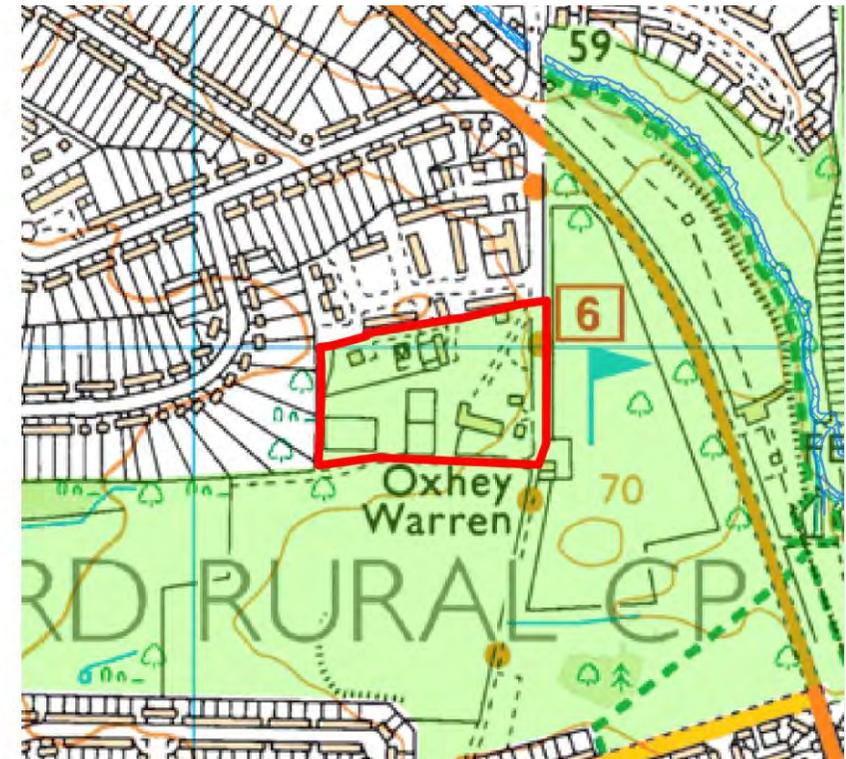
Watford South Parcel WS7



-  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



Left image

View of the housing development within the parcel

Watford South Parcel WS7

Description

A small number of washed over dwellings, South Oxhey skatepark, Green Lane play area, sports pitches and 'The Pavillion' bar and venue and associated car park. Located adjacent to the inset urban edges of Watford which contain the parcel to the north and west. The boundaries of the inset settlement are formed by a thick tree line backing onto residential gardens to the west and a treeline / hedgerow and the rear of residential buildings to the north.

Impact on contribution

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

Relatively limited

The parcel is located on the edge of Watford, which is part of the large built up area. However, it is partially contained by inset development, has little distinction from the settlement edge to the north and, although it is partially open it contains some urbanising uses which limits the extent to which further development in the parcel would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between Watford and South Oxhey. Although South Oxhey is not considered to be a town under this purpose, the open land around it contributes to maintaining the gap between Watford and Pinner / Greater London to the south. Although the gap is narrower to the west and the parcel is partially developed and contained by urban development, the lack of woodland containment to south, or any other boundary feature means that any denser development in the parcel would further weaken the already narrow gap.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

The parcel retains some openness and a relationship with the Green Belt to the south. However, it is partially contained, contains urbanising uses which are associated with the urban area, and has little distinction from the inset settlement edge to the north.

Impact on adjacent Green Belt

Moderate

There is no significant boundary feature between the parcel and the Green Belt to the south, and release would increase the containment of the Green Belt to the east.

Overall harm to Green Belt purposes from release of land

Moderate

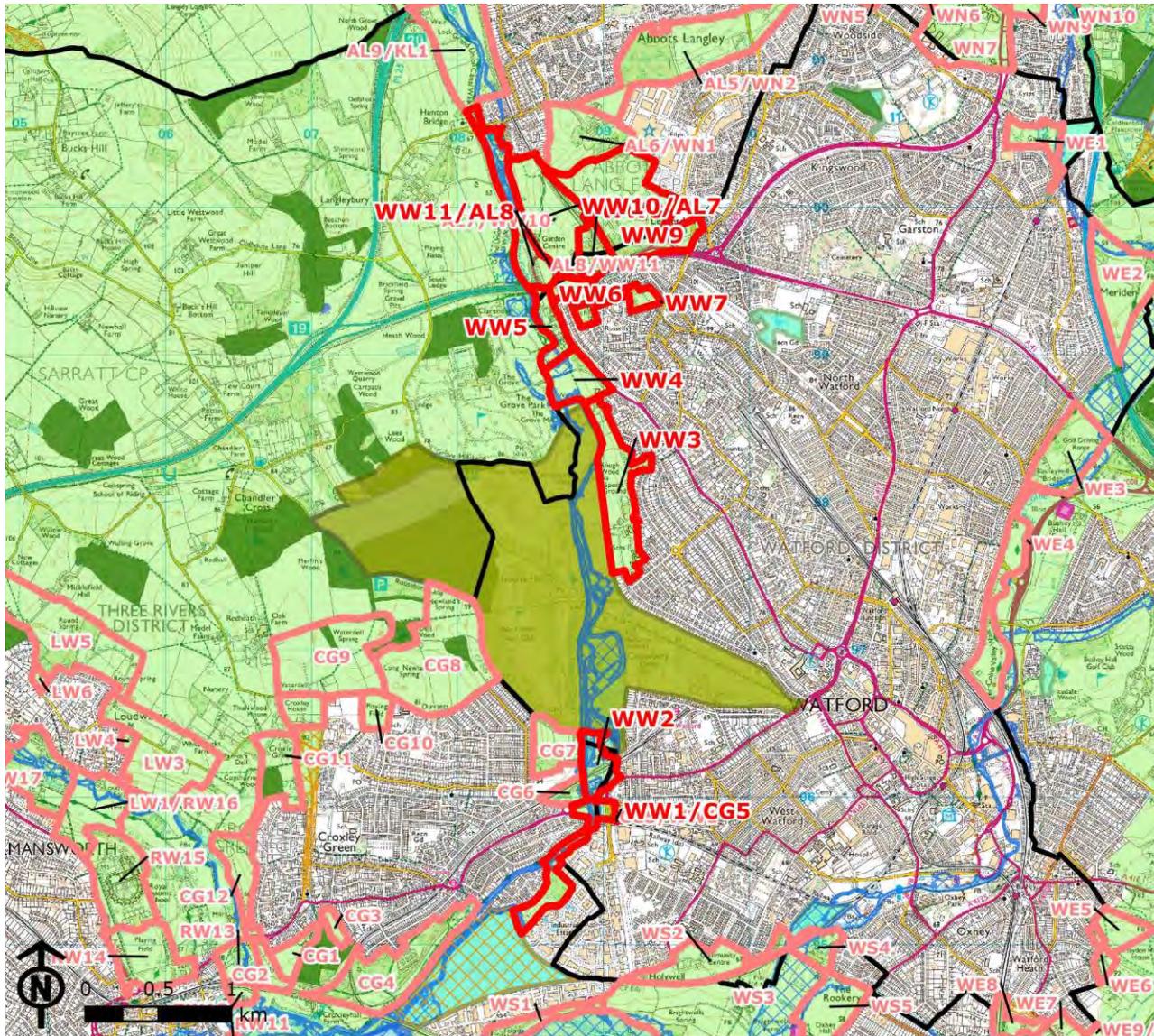
Release of the parcel would have a moderate impact on preventing the merging of towns and would have a moderate impact on adjacent Green Belt land to the south and east. Therefore the harm to the Green Belt of releasing the parcel would be moderate.

