

Hertsmere Borough Council

**Hertsmere Green Belt Assessment
Stage II**

Annex Report - Rev A

261001-00

Issue | 9 January 2019

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 261001-00

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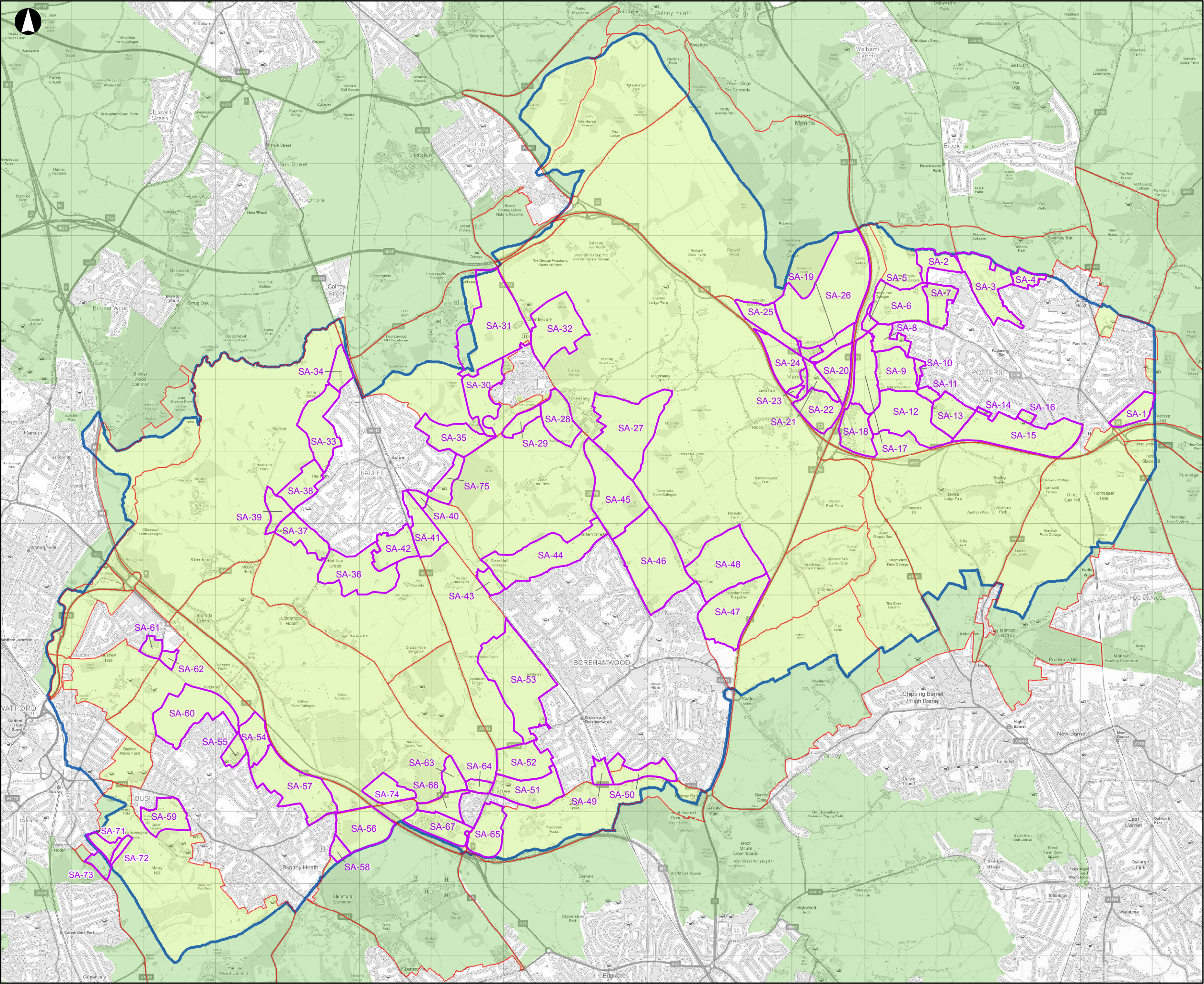
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Introduction

This Annex Report contains the assessment pro forma for the defined sub-areas within the Green Belt (Figure A1). Table A1 summarises the assessment for the sub-areas. The context for, approach to and conclusions of these assessments can be found in the accompanying Green Belt Assessment Stage 2 report.



Legend

Sub-Areas

Green Belt Parcels (GBA)

Hertsmere Borough Boundary

Hertsmere Green Belt

Neighbouring Green Belt

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Client
Hertsmere Borough Council

Job Title
Hertsmere Green Belt Assessment
(Stage 2)

Figure A1:
Hertsmere Green Belt Sub-Areas,
and Parcels

Scale at A3
1:50,000

Job No 261001-00	Drawing Status Issue
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Drawing No A1	Issue P1
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Table A1 Sub-Area Assessment Summary

Sub-Area	Purpose 1a Score	Purpose 1b Score	Purpose 2 Score	Purpose 3 Score	Purpose 4 Score	Overall Score	Strategic Role	Recommended
SA-1	Fail	0	1	3	0	Moderate	Less important	Yes
SA-2	Fail	0	3	2	0	Moderate	Important	No
SA-3	Fail	0	3	2	0	Moderate	Less important	Yes
SA-4	Fail	0	1	3	0	Moderate	Less important	Yes
SA-5	Fail	0	1	4	0	Strong	Important	No
SA-6	Fail	0	3	3	0	Moderate	Important	No
SA-7	Fail	0	1	1	0	Weak	Less important	Yes
SA-8	Fail	0	1	3	0	Moderate	Important	No
SA-9	Fail	0	1	4	0	Strong	Important	No
SA-10	Fail	0	0	2	0	Weak	Less important	Yes
SA-11	Fail	0	0	3	0	Moderate	Less important	Yes
SA-12	Fail	0	1	5	0	Strong	Important	No
SA-13	Fail	0	1	2	0	Weak	Less important	Yes
SA-14	Fail	0	0	0	0	Weak	Less important	Yes
SA-15	Fail	0	1	3	0	Moderate	Less important	Yes
SA-16	Fail	0	0	0	0	Weak	Less important	Yes
SA-17	Fail	0	1	3	0	Moderate	Important	No
SA-18	Fail	0	0	0	0	Weak	Less important	Yes
SA-19	Fail	0	0	3	0	Moderate	Partly less important	Split site
SA-20	Fail	0	0	3	0	Moderate	Partly less important	Split site

