

Chorleywood Parcel CH7

Description

Flat, open fields to the south of the inset settlement edge along Old Shire Lane, to the west of Bullsland Lane. The only development is the buildings of Bullsland Farm, which have no urbanising influence. Trees along and close to Old Shire Lane create a strong settlement edge, and the parcel abuts the extensive Philipshill Wood (an ancient woodland) to the west and further farmland to the south and east, all of which slope away relatively strongly from the plateau on which this parcel is located.

Impact on contribution

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

Significant

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open and undeveloped, with no sense of containment from the wider Green Belt. Therefore release of the parcel would constitute significant urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Chorleywood is not considered to be a town, and land to the south of it does not contribute significantly to the gaps between any towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel contains no urbanising development and has a strong relationship with the adjacent Green Belt. Tree cover along the inset settlement edge limits its relationship with the urban area.

Impact on adjacent Green Belt

Minor

Release of the parcel would result in weaker Green Belt boundary, but there is sufficient distinction between this plateau area and the valley sides to the south and east, and the woodland to the west, to limit harm to the wider Green Belt.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on the prevention of sprawl and countryside encroachment, and would result in a weaker Green Belt boundary. Harm to the Green Belt resulting from its release would be high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Chorleywood Parcel CH8

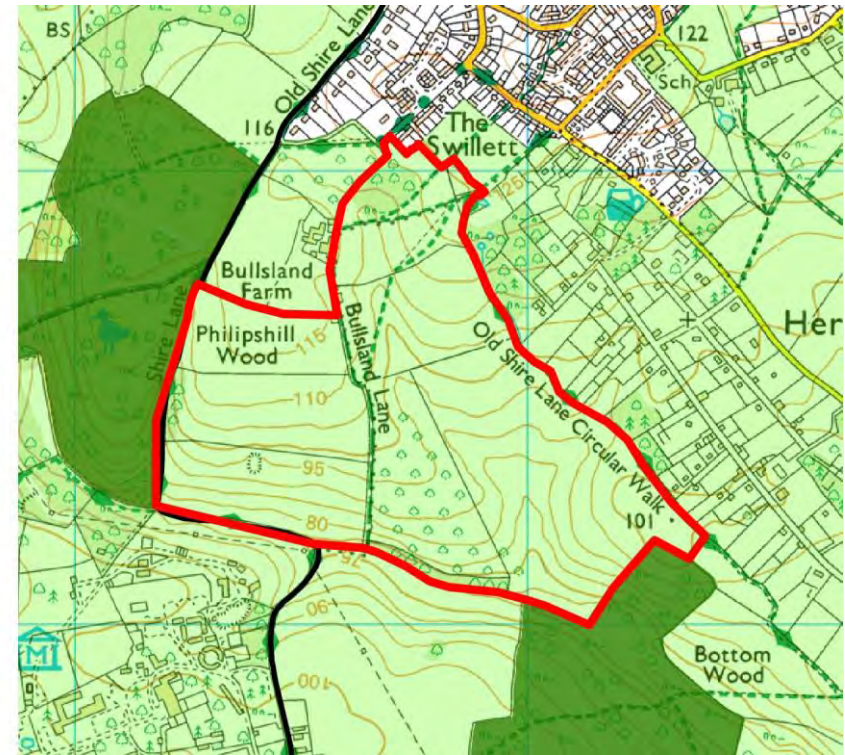


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-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
-  Local Nature Reserve
-  Registered Parks and Gardens
-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.4 0.8
km



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Left image

View south across the parcel towards the farm buildings



Right image

View south east across the parcel



Chorleywood Parcel CH8

Description

Farmland sloping relatively steeply downhill southwards from the inset settlement edge, and to the south of the plateau on which the buildings of Bullsland Farm are located (parcel CH7). Tree cover along edges of Green Belt playing fields and allotments at The Swillett, and a woodland block just to the south, create strong separation from the inset edge of Chorleywood. There is no built development in the parcel, which is bordered to the west by Philipshill Wood and to the east by the well-treed surrounds of washed-over dwellings at Heronsgate.

Impact on contribution

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

Significant

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open and undeveloped, with no sense of containment from the wider Green Belt. Therefore release of the parcel would constitute significant urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Chorleywood is not considered to be a town, and land to the south of it does not contribute significantly to the gaps between any towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel contains no urbanising development and has a strong relationship with the adjacent Green Belt. Tree cover along the inset settlement edge and the significant slope down from it significantly limit the parcel's relationship with the urban area.

Impact on adjacent Green Belt

Significant

Release of any of this sloping land would constitute a significant change in the settlement extent and form of Chorleywood, weakening the Green Belt boundary and harming the integrity of adjacent open land.

Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel would have a significant impact on the prevention of sprawl and countryside encroachment, and would result in a weaker Green Belt boundary and the spread of urban influence into an area that is currently very distinct from the inset settlement. Harm to the Green Belt resulting from its release would be very high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Chorleywood Parcel CH9

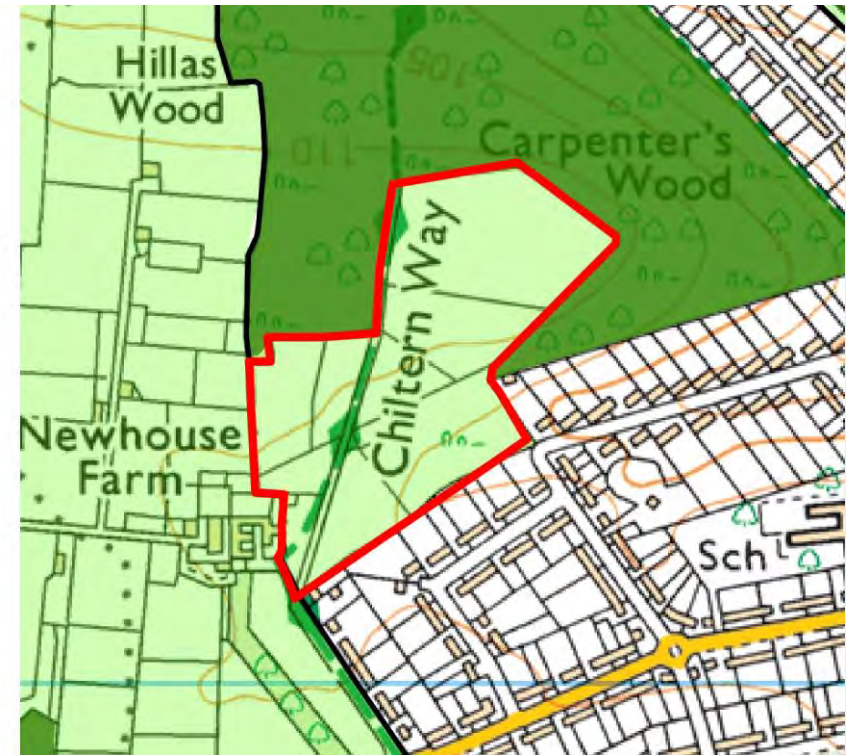


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-  SSSI
-  Common Land



0 0.2 0.4
km



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Left image

View north east through the parcel along the public footpath

Right image

View south across the parcel towards the inset edge of Chorleywood



Chorleywood Parcel CH9

Description

Undeveloped fields on the north western edge of Chorleywood, contained between the inset settlement edge and Carpenter's Wood, an ancient woodland. There is no significant distinction between the inset settlement edge – residential gardens along St Peters Way and Farm Road – and the parcel, but Carpenter's Wood contains it on three sides. A hedgerow and the buildings of Newhouse Farm define the western edge of the parcel, but do not represent any separation from the wider countryside.

Impact on contribution

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

Moderate

Chorleywood is close enough to more contiguous urban development to the east to be considered to constitute part of the large built-up area extending out from Greater London. This is open countryside, but the extent to which development here would be considered sprawl is limited by the absence of a strong settlement edge boundary and by the parcel's containment by ancient woodland to the north and east.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Although Chorleywood is not considered to be a town, open space around it contributes to the overall gap between the towns of Rickmansworth and Little Chalfont / Amersham. However this area is too contained by woodland to play any significant role in this respect.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel lacks separation from the inset settlement, but is nonetheless open and lacking in urbanising influences. Development would therefore constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

The ancient woodland constitutes a strong containing feature that would prevent harm to the Green belt to the north. The hedgerow linking the western edge of Carpenter's Wood to the farm buildings, and from there to the inset edge on Farm Road, would form a clear boundary to the west that would be no weaker than the existing inset edge and would not increase containment of any other Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would constitute a relatively significant encroachment on countryside, but would have little impact on the wider Green Belt. Harm to the Green Belt of releasing this parcel is assessed as moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

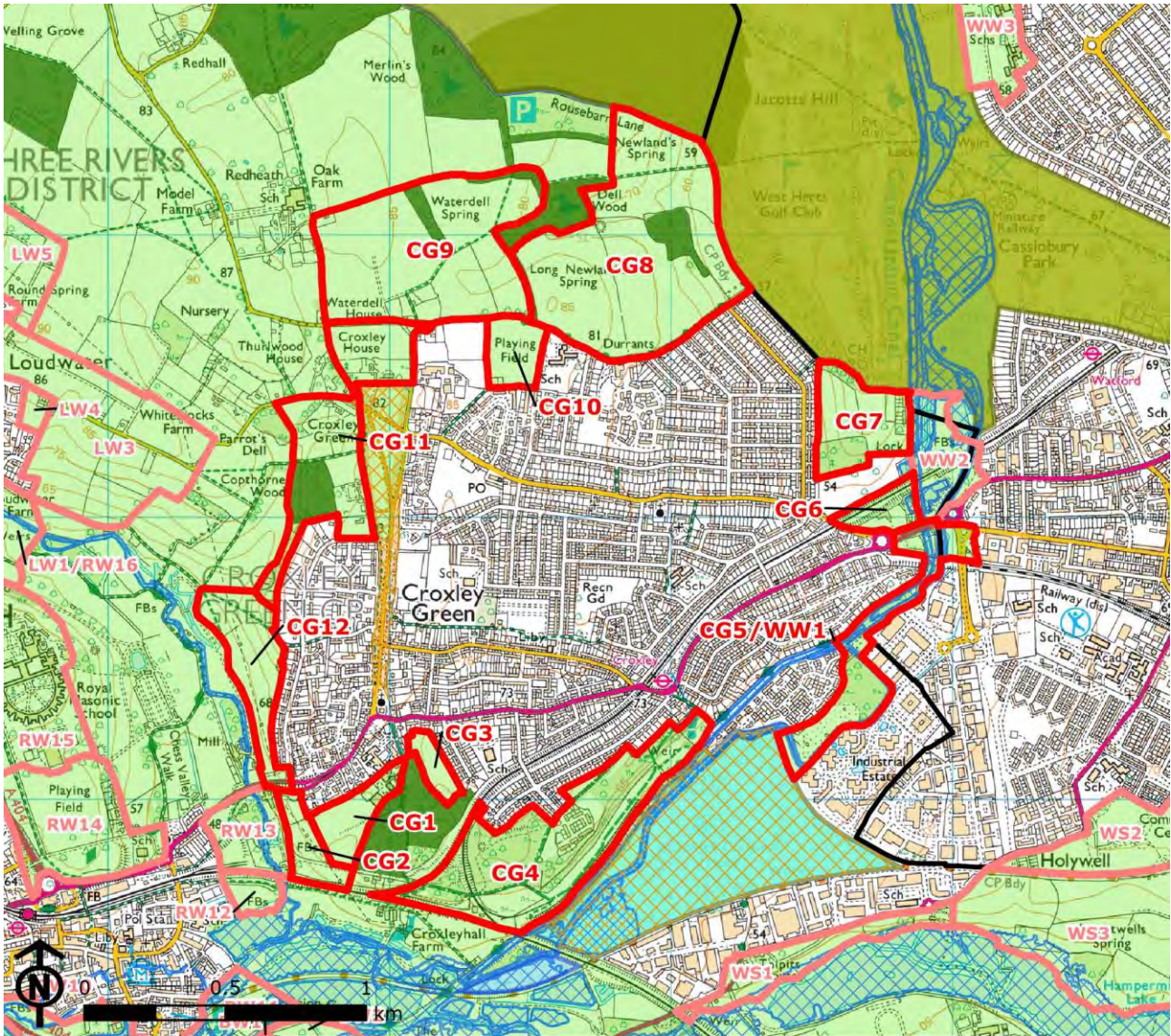
Chorleywood Parcel CH9

Harm beyond outer boundary

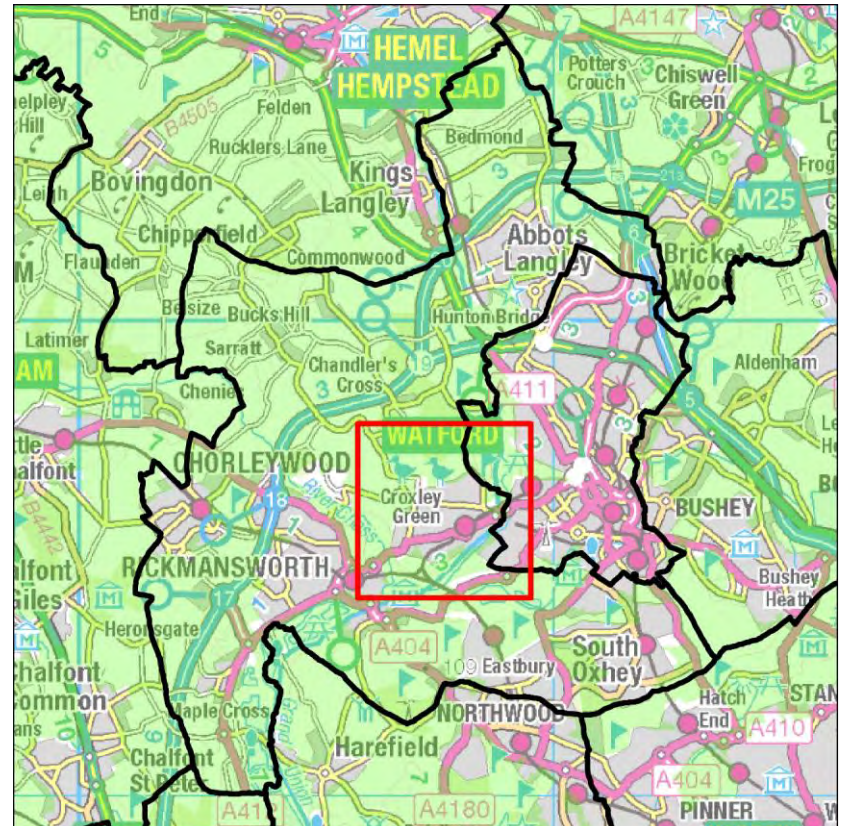
Land to the north and east of the site is constrained woodland and so there is no potential for development. Part of Carpenter's Wood adjacent to the railway line is not designated ancient woodland, and so does not have any absolute constraint to development, but it has a strong relationship with the rest of the woodland and is separated from the inset settlement edge on Whitelands Avenue by a belt of ancient woodland. This means that any development here would be isolated from inset development and would represent a weakening of the Green Belt boundary, resulting in high harm to Green Belt purposes. Land to the west crosses the administrative boundary into Chiltern District.

Croxley Green

Croxley Green

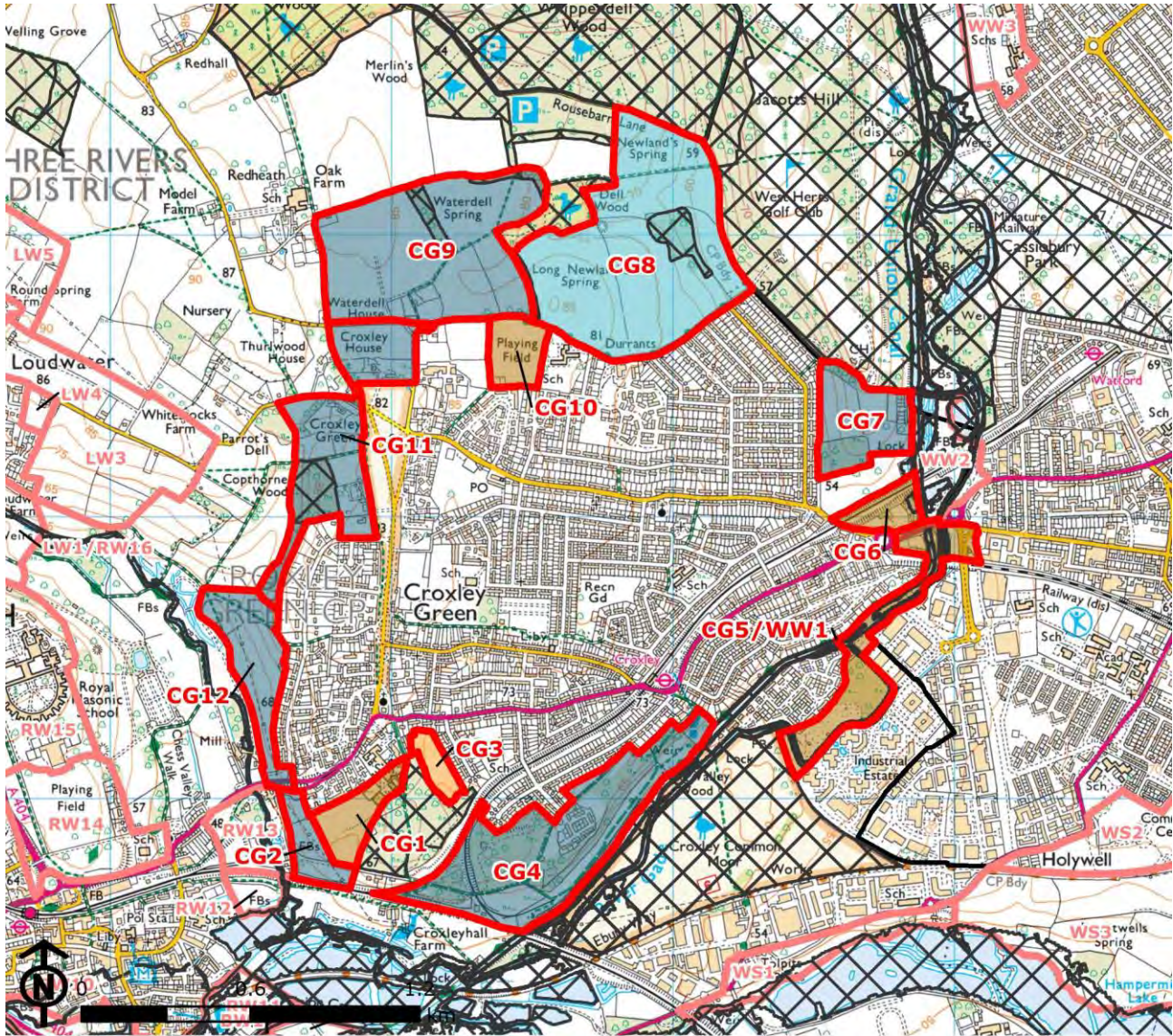


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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Croxley Green



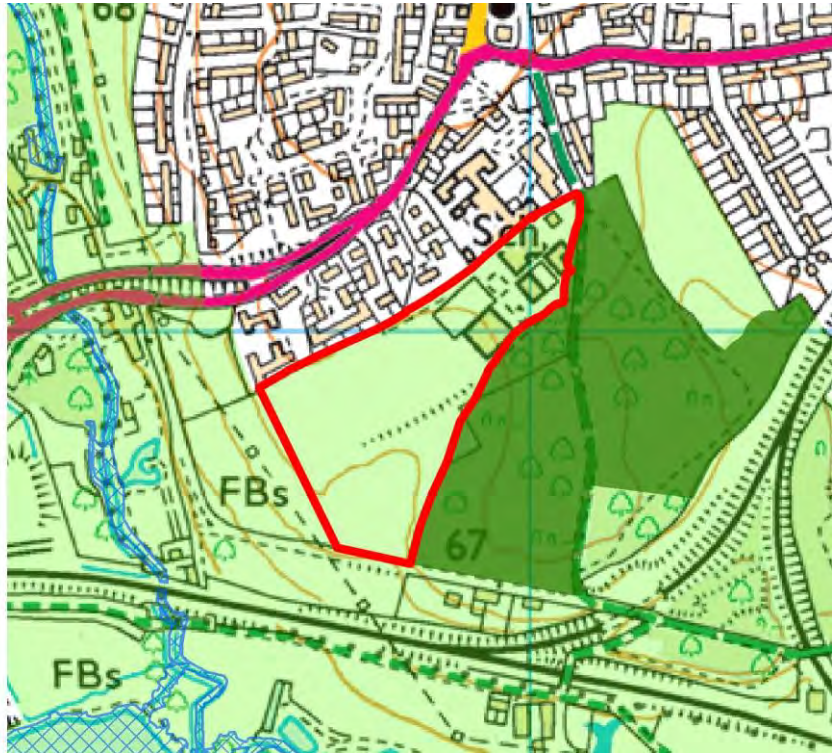
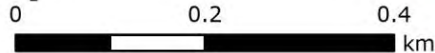
Parcel	Harm Score
CG1	Moderate
CG2	High
CG3	Low moderate
CG4	High
CG5/WW1	Moderate
CG6	Moderate
CG7	High
CG8	Moderate high
CG9	High
CG10	Moderate
CG11	High
CG12	High

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Croxley Green Parcel CG1



-  Parcel
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-  Common Land



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Left image

View into the school from the footpath along the eastern edge of the parcel



Right image

View into the school from the footpath along the eastern edge of the parcel



Croxley Green Parcel CG1

Description

The parcel includes playing fields, tennis courts, a tree cluster and educational/sports centre buildings associated with Rickmansworth School, lying to the south of the inset settlement of Croxley Green. The parcel is bordered to the north by the gardens of inset residential dwellings and is contained from the wider Green Belt to the east and south east by a woodland block.

Impact on contribution

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

Moderate

The parcel is adjacent to Croxley Green which is contiguous with the large built up area of Greater London. The parcel is contained by the settlement edge to the north and east, limiting the extent to which development would be considered as sprawl of the large built up area, but is more open toward the west and south.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Although Croxley Green is not considered a town, the open space around contributes to maintaining the gap between the towns of Rickmansworth and Watford. The parcel does form part of the narrow gap between Croxley Green and Rickmansworth, however existing development already extends as far west as this parcel and the flat character of the landform limits the potential to which release of the site would be perceived as reducing the gap between the two towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is contained and influenced to a certain extent by urbanising uses in the surrounding settlement and the school buildings in the north eastern parts of the parcel. However from more open areas there is some visual connection across the valley to the south to the wider Green Belt.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would not lead to the containment of adjacent Green Belt land, limiting the harm to wider Green Belt. In addition, release would result in a Green Belt boundary to the west along the ridge crest and to the southeast along woodland, that would be no weaker than the existing urban edge.

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 sprawl and other merger of neighbouring towns. Release would also not weaken the integrity 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.

Croxley Green Parcel CG1

Harm beyond outer boundary

The Croxleyhall Wood ancient woodland lies to the east, constraining development.