Potential to limit harm

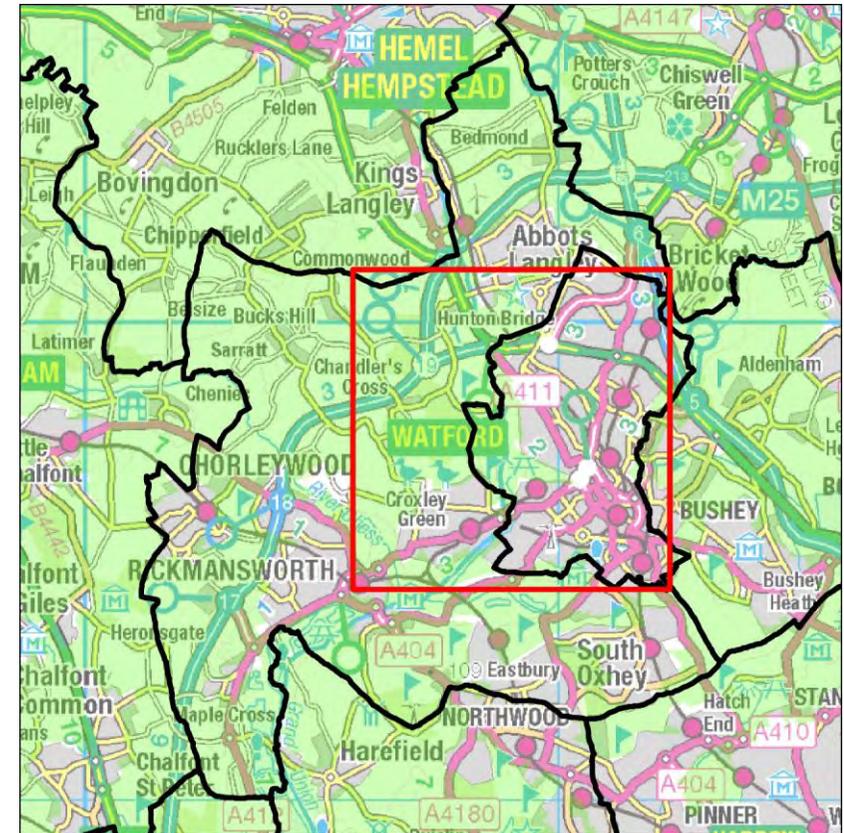
Minor changes to the Green Belt boundary to encompass the existing houses off Highlands would result in low harm.

Watford West

Watford West

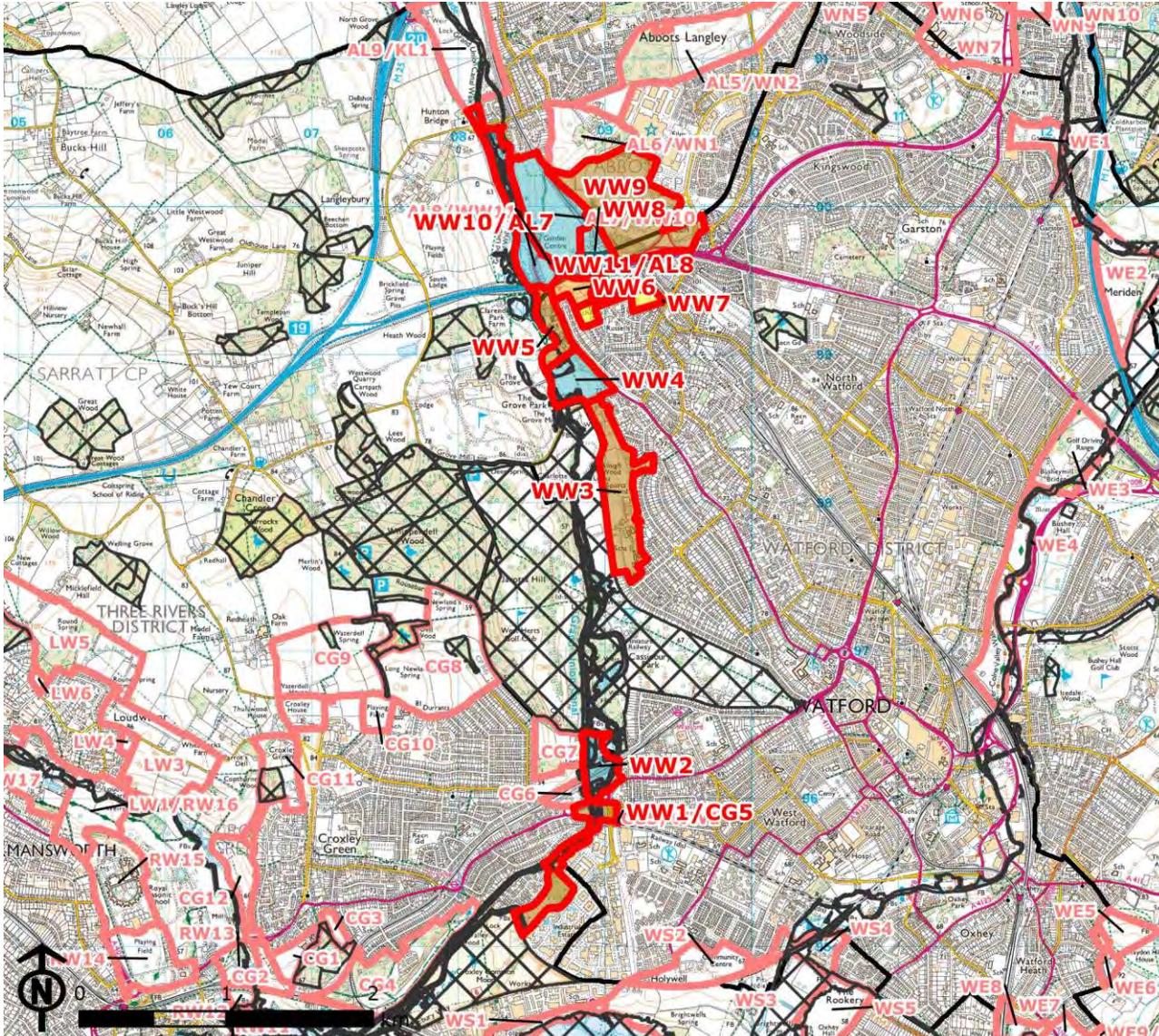


- | | | | |
|-------------------|------------------------------|-------------------------|-------------|
| Parcel | Flood Zone 3b | Scheduled Monument | SSSI |
| Green Belt | Local Nature Reserve | Ancient Woodland | Common Land |
| District Boundary | Registered Parks and Gardens | National Nature Reserve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