Sub-Area	Purpose 1a Score	Purpose 1b Score	Purpose 2 Score	Purpose 3 Score	Purpose 4 Score	Overall Score	Strategic Role	Recommended
SA-21	Fail	0	0	2	0	Weak	Less important	Yes
SA-22	Fail	0	0	2	0	Weak	Less important	Yes
SA-23	Fail	0	0	3	0	Moderate	Less important	Yes
SA-24	Fail	0	1	4	0	Strong	Important	No
SA-25	Fail	0	1	4	0	Strong	Important	No
SA-26	Fail	0	3	4	0	Strong	Important	No
SA-27	Fail	0	3	4	0	Strong	Partly less important	Split site
SA-28	Fail	0	3	4	0	Strong	Partly less important	Split site
SA-29	Fail	0	3	5	0	Strong	Important	No
SA-30	Fail	0	5	5	0	Strong	Important	No
SA-31	Fail	0	3	3	0	Moderate	Important	No
SA-32	Fail	0	1	4	0	Strong	Important	No
SA-33	Fail	0	1	4	0	Strong	Important	No
SA-34	Fail	0	5	4	0	Strong	Important	No
SA-35	Fail	0	5	2	0	Strong	Important	No
SA-36	Fail	0	1	4	0	Strong	Important	No
SA-37	Fail	0	1	3	0	Moderate	Important	No
SA-38	Fail	0	1	5	0	Strong	Important	No
SA-39	Fail	0	1	2	0	Weak	Important	No
SA-40	Fail	0	3	3	1	Moderate	Less important	Yes

Sub-Area	Purpose 1a Score	Purpose 1b Score	Purpose 2 Score	Purpose 3 Score	Purpose 4 Score	Overall Score	Strategic Role	Recommended
SA-41	Fail	0	3	3	1	Moderate	Partly less important	Split site
SA-42	Fail	0	3	3	3	Moderate	Important	No
SA-43	Pass	3+	3	3	0	Moderate	Less important	Yes
SA-44	Pass	5+	3	4	0	Strong	Important	No
SA-45	Pass	5	5	4	0	Strong	Important	No
SA-46	Pass	3	1	3	0	Moderate	Partly less important	Split site
SA-47	Pass	3	1	3	0	Moderate	Important	No
SA-48	Pass	5	1	4	0	Strong	Partly less important	Split site
SA-49	Pass	1+	1	3	0	Moderate	Less important	Yes
SA-50	Pass	1	1	4	0	Strong	Less important	Yes
SA-51	Pass	3	5	2	0	Strong	Partly less important	Split site
SA-52	Pass	3	5	2	0	Strong	Partly less important	Split site
SA-53	Pass	5+	3	2	0	Strong	Important	No
SA-54	Fail	0	1	2	0	Weak	Less important	Yes
SA-55	Fail	0	1	0	0	Weak	Less important	Yes
SA-56	Fail	0	3	3	0	Moderate	Important	No
SA-57	Fail	0	3	2	0	Moderate	Less important	Yes
SA-58	Fail	0	1	2	0	Weak	Less important	Yes
SA-59	Fail	0	3	2	3	Moderate	Important	No

Sub-Area	Purpose 1a Score	Purpose 1b Score	Purpose 2 Score	Purpose 3 Score	Purpose 4 Score	Overall Score	Strategic Role	Recommended
SA-60	Fail	0	3	4	0	Strong	Important	No
SA-61	Fail	0	0	0	0	Weak	Less important	Yes
SA-62	Fail	0	0	3	0	Moderate	Less important	Yes
SA-63	Fail	0	3	3	0	Moderate	Important	No
SA-64	Fail	0	0	2	0	Weak	Less important	Yes
SA-65	Fail	0	1	3	0	Moderate	Partly less important	Split site
SA-66	Fail	0	3	3	0	Moderate	Important	No
SA-67	Fail	0	1	0	0	Weak	Important	No
SA-71	Pass	5	3	3	0	Strong	Partly less important	Split site
SA-72	Fail	0	3	5	0	Strong	Important	No
SA-73	Pass	3	5	2	0	Strong	Important	No
SA-74	Fail	0	3	3	0	Moderate	Important	No
SA-75	Fail	0	3	3	0	Moderate	Less important	Yes