Croxley Green Parcel CG2

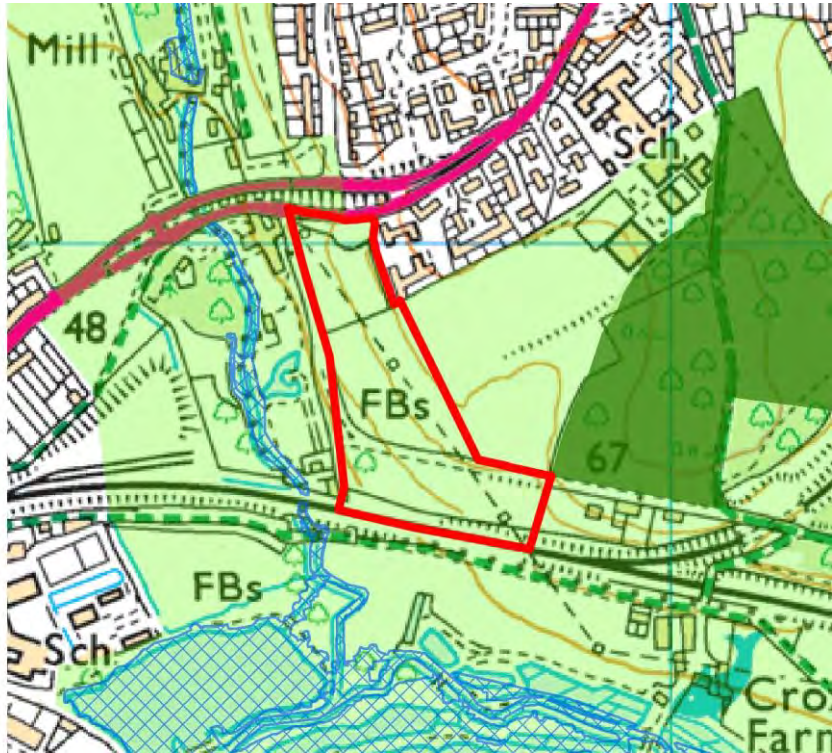


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km



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Left image
View along Lavrock Lane south along parcel

Right image
View from Lavrock Lane into the eastern half of the parcel



Croxley Green Parcel CG2

Description

Open fields and allotments located adjacent to the southern edge of the inset settlement of Croxley Green, the boundary of which is formed by a tree line. To the south the railway line forms a clear boundary with the wider Green Belt. To the north by the A412 Watford Road also forms a clear boundary as does woodland to the west.

Impact on contribution

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

Relatively significant

The parcel is adjacent to Croxley Green which is contiguous with the large built up area of Greater London, and sloping ground of the Chess River Valley creates some distinction from the settlement edge of Croxley Green. A limited area of washed over development creates some degree of containment to the west.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

Although Croxley Green is not considered a town, the open space around contributes to maintaining the gap between the towns of Rickmansworth and Watford. The parcel does form part of the narrow gap between Croxley Green and Rickmansworth. The River Chess Valley is the remaining separating feature preventing the merging of the two settlements, however most of the gap lies to the west of the river.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is free of significant urbanising uses, and its valley side location creates separation from the inset edge and a sense of openness toward the south.

Impact on adjacent Green Belt

Minor

Releasing this land would result in a strong and distinct boundary with surrounding Green Belt land, which would lie along the railway line to the south, and with Lavrock Lane providing some distinction to the west. However developing this land would weaken the settlement gap, creating some degree of impact on the surrounding Green Belt by containing the existing gap. It would also lead to the greater containment of Green Belt land to the east (Parcel CG1).

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, preventing the merger of neighbouring towns and preventing encroachment on the countryside. The release would also have a minor weakening effect on the integrity of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG3

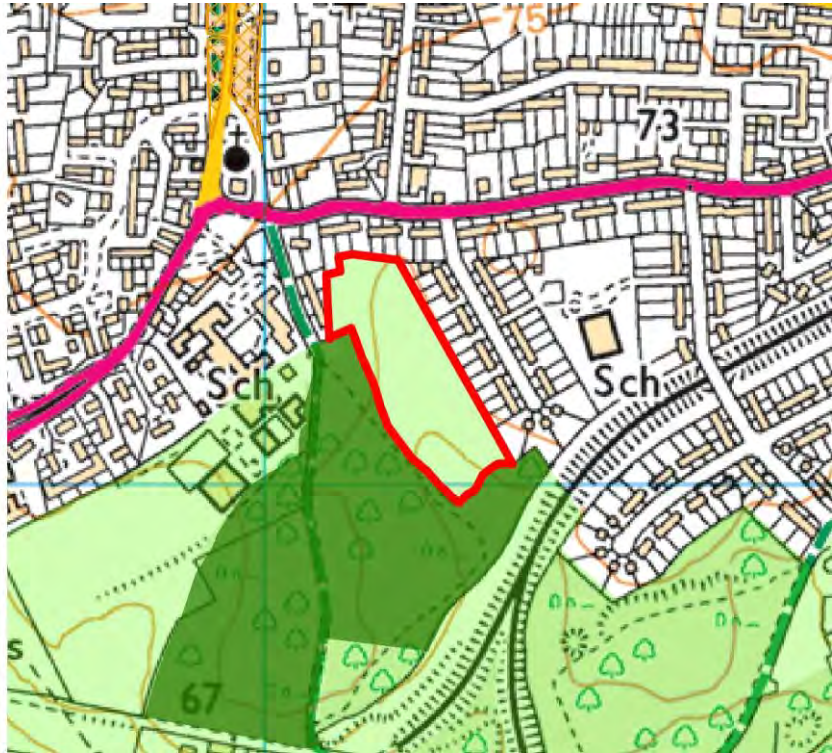


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0 0.2 0.4
km



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Left image

View south east across the allotments in the northern half of the parcel



Right image

view south east across the playing fields in the southern half of the parcel



Croxley Green Parcel CG3

Description

Allotments, a playing field and area of woodland adjacent to the inset settlement edge of Croxley Green, which contains the parcel to the north and east. The rear of residential dwellings forms the settlement boundary while a woodland block provides a clear boundary with the Green Belt to the south and west.

Impact on contribution

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

Moderate

The parcel is adjacent to Croxley Green which is contiguous with the large built up area of Greater London. While the land itself is free of urbanising uses, its significant containment by woodland and the settlement edges that surround it create a strong association with the urban area. This association is strengthened by the lack of distinction from the urban edge on its boundaries.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel is too contained by the existing settlement form to make any contribution to preventing the merger of the towns of Rickmansworth and Watford. There is also existing development in Croxley Green further to the west of the parcel.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Despite the open nature of the land itself, there is urban containment and uses associated with the urban settlement. It should be noted that the small wooded area within the south of the parcel makes a greater contribution to openness (relatively significant), given its association with the surrounding woodland.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would leave a block of constrained ancient woodland forming a strong and distinct boundary with the adjacent land, leading to no significant impact on the integrity of surrounding Green Belt land.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a moderate impact on preventing encroachment on the countryside and on the prevention of sprawl. The release would also not weaken the integrity of adjacent Green Belt land and would result in a strong boundary formed by ancient woodland. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be low-moderate. However it should be noted that due to its association with the surrounding woodland, the loss of any woodland within the south of the parcel would increase this harm to moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG3

Harm beyond outer boundary

The ancient woodland of Croxleyhall Wood contains the parcel, forming a constraint to development.

Croxley Green Parcel CG4

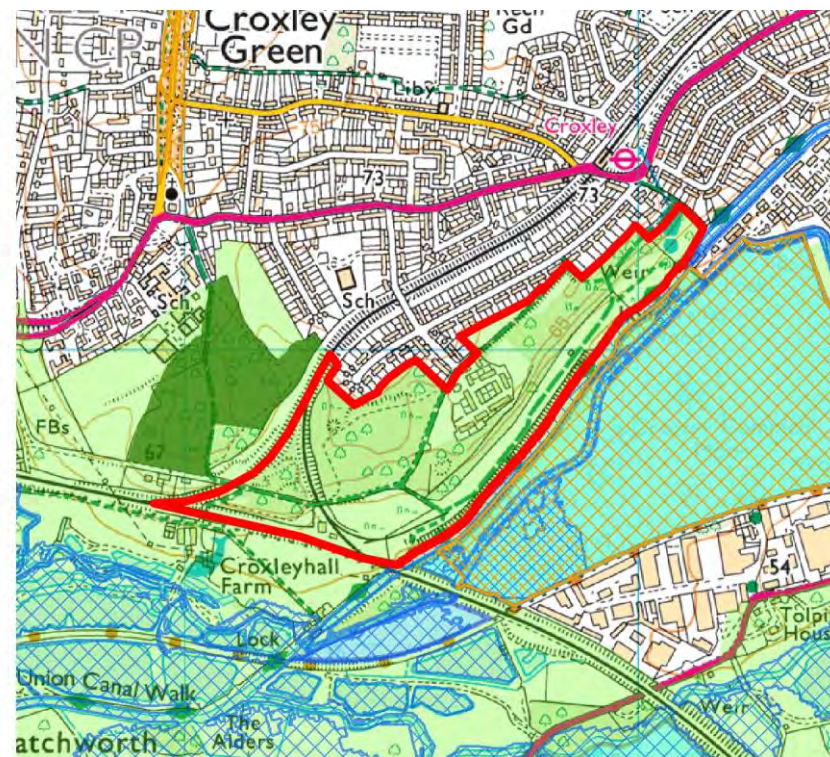


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0 0.4 0.8 km



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Left image

View north east through the parcel alongside the allotments and woodland



Right image

View south into the housing estate within the parcel



Croxley Green Parcel CG4

Description

Woodland dissected by footpaths and a small washed over housing development on Imperial Way/Woodland Chase. Parcel lies between the inset settlement edge of Croxley Green and the Grand Union Canal, beyond which is Croxley Common Moor Nature Reserve. The boundary with the inset settlement to the north is formed by residential gardens, while the boundary with the wider Green Belt to the west is defined by a railway line. A small stretch of railway line also runs across the south west corner of the parcel.

Impact on contribution

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

Significant

The parcel is adjacent to Croxley Green which is contiguous with the large built up area of Greater London. Woodland within the parcel creates a strong sense of distinction from the urban edge. Together with the presence of the canal, it serves as a strong barrier to sprawl into the open Green Belt land beyond the river to the south and east.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel forms some of the gap between Croxley Green and Rickmansworth, while Croxley Green is not considered to be a town, the open space around it contributes to maintaining the gap between Rickmansworth and Watford. While the open, constrained land south of the canal/River Gade will prevent coalescence, the tree cover within this parcel remains important in maintaining visual separation between the two.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

Aside from the existing housing development along Imperial Way/Woodland Chase (which makes no contribution to Green Belt openness), the woodland in the remainder of the parcel is distinct from the adjacent settlement and there is open Green Belt land to the south and east.

Impact on adjacent Green Belt

Minor

Releasing this land would create a strong boundary marked by the canal and the railway line as strong features, however it would lead to the containment of Green Belt land to the south and east, leading to some (limited) impact on adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a significant impact on preventing sprawl and encroachment on the countryside, and a relatively significant impact on preventing the merging of neighbouring towns. Its release would also have a minor impact on the adjacent Green Belt through a degree of containment. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

Potential to limit harm

There is some limited scope to release land (although would require some woodland clearance) adjacent to the inset edge and develop land without significantly affecting the screening role of tree cover, resulting in only moderate-high harm.

Croxley Green Parcel CG5/WW1

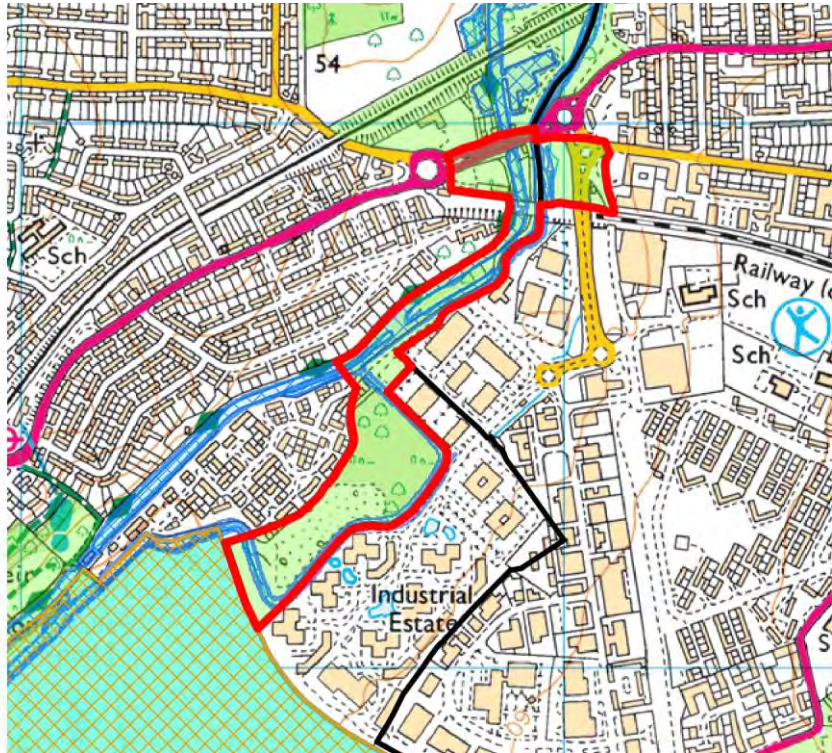


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km



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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



Croxley Green Parcel CG5/WW1

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, form a strip of Green Belt land between the inset urban edges of Croxley Green to the west and Watford to the east. The boundary of the inset urban edge of Croxley Green is formed of the Grand Union Canal and tree belts. 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 adjacent to the edge of Croxley Green which is contiguous with the large built up area of Greater London and the tree cover creates some distinction from the urbanising influences, however the strength of containment by the existing urban area limits its contribution to preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

This parcel lies in narrow the gap between Croxley Green and Watford, which plays an important role in maintaining the gap between Watford and Rickmansworth. However while the gap is narrow, the density of tree cover and the strong barrier provided by the river play a role in maintaining a physical and visual sense of separation.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is relatively free of significant urbanising uses, other than in small isolated areas. The density of tree cover does create some distinction from the urban area and the river creates connection with the wider countryside, however the extent of containment by the existing urban area limits the openness to a degree.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would have a negligible impact on adjacent Green Belt land, due to the extent of its urban containment which limits the impact it can have on surrounding land.

Overall harm to Green Belt purposes from release of land

Moderate

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

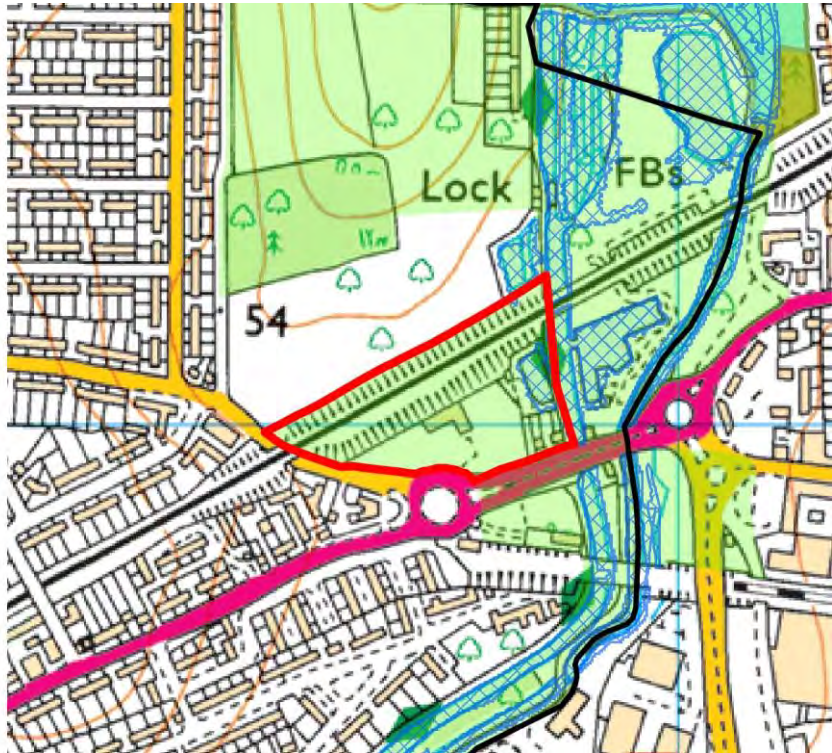
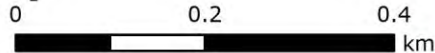
Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG6



-  Parcel
-  Green Belt
-  District Boundary
-  Flood Zone 3b
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-  Common Land



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Left image
View of the office building within the parcel

Croxley Green Parcel CG6

Description

The parcel comprises woodland, an open grassed area, an office building and car park and a couple of washed over dwellings located adjacent to the inset urban edge of Croxley Green. The boundary is formed by the A412 to the south and east, and the railway tracks and woodland to the north. The presence of the inset settlement on three sides results in urban containment. The Grand Union Canal forms a clear boundary with the area of Green Belt to the east.

Impact on contribution

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

Relatively limited

The parcel is adjacent to the edge of Croxley Green which is contiguous with the large built up area of Greater London. The trees within the parcel and the A412 create some distinction from the urban edge of Croxley Green, however the degree of urbanising influences (due to housing and office development within the parcel) compromise openness. In addition, urban containment to the north and the influence of the main road to the south limits the parcel's contribution to preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

This parcel lies in the narrow the gap between Croxley Green and Watford, which plays an important role in maintaining the gap between Watford and Rickmansworth. However the existing development within the parcel and the containment by tree cover limit its role in preventing the merging of these towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Both the urbanising influences of the existing development within the parcel, and the containment between the railway line to the north and the major road to the south, limit any sense of openness. However the openness to the canal to the east contributes to Purpose 3.

Impact on adjacent Green Belt

Minor

Releasing this land would have some impact on adjacent Green Belt land, given the weakening of the remaining gap between Croxley Green and Watford, however this is a limited impact given the extent of urban containment.

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

Retaining the trees alongside the canal may help retain the perception of a settlement gap between Croxley Green and neighbouring Watford.

Harm beyond outer boundary

Land to the east of the parcel has been assessed in relation to the expansion of Watford as parcel WW2.

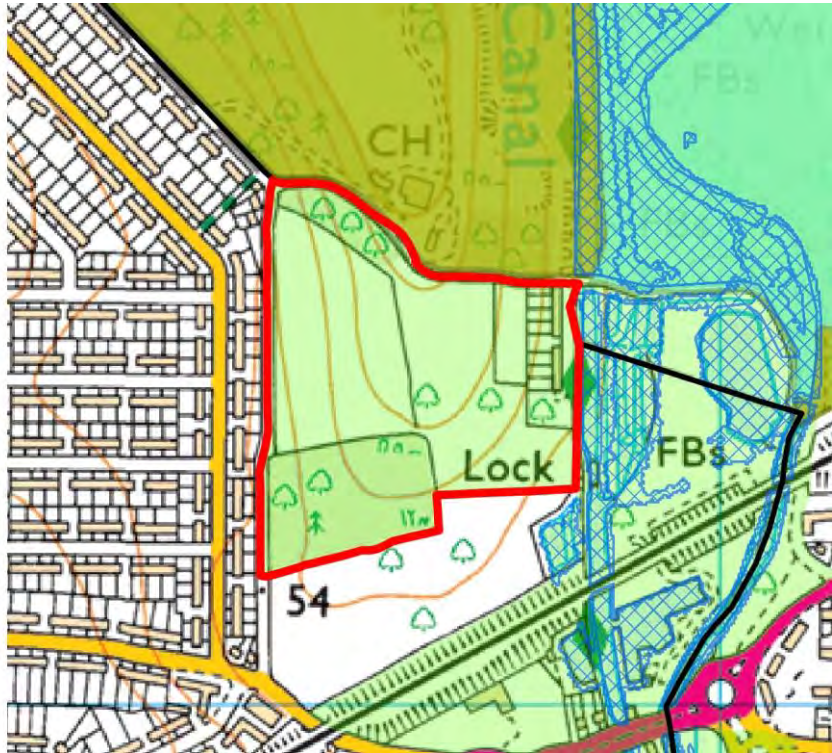
Croxley Green Parcel CG7



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km



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Left image
View from Lodge End east into the parcel

Croxley Green Parcel CG7

Description

Elevated fields, clusters of trees and group of canal-side residential dwellings (along Gade Bank) lying adjacent to the eastern inset edge of Croxley Green and between Croxley Green and Watford. Lodge End Road and a treeline forms the inset settlement edge with Croxley Green to the west, while to the south this is formed by field boundaries. The Grand Union Canal forms a boundary to the east, while a strip of woodland provides a boundary to the north, which is formed of Cassiobury Park Registered Park and Garden.

Impact on contribution

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

Relatively significant

The parcel is adjacent to the edge of Croxley Green which is contiguous with the large built up area of Greater London. While the constrained land (at the golf course) to the north and the inset area to the south already limit the potential for sprawl here, the elevated landform and woodland block within the parcel create a sense of distinction from the inset settlement and contribute to preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

This parcel lies in narrow the gap between Croxley Green and Watford, which plays an important role in maintaining the gap between Watford and Rickmansworth. The high ground here is important in maintaining the physical and visual separation between the two settlements.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel has only limited urbanising influences in the form of the group of canal-side dwellings, which are contained from the rest of the parcel by tree cover, limiting their impact. The parcel is contained by constrained land to the north and the inset area to the south, however the woodland block to the south creates distinction with the urban edge, increasing the extent to which release of the site would be perceived as encroachment on the countryside.

Impact on adjacent Green Belt

Minor

Releasing this land would have some impact on adjacent Green Belt because development on this higher ground would weaken the remaining settlement gap between Croxley Green and Watford. However the impact on the wider Green Belt would be limited given the extent of urban containment of the parcel.

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, encroachment on the countryside and the merging of neighbouring towns. However its release would have only a minor impact on the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG8

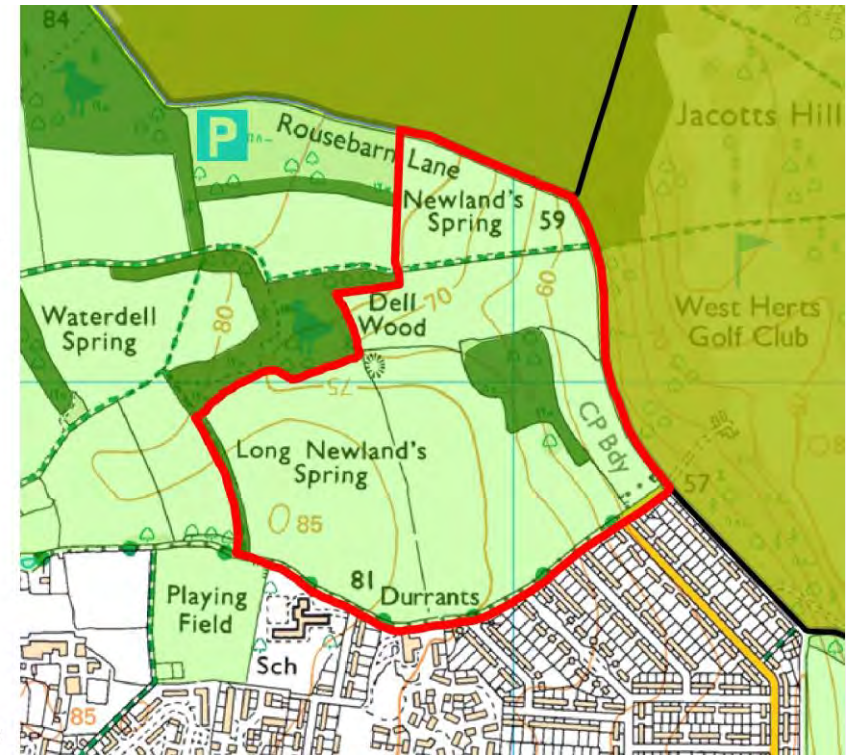


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.35 0.7 km



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Left image

View from Little Green Lane north through the parcel



Right image

View from Little Green Lane north through the parcel



Croxley Green Parcel CG8

Description

Arable farmland and a woodland block on the northern edge of the inset settlement of Croxley Green. The parcel is bound to the east and north by a woodland belt within Cassiobury Registered Park and Garden, and to the west by a thick tree belt which is designated ancient woodland. To the south, the residential Little Green Lane, forms the boundary with the inset settlement edge of Croxley Green.