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Watford West

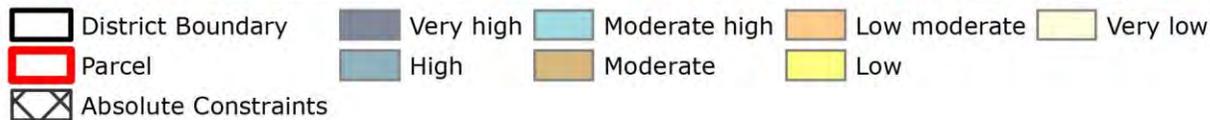


Parcel

- WW1/CG5
- WW2
- WW3
- WW4
- WW5
- WW6
- WW7
- WW8
- WW9
- WW10/AL7
- WW11/AL8

Harm Score

WW1/CG5	Moderate
WW2	Moderate high
WW3	Moderate
WW4	Moderate high
WW5	Moderate
WW6	Low moderate
WW7	Low
WW8	Moderate high
WW9	Moderate
WW10/AL7	Moderate high
WW11/AL8	Moderate high



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Watford West Parcel WW1/CG5

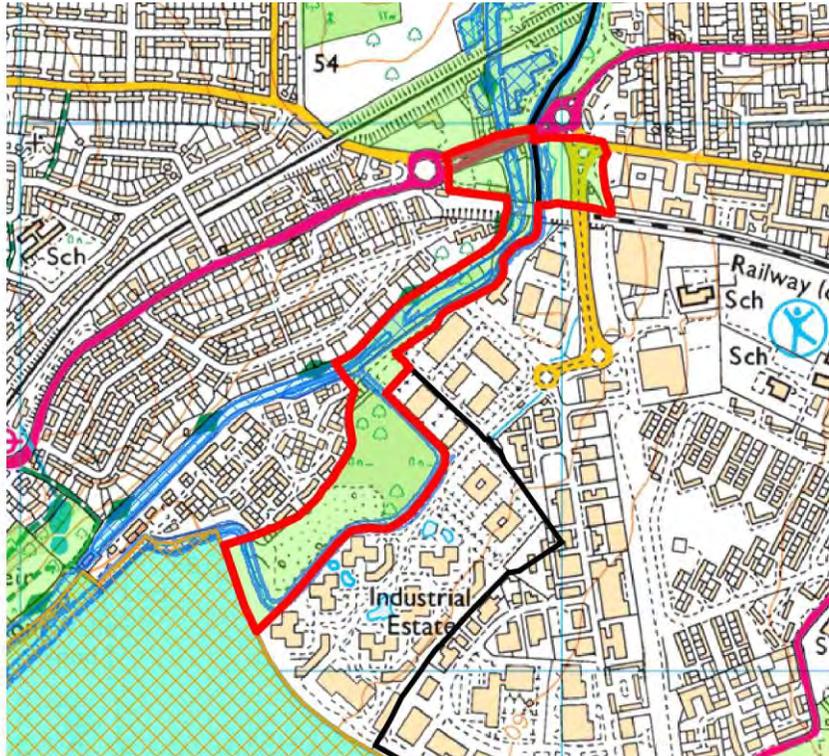


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
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-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.35 0.7
km



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Left image
View from the A412 bridge along the canal south into the parcel

Right image
View across the river, north into the parcel from Hatters Lane



Watford West

Parcel WW1/CG5

Description

A strip of woodland, Cassiobridge play area, a small area of the Croxley Park Industrial Estate car park, and an area of land enclosed by Ascot Road, forming a strip of Green Belt land between the inset urban edges of Croxley Green to the west and Watford to the east, the urban edges of which create some containment. The boundary of the inset urban edge of Watford is formed of Ascot Road, the River Gade and the industrial estate. The presence of woodland within the parcel creates distinction between it and the urban area. The A412 Rickmansworth Road forms the boundary with the wider Green Belt to the north, while to the south this is formed by a strip of Woodland and Croxley Common Moor Local Nature Reserve. It is noted that the car park area and the area to the east of Ascot Road make little contribution to Green Belt purposes.

Impact on contribution

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

Moderate

The parcel lies within the contiguous urban development which extends out from Greater London. Tree cover within the parcel creates distinction from the urban area however, the containment of the parcel by existing urban development 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 significant

The parcel lies between Croxley Green and Watford. Although Croxley Green is not considered to be a town, open space around it contributes to the overall gap between the towns of Watford and Rickmansworth. Release of the parcel would cause Croxley Green and Watford to merge, and while the gap is narrow, the tree cover and the canal maintain visual and physical separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The tree cover within the parcel creates distinction from the urban area and the canal creates a connection with the wider countryside to the north and south. However, the strong containment by existing urban areas limits the extent to which development would constitute encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

Due to the extent of urban containment release of the parcel would not increase containment of any adjacent Green Belt land. The A412 would limit harm to the Green Belt to the north while the presence of the Local Nature Reserve to the south limits harm 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 the merging of towns and a moderate impact on preventing urban sprawl and encroachment on countryside. It would have a negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

The area of land to the east of Ascot Road is developed and so could be released with lower harm. There is the potential for this small area to be removed from the Green Belt as part of the Council's review of Green Belt boundaries. Ascot Road would then form the new boundary.

Watford West Parcel WW2

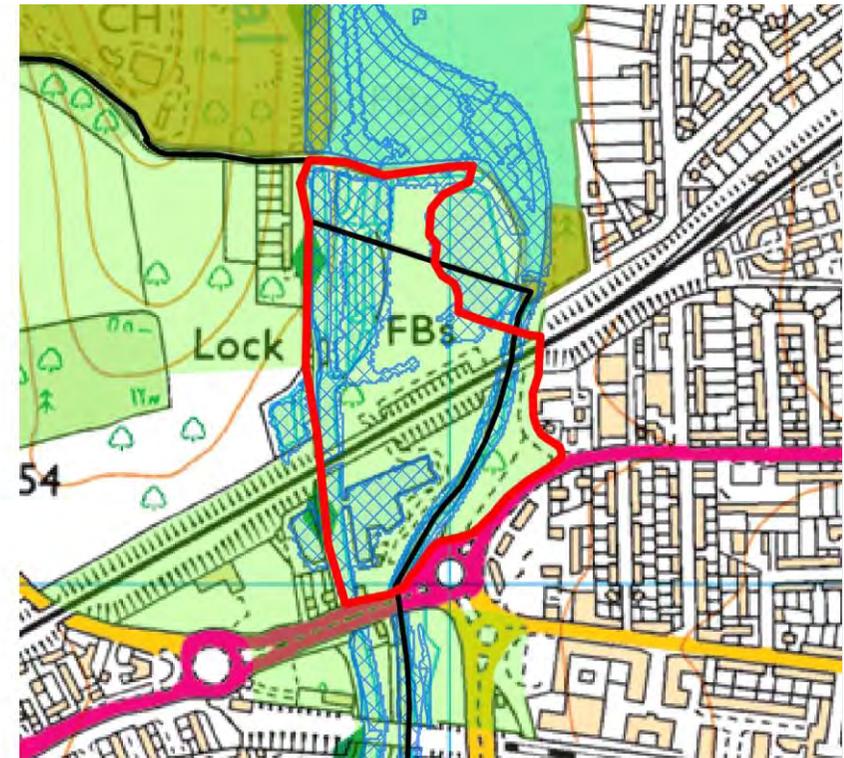


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View from the A412 north across the parcel towards the marina