Sub-area	SA-1	
Area (ha)	15.49	
Green Belt Parcel (GBA)	41	



Description	<p>The sub-area is located to the south-east of Potters Bar. It is bounded by the M25 (slip road) to the south, Southgate Road (A111) to the west, backs of residential properties and gardens on Park Avenue and Coningsby Drive to the north, and a mature tree line to the east. The north-western boundary of the sub-area directly adjoins Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and Cuffley, as well as a small part of the less essential gap between Potters Bar and the Greater London Built-Up Area. Due to its small scale in terms of the overall gap, its strong sense of visual enclosure and the limited visual links to the wider Green Belt to the south and east, and the role of the M25 to the south and Fir and Pond Woods to the east as buffers between the settlements, it makes no discernible contribution to separation in physical or perceptual terms.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>The sub-area is not covered by any built form. It comprises an overgrown meadow, bounded by a dispersed treeline to the south-east. While there is an absence of built-form, the sub-area has a strong sense of visual containment due to the mature treelines along the eastern and western boundaries. The treelines, combined with the flat topography, limit the views to the surrounding countryside, but also screen visual links to adjacent built-form at the edge of Potters Bar. There are, however, urbanising influences as a result of the close proximity to the M25 to the south.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	41	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (41) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming part of the wider gap between Potters Bar and Cuffley, maintaining the overall openness of the gap. In terms of Purpose 3, the Parcel was identified as performing strongly due to its strong rural character and long views into the surrounding countryside. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, SA-1 performs similarly against Purpose 1, as it is not at the edge of a large built-up area, and in line with the wider Parcel does not meet Purpose 4. The sub-area plays a lesser role against Purpose 2, forming a small part of the less essential gap between Potters Bar and Cuffley, as well as a small part of the gap between Potters Bar and the Greater London Built-Up Area. The sub-area also performs less strongly against Purpose 3, maintaining a largely rural character however has some urbanising influences from the M25 to the south.</p> <p>SA-1 does not adjoin any other sub-areas. Due to its location directly adjoining Potters Bar to the north and the M25 to the south, its removal is unlikely to alter the performance of the wider Green Belt. The mature treeline forming the eastern boundary prevents longer views and connection with the wider countryside.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and if released is unlikely to harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - The Southgate Road (A111) to the west; and - Regularised backs of residential properties and gardens on Park Avenue and Coningsby Drive to the north. <p>The outer boundaries are also readily recognisable, and are likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - The M25 Motorway (slip road) to the south; and - A thick, mature treeline to the east. <p>If released, the sub-area would therefore result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary, formed of the M25 Motorway and a thick, mature treeline.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos

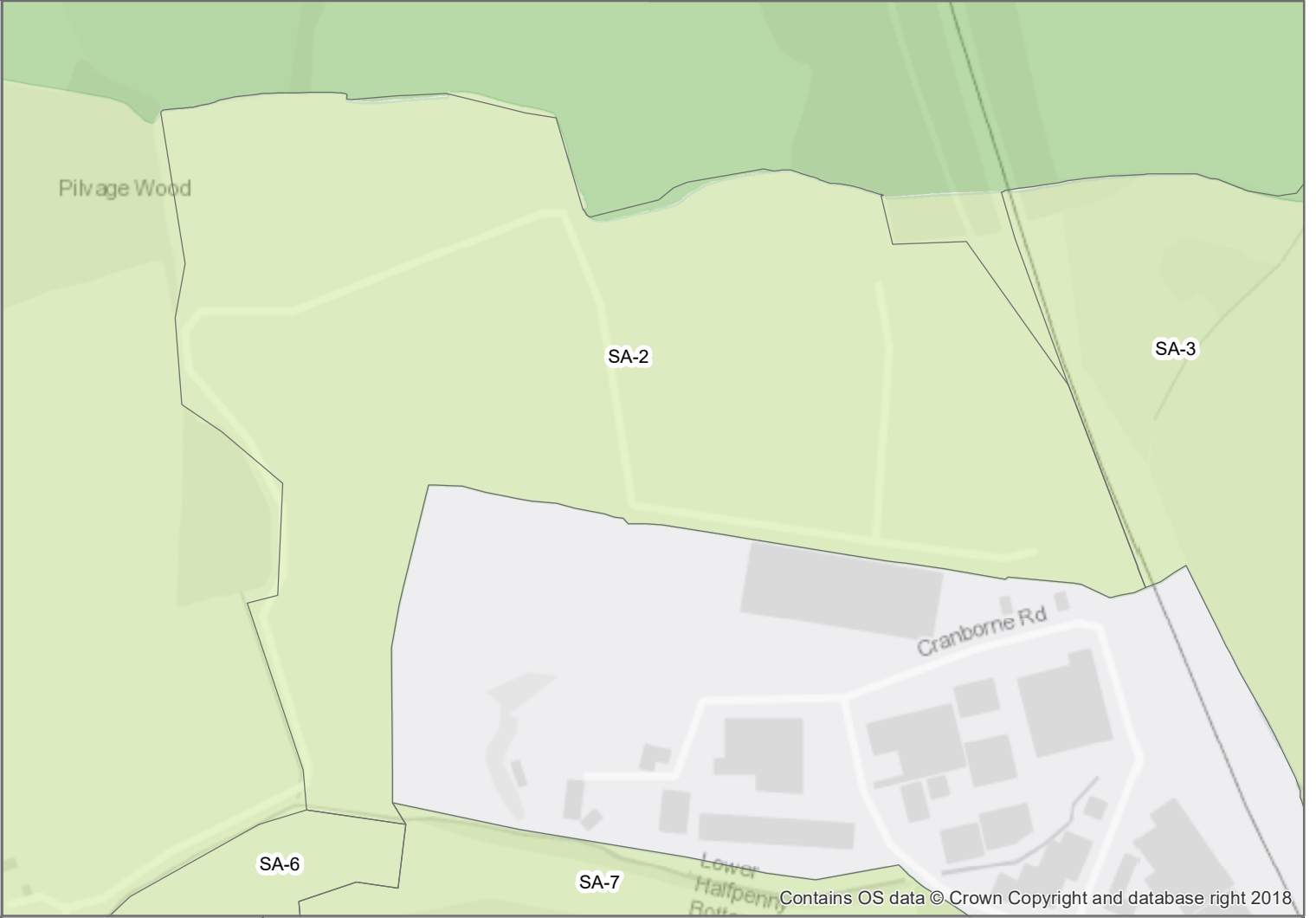


Photograph 1 View of SA-1 facing north-west from Southgate Road, with views of an overgrown meadow.



Photograph 2 View of SA-1 facing north-east from Southgate Road, with views of the treeline forming the western boundary.