Impact on contribution

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

Significant

The parcel is adjacent to the edge of Croxley Green which is contiguous with the large built up area of Greater London. The boundary with the urban edge (along Little Green Lane) provides some distinction from urbanising uses, giving the parcel a significant role in preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie in the gap between neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel has no urbanising influences and is uncontained countryside, giving it strong sense of openness. Little Green Lane creates some distinction from the inset edge but only to a minor extent.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would have negligible impact on adjacent Green Belt land because the surrounding registered parkland and ancient woodland constraints mean there would be no significant increase in the containment of adjacent Green Belt land, nor any weakening of the boundary with the urban edge.

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 encroachment on the countryside. However its release would have only a negligible impact on the adjacent Green Belt due to its containment by Cassiobury Registered Park and Garden and ancient woodland. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate-high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG8

Harm beyond outer boundary

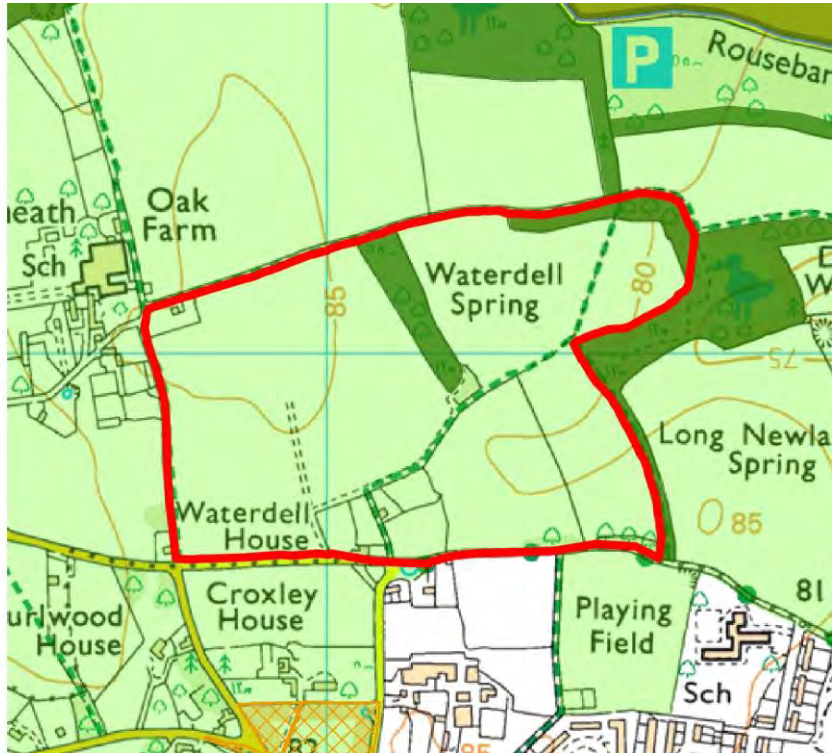
Whippendell Wood forms a significant area of constraint preventing development to the east and north. To the west, ancient woodland borders most of the parcel, creating a strong boundary beyond which any development would constitute high harm.

Croxley Green Parcel CG9



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

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



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Left image
View north through the parcel from Little Green Lane

Croxley Green Parcel CG9

Description

Arable and pastoral farmland with cluster of agricultural buildings, adjacent to the inset edge of Croxley Green, the boundary of which is formed by a field edge. Separated from the wider Green Belt to the east by a woodland block, designated as ancient woodland and to the north, west and south west more by a mixture of tree lined field boundaries and minor roads (Finchers Avenue/Little Green Lane).

Impact on contribution

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

Significant

The parcel lies adjacent to the edge of the large built up area of Greater London and is uncontained countryside. Little Green Lane creates some limited distinction from the inset edge, giving it a significant role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie in a gap between neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel has no urbanising influences and is uncontained countryside, giving it strong openness. Little Green Lane creates some distinction from the inset edge but only to a minor extent.

Impact on adjacent Green Belt

Minor

Releasing this land would have some impact on adjacent Green Belt land because the land to the east is not contained by woodland. The release would have minimal impact on the strength of the boundary with surrounding Green Belt.

Overall harm to Green Belt purposes from release of land

High

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG10

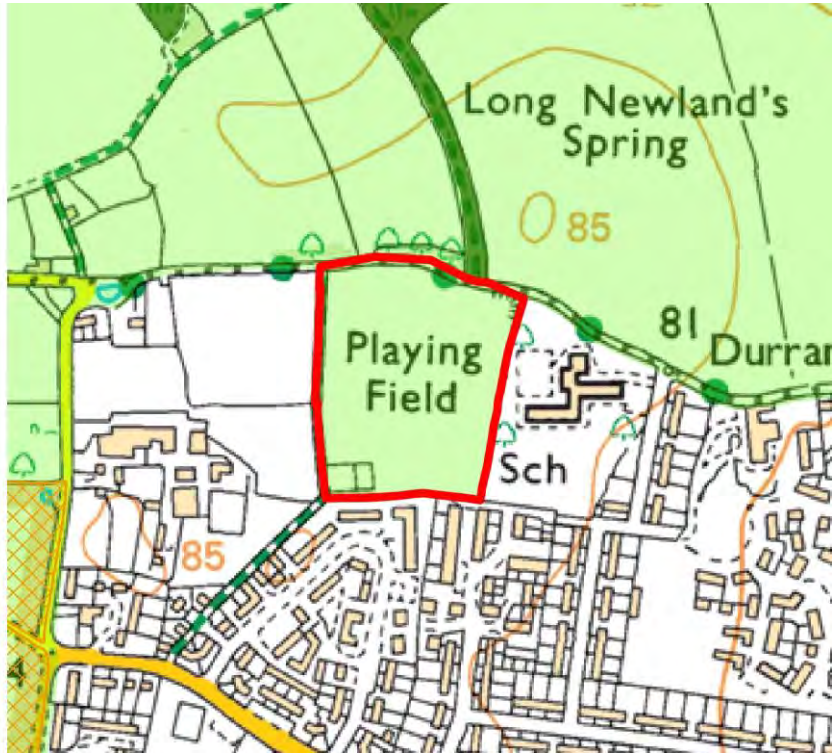


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4 km



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Left image
View north through the parcel from Manor Way

Croxley Green Parcel CG10

Description

A small field adjacent to the northern edge of the inset settlement of Croxley Green. The inset settlement contains the parcel to the south, east and west with settlement boundaries formed by tree lines. To the north, Little Green Lane forms a boundary with the wider Green Belt.

Impact on contribution

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

Relatively limited

The parcel is adjacent to the edge of Croxley Green which is contiguous with the large built up area of Greater London. However it is contained on three sides by the inset settlement edge, which limits its role in preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel does not lie in the gap between neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains no urbanising influences, and well-treed hedgerows create some separation from the inset settlement edges, contributing to its openness. However the openness is compromised by its containment on three sides, which limits its connection with the open countryside beyond.

Impact on adjacent Green Belt

No/Negligible

Releasing this land would have a negligible impact on adjacent Green Belt land, because the resulting boundary would be consistent with the existing urban edges to the north, and the release would not increase the containment of any adjacent land.

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. The release would however have a negligible impact on the integrity of the adjacent Green Belt. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be moderate.

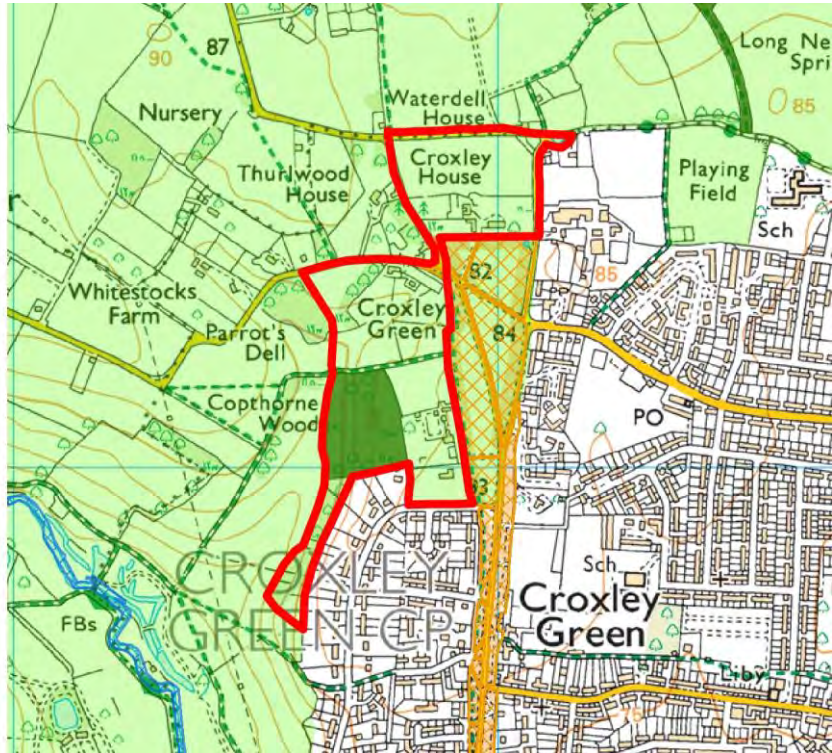
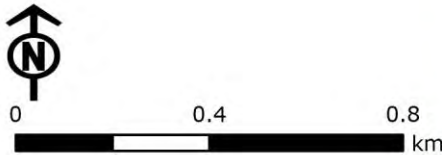
Potential to limit harm

There are no notable variations in harm within the parcel.

Croxley Green Parcel CG11



- 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 a public footpath west through the parcel



Right image
View from the eastern boundary of the parcel towards the woodland / washed over dwelling at the southern end

Croxley Green Parcel CG11

Description

Copthorne Wood (including an area of designated ancient woodland) is located in the southern half of the parcel with open fields and clusters of large dwellings and gardens within the northern half. The parcel is adjacent to the inset settlement edge of Croxley Green with the boundary formed by the woodland belt backing on to residential gardens to the south and Little Green Lane to the east. Loudwater Lane forms a boundary with the wider Green Belt to the north, to the east this is formed by the woodland / a tree belt and to the west a tree line separates the parcel from The Green, which is Green Belt but is highly unlikely to ever be developed and provides some separation from the urban edge.

Impact on contribution

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

Significant

The parcel lies adjacent to the edge of Croxley Green which is contiguous with the large built up area of Greater London and has strong openness. Its association with the inset settlement edge to the east is limited by The Green and by well-treed boundaries. Existing development within the parcel is very low density and is not urban in character.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel lies in the gap between the neighbouring towns of Croxley Green and Loudwater, which in turn have little separation from Watford and Rickmansworth. However the woodland blocks on the western boundary form a strong separating element that limits the risk of merging.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel has limited urbanising influences in the form of the low density housing, and retains a rural character. It is separated from surrounding urbanising influences by the presence of The Green and the woodland blocks.

Impact on adjacent Green Belt

Minor

Releasing this land would have some impact on the integrity of adjacent Green Belt land given that 'The Green', as constrained land, currently forms a strong boundary to the east and development beyond this would increase its containment. To the west, the woodlands provide strong containment, limiting the impact on the wider Green Belt.

Overall harm to Green Belt purposes from release of land

High

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

Potential to limit harm

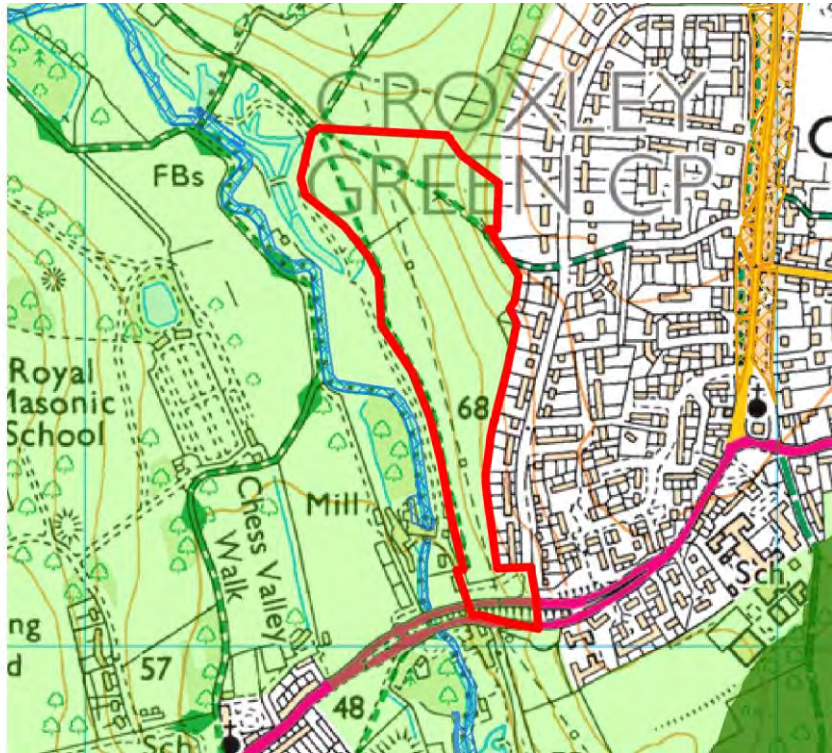
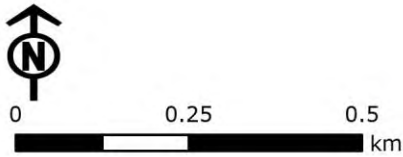
Release of the field to the north of The Green could potentially result in only moderate-high harm if strong tree cover to the north of 'The Green' is preserved, and if any visibility of new development from 'The Green' (that might limit the sense of containment) is avoided. Any release of land to the west of the parcel would breach a belt of strong tree cover. Existing development in this area is very low density and has very limited urbanising influence, and therefore lacks association with the urban area. As such, harm from releasing this land would be high.

Croxley Green Parcel CG12



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 a footpath south across the parcel



Right image

View from within the southern half of the parcel, between the urban edge of Croxley Green and the River Chess



Croxley Green Parcel CG12

Description

Arable fields located on the western edge of the inset settlement of Croxley Green, sloping down toward the River Chess. The inset settlement edge to the east is formed by residential gardens, while the River Chess and associated tree cover forms a clear boundary with the wider Green Belt to the west.

Impact on contribution

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

Significant

The parcel lies adjacent to the urban edge of Croxley Green which is contiguous with the large built up area of Greater London. Despite backing onto residential gardens, the sloping land down to the River Chess (which forms part of the wider Green Belt valley) provides some distinction from the inset edge and therefore the land makes a significant contribution to preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel lies in the gap between Croxley Green and Rickmansworth. The Chess Valley is the remaining separating feature between the two, and in turn forms almost all of the gap between Rickmansworth and Watford. Nevertheless the majority of the gap lies to the west of the River Chess.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel contains minimal urbanising influences (limited to one dwelling on Scots Mill Lane), giving it strong openness. The distinction from the inset edge provided by the sloping land down to the River Chess also contributes to this sense of openness.

Impact on adjacent Green Belt

Minor

The riverside land that would provide the new boundary with the urban edge is stronger than the existing residential gardens, and the sloping land means that it does not visually contain the land. However there would be some containing impact given that the gap with neighbouring Rickmansworth would be narrowed.

Overall harm to Green Belt purposes from release of land

High

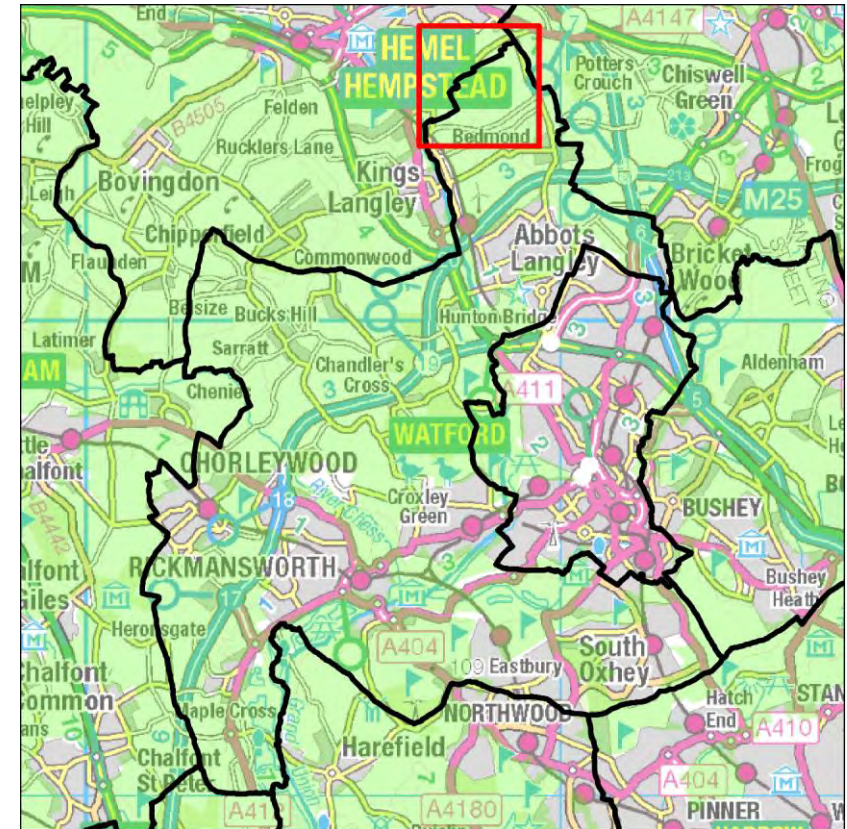
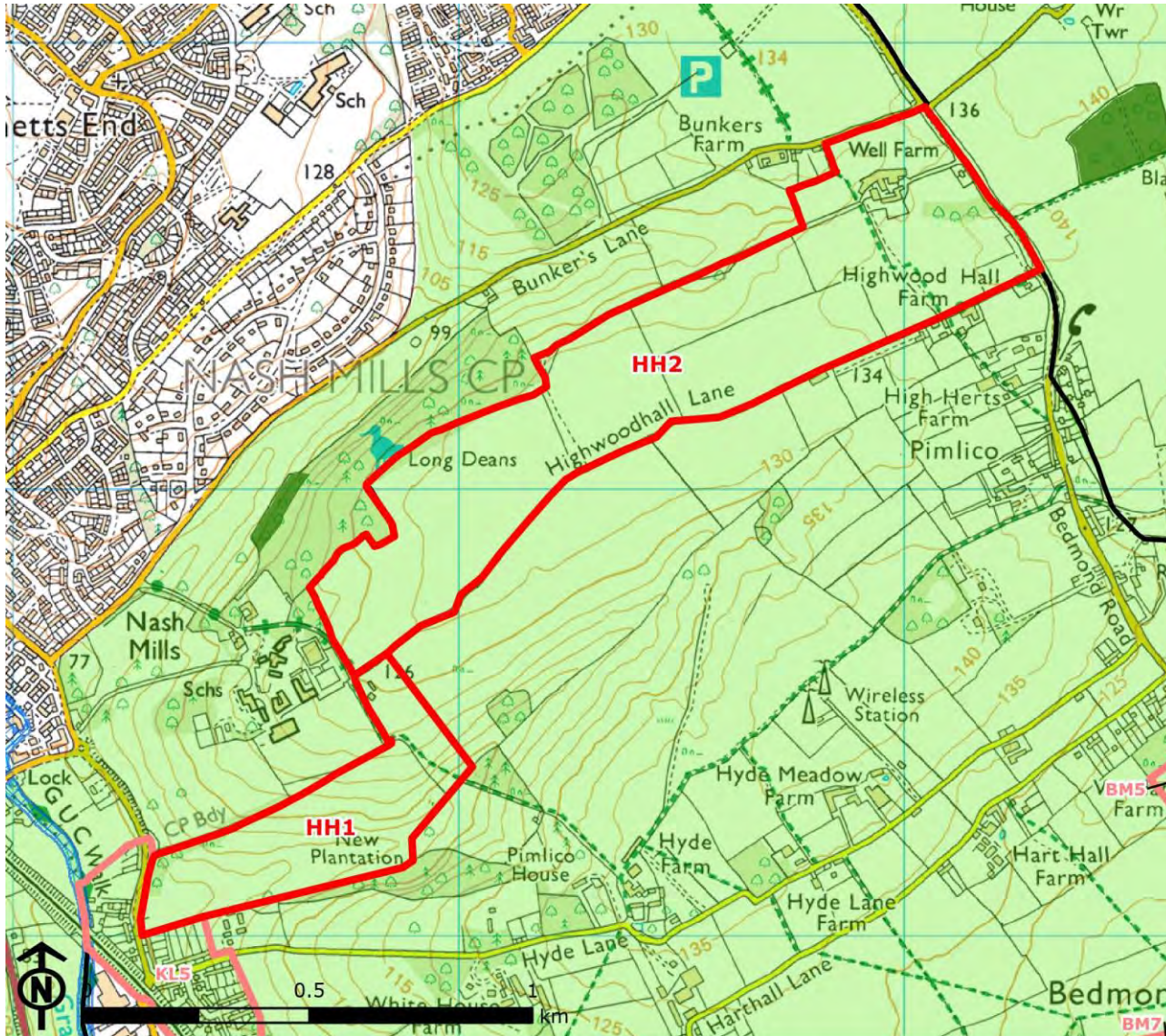
Release of the parcel would have a strong impact on preventing urban sprawl and encroachment on the countryside, and a relatively strong impact on preventing the merging of neighbouring towns. The release would have only a minor impact on the integrity of the adjacent Green Belt. It is concluded that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

Potential to limit harm

There are no notable variations in harm within the parcel.