Watford West Parcel WW2

Description

Woodland, the Grand Union Canal and Bridgewater Basin Marina, Cassiobury Farm and Fishery and Cassio Common Open Space located adjacent to the inset urban edge of Watford. The parcel boundaries are formed by Gade Avenue to the east and the A412 Rickmansworth Road to the south east. The A412 also forms the boundary with the Green Belt to the south, while to the north this is formed by Rousebarn Lane, beyond which lies Cassiobury Park Local Nature Reserve and Registered Park and Garden. The parcel contains a significant amount of constrained land due to the presence of waterbodies and the railway tracks.

Impact on contribution

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

Relatively significant

The parcel lies adjacent to west Watford which is contiguous with the large built up area of Greater London. Tree cover within the parcel creates distinction from the urban area however, the containment of the parcel by existing urban development and by the constrained land to the north (Cassiobury Park Nature Reserve) limits the scope for sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between Croxley Green and Watford. Although Croxley Green is not considered to be a town, open space around it contributes to the overall gap between the towns of Watford and Rickmansworth. While release of the parcel would cause Croxley Green and Watford to essentially merge, the main gap between the towns lies between Croxley Green and Rickmansworth, and higher ground just to the west of canal plays a stronger role in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Whilst there is a degree of urban containment, the tree cover within the parcel creates distinction from the urban area and the canal and woodland create a connection with the wider countryside to the north and south.

Impact on adjacent Green Belt

Minor

The extent of urban containment and the presence of the Nature Reserve to the north limits the impact on adjacent Green Belt. However, the reduction in settlement separation that would result from release would weaken the remaining gap formed by land to the west of the canal.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on preventing urban sprawl and encroachment on countryside, and a moderate impact on preventing the merger of towns. It would have a minor impact on adjacent Green Belt to the west. The harm to the Green Belt of releasing the parcel would be moderate high.

Potential to limit harm

The small triangle of land alongside Rickmansworth Road has a closer relationship with the urban edge and is separated from the rest of the parcel by strong tree cover. Therefore it makes a low moderate contribution to Green Belt purposes.

Watford West Parcel WW2

Harm beyond outer boundary

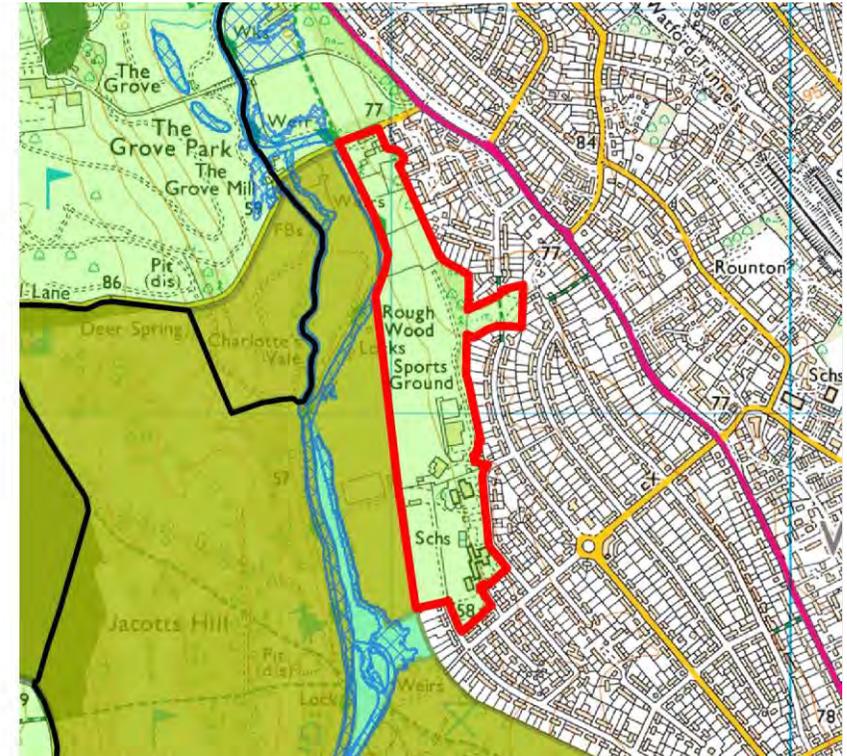
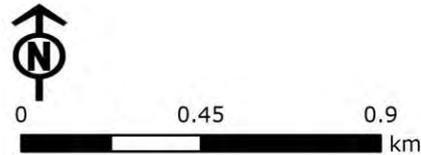
Any development to the west of the canal would be associated with Croxley Green and has been assessed as parcels CG6 and CG7. Land to the north, the Cassiobury Park Local Nature Reserve and Registered Park and Garden, is constrained from development.

Watford West Parcel WW3



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 from Bellmount Wood Avenue west across the playing fields of Cassiobury Junior School



Right image

View from a footpath west across the more contained area of the parcel on the eastern edge, adjacent to Glen Way and Cassiobury Drive

Watford West Parcel WW3

Description

The parcel comprises playing fields and buildings associated with Cassiobury Junior School and Infant School, Fullerians Rugby Club, the Herts Bowling Club and Sun Postal Sports and Social Club, some open spaces, woodland and a small housing development, adjacent to the urban inset edge of Watford. The boundary of the parcel is formed by Bellmount Wood Avenue, a thick tree belt, and the edges of residential gardens. The presence of trees provides some distinction. To the west lies constrained land - Cassiobury Park Registered Park and Garden and the River Gade. The washed over housing development and a thick treeline create a boundary with the Green Belt to the north. It is noted that the parcel contains areas of urbanising development, including the schools and housing development which make little contribution to Green Belt purposes.

Impact on contribution

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

Relatively significant

Watford forms part of the contiguous urban development extending out from Greater London, and so forms part of the large built up area. Tree belts within the parcel create some distinction from the urban edge and the parcel is largely open and undeveloped. However the small areas of washed over development and its usage as play areas and sport fields creates some association with the settlement and limits the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns. Furthermore the Cassiobury Park Registered Park and Garden which lies just to the west would provide a strong separating feature.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

While the parcel contains some urbanising influences and the sports pitches in the southern half have a usage which is associated with the inset settlement edge, the parcel is predominantly open and the tree belts create distinction from the urban edge.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land and would not result in a weaker Green Belt boundary due to strong treelines and the River Gade and containment by the constrained Registered Park and Garden 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 urban sprawl and encroachment on countryside but would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be moderate.