Sub-area	SA-2	
Area (ha)	15.66	
Green Belt Parcel (GBA)	46	



Description	<p>The sub-area is located to the north of Potters Bar. It is bounded by a public footpath and the railway line to the east, Potters Bar Brook and the edge of the Potters Bar Household Waste Centre to the south, and an intermittent treeline to the north. To the west, the sub-area is bounded partly by a tributary of Potters Bar Brook, a dispersed treeline and intermittent woodland.</p> <p>The sub-area directly adjoins Potters Bar to the south. The southern boundary of the sub-area directly adjoins Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Potters Bar and Brookmans Park, maintaining the overall openness and scale of the gap. The sub-area prevents further ribbon development along the railway line, ensuring that this gap is not reduced perceptually.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form, however this excludes the solar panel farm. The sub-area is formed of an arable open field to the south-west, and a solar panel farm to the north and east. The slightly raised topography towards the centre of the sub-area limits long views and connection with the wider countryside to the north and north-west, from the eastern part of the sub-area. This creates a sense of containment, particularly due to the proximity to industrial uses on Cranbourne Road to the south. There are a number of urbanising influences, including visual links with industrial uses to the south, the solar panels and electricity pylons to the north, and the railway to the east. The northern part of the sub-area has a stronger connection to the wider countryside, due to the flat topography, and the intermittent nature of the northern hedgerow boundary.</p> <p>Overall, the sub-area has a semi-urban character as a result of the managed land uses that diminish the sense of openness.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	46	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (46) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming part of the wider gaps between Potters Bar and Brookmans Park and Welham Green. The Parcel performs moderately against Purpose 3, formed of large arable and pastoral fields and maintaining an open character with sweeping views across the countryside. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, maintaining the overall openness and scale of the gap between settlements and preventing further ribbon development along the railway line. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area makes a weaker contribution to Purpose 3 than the wider Parcel due to the presence of managed land uses and urbanising influences.</p> <p>SA-2 directly adjoins SA-6 and SA-7 to the south - also located in Parcel 46, and SA-3 to the east -located in Parcel 47. The removal of the sub-area in isolation is unlikely to alter the performance of surrounding sub-areas against Purpose 3, as it only adjoins a very small part of the northern edge and any urbanising influences would be screened by the dense woodland to the north of SA-7. There is, however, some intervisibility with SA-3 to the east and its release could increase the sense of visual containment of the Green Belt to the east, increasing the sensitivity of the overall gap between Potters Bar and Brookmans Park.</p> <p>As it is located on the borough boundary, SA-2 may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield. Parcel 50, identified in the Welwyn Hatfield Green Belt Review Purposes Assessment (2013), directly adjoins SA-2 to the north. If recommended for release, the cumulative impact would need to be considered. At the more granular scale, the Welwyn Hatfield Green Belt Review Stage 2 (2014) identified Green Belt sites BrP6, BrP10, BrP9 to the south of Brookmans Park, which are located to the north of SA-2. The implications for the wider strategic Green Belt as a result of this potential combined release would need to be considered, particularly in terms of maintaining the gap between settlements.</p> <p>Overall, the sub-area does play a fundamental role with respect to the wider Parcel, and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are predominantly formed of weaker boundary features, lacking durability. They comprise a dispersed treeline, a small section of Potters Bar Brook and the edge of Potters Bar Household Waste Centre to the south.</p> <p>The outer boundaries are formed of both durable and softer features, comprising:</p> <ul style="list-style-type: none"> - An intermittent treeline to the north; - The railway line to the east; and - A tributary of Potters Bar Brook, dispersed treeline and edge of woodland to the west. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary, comprising a dispersed treeline. This would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos

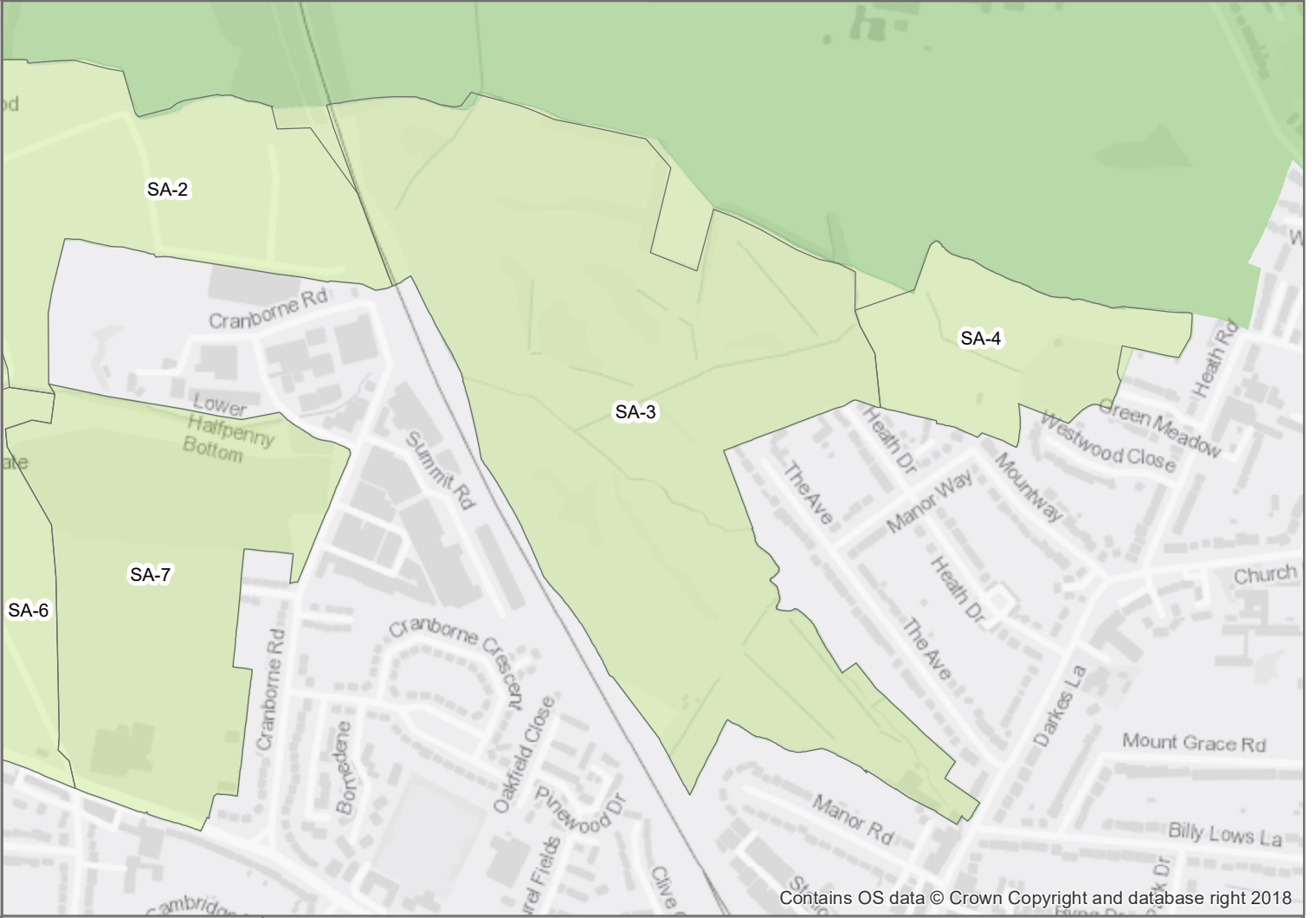


Photograph 1 View of SA-2 facing west from eastern footpath boundary, showing solar panel farm.



Photograph 2 View of SA-2 facing north-west from eastern footpath boundary, showing solar panel farm with rising topography towards the centre of the site.

Sub-area	SA-3	
Area (ha)	42.15	
Green Belt Parcel (GBA)	47	



Description	<p>The sub-area is located to the north of Potters Bar. It is bounded by the railway line to the west, a mature hedgerow to the north, and a small river tributary to the north-east. To the east the sub-area is partly bounded by a mature hedgerow and partly by the backs of residential houses from The Avenue and Heath Drive. To the south the sub-area is bounded by a hedgerow and backs of residential properties and gardens on Manor Road. The southern, south-eastern and south-western boundaries of the sub-area directly adjoins Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Potters Bar and Brookmans Park, maintaining the overall openness and scale of the gap. The sub-area prevents further ribbon development along the railway line, and plays a role in preventing perceptual coalescence by limiting the visual links between the settlements, particularly from areas of raised topography to the east.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area is predominantly comprised of the Potters Bar Golf Club, with a Public Right of Way running east to west. The managed nature of the golf course, built form of the club house and car park creates a semi-urban character. Due to the thick, mature treeline boundaries to the north and east, along with dispersed internal tree belts, there is a limited connection with the wider open countryside, creating a sense of enclosure despite the scale of the sub-area. There is rising topography to the north-west of the sub-area, creating long views into the wider open countryside beyond the railway, however the railway itself and visual links with Potters Bar to the south-west creates an urbanising influence that diminishes the overall sense of rurality.</p> <p>The south-western part of the sub-area comprises a low-grade field, barn facilities and a woodland to the north. Both the woodland to the north, and mature treeline boundary to the east separate the field from the golf course, creating a strong sense of enclosure with limited links to the surrounding countryside. The southern part of the sub-area is more enclosed, due to physical and visual links with residential built form in Potters Bar.</p> <p>Overall the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	47	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (47) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming part of the wider gap between Potters Bar and Brookmans Park, and maintaining the overall openness and scale of the gap. The Parcel also performs moderately against Purpose 3, comprising large arable and pastoral fields with long views into the wider countryside. It is noted that the wider Parcel has suffered some encroachment to the east. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly weakly against Purposes 1 and 4, and similarly against Purpose 2, forming a wider part of the gap between Potter's Bar and Brookmans Park, maintaining the overall openness and scale of the gap. The sub-area plays a lesser role compared to the wider Parcel against Purpose 3 due to the presence of managed land uses (Potters Bar Golf Club), built form and possesses limited visual links to the wider countryside, resulting in a semi-urban character.</p> <p>SA-3 directly adjoins SA-4 to the east (also located within Parcel 47) and SA-2 to the west (located in Parcel 46). The release of the sub-area in isolation is unlikely to significantly impact the performance of the surrounding sub-areas against Purpose 3, particularly as they are already semi-urban in character due to direct visual links with Potters Bar. It could however contribute to the sense of enclosure, particularly for SA-4 which would become almost completely surrounded by built form if developed. The release of the sub-area could also reduce the physical and perceptual distance between Potters Bar and Brookmans Park, reducing an already narrow gap between settlements.</p> <p>As it is located on the borough boundary, SA-3 may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield. In the Welwyn Hatfield Green Belt Review Purposes Assessment (2013), the identified Parcel 51 directly adjoins SA-3 to the north. If recommended for release, the cumulative impact would need to be considered. At the more granular scale, the Welwyn Hatfield Green Belt Review Stage 2 (2014) identified Green Belt sites BrP6, BrP10, BrP9 to the south of Brookmans Park, which are located to the north of SA-3. The implications for the wider strategic Green Belt as a result of this potential combined release would need to be considered, particularly in terms of maintaining the gap between settlements.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in isolation or in combination with SA-4 is unlikely to harm the performance of the wider strategic Green Belt. The sub-area is already comprised of managed and rural land uses and its removal from the Green Belt would regulate the settlement shape of Potters Bar.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Regularised backs of residential properties and gardens to the south and east; and - Railway line to the west. <p>The outer boundaries are formed of softer features, including a mature hedgerow to the north and a small river tributary to the north-east.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. This boundary would require strengthening to ensure it is readily recognisable and likely to be permanent, particularly to the north-east where the boundary comprises a thin, intermittent treeline.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-3 facing south from northern boundary, showing Potters Bar Golf Club and mature treeline boundaries.



Photograph 2 View of SA-3 facing north-west from southern boundary, showing low-grade field in the south-west of the sub-area, separated by dense woodland.