Hemel Hempstead

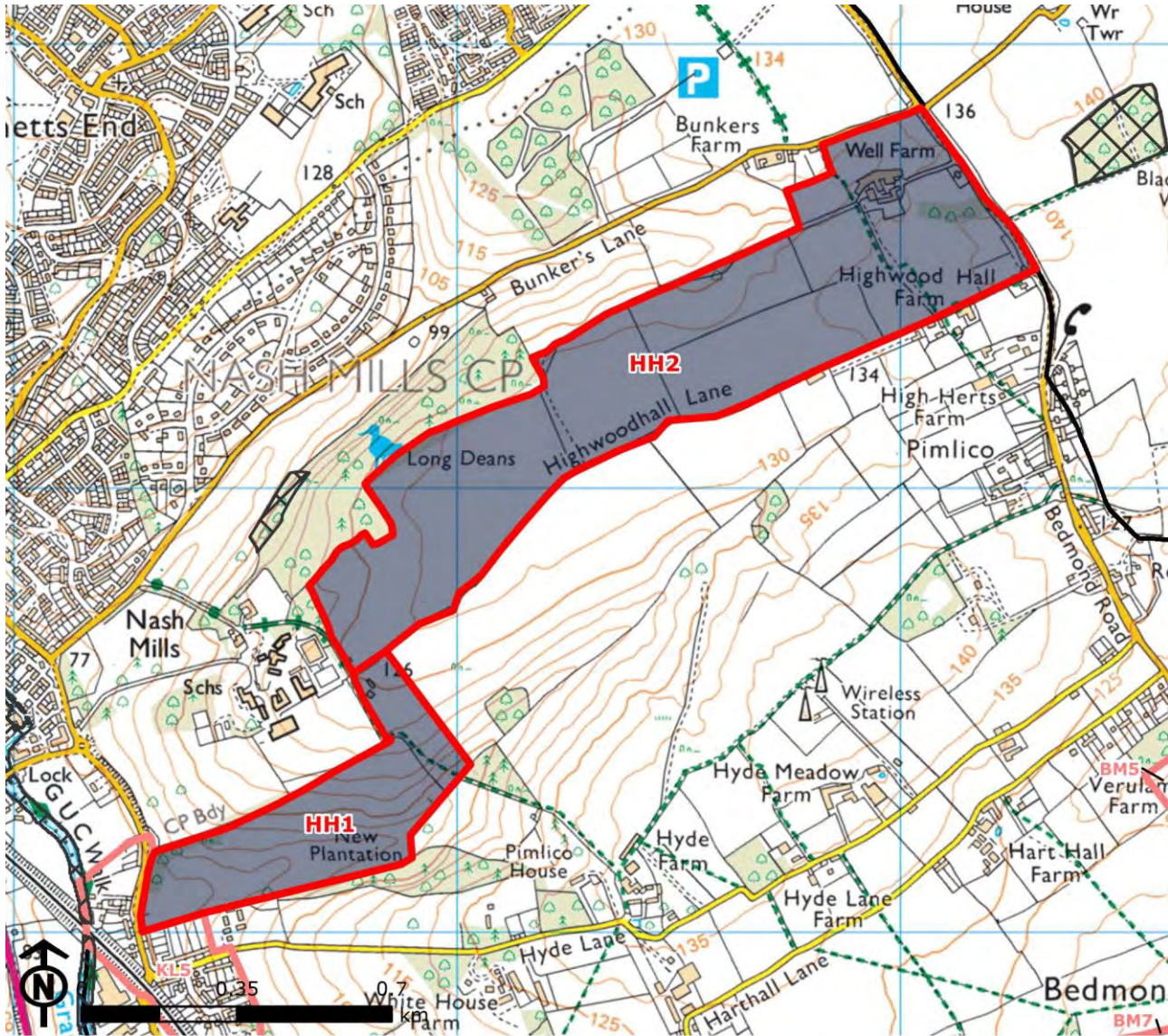
Hemel Hempstead



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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 | |

Hemel Hempstead



Parcel

- HH1
- HH2

Harm Score

- Very high
- Very high



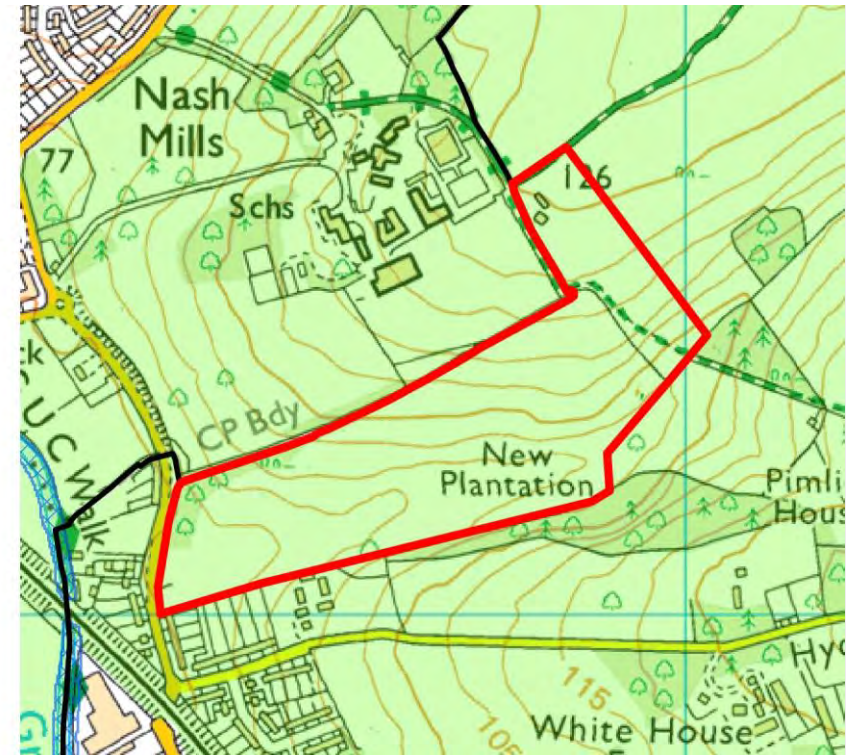
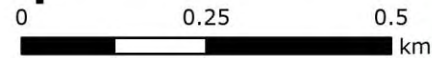
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Hemel Hempstead Parcel HH1



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 Lower Road east along the northern boundary of the parcel



Right image

View from Lower Road east through the parcel

Hemel Hempstead Parcel HH1

Description

Open farmland, with well-treed boundaries to the north and south sloping relatively steeply down towards the River Gade to the west. Land within Dacorum Borough forms the Green Belt between the parcel and the current inset edge of Hemel Hempstead and so this assessment considers the harm resulting from the release of land in HH1 in combination with the land within Dacorum, although only the land within HH1 is rated. The Green Belt within Dacorum provides significant landform distinction between parcel HH1 and the inset settlement edge, and tree cover provides further separation. Woodland to the south of the parcel provides a clear boundary with the wider Green Belt in this direction. Washed over development at Nash Mills also provides a boundary to the west while there is no significant boundary feature to the east.

Impact on contribution

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

Relatively significant

The parcel is subject to some containment from washed over development to the west at Nash Mills however, there is significant landform distinction from the inset settlement edge of Hemel Hempstead, which runs along the valley floor, to which the extent of tree cover adds further separation. Although Abbots Hill School (which lies between the parcel and the inset settlement edge) has development it lacks any relationship with the urban area and is not significantly urbanising in character. There is also a relatively strong belt of trees between the school and land in the parcel, therefore development in the parcel would constitute sprawl of the large built up area of Hemel Hempstead.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel lies in open land between Hemel Hempstead and Kings Langley which, in turn plays a role in maintaining the gap between Hemel Hempstead and Watford. Development in this parcel would contain any remaining open land on the valley floor between Kings Langley and Hemel Hempstead, in turn diminishing the separation from Watford. The parcel also has significant distinction from the inset settlement edge which strengthens its contribution.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is subject to some containment from washed over development at Nash Mills however, the land form and tree cover provide significant distinction from the inset settlement edge of Hemel Hempstead. Although Abbots Hill School has development it lacks any relationship with the urban area. Its urbanising influence is limited and there is a relatively strong belt of woodland between it and parcel HH1. Furthermore, the valley landform creates a strong visual relationship with the open countryside on the western side of the valley.

Impact on adjacent Green Belt

Significant

Release of the parcel would result in the loss of the strong landform boundary with the inset edge of Hemel Hempstead. Furthermore, it would result in the loss of distinction between Hemel Hempstead and the washed over development at Nash Mills which would in turn weaken remaining separation from Kings Langley and areas of open land on the eastern side of the river valley that are already to an extent associated with the urbanising washed over liner development.

Hemel Hempstead Parcel HH1

Overall harm to Green Belt purposes from release of land

Very high

Release of the parcel would have a significant impact on preventing encroachment into the countryside and a relatively significant impact on preventing urban sprawl and the merging of towns furthermore, it would have a significant impact on adjacent Green Belt to the east.

Potential to limit harm

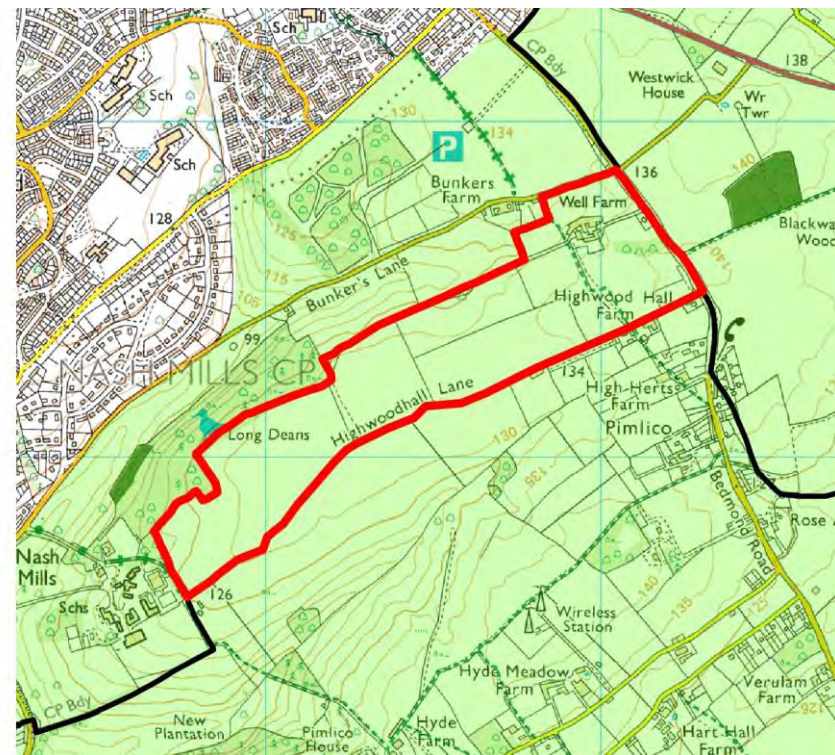
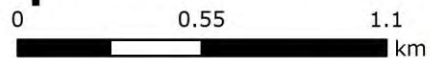
There are no notable variations of harm within the parcel.

Hemel Hempstead Parcel HH2



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 Bedmond Road north west through the parcel



Right image
View from Bedmond Road towards Bunkers Farm within the parcel

Hemel Hempstead Parcel HH2

Description

Open farmland and a small cluster of agricultural buildings. Land within Dacorum Borough forms the Green Belt between the parcel and the current inset edge of Hemel Hempstead and so this assessment considers the harm resulting from the release of land in HH2 in combination with the land within Dacorum, although only the land within HH2 is rated. The Green Belt within Dacorum provides significant landform distinction between parcel HH2 and the inset settlement edge. Tree cover to the north west provides further separation. Treelined field edges form the boundary with the wider Green Belt to the south and north, Bedmond Road forms a boundary with Green Belt to the west while a woodland block forms clear distinction with Green Belt to the north west and west between the parcel and the inset settlement edge.

Impact on contribution

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

Significant

The parcel is uncontained, open and undeveloped and has significant landform distinction from the inset settlement edge of Hemel Hempstead which runs along a valley floor. The extent of tree cover to the northwest adds further separation from the urban area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel lies between the towns of Hemel Hempstead and Watford. Although there is narrower separation along the valley floor to the west, the open high ground of the parcel is important in preserving separation between south east Hemel Hempstead and Watford.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

Due to the landform and tree cover the parcel retains significant distinction from the inset settlement edge of Hemel Hempstead, which runs along the valley floor. The parcel is uncontained, open and retains a strong relationship with the wider countryside to the south.

Impact on adjacent Green Belt

Moderate

Release of the parcel would result in the loss of the strong landform and woodland boundary to the current inset edge of Hemel Hempstead. There are no further strong boundary features on the farmland plateau. However, release of the parcel would not increase containment of any stronger performing Green Belt land.

Overall harm to Green Belt purposes from release of land

Very high

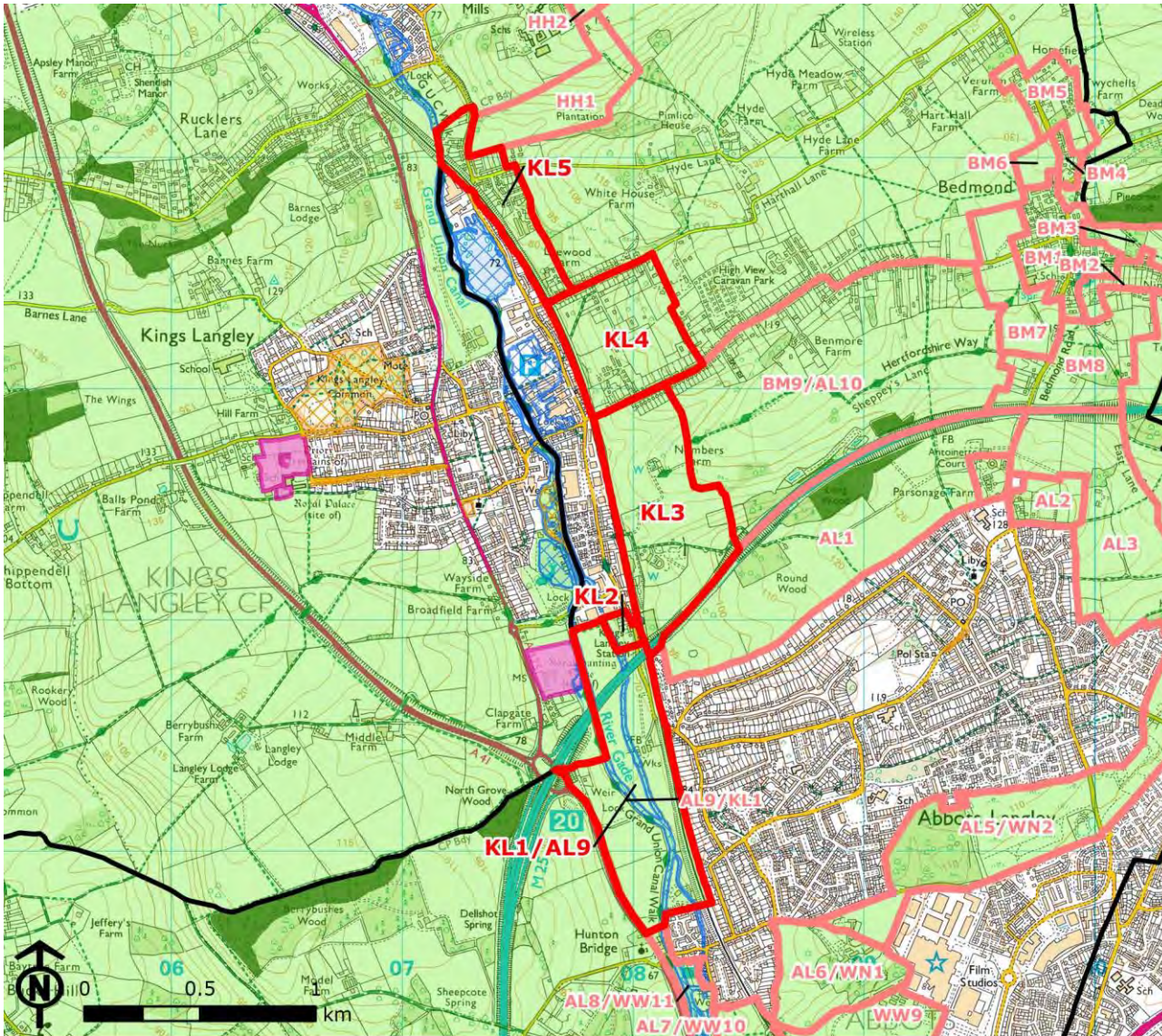
Release of the parcel would have a significant impact on preventing urban sprawl and encroachment on the countryside and a moderate impact on preventing the merging of settlements. It would have a moderate impact on adjacent Green Belt land therefore, it is concluded that the harm to the Green Belt of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

Potential to limit harm

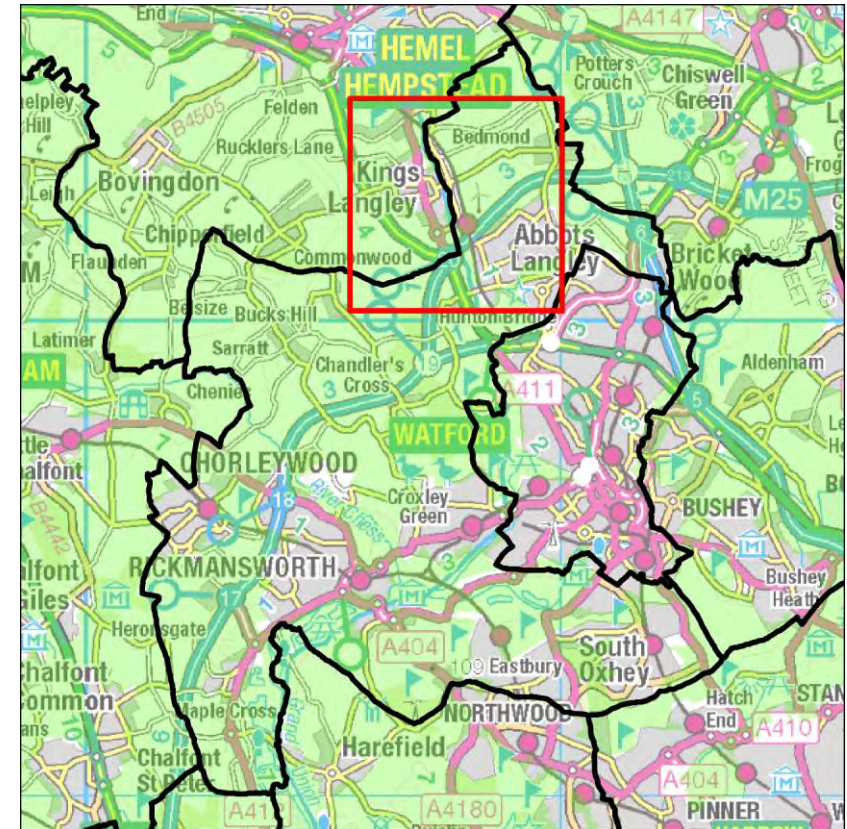
There are no notable variations of harm within the parcel.

Kings Langley

Kings Langley

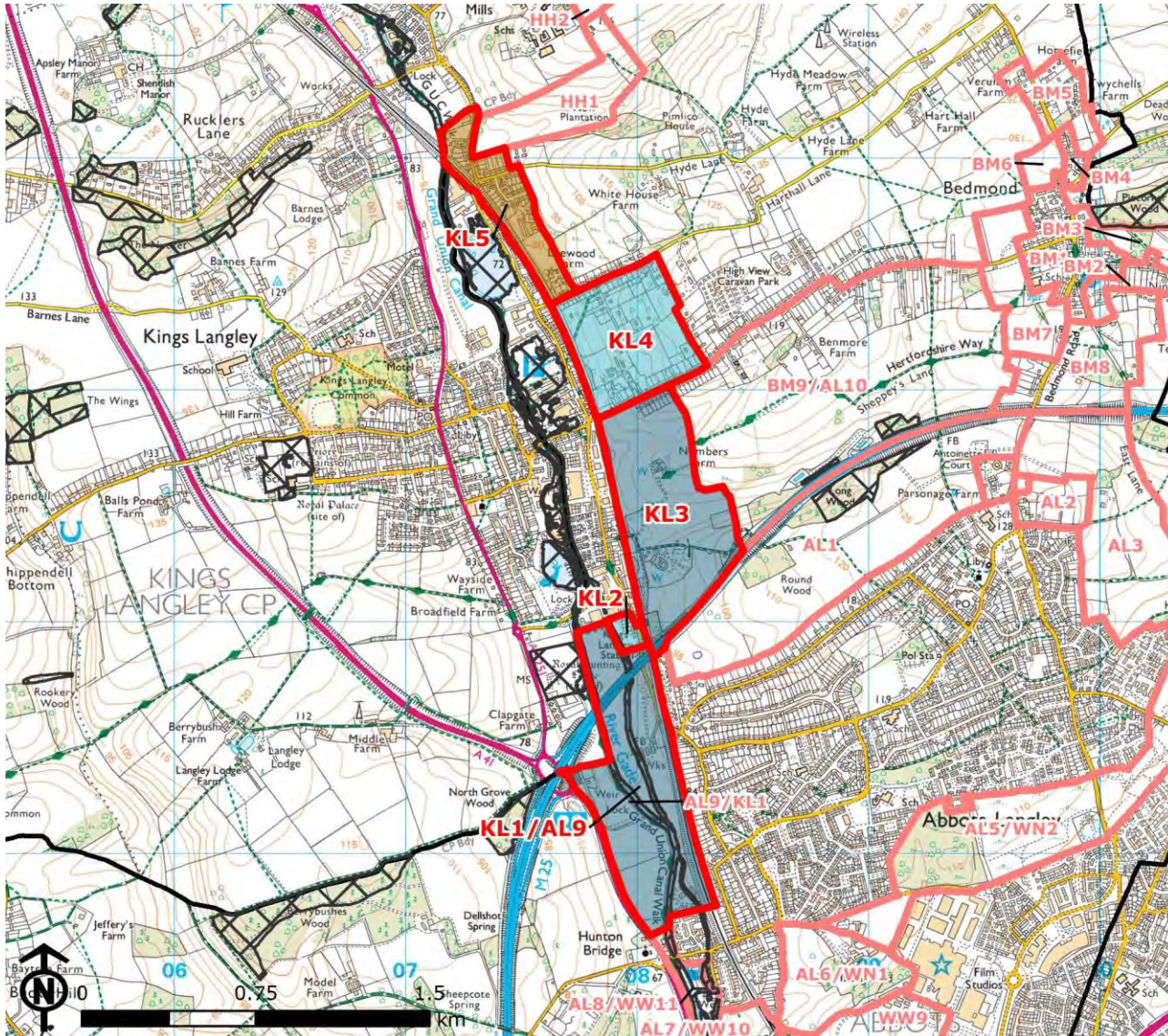


- Parcel
- Flood Zone 3b
- Scheduled Monument
- SSSI
- Green Belt
- Local Nature Reserve
- Ancient Woodland
- Common Land
- District Boundary
- Registered Parks and Gardens
- National Nature Reserve



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Kings Langley



Parcel

KL1/AL9

KL2

KL3

KL4

KL5

Harm Score

High

Moderate high

High

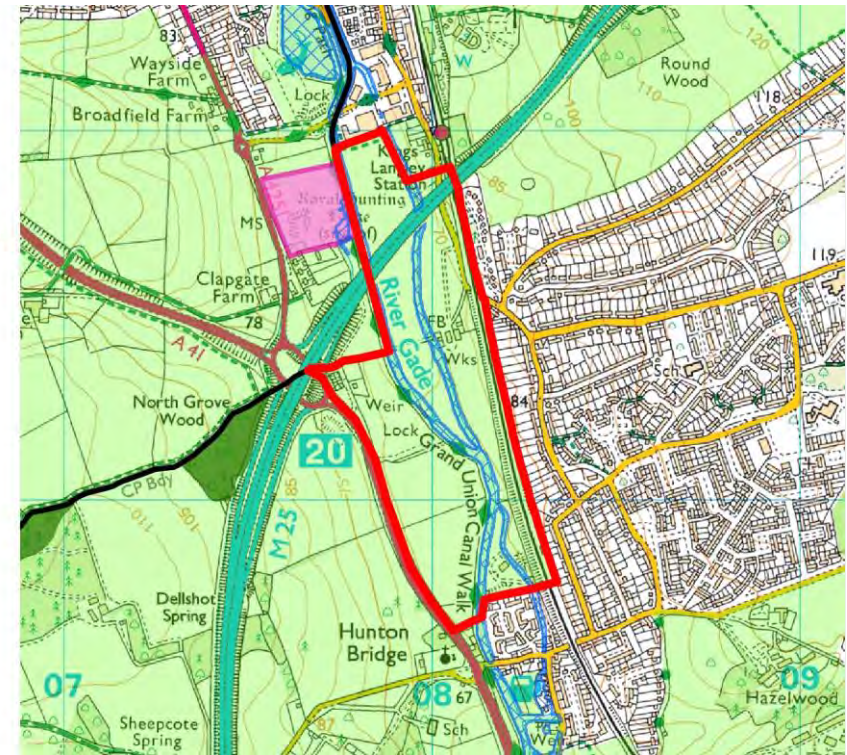
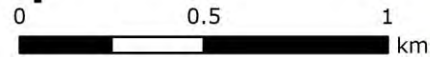
Moderate high

Moderate

Kings Langley Parcel KL1/AL9



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



Left image

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

Kings Langley Parcel KL1/AL9

Description

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

Impact on contribution

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

Relatively significant

The parcel comprises of relatively open land with minimal urbanising influences, but has only limited distinction (provided by tree cover) from the inset edge to the north. The inset edge of Abbots Langley to the east has some containing influence, limiting the land's role in preventing sprawl, however this is limited by tree cover along the railway line.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively significant

The parcel lies in the gap between Abbots Langley and Kings Langley, which constitutes the largest gap existing between Watford and Hemel Hempstead, as perceived along valley floor routes and the M25. Releasing this parcel would also breach the separating feature of the M25 motorway lying between the two.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel has only limited urbanising influences and strong distinction from the urban edge of Abbots Langley to the east, leading to relatively strong openness. However the distinction with the urban edge in the north, and the presence of road infrastructure (the M25/A41), leads to a degree of containment that somewhat compromises openness.