Potential to limit harm

The small area of grassland with trees, between northern end of Cassiobury Drive and southern end of Glen Way has a strong association with the inset edge and is separated from the wider Green Belt by a dense tree belt and therefore the harm of release would be low.

Watford West Parcel WW3

Harm beyond outer boundary

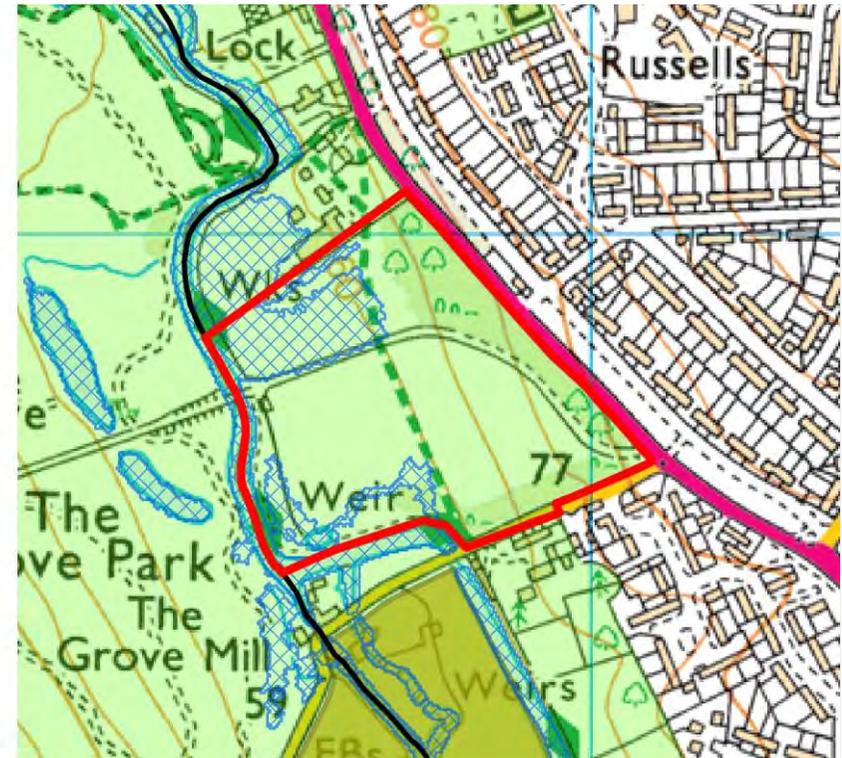
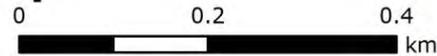
The parkland (Cassiobury Park) constraint prevents any further expansion of the settlement.

Watford West Parcel WW4



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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 Grove Mill Lane north into the parcel

Watford West Parcel WW4

Description

An area of grassland, either side of the access road to the Grove Hotel and Golf Club. The north western corner is constrained by flood plain. The parcel lies adjacent to the inset urban edge of Watford with separation provided by a thick tree belt and the A411 Hempstead Road. To the north and south of the parcel lies washed over development, while the boundary with the wider Green Belt to the west is formed by the River Gade and a treeline.

Impact on contribution

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

Significant

The parcel lies on the edge of Watford, which forms part of the large built up area as it is contiguous with Greater London. It is open and undeveloped and the tree belt and A411 provides distinction from the urban edge. 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 land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open and undeveloped and is separated from the urban inset edge by strong tree cover and the A411. It retains a visual relationship with the wider park land to the west.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of adjacent Green Belt land and the River Gade and treelines would limit harm to the wider countryside.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a significant impact on preventing urban sprawl and preventing encroachment on countryside however, it would have a negligible impact on adjacent Green Belt land. The release of the parcel would result in moderate-high harm to the Green Belt.

Potential to limit harm

There are no notable variations in harm within the parcel.

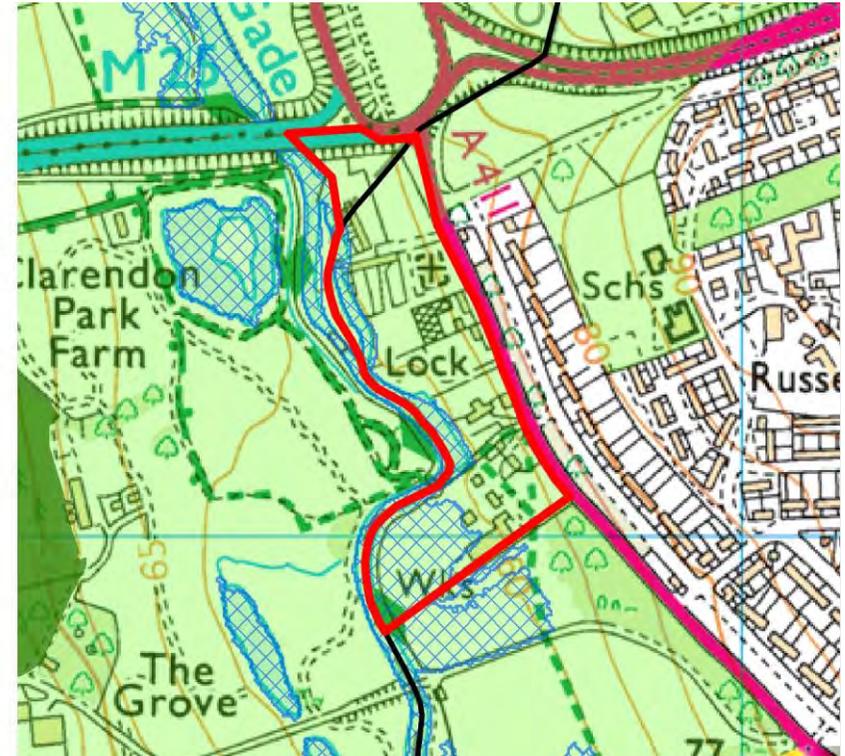
Harm beyond outer boundary

Any development of land to the west of the site would cross the River Gade, which forms a strong boundary feature, meaning that harm would be high.

Watford West Parcel WW5



-  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 Russels Nursery towards the Church



Right image

View from Russels Nursey into the northern corner of the parcel



Watford West Parcel WW5

Description

An area of low density washed over development associated with the inset urban edge of Watford to the east. Development includes detached residential dwellings, a garden centre and the Church of Jesus Christ of Latter. The urban edge is formed by a tree line and the A411. The River Gade and a tree line provides a clear boundary with the wider Green Belt to the west, while the A411 Hunton Bridge Interchange provides a boundary with the Green Belt to the north.

Impact on contribution

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

Moderate

The A411 and the tree belt, as well as the character and density of development creates some distinction from the inset settlement edge. However the parcel is partially developed and the River Gade and tree cover creates some containment 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 land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The A411 and the tree belt creates distinction from the urban edge, as does the character and density of the development. However the parcel does contain urbanising development which limits the extent to which further development would be considered encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would have a limited impact on the containment of the Green Belt land to the south. However, while the A411 provides a relatively strong boundary feature this has been breached to the south, and the River Gade would form an equally strong Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would result in a moderate impact to preventing urban sprawl and encroachment into countryside. It would have a minor impact on adjacent Green Belt land to the 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 development of land to the west of the site would cross the River Gade, which forms a strong boundary feature, meaning that harm would be high.