Site Photos



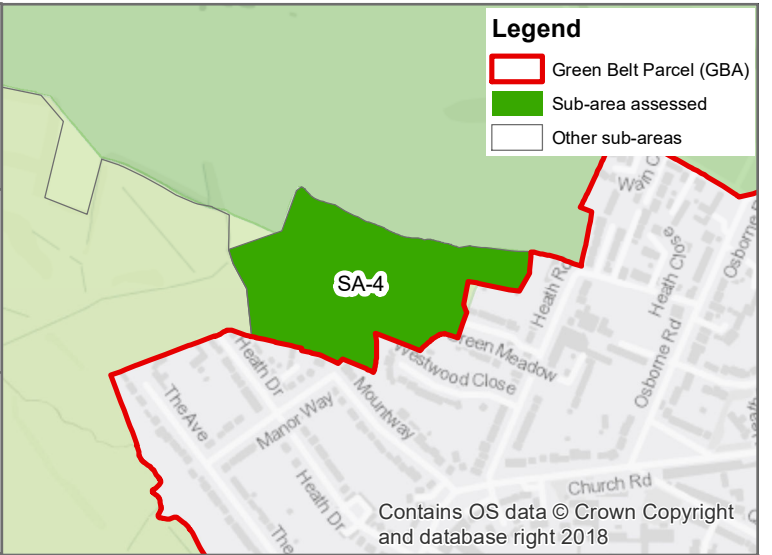
Photograph 3

View of SA-3 facing north from east of site, showing Potters Bar Golf Course and northern boundary comprised of a mature treeline.



Photograph 4

View of SA-3 facing south-west from northern boundary, showing long views to Potters Bar over the railway.

Sub-area	SA-4	
Area (ha)	7.68	
Green Belt Parcel (GBA)	47	



Description	<p>The sub-area is located to the north of Potters Bar. The sub-area is bounded by an intermittent treeline to the north, open fields to the north-west, and a hedgerow to the west. To the south, the sub-area is bounded by backs of residential properties and gardens on Heath Drive, Manor Way, Mountway, Westwood Close and Green Meadow. The southern and eastern boundaries of the sub-area directly adjoin Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and Brookmans Park, which is of sufficient scale that its removal would not result in physical or perceptual coalescence.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area is predominantly comprised of open agricultural fields, divided by internal hedgerow boundaries. The western part of the sub-area is formed of paddocks and agricultural uses, with dispersed farm buildings located to the south. The eastern part of the sub-area is comprised of a sports playing field, with an accompanying clubhouse. The maintained and managed nature of the playing fields contributes to a more urban, managed feel. The flat topography of the sub-area allows for long views to the wider countryside to the north, however the mature tree belt towards the east limits wider views to the east and contributes to a stronger sense of enclosure in the eastern part of the sub-area.</p> <p>Although the sub-area has a predominantly rural character, there are a number of urbanising influences, including visual links to built form to the north-east, along with direct physical and visual links to Potters Bar to the south.</p> <p>Overall the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	47	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (47) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming part of the wider gap between Potters Bar and Brookmans Park, and maintaining the overall openness and scale of the gap. The Parcel also performs moderately against Purpose 3, comprising large arable and pastoral fields with long views into the wider countryside. It is noted that the wider Parcel has suffered some encroachment to the east. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purpose 1, but more weakly against Purpose 2, forming a small part of the less essential gap between Potters Bar and Brookmans Park, which is of sufficient scale that its removal would not result in the physical or perceptual coalescence. The sub-area performs similarly against Purpose 3 compared with the wider Parcel, comprising open agricultural fields with visual links to the wider countryside, and in line with the wider Parcel does not meet Purpose 4.</p> <p>SA-4 directly adjoins SA-3 to the west, also located in Parcel 47. The release of the sub-area in isolation is unlikely to impact the performance of the adjoining sub-area against Purpose 3, particularly as it is already enclosed by built form to the south, with a semi-urban character. Due to the small scale and relative enclosure of SA-4, its release is unlikely to reduce the physical and perceptual distance between settlements.</p> <p>As it is located on the borough boundary, SA-4 may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield. In the Welwyn Hatfield Green Belt Review Purposes Assessment (2013), the identified Parcel 51 directly adjoins SA-4 to the north. If recommended for release, this cumulative impact would need to be considered. At the more granular scale, the Welwyn Hatfield Green Belt Review Stage 2 (2014) identified Green Belt site BrP7, located directly north of SA-4. The implications for the wider strategic Green Belt as a result of this potential combined release would need to be considered.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in isolation or in combination with SA-3 is unlikely to harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are formed of less defined, weaker features comprising irregular backs of properties and gardens, along with a dispersed hedgerow to the east and south.</p> <p>The outer boundaries are also formed of softer features, comprising:</p> <ul style="list-style-type: none"> - Intermittent treeline to the north; - Hedgerow to the west; and - Field boundaries to the north-west. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. However, these boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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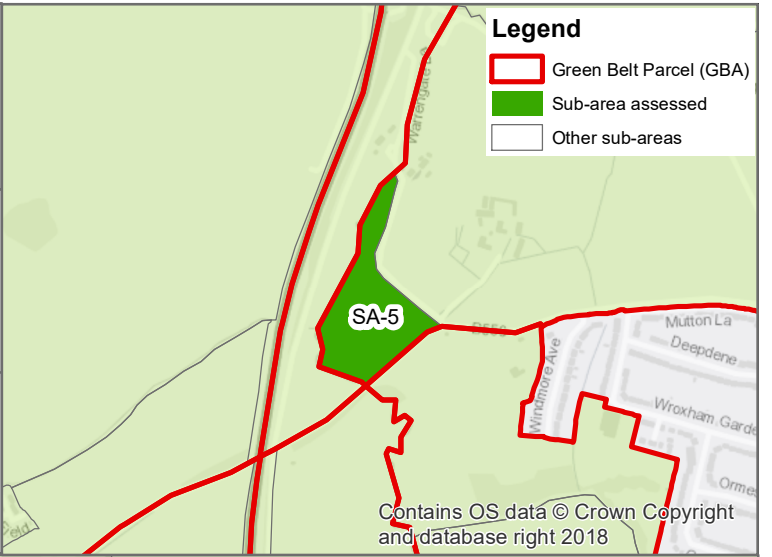

Site Photos



Photograph 1 View of SA-4 facing north from western boundary, showing agricultural fields with rising topography to the north, and dispersed treeline eastern boudary.