Impact on adjacent Green Belt

Minor

Releasing this land would result in a stronger revised Green Belt boundary, which would now be defined by the waterway and a major road. However the release would lead to some containment of land to the west (adjacent to the A4251), which has a significant role in settlement separation.

Overall harm to Green Belt purposes from release of land

High

Release of the parcel would have a relatively strong impact on preventing urban sprawl, on preventing encroachment on the countryside, and on preventing the merging of neighbouring towns. 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 high.

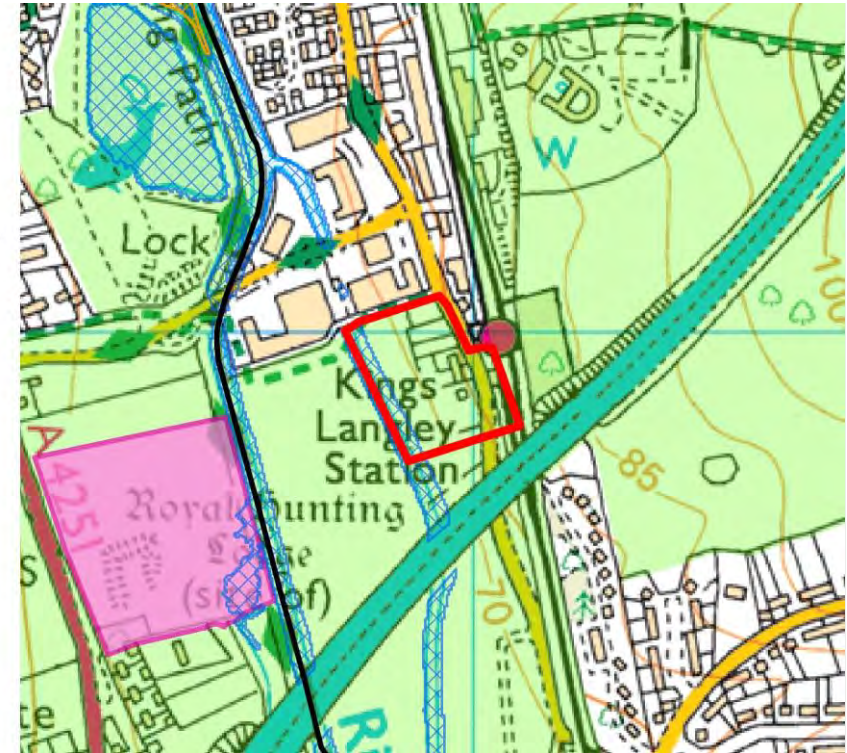
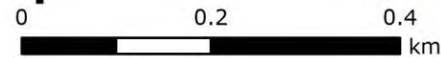
Potential to limit harm

There are no notable variations in harm within the parcel.

Kings Langley Parcel KL2



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



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Left image

View into the parcel from the footpath along the northern edge

Kings Langley Parcel KL2

Description

Partially developed land opposite Kings Langley railway station on the southern edge of Kings Langley, bound to the east by Station Road and the adjacent railway line. Existing development consists of a small group of dwellings and a small retail unit, with trees and open land to the rear. The parcel is bound to the south by a cluster of trees, to the west by a narrow river channel and to the north with a well-treed boundary with the Kings House office development.

Impact on contribution

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

Relatively limited

The parcel is adjacent to the urban edge of the Greater London large built up area. Existing development within the parcel has some urbanising influence but is only partial and thus has only a minor impact on openness. However due to the land's containment by the M25 to the south, railway line to the east and development to the north, the land has a stronger relationship with the inset settlement edge than the wider countryside, limiting its role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel does lie in the gap between Abbots Langley and Kings Langley, which constitutes the largest gap lying between the towns of Watford and Hemel Hempstead (with Kings Langley as an intervening settlement). However existing development within the parcel weakens its role in preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively limited

Despite the urbanising influence of the partial development, the parcel retains some openness. However due to the land's containment by the M25 to the south, railway line to the east and development to the north, it has a stronger relationship with the inset settlement edge than the wider countryside, which compromises the sense of openness.

Impact on adjacent Green Belt

Minor

Releasing this land would result in a distinct revised Green Belt boundary defined by clear boundary features, including the railway/road infrastructure (to the east), and the river with associated vegetation (to the west). However the release would cause some limited containment of land to the east between the parcel and the main river.

Overall harm to Green Belt purposes from release of land

Moderate high

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

Potential to limit harm

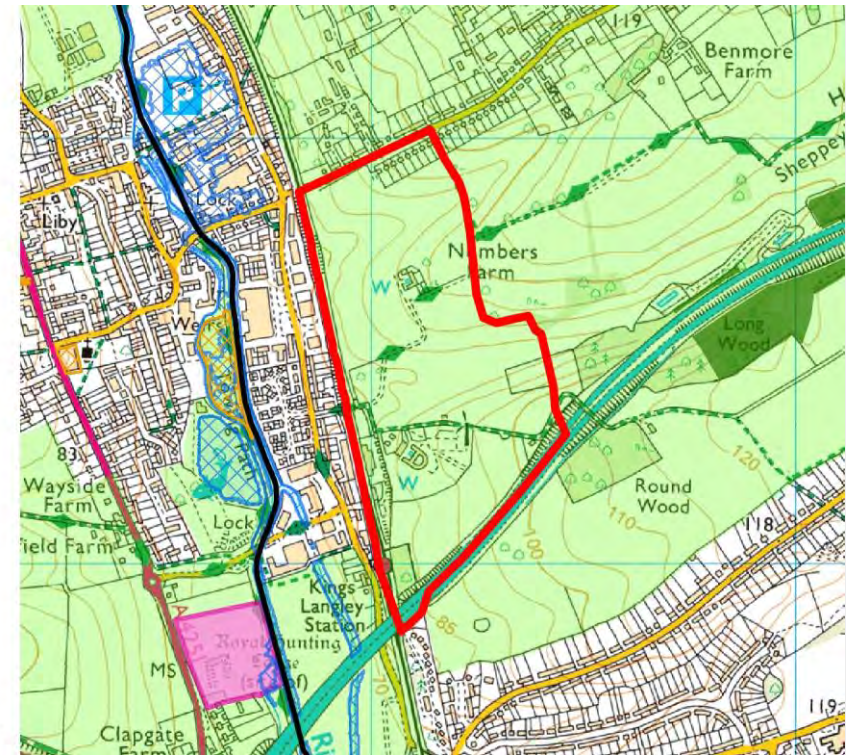
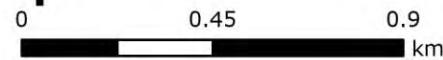
There are no notable variations in harm within the parcel. Any more limited release of land within this area would weaken the justification for retaining the remainder of the parcel within the Green Belt.

Kings Langley Parcel KL3



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 Egg Farm Lane north east across the parcel



Right image

View from Egg Farm Lane south east across the parcel

Kings Langley Parcel KL3

Description

Largely arable fields on the eastern edge of Kings Langley with three isolated areas of development comprising office blocks, associated hardstanding, and small clusters of dwellings with gardens. On the western boundary the railway line separates the parcel from urbanising uses in Kings Langley; to the north the parcel is bound by the minor road of Tom's Lane; to the south the M25 provides a strong boundary feature; and to the east the parcel is separated from open countryside by a partially treed lane and field boundary.

Impact on contribution

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

Relatively significant

The parcel lies adjacent to the urban edge of the Greater London built-up area and contains minimal urbanising uses, leaving large areas of open land. The railway line to on the western boundary provides a strong and relatively consistent distinction from the urban edge, and has only been partially breached by small scale office and industrial development. While both the urbanising linear sprawl to the north and the motorway to the south have some containing effects, the sloping valley side and strong valley floor creates separation from urbanising uses and helps retain visual association with the wider countryside.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The parcel does lie in the gap between Abbots Langley and Kings Langley, which forms one of the larger gaps between the towns of Watford and Hemel Hempstead. However the presence of Kings Langley to the west limits the role of this land in preventing the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel contains minimal urbanising uses and retains strong openness and strong distinction from urbanising uses in Kings Langley. Due to the sloping valley side and strong valley floor, the land retains visual association with the wider countryside and has a stronger relationship with the latter than with urbanising uses.

Impact on adjacent Green Belt

Significant

Releasing this land would breach the distinct boundary provided to the west by the railway line, and would develop sloping land that creates is distinct from Kings Langley. Any newly created boundaries would be weaker, defined instead only by field boundaries. There would also be a degree of containment of adjacent Green Belt land on all sides.

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 neighbouring towns. Its release would constitute a significant weakening of adjacent Green Belt land. It is therefore concluded that the harm to the Green Belt of releasing this parcel would be high.

Potential to limit harm

By limiting the release to the strip of partially developed industrial land south of Egg Farm Lane, the subsequent harm could be limited to low-moderate. Although the release would still breach the strong boundary of the railway line, it would be more contained.

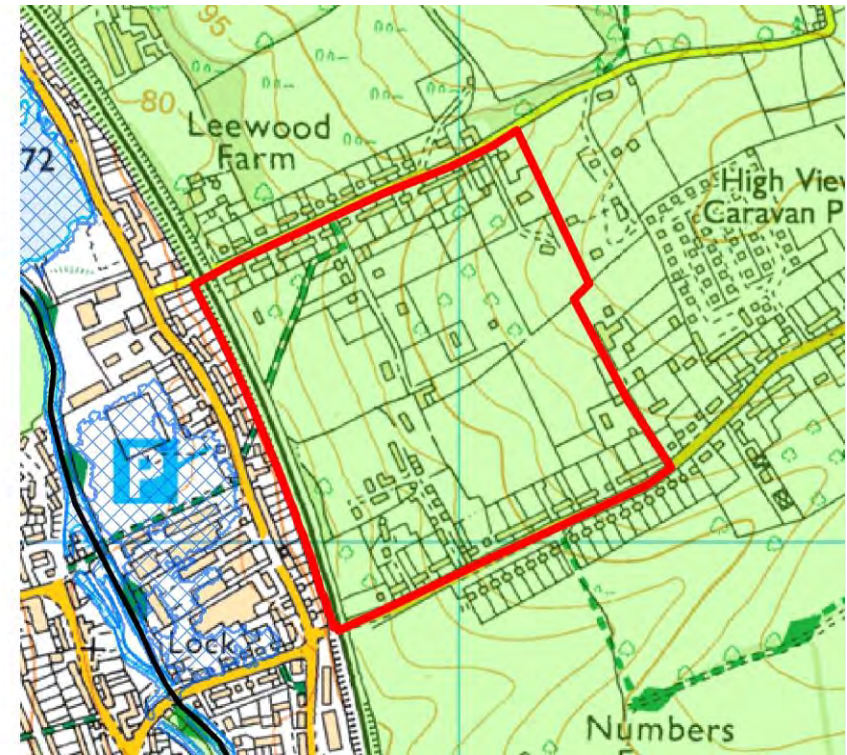
Kings Langley Parcel KL4



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



0 0.25 0.5
km



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Left image

View from the footpath in the north western corner of the parcel

Right image

View of the railway tracks which form the western boundary of the parcel



Kings Langley Parcel KL4

Description

Parcel of land on the eastern edge of Kings Langley that is already significantly developed with urbanising linear sprawl around the edges - along Harthall Lane and Tom's Lane. Central areas of the parcel comprise of open fields and clusters of trees. The railway line provides a strong and distinct boundary to the west, minor roads provide the boundaries to the south and north, and there is little distinction to the east with adjacent washed over development.

Impact on contribution

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

Moderate

The parcel lies adjacent to the urban edge of Kings Langley and the railway line provides strong distinction from the urban edge. However the existing extent of linear sprawl along Tom's Lane and Harthall Lane limits the parcel's role in preventing urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies in the gap between Kings Langley and Hemel Hempstead, which in turn contributes to the gap between the towns of Watford and Hemel Hempstead. However the extent of existing development within it weakens its role in preventing the merger of neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Despite the extent of existing linear housing development within the parcel, and the containment it creates, the parcel still retains significant openness. In addition, the valley landform and the role of tree cover both limit the perception of the extent of housing.

Impact on adjacent Green Belt

Moderate

Releasing this land would further breach the distinct boundary provided by the railway line and would result in a weaker boundary because of the continuation of linear development eastwards. However the existing development also provides some containment of the land, reducing the impact on adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate high

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

Potential to limit harm

There are no notable variations in harm within the parcel.

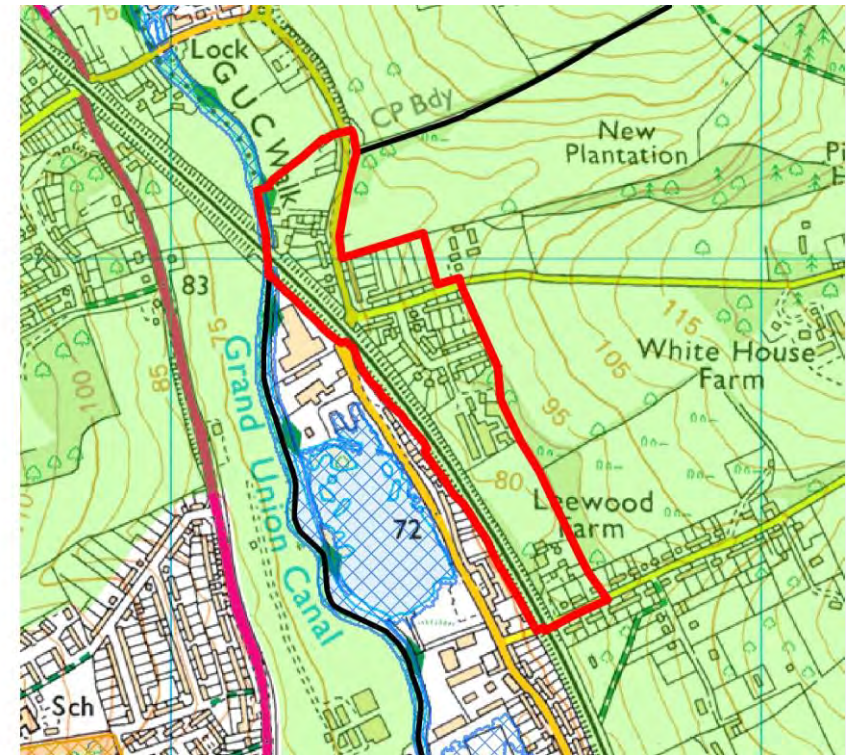
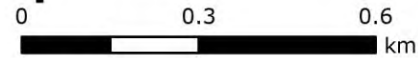
Harm beyond outer boundary

It is recognised that if land were to be released beyond the eastern outer boundary of the parcel, the release would constitute high harm. This is because, despite the existence of urbanising washed over development to the east, the open land on this plateau has stronger separation from the settlement of Kings Langley, is less contained by surrounding development and has a stronger association with countryside to the north. In addition, any revised Green Belt boundary following such a release would be weaker.

Kings Langley Parcel KL5



-  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 washed over development within the parcel along Lower Road

Kings Langley Parcel KL5

Description

Linear strip of land to the west of Kings Langley to the west of the railway line. The parcel is significantly developed with housing in the north but has stronger openness to the south. The railway line provides a strong boundary to the west; the minor road of Harthall Lane bounds the parcel to the south; a woodland belt bounds much of the parcel to the east; while the northern boundary is more weakly defined by residential gardens.

Impact on contribution

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

Moderate

The parcel lies adjacent to the urban edge of Kings Langley and the railway line provides strong distinction from urbanising uses to the west, however the extent of existing urbanising development within the parcel limits its role in preventing sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The parcel lies in the gap between Kings Langley and Hemel Hempstead, which in turn contributes to the gap between the towns of Watford and Hemel Hempstead. However the extent of existing development within weakens its role in preventing the merger of neighbouring towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel's openness is comprised by the level of existing development, particularly the Nash Mills housing development in the north of the parcel. However there is more openness to the south, and the separation from the urban edge provided by the railway line as a boundary feature limits any association with urbanising uses in Kings Langley, as does the degree of containment by surrounding development.

Impact on adjacent Green Belt

Minor

Releasing this land would breach the strong boundary feature currently provided by the railway line, however the tree cover on the parcel's eastern boundary would provide strong containment, resulting in minimal impact on adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Moderate

Release of the parcel would have a relatively moderate impact on preventing urban 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

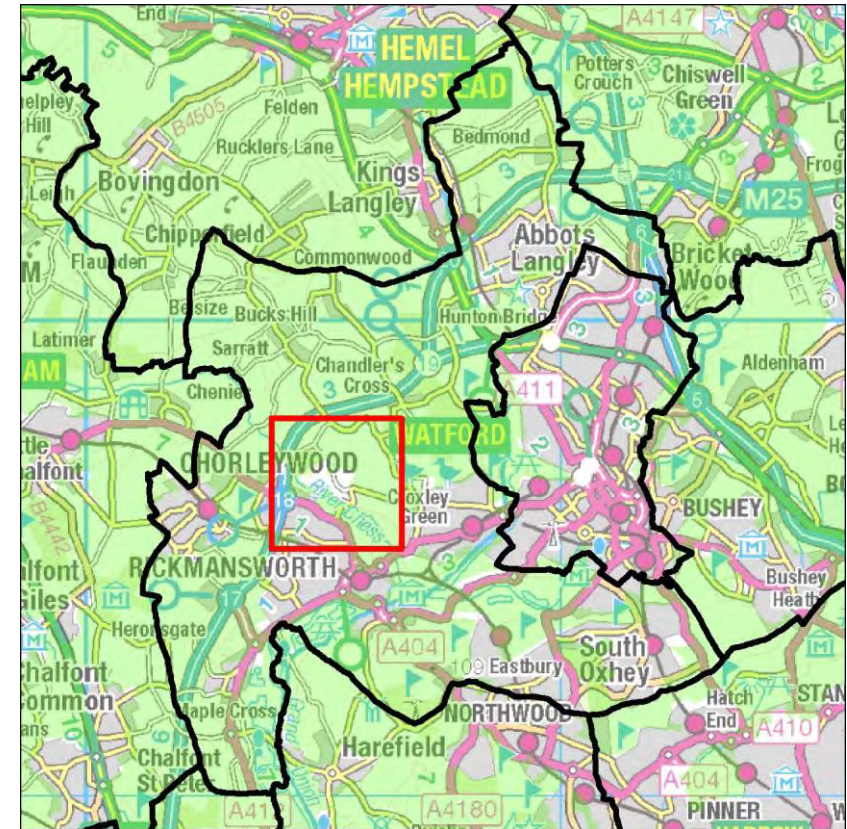
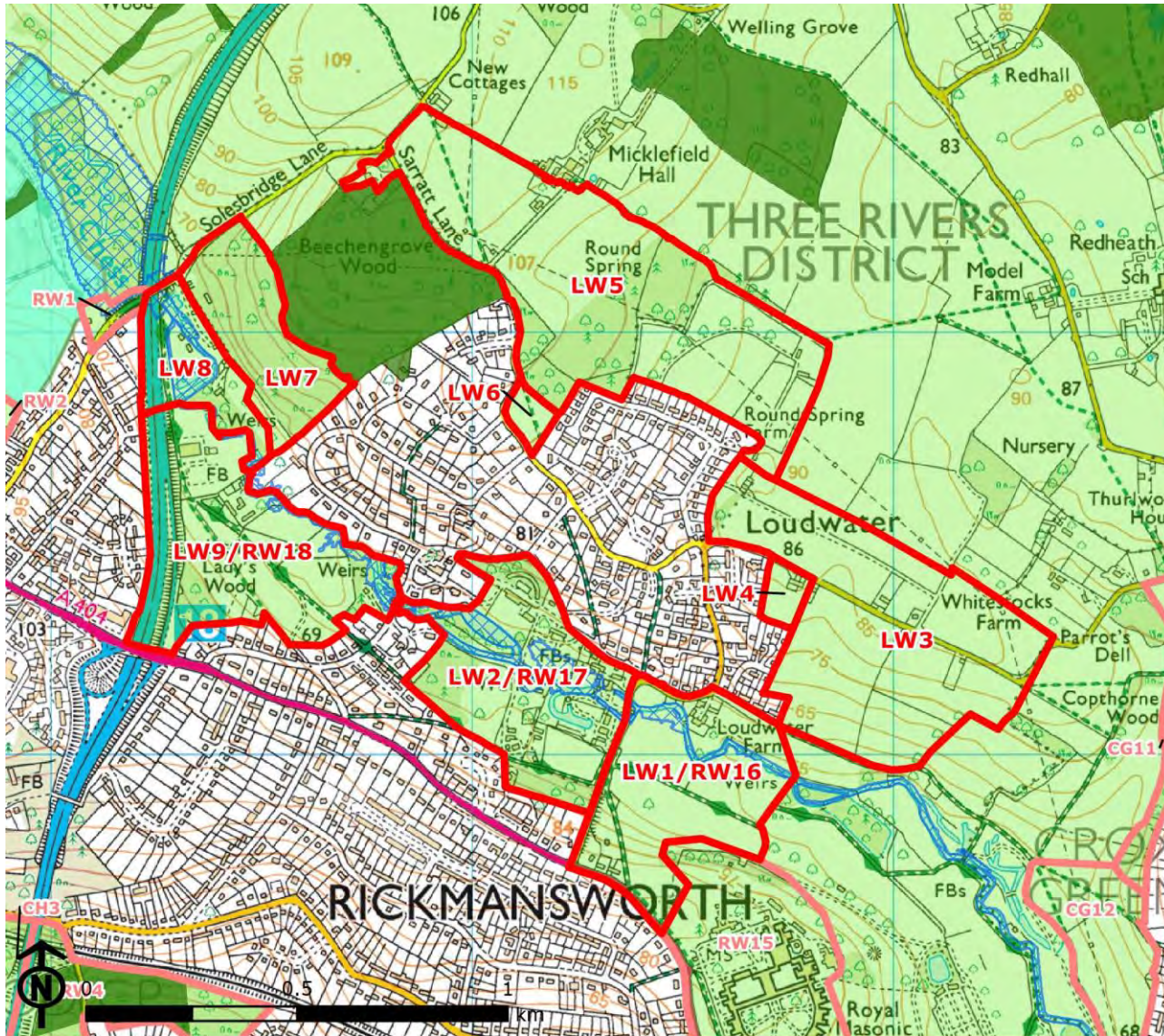
There are no notable variations in harm within the parcel.

Harm beyond outer boundary

If further land were to be released beyond the outer eastern boundary of the parcel, this would result in high harm to Green Belt purposes. This is because this adjacent land makes a stronger contribution to all Green Belt purposes and, following release, any revised boundary would be weaker than the tree cover which currently creates a clear distinction between the open valley side and urbanising valley floor development to the west and south.