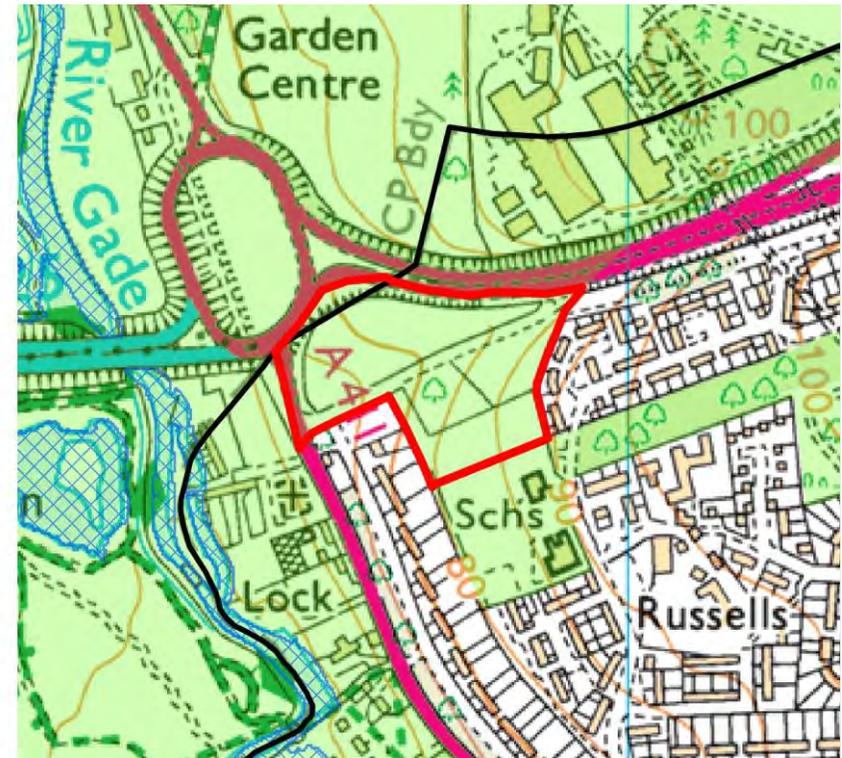
Watford West Parcel WW6



-  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



Left image

View from Hempstead Road east into the parcel

Watford West Parcel WW6

Description

An area of grassed open space in the northern half of the parcel and a small woodland block in the southern half of the parcel. The inset edges of Watford lie along its eastern and western edges and are formed by the edge of the woodland which backs onto the gardens of inset residential dwellings. The A41 provides a clear boundary with the wider Green Belt to the north and north west, while to the south lies a small area of contained Green Belt.

Impact on contribution

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

Moderate

The parcel is located on the edge of Watford and is open and undeveloped however, its limited size and containment by the A41, which strengthens the relationship of the parcel with the urban area, limits the extent to which development would constitute sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The land does not lie between Watford and a neighbouring town and therefore does not contribute to the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open and undeveloped but its containment by the A41 limits its relationship with the wider Green Belt and strengthens the relationship of the parcel with the inset settlement which contains it on two sides.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land, other than that to the south which is already largely contained by settlement edges. The A41 would form a strong and consistent Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on countryside and it 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.

Watford West Parcel WW7

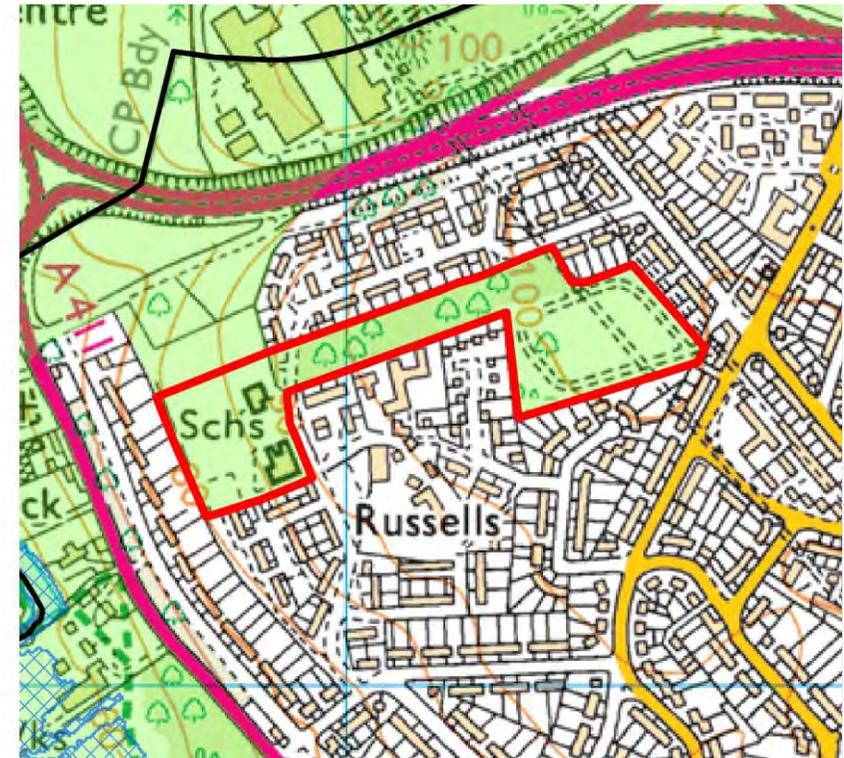


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View into the school, located in western half of the parcel

Watford West Parcel WW7

Description

The parcel comprises, Holy Rood Primary School and its playing fields, a block of woodland and Goodwood Recreation Ground. The parcel is contained by the inset settlement edges of Watford to the north east, south, east and west, the boundary of which is generally formed by the edges of inset residential dwellings and a tree line. The boundary with the Green Belt to the north west is formed by a woodland block. The primary school buildings are urban development and so make no contribution to the Green Belt purposes.

Impact on contribution

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

Relatively limited

While the parcel is located on the edge of Watford, its containment by inset development limits the extent to which development would be considered sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The containment of the parcel by the inset edges of Watford means that it makes no contribution to preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Much of the parcel is undeveloped and the tree cover creates some distinction from the inset settlement, but the parcel is narrow and is almost completely contained by urban development and has a very limited relationship with the wider countryside. This limits the extent to which development would be considered to constitute encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt and would result in a more robust and consistent Green Belt boundary.

Overall harm to Green Belt purposes from release of land

Low

Release of the parcel would have no, or a limited impact on the Green Belt purposes and would have an negligible impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be low.