Photograph 2 View of SA-4 facing south-west from eastern boundary, showing internal treeline boundary seperating fields.

Sub-area	SA-5	
Area (ha)	3.78	
Green Belt Parcel (GBA)	46	
		
Description	<p>The sub-area is located to the west of Potters Bar, and to the north-east of South Mimms. The sub-area is bounded by a hedgerow and the Mimmshall Brook to the west and Warrengate Lane to the east. To the south-east the sub-area is bounded by Cecil Road (B556). The sub-area does not directly adjoin a settlement.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and both Shenley and London Colney, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. It could however play a role in maintaining the perceptual distance between Potters Bar and the washed over village of South Mimms. The M25 to the immediate west of the sub-area provides an additional buffer to merging of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area comprises an overgrown field, which forms a narrow arm to the north, opening out to the south. The absence of built form creates a rural character. The sub-area has a flat topography and is surrounded by mature tree belts and hedgerows, limiting visual links and connection to the wider countryside and creating a sense of containment. Despite proximity to the A1(M), there are limited south westerly views due to thick mature tree belt. Similarly, there are no wider views to Potters Bar to the south-east due to the thick hedgerow along Cecil Road. There are, however, some urbanising influences to the north of the sub-area with direct visual links to Warrengate Road and associated residential properties due to the intermittent nature of the tree line boundary.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	46	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (46) which did not meet the assessment criteria for Purposes 1 or 4, as it is not at the edge of a large built-up area and does not abut a historic core. It was identified as performing moderately against Purpose 2, forming part of the wider gaps between Potters Bar and Brookmans Park and Welham Green. The Parcel also performs moderately against Purpose 3, characterised by large arable and pastoral fields, with sweeping views into the wider countryside.</p> <p>At the more granular level, the sub-area performs similarly against Purpose 1, and more weakly against Purpose 2, making no discernible contribution to separation between settlements as a result of its size and location within the wider Green Belt. The sub-area performs more strongly against Purpose 3 compared to the wider Parcel, comprising an open field with an absence of built form, contributing to an unspoilt rural character.</p> <p>SA-5 directly adjoins SA-6 to the north-east (also within Parcel 46) and SA-8 to the south-east (located within Parcel 35). Its removal in isolation would create a 'hole' in the Green Belt, and is likely to impact the performance of surrounding sub-areas by contributing to a sense of enclosure for SA-6 and would almost completely surround SA-8 with built form. Although the A1(M) would restrict further growth and provides an additional buffer to the physical and perceptual merging of Potters Bar with the washed over village of South Mimms, the release of the sub-area would encourage isolated development in the open countryside.</p> <p>Overall, the sub-area does play a fundamental role with respect to the wider Parcel, and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Cecil Road (B566) to the south; - Warrengate Lane to the east; and - The Mimmshall Brook to the west and north. <p>Assuming the sub-area could only be considered in conjunction with SA-6 and SA-7, if released in combination these sub-areas would result in the designation of Green Belt boundary of similar strength as the existing Green Belt boundary, which is formed of Mutton Lane (B566), regularised backs of residential properties and gardens and the edge of an industrial estate to the east and the Potters Bar Brook.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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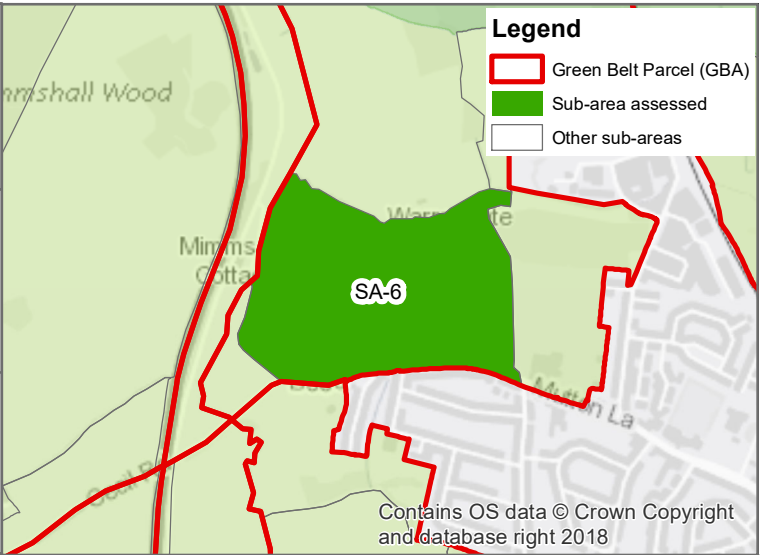
Site Photos



Photograph 1 View of SA-5 facing south-west from northern boundary, showing overgrown field with dispersed mature hedgerow.



Photograph 2 View of SA-5 facing south from northern boundary, showing open fields and hedgerow boundaries forming the narrow arm of the sub-area to the north.