Loudwater

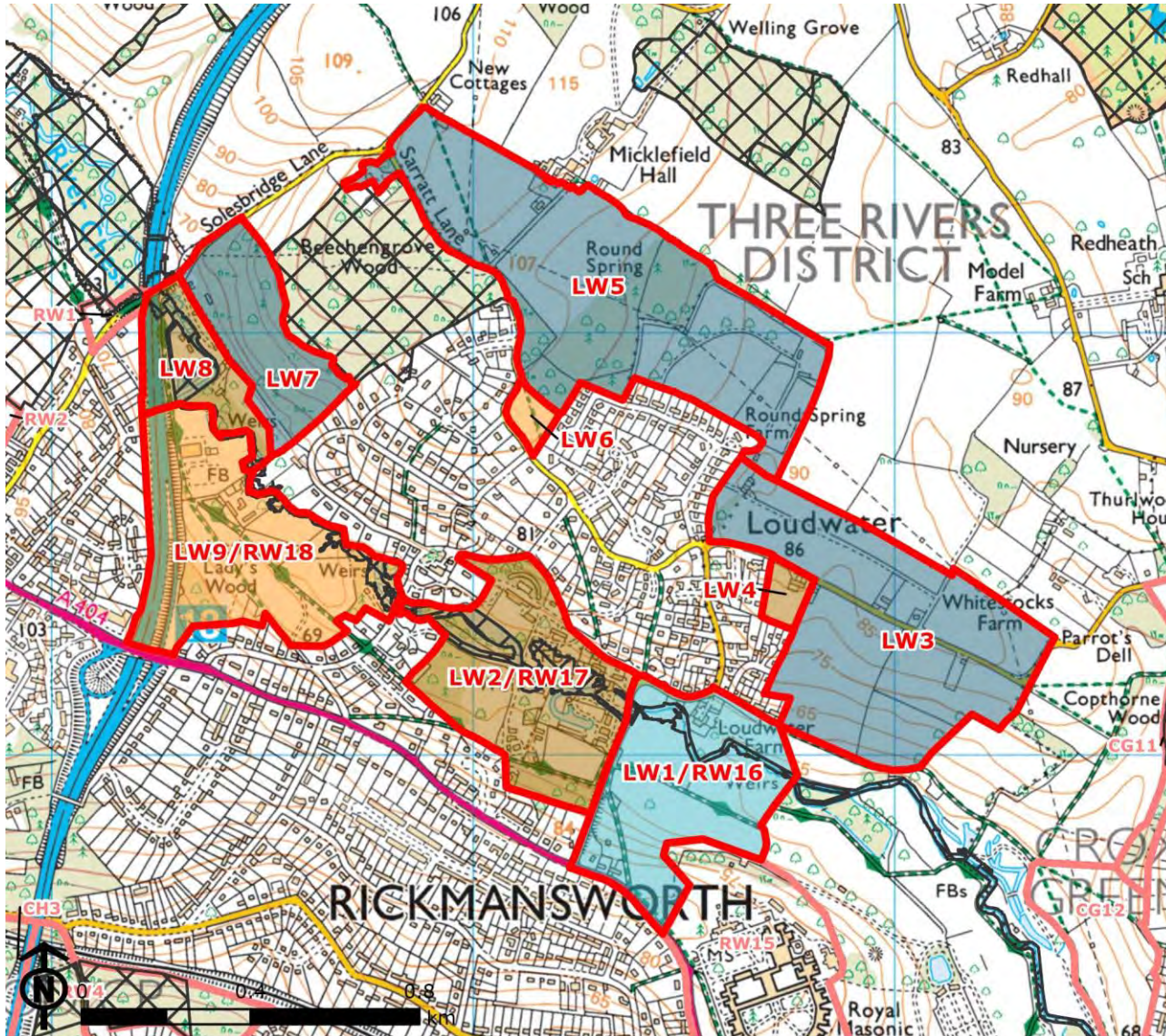
Loudwater



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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 | |

Loudwater



Parcel
LW1/RW16
LW2/RW17
LW3
LW4
LW5
LW6
LW7
LW8
LW9/RW18

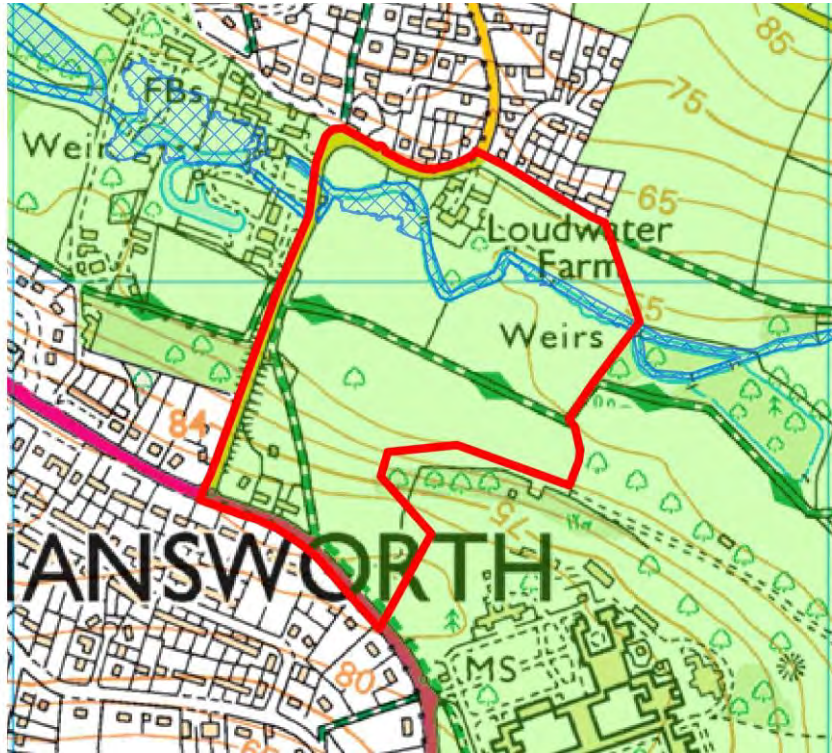
Harm Score
Moderate high
Moderate
High
Moderate
High
Low moderate
High
Moderate
Low moderate

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Loudwater Parcel LW1/RW16



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



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Left image
View of the open fields in the southern half of the parcel

Loudwater

Parcel LW1/RW16

Description

A couple of open fields, some tree belts and a small number of washed over residential dwellings, located between the inset settlement of Loudwater and the inset urban edge of Rickmansworth. The parcel directly adjoins the inset settlement edge of Loudwater, with the boundary formed by Chess Lane, backing on to residential gardens. Reasonably thick tree belts and tree-lined field boundaries mark the edge with the wider Green Belt to the east and to the west.

Impact on contribution

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

Relatively significant

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open but is partially contained by development to the north (Loudwater) and to the south east by the Royal Masonic School for Girls.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

Release of land would result in the narrowing of the gap between Loudwater and Rickmansworth but Loudwater is not treated as a town with regard to Purpose 2. Development of the parcel would lead to potential perception of narrowing the gap between Rickmansworth/Loudwater and Croxley Green (part of Watford), although development between these settlements is much closer to the south.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

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

Impact on adjacent Green Belt

Minor

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

Overall harm to Green Belt purposes from release of land

Moderate high

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

Potential to limit harm

There are no notable variations in harm within the parcel.

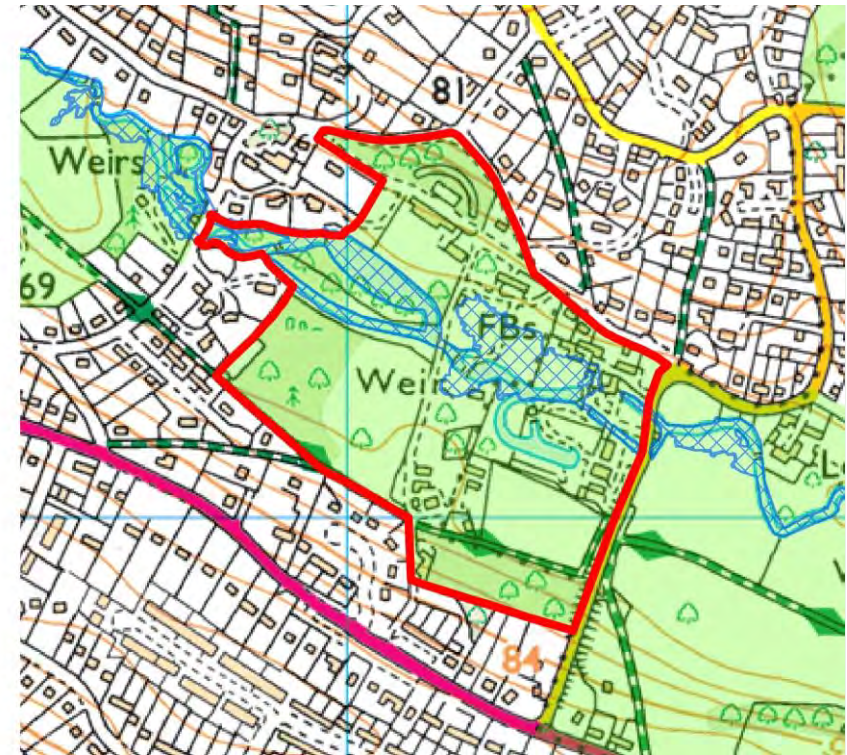
Harm beyond outer boundary

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

Loudwater Parcel LW2/RW17



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

Right image

View of the large gardens and open spaces within the parcel



Loudwater Parcel LW2/RW17

Description

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

Impact on contribution

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

Moderate

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. Whilst the parcel is contained by development on three edges, the land is predominately open with the exception of a few residential properties. Extensive tree cover retains a reasonably strong sense of distinction from the inset area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

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

Impact on adjacent Green Belt

Minor

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

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Loudwater Parcel LW3

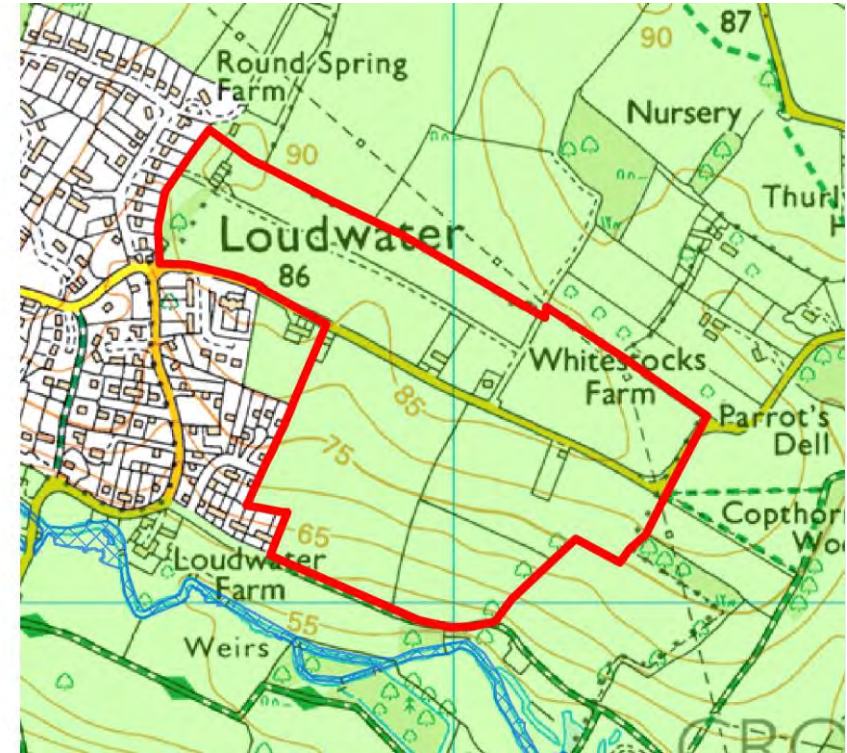


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.25 0.5 km



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Left image

View from Shepherds Lane south west across the western half of the parcel and towards the urban edge of Loudwater



Right image

View from Shepherds Lane south across the parcel towards the Chess Valley and The Royal Masonic School for Girls



Loudwater Parcel LW3

Description

Open fields, some tree lines and a small number of washed over residential dwellings, located on the eastern edge of the inset settlement of Loudwater. The parcel is divided from east to west by Loudwater Lane. The parcel directly adjoins residential development within the inset settlement of Loudwater to the southwest and a tree belt separates the parcel from residential development within the inset settlement of Loudwater to the northwest. A combination of tree belts, lanes and hedgerow field boundaries mark the edge of the parcel with the wider Green Belt to the north, south and east.

Impact on contribution

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

Significant

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open, uncontained and largely undeveloped with limited distinction from the inset settlement edge of Loudwater. Therefore, development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

The land lies within a gap between Loudwater and Croxley Green, which in turn have little separation from the towns of Rickmansworth and Watford. Development of the parcel would lead to the potential perception of narrowing the gap between Rickmansworth/Loudwater and Croxley Green (part of Watford), although woodland blocks on the western edge of Croxley Green provide a separating element between the towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open and largely undeveloped and uncontained, with limited distinction from the inset settlement edge of Loudwater and a strong relationship with the wider Green Belt to the north, south and east. Therefore, development would constitute significant encroachment on countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to the containment of adjacent Green Belt land to the west within parcel LW4, but this is land that plays a weaker role in relation to the Green Belt purposes. Tree lines and hedges would form a new Green Belt boundary which would not be weaker than the existing settlement edge.

Overall harm to Green Belt purposes from release of land

High

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

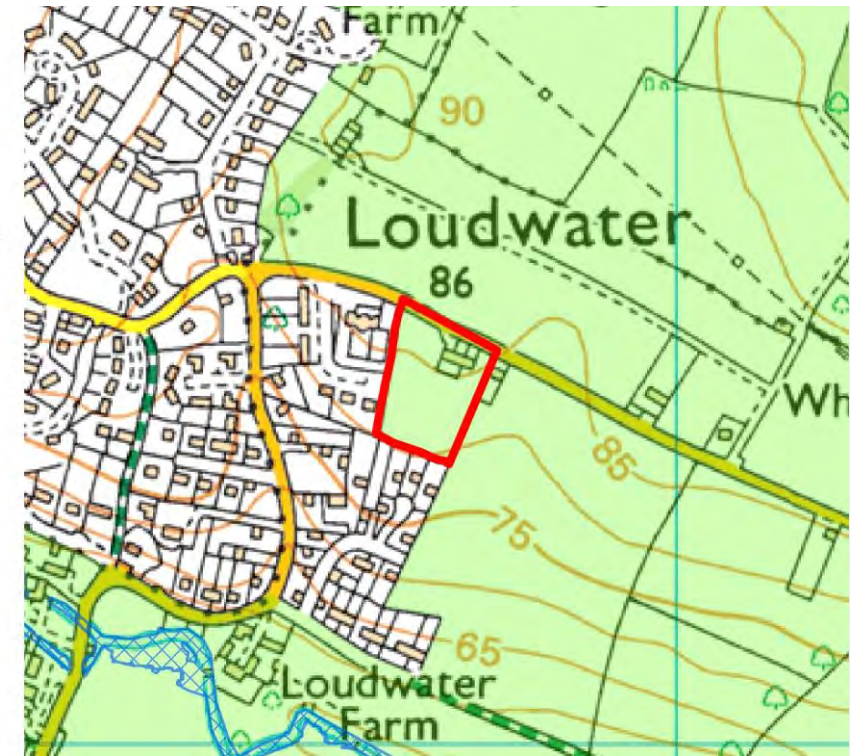
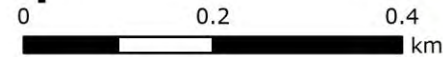
Potential to limit harm

There are no notable variations in harm within the parcel.

Loudwater Parcel LW4



-  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 across the parcel from Loudwater Lane



Right image

View across the parcel towards the washed over dwelling in the north eastern corner



Loudwater Parcel LW4

Description

Open field and a washed over residential dwelling located on the eastern edge of the inset settlement of Loudwater. The parcel directly adjoins residential development within the inset settlement of Loudwater to the south and west. A lane, residential dwelling and a hedgerow field boundary mark the edge of the parcel with the wider Green Belt to the north and east.

Impact on contribution

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

Moderate

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. Whilst the parcel is largely open, it has a close association with the inset settlement edge, which contains the parcel to the south and west, and the land is contained by the existing residential dwellings to the north and northeast, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

The land lies within a gap between Loudwater and Croxley Green, which in turn have little separation from the towns of Rickmansworth and Watford. As the parcel does not extend beyond the existing settlement edge of Loudwater, development of the parcel would not narrow the gap between Rickmansworth/Loudwater and Croxley Green (part of Watford).

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Whilst the parcel is largely open, it has a close association with the inset settlement edge, which contains the parcel to the south and west, and the land is contained by the existing residential dwellings to the north and northeast, limiting the extent to which its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any other Green Belt land. The hedgerow bounding the parcel to the east and Loudwater Lane bounding the parcel to the north would form a new Green Belt boundary of similar strength to the existing boundary.

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

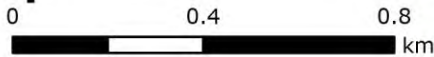
There are no notable variations in harm within the parcel.

Loudwater Parcel LW5



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 across the north westerly corner of the parcel looking towards the motorway

Right image
View from the north western corner of the parcel south east towards the woodland along the southern edge



Loudwater Parcel LW5

Description

Open fields, 'Round Spring' woodland and a small number of washed over residential dwellings, located on the northern edge of the inset settlement of Loudwater. The parcel is crossed from north to south by Cherry Walk lane in the centre of the parcel and by a farm track in the east. The parcel directly adjoins residential development within the inset settlement of Loudwater to the south and west. Ancient woodland and Sarratt Lane mark the edge with the wider Green Belt to the west, and lanes, farm tracks and treelines mark the edge with the wider Green Belt to the north and east. Miclefield Hall events venue also marks the edge with the wider Green Belt to the north.

Impact on contribution

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

Significant

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is open, largely undeveloped and has a strong sense of distinction from the urban edge by woodland within the south of the parcel. With the exception of Miclefield Hall to the north, the parcel is predominantly uncontained. Therefore, development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

The parcel is open, largely undeveloped and has a strong sense of distinction from the urban edge by woodland within the south of the parcel. With the exception of Miclefield Hall to the north, the parcel is predominantly uncontained with a strong relationship with the wider countryside. Therefore, development would constitute encroachment on countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to the containment of adjacent Green Belt land to the south within parcel LW6, but this is land that plays a weaker role in relation to the Green Belt purposes, and would increase containment of the ancient woodland to the west. It would lead to creation of a weaker Green Belt boundary than the existing Green Belt boundary which has woodland along much of its edge, including ancient woodland to the west.

Overall harm to Green Belt purposes from release of land

High

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Loudwater Parcel LW6

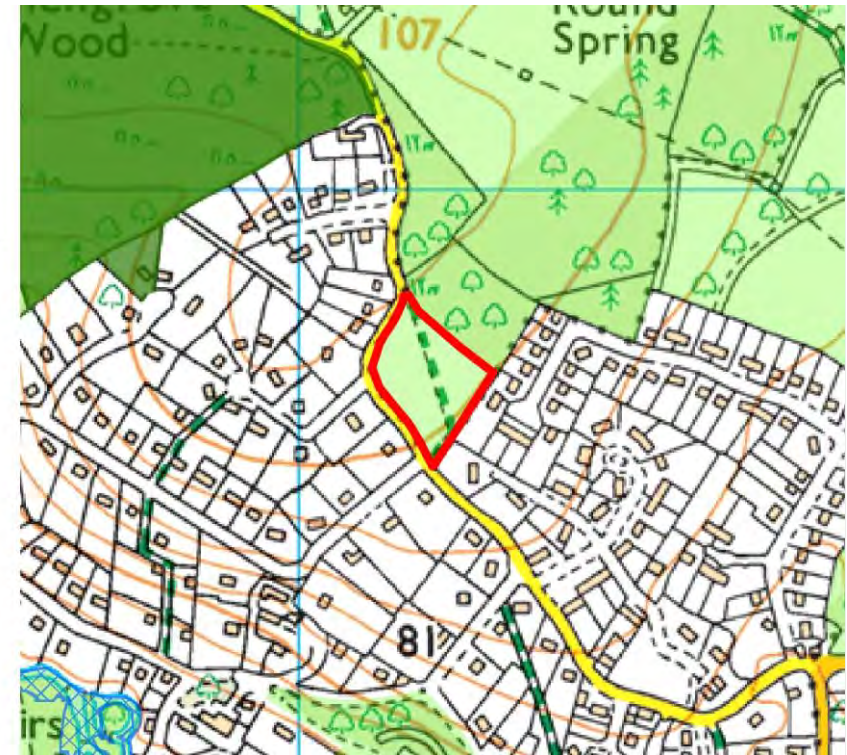


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4 km



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Left image

View south east across the parcel, towards the urban edges of Loudwater



Right image

View south across the parcel towards the boundary with Loudwater



Loudwater Parcel LW6

Description

Open undeveloped grassland on the northern edge of the inset settlement of Loudwater. The tree-lined Sarratt Lane marks the inset settlement edge with Loudwater to the southwest and the parcel is contained to the east, west and south by residential development within the inset settlement of Loudwater. 'Round Spring' woodland marks the edge with the wider Green Belt to the north.

Impact on contribution

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

Moderate

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. Whilst the parcel is largely open and the tree-lined Sarratt Lane provides some sense of distinction from the urban edge, the parcel has a close association with the inset settlement edge, which contains the parcel to the south, east and west, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Although the parcel is open and the tree-lined Sarratt Lane provides some sense of distinction from the urban edge, the parcel is contained by residential development within the inset settlement of Loudwater to the south, east and west, limiting the extent to which its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any other Green Belt land. 'Round Spring' woodland bounding the parcel to the north would form a new Green Belt boundary of similar strength to the existing boundary.

Overall harm to Green Belt purposes from release of land

Low moderate

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

Potential to limit harm

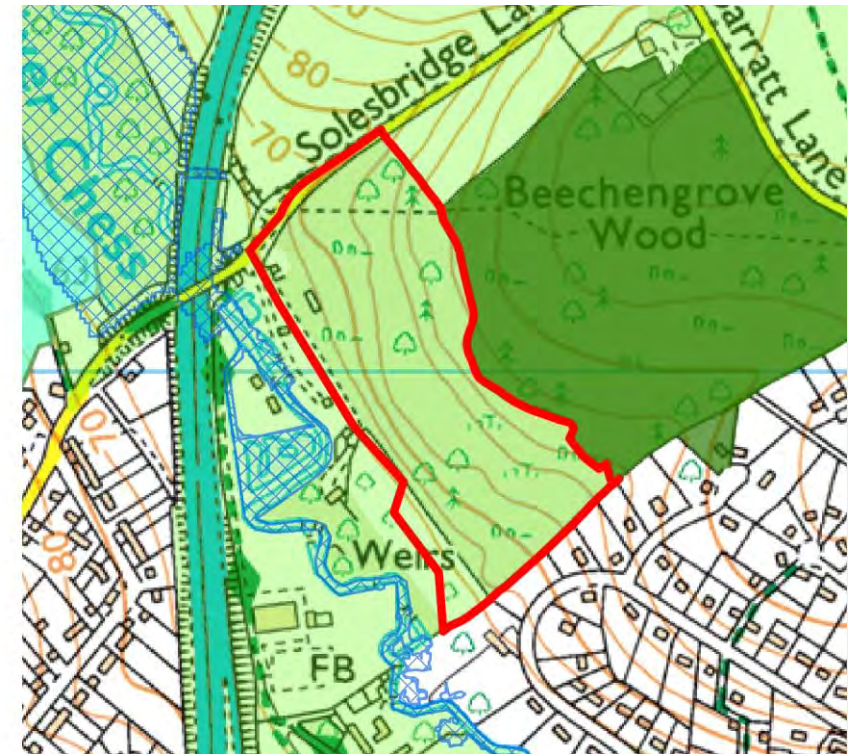
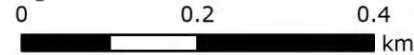
There are no notable variations in harm within the parcel.