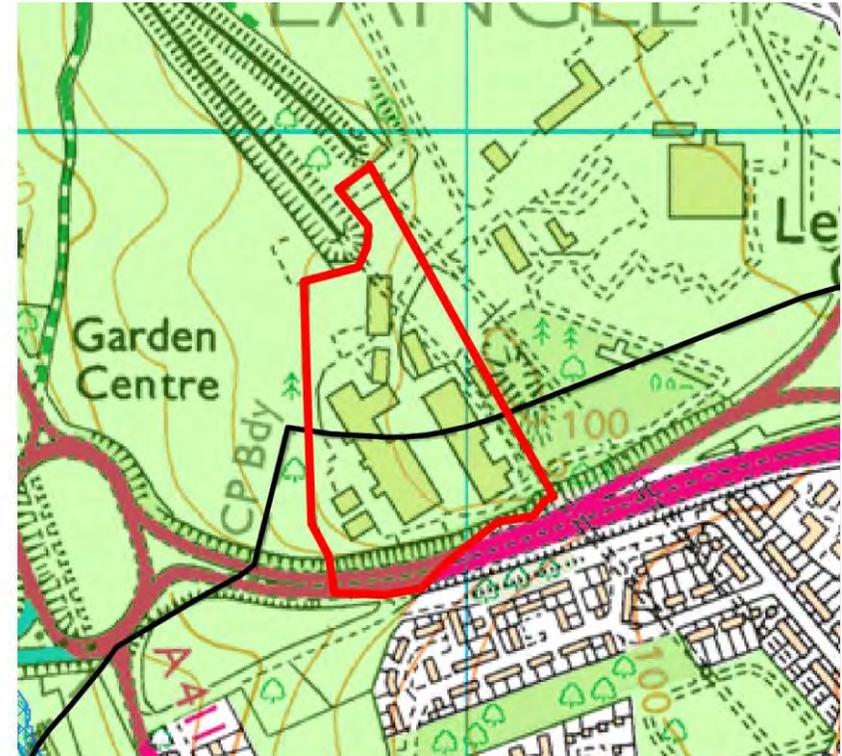
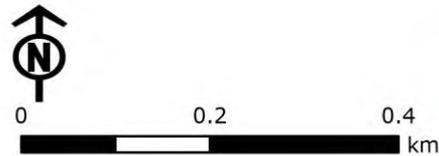
Potential to limit harm

There are no notable variations in harm within the parcel.

Watford West Parcel WW8



- 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 parcel WW10 towards the backlot buildings in the parcel

Watford West Parcel WW8

Description

A large building and part of the development site associated with the Warner Bros film studios, adjacent to the northern inset edge of Watford. Separation from the settlement edge is provided by the A41, a steep slope and a tree line. A tree line separates the parcel from the wider Green Belt to the east, while there is no significant separation from the remainder of the washed over area associated with the film studios to the east.

Impact on contribution

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

Moderate

The parcel is located on the northern edge of Watford and while limited by the large studio building, it retains some openness. It has a strong relationship with the Green Belt to the east and due to the A41 has clear distinction from the inset settlement edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel is located between Watford and Abbots Langley. Although Abbots Langley is not considered to be a town, the open space around it contributes to the overall gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley floor due to existing development. However, the narrowness of the gap to the north east and the lack of visual separation limits the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The presence of development in the parcel and the proximity of inset development to the north and south have some containing influence on the parcel. However, the valley landform creates a stronger relationship with the wider countryside than with the remainder of the studio backlot.

Impact on adjacent Green Belt

Moderate

Release of the parcel would increase containment of the land to the north west which has a more rural character. The main road to south constitutes a stronger existing boundary.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a moderate impact on preventing urban sprawl and encroachment on countryside. It would have a moderate impact on adjacent Green Belt and result in a weaker Green Belt boundary. The harm to the Green Belt of releasing the parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

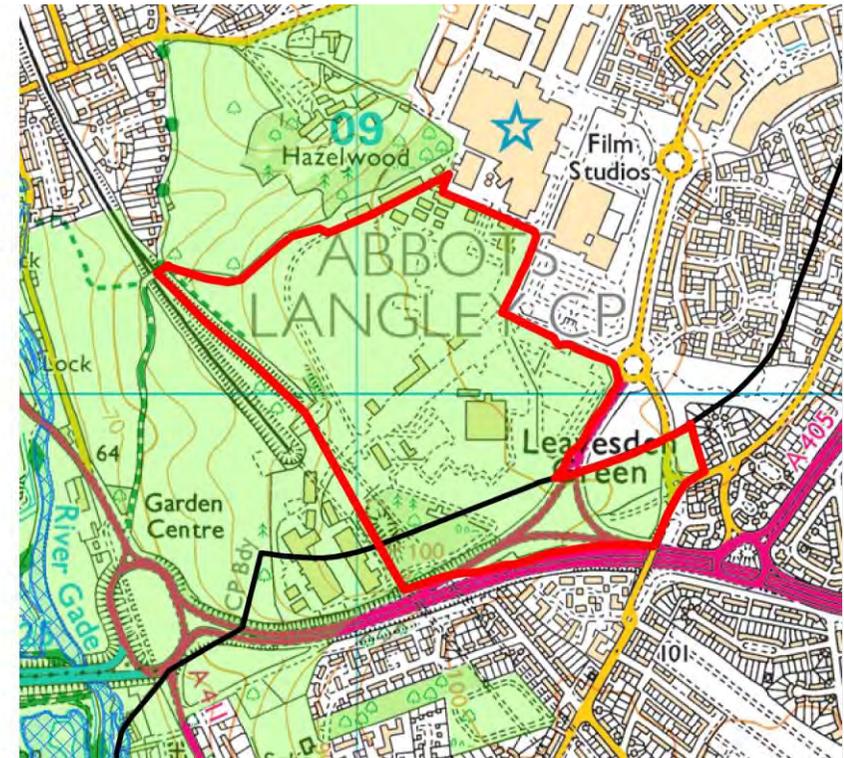
Watford West Parcel WW9



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



0 0.35 0.7
km



Left image

View from the north western corner south east across the parcel towards the studio buildings

Watford West Parcel WW9

Description

Part of the Warner Bros film studios backlot, the parcel is generally open but contains some temporary buildings and structures associated with the studios. The parcel lies adjacent to the inset settlement edge of Watford which lies to the south and east. The A41 provides a clear boundary with inset development to the south, while to the east the boundary is formed by access roads to the studios. The boundary with the area of Green Belt to the north of formed by a track, with the eastern side made more distinct by a woodland block. The railway tracks form part of the boundary with the Green Belt to the west, while there is no clear boundary to an area also with a usage associated with the film studios.

Impact on contribution

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

Moderate

The parcel is located on the edge of Watford and retains some openness and distinction from the inset settlement edge to the south. Although the studio backlot structures are temporary, the usage of the area creates an association with the adjacent studio buildings within the inset settlement edge, from which there is no significant separation. This 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

The parcel is located between Watford and Abbots Langley. Although Abbots Langley is not considered to be a town, the open space around it contributes to the overall gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley due to existing development. However, the narrowness of the gap to the north east and the lack of visual separation limits the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

While the parcel retains openness and some distinction from the urban edge to the south, the containing influence of urban development to the south, east and north, lack of separation from the inset studios to the north east and use associated with the urban area limits the extent to which release would constitute encroachment on countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would increase containment of the area of Green Belt to the north which has a more rural character. However, the railway forms a clear boundary to the west, beyond which land slopes down towards the River Gade.