Loudwater Parcel LW7



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

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



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Left image
View of the woodland within the parcel

Loudwater Parcel LW7

Description

Open, largely undeveloped woodland and a single washed over residential dwelling, located on the north western edge of the inset settlement of Loudwater. The woodland directly adjoins residential development on the settlement edge of Loudwater to the southeast. Ancient woodland within Beechengrove Wood and Solesbridge Lane mark the edge with the wider Green Belt to the northeast and northwest respectively. Washed over loosely dispersed residential dwellings mark the edge with the wider Green Belt to the west, and the woodland directly adjoins the grassland within the Green Belt to the southwest.

Impact on contribution

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

Significant

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. Although the residential development within Loudwater to the southeast, and washed over residential dwellings to the west provide some containment of the parcel, the parcel is open, largely undeveloped and the woodland has a strong sense of distinction from the urban edge. Therefore, development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Significant

Although the residential development within Loudwater to the southeast, and washed over residential dwellings to the west provide some containment of the parcel, the parcel is open, largely undeveloped and the woodland has a strong sense of distinction from the urban edge. Therefore, development would constitute encroachment on countryside.

Impact on adjacent Green Belt

Minor

Release of the parcel would lead to the further containment of adjacent Green Belt land to the west within parcel LW8, but this is land that plays a weaker role in relation to the Green Belt purposes, but it would increase containment of the ancient woodland to the northeast and land to the north. Release of land would also lead to a minor weakening of the Green Belt boundary.

Overall harm to Green Belt purposes from release of land

High

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

Potential to limit harm

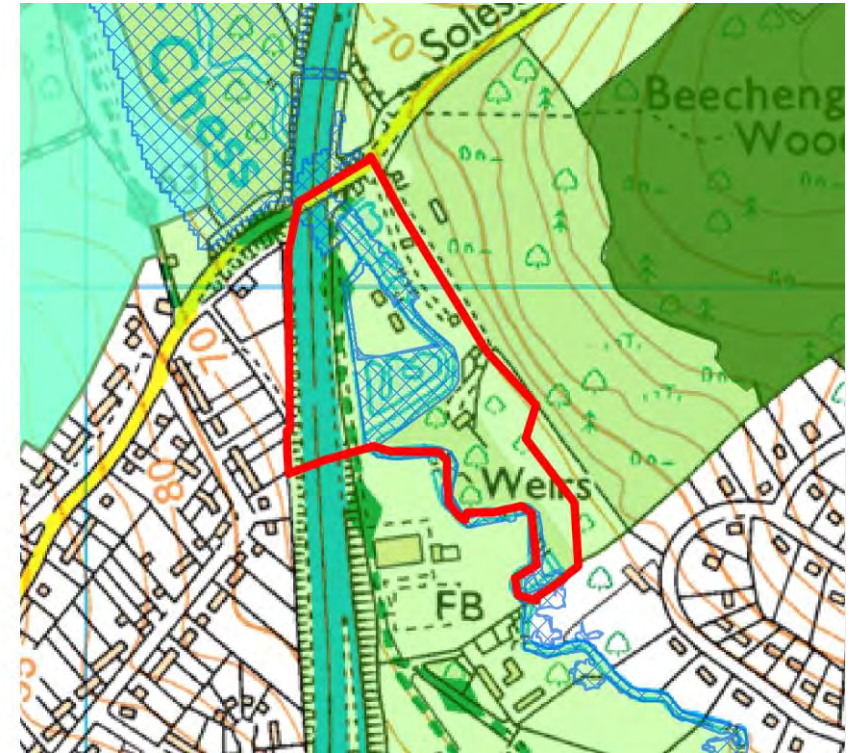
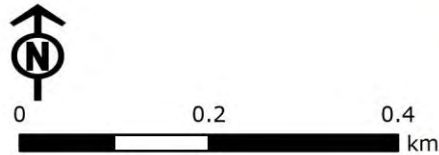
If a block of woodland is retained along Solesbridge Lane then there is potential to reduce harm to Moderate-High.

Loudwater Parcel LW8



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 Solesbridge Lane south east towards the dwellings within the parcel

Loudwater Parcel LW8

Description

Open grassland, tree clusters, a pond, and loosely dispersed residential dwellings, located on the north western edge of the inset settlement of Loudwater. The southeast corner of the parcel directly adjoins residential development on the settlement edge of Loudwater and the M25 motorway to the west marks the inset settlement edge with Rickmansworth. Beechengrove Wood marks the edge with the settlement edge of Loudwater to the east and the wider Green Belt to the northeast, Solesbridge Lane marks the edge with the wider Green Belt to the north and the River Chess, an aquatics centre and tree cluster mark the edge with the wider Green Belt to the south.

Impact on contribution

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

Moderate

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. Although the parcel is largely open with a strong sense of distinction from the urban edge by woodland to the east, the M25 motorway to the west, aquatics centre to the south and residential properties within Loudwater to the southeast provide some containment of the parcel, limiting the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

Although the parcel is largely open with a strong sense of distinction from the urban edge by woodland to the east, the M25 motorway to the west, aquatics centre to the south and residential properties within Loudwater to the southeast provide some containment of the parcel, limiting the extent to which its release would constitute encroachment on the countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would lead to the further containment of adjacent Green Belt land to the south within parcel LW9, but this is land that plays a weaker role in relation to the Green Belt purposes, and would form a new Green Belt boundary along the M25 motorway corridor to the west, along Solesbridge Lane to the north and along Beechengrove Wood to the northeast.

Overall harm to Green Belt purposes from release of land

Moderate

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

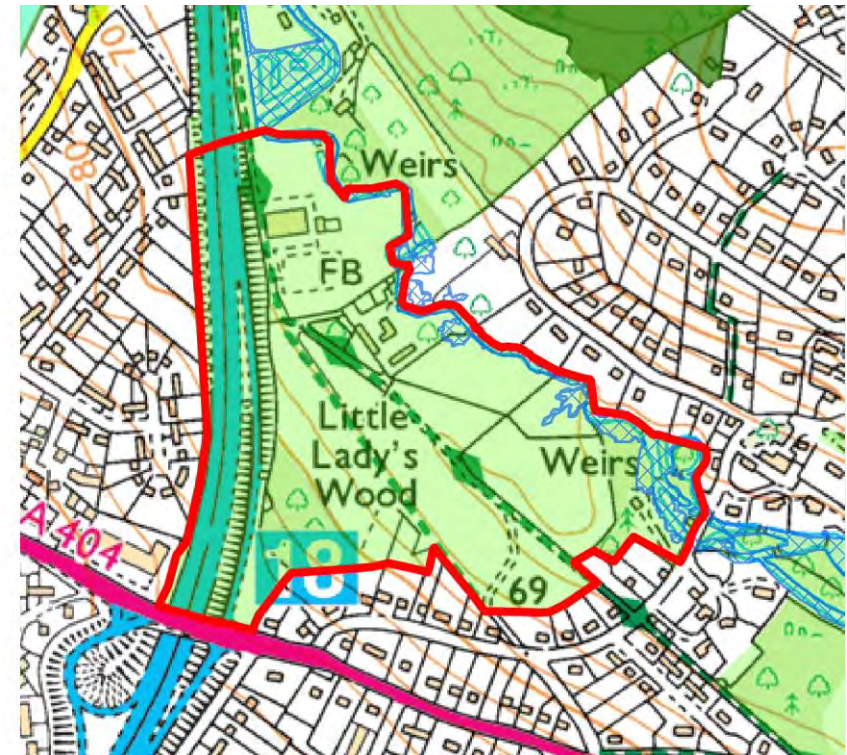
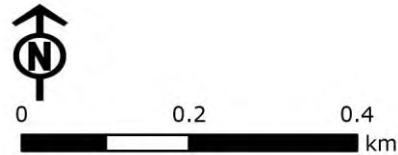
Potential to limit harm

There are no notable variations in harm within the parcel.

Loudwater Parcel LW9/RW18



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



Left image

View from the footpath over the north east of the parcel towards the urban edge of Loudwater



Right image

View over the western half of the parcel towards the motorway

Loudwater Parcel LW9/RW18

Description

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

Impact on contribution

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

Relatively limited

Loudwater is close enough to more contiguous urban development to the south to be considered to constitute part of the large built-up area extending out from Greater London. The parcel is predominantly open and undeveloped. However, the extent to which the parcel is contained by residential development and the motorway limits the extent to which release would constitute urban sprawl.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

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

Impact on adjacent Green Belt

No/Negligible

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

Overall harm to Green Belt purposes from release of land

Low moderate

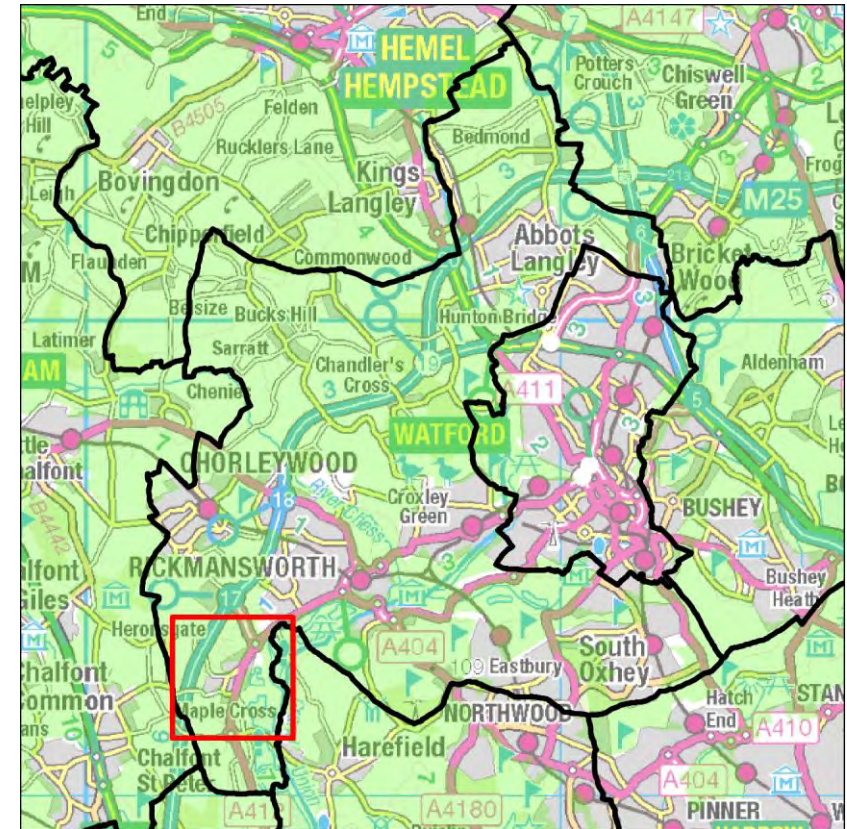
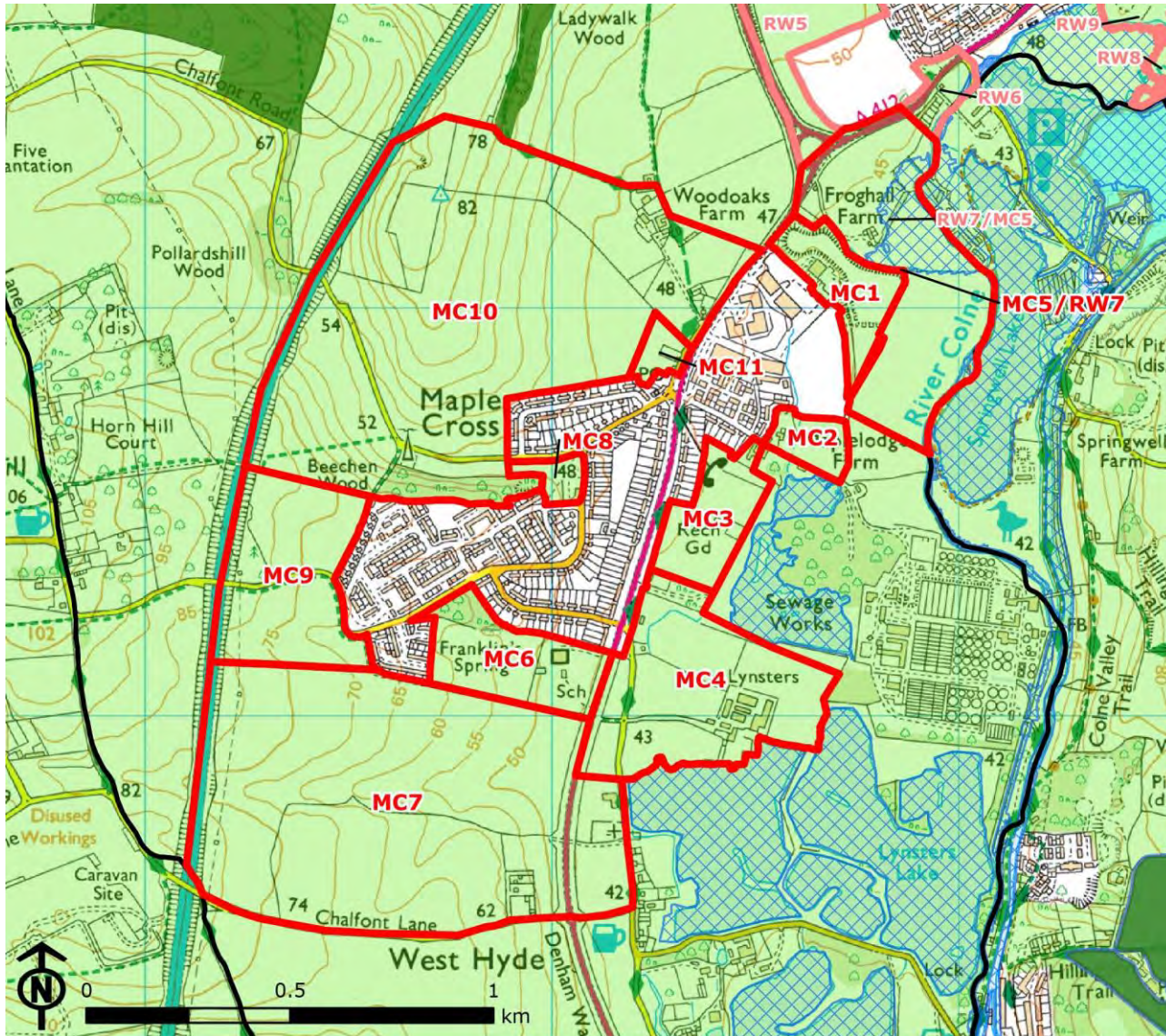
Release of the parcel would have a moderate impact on checking sprawl and countryside encroachment and no/ limited impact on preventing the merging of towns. It would have a negligible impact on adjacent Green Belt. The harm to the Green Belt of releasing this parcel would be Low-Moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Maple Cross

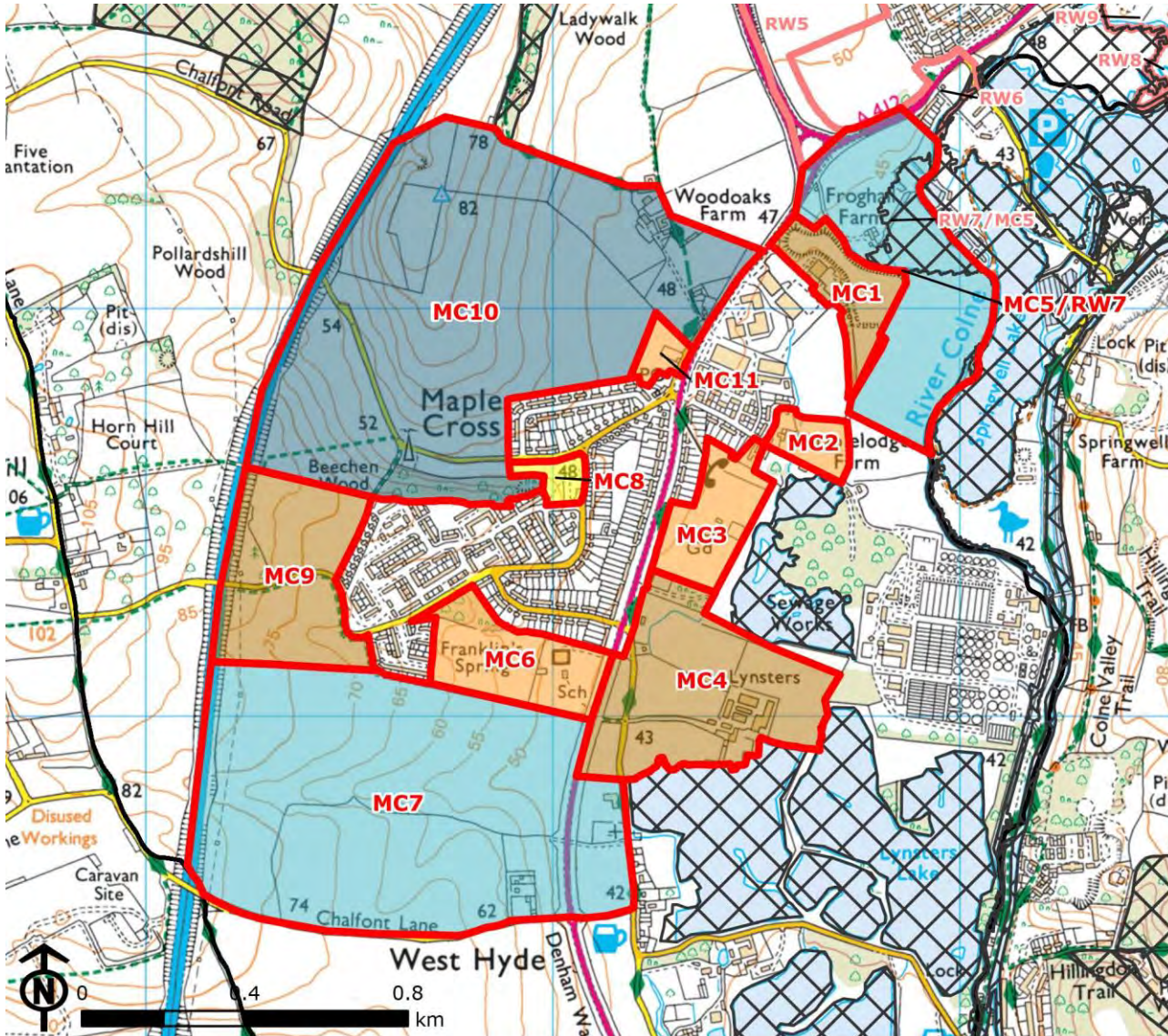
Maple Cross



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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 | |

Maple Cross



Parcel

- MC1
- MC2
- MC3
- MC4
- MC5/RW7
- MC6
- MC7
- MC8
- MC9
- MC10
- MC11

Harm Score

MC1	Moderate
MC2	Low moderate
MC3	Low moderate
MC4	Moderate
MC5/RW7	Moderate high
MC6	Low moderate
MC7	Moderate high
MC8	Low
MC9	Moderate
MC10	High
MC11	Low moderate



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Maple Cross Parcel MC1

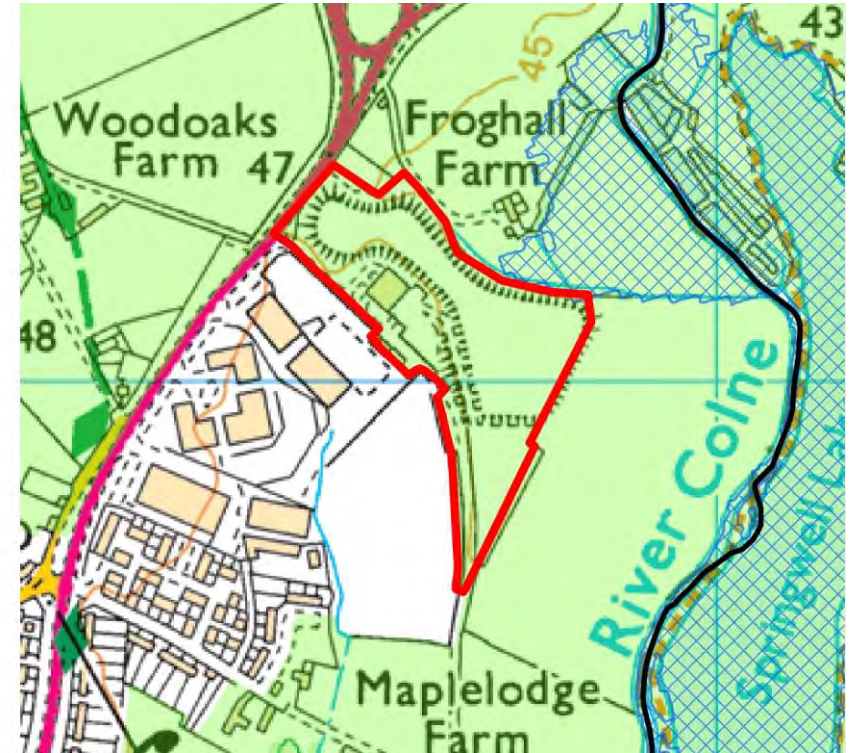


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4
km



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Left image

View from the water treatment works access road north west into the parcel



Right image

View from the water treatment works access road north west into the parcel

Maple Cross Parcel MC1

Description

A lorry park, industrial building and storage uses, adjacent to inset urban edge of Maple Cross, the boundary of which is formed by the Thames Water sewage treatment works access road. The area is largely raised above surrounding ground levels, creating some distinction from both the inset settlement and the adjacent open fields. A belt of trees also adds to separation from the parcel from Green Belt land to the north.

Impact on contribution

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

Moderate

Maple Cross is located close enough to more contiguous urban development to the north and east to be associated with the large built up area and the parcel is open and undeveloped with some distinction from the inset settlement edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

The parcel forms part of the gap between Maple Cross and Rickmansworth however, the majority of the gap between the towns of Rickmansworth and Chalfont St Peter / Gerrards Cross is south of Maple Cross and separation is provided by the motorway. Therefore the perception of development narrowing the gap between Rickmansworth and Chalfont St Peter / Gerrards Cross would be limited.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

While the site is partially developed it retains open space and some distinction from the inset urban edge.

Impact on adjacent Green Belt

Minor

Release of the parcel would have a minor impact on containment of the Green Belt land to the north. The land is elevated which creates some distinction from the urban edge which would be lost with development, resulting in weaker distinction between settlement and countryside. Minor impact.

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Any release of land across the A412 to the west would constitute greater sprawl of the urban area and would increase containment of land between Maple Cross and the Mill End area of Rickmansworth. Harm would be high.

Maple Cross Parcel MC2

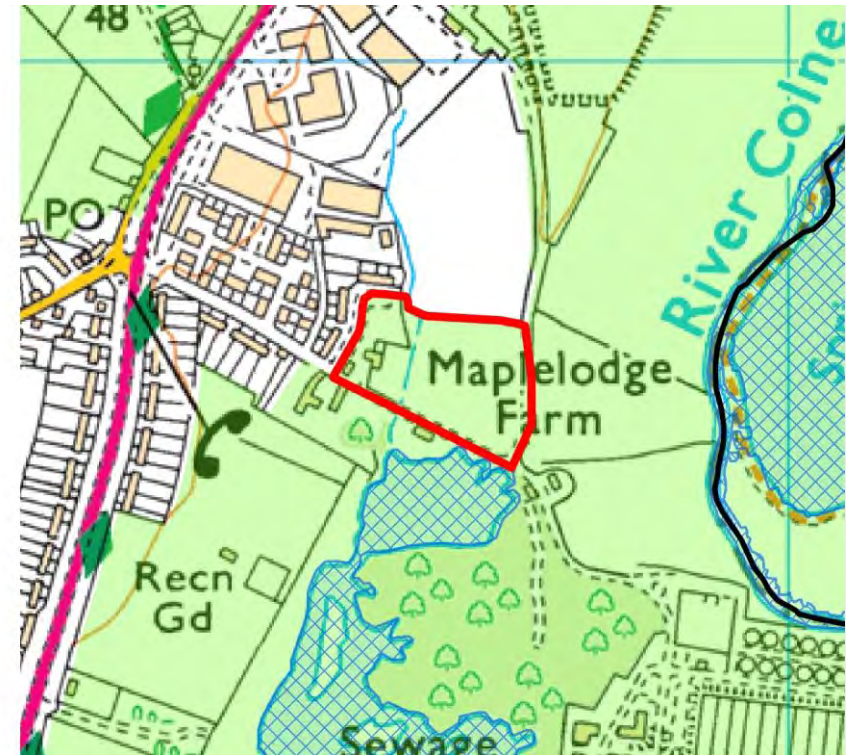


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4 km



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Left image

view from Maple Lodge Close north through the parcel



Right image

view from the water treatment works access road west through the parcel

Maple Cross Parcel MC2

Description

A cricket ground, and two detached washed over dwellings adjacent to the inset urban edge of Maple Cross to the north and west, which creates some urban containment. The urban boundary is formed by a small residential road to the west and a tree line to the north. Woodland provides separation from the wider Green Belt to the east and south.

Impact on contribution

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

Relatively limited

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

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Other than two washed over dwellings the parcel is open and undeveloped and has some distinction from the inset urban edge.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not increase containment of any adjacent Green Belt land. Furthermore the woodland and reservoir would form a clear distinction between settlement and countryside and would be consistent with the existing settlement edge to the north.

Overall harm to Green Belt purposes from release of land

Low moderate

Release of the parcel would have a relatively significant impact on preventing encroachment onto the countryside. It would have no impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel is low moderate.

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

Woodland and lakes to the east and south form strong boundary features, and have a strong association with similar woodland and wetland within the Colne Valley to the north and south. An expansion of development into or beyond this area would mark a significant change in the settlement form of Maple Cross, losing open land which makes a significant contribution to safeguarding against encroachment on countryside. Harm to Green Belt purposes would be high.

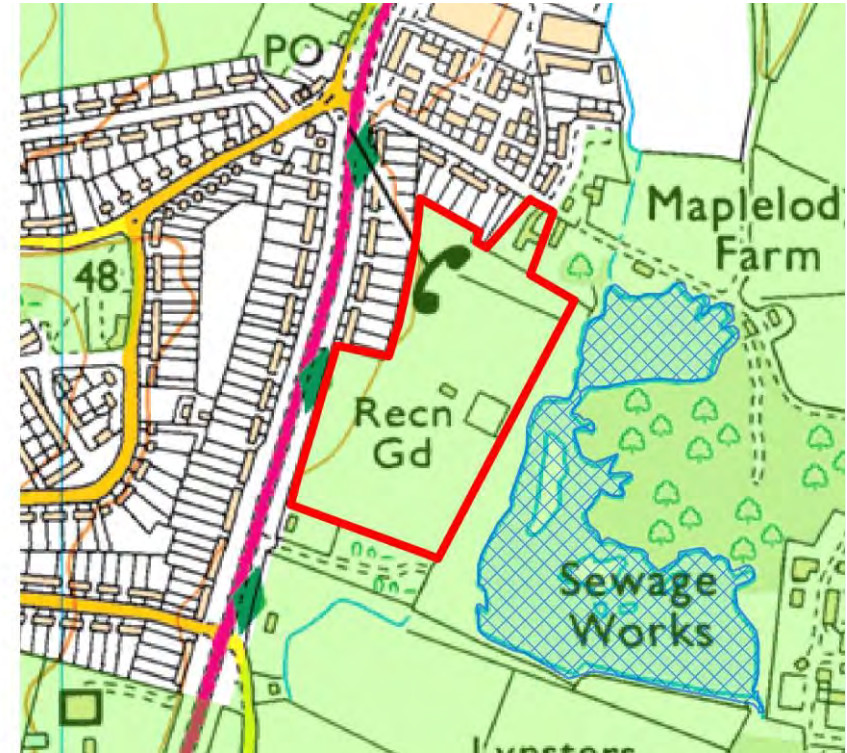
Maple Cross Parcel MC3



-  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 car park south, along the western edge of the parcel



Right image

view from the car park east past the maintenance building and towards the tennis courts

Maple Cross Parcel MC3

Description

Denham Way recreation ground, located adjacent to the inset urban edge of Maple Cross. The parcel is bordered by inset development to the north and east, with boundaries generally formed by the edges of residential gardens, through to the south east this is formed by the A412 Denham Way. Woodland separates the parcel from the wider Green Belt to the south and east and reservoirs to the east result in an area of constrained land.

Impact on contribution

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

Relatively limited

Maple Cross is located close enough to more contiguous urban development to the east to be associated with the large built up area and the parcel is open and undeveloped however, there is some containment by existing development to the north and west and little distinction between the settlement and the countryside which limits the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The parcel is open and undeveloped however, it is partially contained by urban development and has little distinction from the inset urban edge, which 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 adjacent Green Belt land. The woodland and reservoirs to the east and woodland to the south would provide clear distinction between settlement and countryside and development would be consistent with the existing settlement edge to the north.

Overall harm to Green Belt purposes from release of land

Low moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Maple Cross Parcel MC3

Harm beyond outer boundary

Woodland and lakes to the east form strong boundary features, and have a strong association with similar woodland and wetland within the Colne Valley to the north and south. An expansion of development into or beyond this area would mark a significant change in the settlement form of Maple Cross, losing open land which makes a significant contribution to safeguarding against encroachment on countryside. Harm to Green Belt purposes would be high.

Maple Cross Parcel MC4



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

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



0 0.2 0.4
km



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Left image

View from Old Uxbridge Road east into the parcel



Right image

View from Old Uxbridge Road east into the parcel



Maple Cross Parcel MC4

Description

A couple of open, agricultural fields, a farm and associated agricultural buildings and a small area of woodland with a couple of washed over dwellings in the northernmost corner. The parcel is located adjacent to the eastern inset edge of Maple Cross, with the inset boundary formed by the A412. Reservoirs and woodland provide distinct boundaries with the wider Green Belt to the north, east and south while the A412 provides a clear boundary with the Green Belt to the south west.

Impact on contribution

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

Moderate

While the parcel is located further from the more contiguous development that forms part of the large built up area, it lies adjacent to Maple Cross and is open and undeveloped with clear distinction from the urban edge.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

Other than two detached washed over dwellings in the northern corner the parcel does not contain any urbanising uses and has clear distinction from the inset settlement to the north west.

Impact on adjacent Green Belt

Minor

The A412 provides a clear boundary between the settlement and the countryside and release of the parcel would not provide a stronger, or more consistent Green Belt boundary. Release of the parcel would increase containment of Green Belt land to the north east due to the presence of the sewage works to the east, but the constrained nature of the land (a reservoir) limits the harm.

Overall harm to Green Belt purposes from release of land

Moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Harm beyond outer boundary

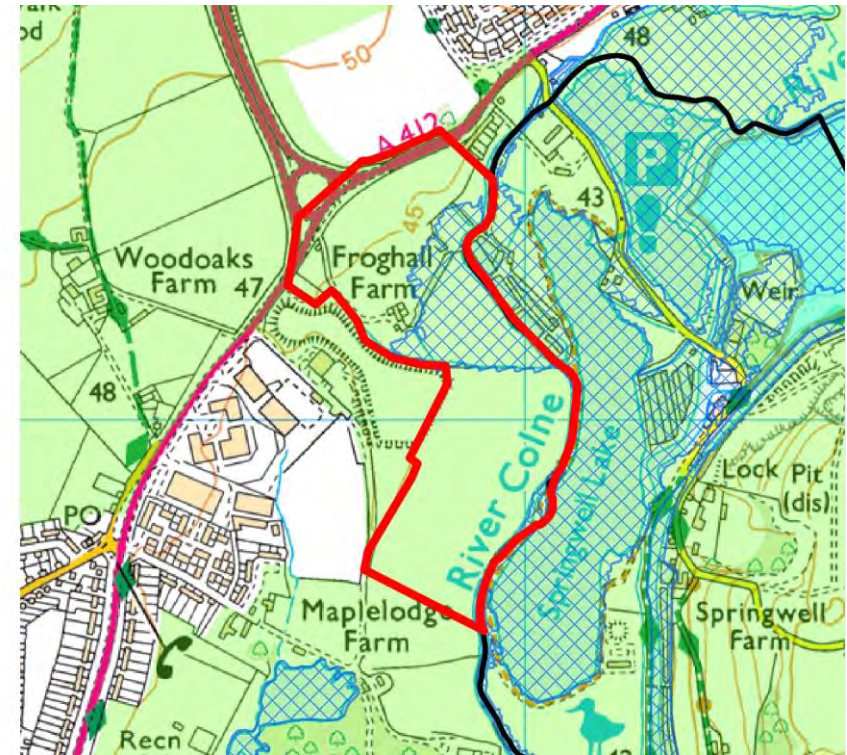
Woodland and lakes to the north and south form strong boundary features, and have a strong association with similar woodland and wetland within the Colne Valley to the north and south. The sewage treatment works to the east is development which reduces Green Belt openness, but it has an association with the adjacent river and water bodies rather than with Maple Cross. Redevelopment in this area associated with the expansion of Maple Cross would mark a significant change in the settlement form, increasing containment of the adjacent wetland areas, with a high level of harm to Green Belt purposes.

Maple Cross Parcel MC5/RW7



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

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



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Left image

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



Right image

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

Maple Cross

Parcel MC5/RW7

Description

Open fields and scrubland between Maple Cross and Rickmansworth. Parcel MC1 forms most of the Green Belt adjacent to the current inset settlement edge, so this assessment considers the harm resulting from release of land in RW7/MC5 in combination with MC1. MC1 lies largely on raised ground, and has an embankment which creates some distinction from RW7/MC5. The boundary with the wider Green Belt to the east is formed by the Springwell Lake, and a block of woodland forms the boundary to the south.

Impact on contribution

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

Relatively significant

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

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Moderate

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

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

Impact on adjacent Green Belt

Minor

Release of the parcel would leave little justification for retaining land to the north west (RW6) in the Green Belt, but that would not increase overall harm. There would be a minor increase in containment of adjacent Green Belt land to the west of the A412 Denham Way, but new boundaries would be clearly defined by the A412, Springwell Lake and woodland.

Overall harm to Green Belt purposes from release of land

Moderate high

Release of the parcel would have a relatively significant impact on prevention of sprawl and encroachment on countryside. However it would have a limited impact on adjacent Green Belt land. The harm to the Green Belt of releasing this parcel would be moderate high.

Potential to limit harm

There are no notable variations in harm within the parcel.

Maple Cross

Parcel MC5/RW7

Harm beyond outer boundary

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

Maple Cross Parcel MC6

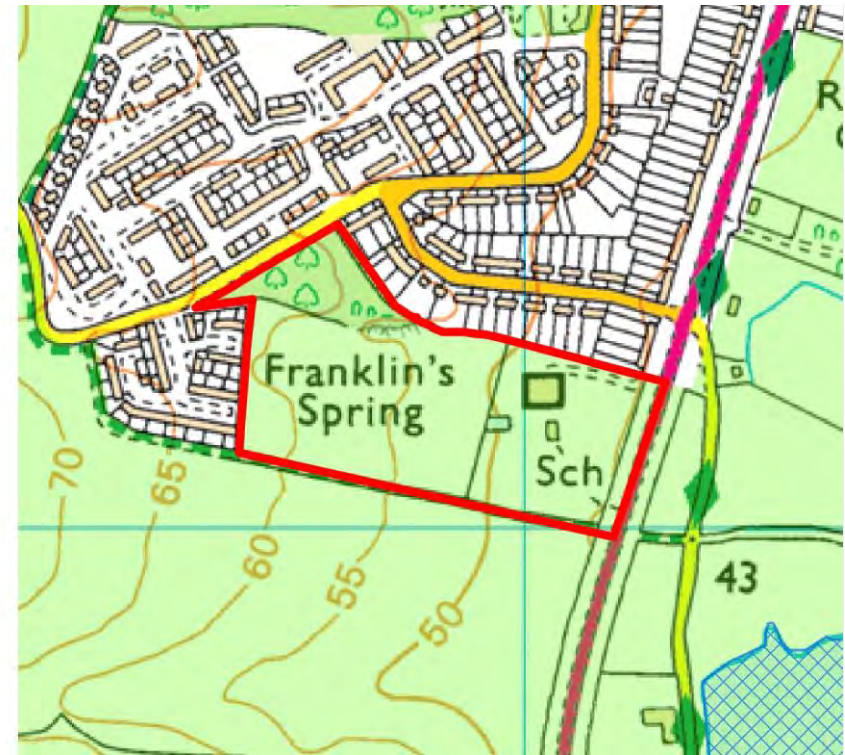


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

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



0 0.2 0.4
km



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Left image

View from the footpath along the southern edge of the parcel north east, towards the urban edge of Maple Cross and the primary school



Right image

View from the footpath along the southern edge of the parcel north, through the western half the parcel and along the urban edge of Maple Cross

Maple Cross Parcel MC6

Description

An open field, a small area of woodland and Maple Cross JMI and Nursery School, located adjacent to the southern inset urban edge of Maple Cross. The school is considered to have only a minor, localised urbanising influence. The parcel is bordered by inset development to the north and west which creates some urban containment. Settlement boundaries are formed by residential gardens to the north east and woodland to the north west and the edges of dwellings to the west. A treeline / hedgerow forms a boundary with the wider Green Belt to the south and the A412 Denham Way provides clear distinction with the Green Belt to the east.

Impact on contribution

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

Relatively limited

The parcel's containment by urban development and lack of distinction from the settlement edge limits the extent to which development would be considered sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Moderate

The presence of Maple Cross JMI School in the eastern half of the parcel has a limited impact on openness and the lack of distinction between the parcel and the inset edge limits the extent to which development would constitute encroachment on the countryside. However, other than the school the parcel is open and retains a strong relationship with the wider Green Belt to the south.

Impact on adjacent Green Belt

No/Negligible

While the A412 provides a clearer boundary with the Green Belt to the east, the southern boundary of the parcel would not form clearer distinction between settlement and countryside. However, release of the parcel would not increase containment of any adjacent Green Belt land.

Overall harm to Green Belt purposes from release of land

Low moderate

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Maple Cross Parcel MC7

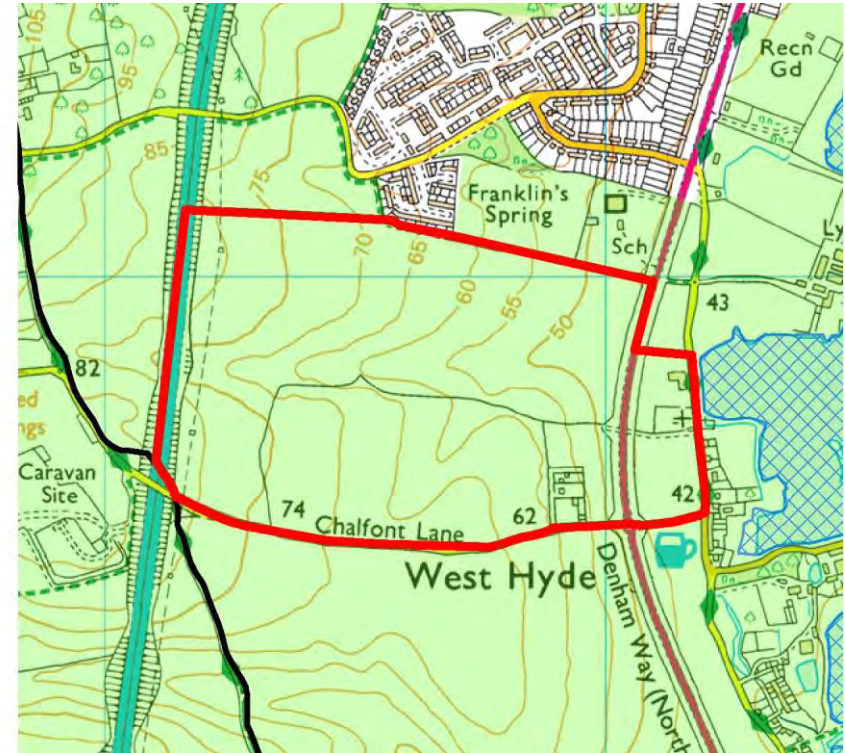


Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

-  Parcel
-  Green Belt
-  District Boundary
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-  National Nature Reserve
-  SSSI
-  Common Land



0 0.35 0.7
km



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Left image

View from the northern edge of the parcel south across the parcel



Right image

View from the northern edge of the parcel across the western half of the parcel towards the motorway

Maple Cross Parcel MC7

Description

Two large open agricultural fields, located adjacent to the southern inset urban edge of Maple Cross, the boundary of which is formed by residential garden boundaries. A small number of washed over dwellings are located in the eastern corner of the parcel. The Colne Valley lakes and the M25 motorway provide clear distinction with the wider Green Belt to the east and west respectively. Chalfont Lane provides a boundary with the wider Green Belt to the south, and there are no significant boundary features with the areas of Green Belt to the north.

Impact on contribution

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

Moderate

While the parcel is located further from the more contiguous development that forms part of the large built up area, it lies adjacent to Maple Cross which is associated with the large built up area and is open and undeveloped.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Relatively limited

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

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Relatively significant

The parcel is open and undeveloped and maintains a strong relationship with the wider Green Belt to the south. Its release would constitute encroachment into the countryside.

Impact on adjacent Green Belt

Minor

While the M25 and Lynsters Lake (or the A412) provide strong boundary features, development in the parcel would expand the settlement beyond the area of woodland to the north which partially screens the existing urban development. Chalfont Lane would not provide clearer distinction between the settlement and the countryside.

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Maple Cross Parcel MC7

Harm beyond outer boundary

Any release of land beyond Chalfont Lane would result in a weaker Green Belt boundary and consequently high harm.

Maple Cross Parcel MC8

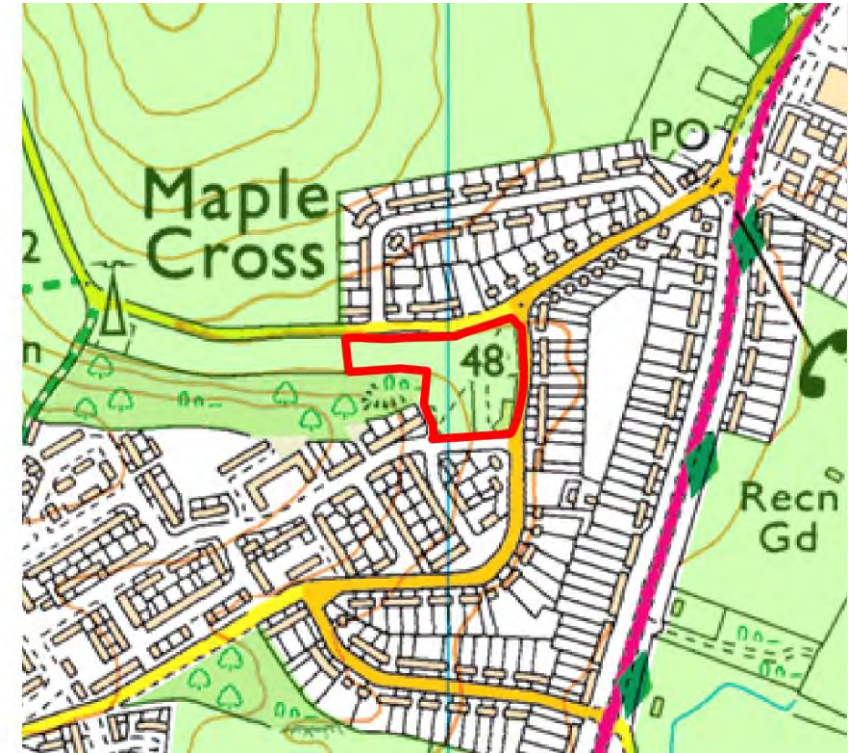


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-  Parcel
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-  District Boundary
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-  Scheduled Monument
-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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Left image

View north east across the eastern half of the parcel towards the play area and the urban edge of Maple Cross



Right image

View west across the western half of the parcel along the edge of the woodland

Maple Cross Parcel MC8

Description

A park and play area, a car park and a karate club, located adjacent to the inset edges of Maple Cross. The parcel is bordered by residential roads to the north, south and east which provide some distinction from the inset settlement edges. An area of woodland provides a clear boundary with the wider Green Belt to the east.

Impact on contribution

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

Limited – No contribution

Urbanising development around the parcel which creates a strong sense of containment limits the extent to which development would be considered as sprawl of the large built up area.

Purpose 2 Contribution - Prevent neighbouring towns merging into one another

Limited – No contribution

Containment of the parcel by existing inset development to the north, south and east means that its release would not contribute to the merging of towns.

Purpose 3 Contribution - Assist in safeguarding the countryside from encroachment

Limited – No contribution

The containment of the parcel by the inset settlement, the presence of the karate club and its use as a play area and park which is strongly associated with the urban edge limits the extent to which development would be considered encroachment on countryside.

Impact on adjacent Green Belt

No/Negligible

Release of the parcel would not result in stronger distinction between settlement and countryside although it would result in a more consistent Green Belt edge with the inset development to the north and south. It would not increase containment of any adjacent Green Belt land. No / negligible.

Overall harm to Green Belt purposes from release of land

Low

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

Potential to limit harm

There are no notable variations in harm within the parcel.

Maple Cross Parcel MC9

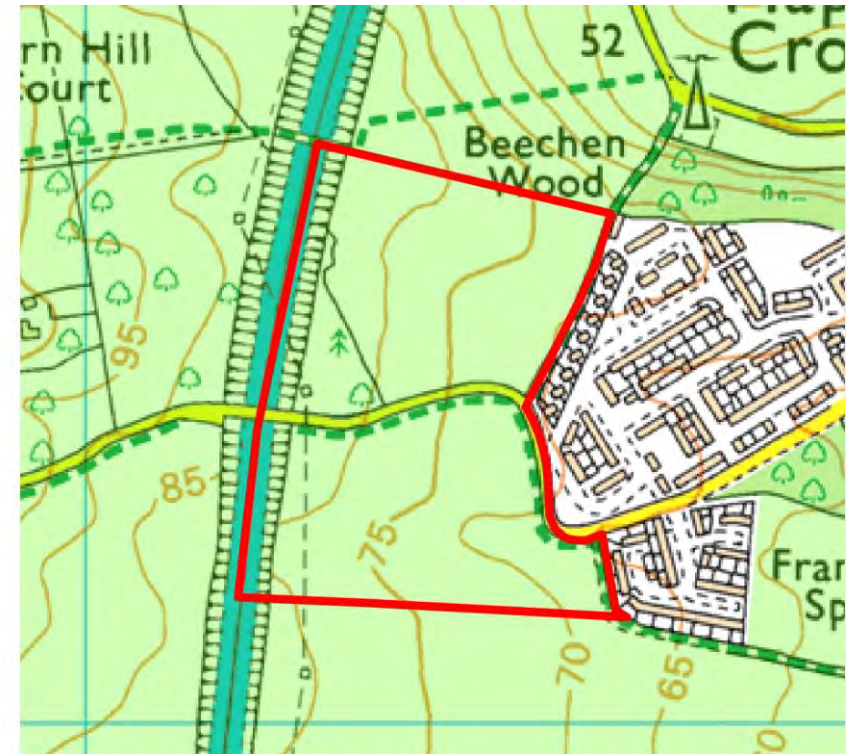


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-  Ancient Woodland
-  National Nature Reserve
-  SSSI
-  Common Land



0 0.2 0.4 km



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Left image

View from Hornhill Road north across the parcel



Right image

View from Hornhill Road north across the parcel towards the motorway