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

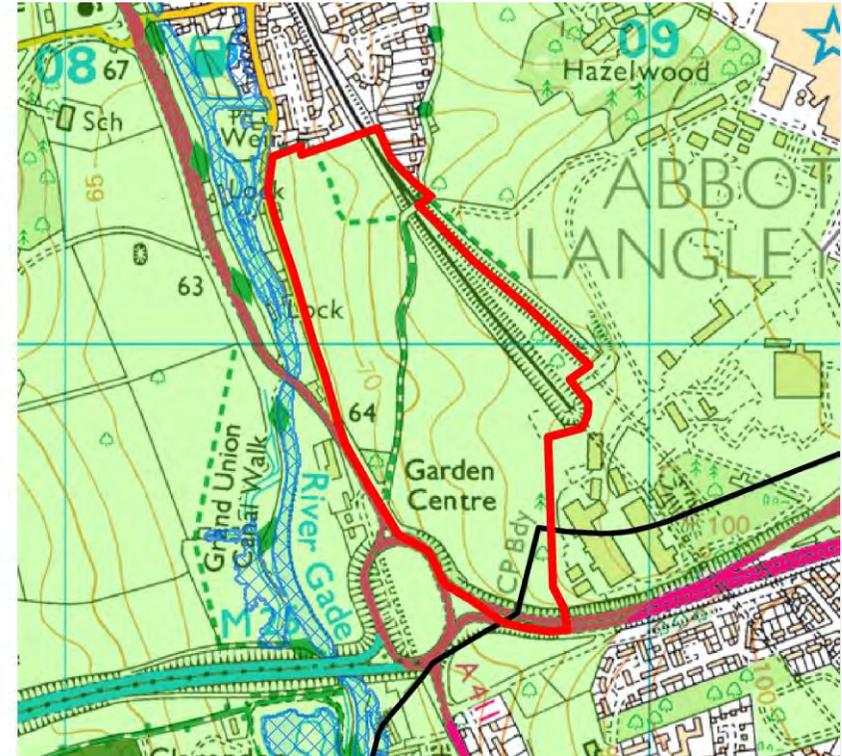
Watford West Parcel WW10/AL7



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



0 0.3 0.6
km



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Left image

View from the centre of the parcel east



Right image

View from the centre of the parcel west

Watford West

Parcel WW10/AL7

Description

Two large open agricultural fields, located between Watford, Abbots Langley and the Leavesden film studios. Parcel WW8 forms most of the Green Belt adjacent to the current inset settlement edge of Watford and parcel WW9 forms the Green Belt adjacent to the inset edge of Leavesden and the film studios, so this assessment considers the harm resulting from release of land in WW10 in combination with WW8 or WW9. The boundary between the parcel and parcel WW8 is formed of a treeline, while the boundary with WW9 is defined by the railway tracks. The inset settlement edges are formed by the studio access roads along the eastern edge of parcel WW9 and the A41 along the southern edge of parcel WW8. The A41 also provides a clear boundary between this parcel and the wider Green Belt to the west.

Impact on contribution

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

Moderate

Development to the north and south of the parcel, and some urbanising development along Old Mill Road and Hempstead Road to the west have some containing influence on the parcel. However, the parcel has an association with the valley landform which together with the railway line to the east and the A41 to the south creates distinction from the urbanising features and therefore development in the parcel would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel is located between Watford and Abbots Langley and is open and undeveloped. Although Abbots Langley is not considered to be a town, the open space around it contributes to the overall gap between the towns of Watford and Hemel Hempstead, which is fragile along the valley floor due to existing development. However, the narrowness of the gap to the north east limits the role of the parcel in maintaining separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped, the A41 to the south, and railway line to the east and the association of the parcel with the valley landform create separation from urbanising influences and create a stronger relationship with the wider countryside. The containment of the parcel by development to the north and south and along Old Mill Road and Hempstead Road do however limit 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 stronger performing Green Belt land. The A41 to the west of the parcel, which would form the Green Belt boundary would be consistent with the inset settlement edges to the north and south and is a robust boundary feature. Release of the whole parcel would remove the gap between Abbots Langley and Watford although the impact of this is limited by the fragile nature of the existing separation where the settlements have effectively merged to the north east.

Overall harm to Green Belt purposes from release of land

Moderate high

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

Watford West Parcel WW10/AL7

Potential to limit harm

There are no notable variations in harm within the parcel.

Watford West Parcel WW11/AL8

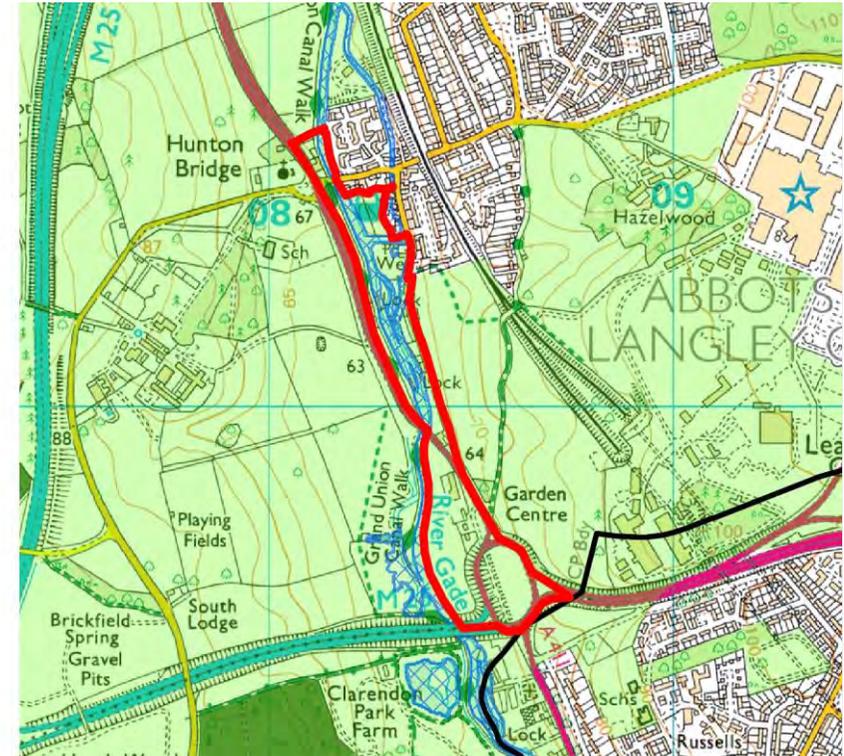


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.45 0.9
km



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Left image

View from Hempstead Road towards the Aquatics Centre in the Parcel



Right image

View from below the A41 Roundabout north through the parcel



Watford West

Parcel WW11/AL8

Description

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

Impact on contribution

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

Moderate

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

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

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

Impact on adjacent Green Belt

Moderate

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

Overall harm to Green Belt purposes from release of land

Moderate high

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

Potential to limit harm

Watford West

Parcel WW11/AL8

Harm beyond outer boundary

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