Sub-area	SA-6	
Area (ha)	38.19	
Green Belt Parcel (GBA)	46	



Description	<p>The sub-area is located to the north-west of Potters Bar. It is bounded by Potters Bar Brook to the north, a dispersed treeline and edge of woodland to the east, and Mutton Lane (B556) to the south. To the west, the sub-area is partly bounded by the Mimmshall Brook and partly by Warrengate Lane. The southern boundary of the sub-area directly adjoins Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and Shenley and London Colney. It also forms wider part of the gap between Potters Bar and Brookmans Park, maintaining the overall openness and scale of the gap. The sub-area prevents further ribbon development along the railway line and plays a role in preventing perceptual coalescence by limiting the visual links between the settlements, particularly from areas of raised topography to the east. The sub-area also plays some role in maintaining the physical and perceptual gap between Potters Bar and the washed over village of South Mimms.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 5% of the sub-area is covered by built form. The sub-area predominantly comprises agricultural fields, with associated agricultural buildings located in the centre, residential dwellings in the north-eastern corner, and a cattery business located to the west, just north of Warrengate Lane. The field to the north-west of the sub-area is separated by an access road leading to the residential properties to the north. The scale of the sub-area creates a strong sense of openness, and contributes to a rural character. As a result of the rising topography to the north, there are long views to the north-east and north-west, creating strong visual links and connection to the wider countryside, particularly the raised woodland beyond the sub-area to the north-east.</p> <p>There are however a number of urbanising influences including the built form and electricity pylons within the sub-area and visual links to Potters Bar to the south, due to intermittent hedgerow along Mutton Lane. These serve to diminish the overall sense of rurality.</p> <p>Overall, the sub-area is largely rural in character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	46	0	3	3	0
Assessment of wider impact	<p>The wider Parcel (46) did not meet Purpose 1 as it is not at the edge of a distinct large built-up area and performs moderately against Purpose 2, forming part of the wider gaps between Potters Bar and Brookmans Park and Welham Green. The Parcel also performs moderately against Purpose 3, characterised by large arable and pastoral fields, with sweeping views into the wider countryside. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a less essential part of the gap between Potters Bar and Shenley and London Colney, and part of the wider gap between Potter's Bar and Brookmans Park, maintaining the overall openness and scale of this gap. The sub-area makes a similar contribution to Purpose 3 compared to the wider Parcel, possessing a largely rural character, and in line with the wider Parcel does not meet Purpose 4.</p> <p>SA-6 directly adjoins SA-7 to the east and SA-5 to the south-west (both located within Parcel 46) and SA-8 to the south. The removal of the sub-area in isolation is likely to impact the performance of surrounding sub-areas against Purpose 3, particularly SA-7 which would become almost entirely enclosed by built form. Although the mature hedgerow along Warrengate Lane limits visual links into SA-5 and SA-8 to the south, its release is likely to diminish their largely rural character.</p> <p>Assuming the sub-area is considered in conjunction with SA-7, which has already experienced encroachment, its release is likely to alter the performance of the wider strategic Green Belt. Its release would encourage sprawl into the open countryside and could contribute to the perceptual and physical coalescence between Potters Bar and the washed over village of South Mimms, along with increased visual links with the Royal Veterinary College to the north.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary of the sub-area is readily recognisable and likely to be permanent, comprising Mutton Lane to the south.</p> <p>The outer boundaries are predominantly readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Warrengate Lane and Mimmshall Brook to the west; and - Potters Bar Brook to the north. <p>To the east, the boundary is formed of weaker features, including a dispersed treeline and the edge of woodland.</p> <p>Assuming the sub-area could only be considered in combination with SA-7, if released in combination these sub-areas would therefore result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, comprising Potters Bar Brook and Warrengate Lane.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-6 facing north-west from Mutton Road, showing agricultural fields with dispersed trees, and longer views into the wider countryside.



Photograph 2 View of SA-6 facing north-east from Mutton Road, showing agricultural fields with rising topography to the north.

Site Photos



Photograph 3 View of SA-6 facing west from eastern boundary, showing open agricultural fields, agricultural buildings and longer views into the wider countryside.



Photograph 4 View of SA-6 facing south from western boundary, showing paddock fields to the south of the cattery.

Sub-area	SA-7	
Area (ha)	18.69	
Green Belt Parcel (GBA)	46	



Description	<p>The sub-area is located to the north-west of Potters Bar. It is bounded by Mutton Lane to the south, and a dispersed treeline and edge of dense woodland to the west. To the north, the sub-area is bounded by Potters Bar Brook, Potters Bar Household Waste Centre, and partly by Cranbourne Avenue to the north-east. To the east, the sub-area is bounded by Cranbourne Road, and backs of residential properties and gardens on Cranbourne Road. The northern, eastern and southern boundaries of the sub-area directly adjoin Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and Brookmans Park, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. Due to its small scale, and enclosed nature, it makes no discernible contribution to separation between settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 16% of the sub-area is covered by built form. The sub-area comprises the Furzefield Leisure Centre and associated parking to the south, with recreation grounds to the centre. The far northern part of the sub-area comprises dense woodland, with no visual links to surrounding area. Due to the low-lying tree-line forming the western boundary, and rising topography beyond the sub-area, there are visual links with the wider countryside to the west. There are however a number of urbanising influences, including visual links to Potters Bar to the south and east, and proximity to Mutton Lane. The surrounding built form, combined with dense woodland to the north creates a strong sense of enclosure.</p> <p>Overall, the sub-area is urban in character.</p>	1
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	46	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (46) does not meet the assessment criteria for Purposes 1 or 4 as it is not at the edge of a large built up area and does not abut a historic core. It performs moderately against Purpose 2, forming part of the wider gaps between Potters Bar, and Brookmans Park and Welham Green. The Parcel also performs moderately against Purpose 3, characterised by large arable and pastoral fields, with sweeping views into the wider countryside.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 4, and more weakly against Purpose 2, forming a small part of the essential gap between Potters Bar and Brookmans Park. It is noted that due to its small scale, and contained character, it is not considered to make a discernible contribution to separation between settlements. The sub-area performs more weakly against Purpose 3 compared to the wider Parcel, maintaining an urban character due to the Furze field Leisure Centre and strong visual links to the built form.</p> <p>SA-7 directly adjoins SA-6 to the west, also located within Parcel 46. The release of the sub-area in isolation is unlikely to significantly impact the performance of the adjoining sub-area against Purpose 3. The Furze field Leisure Centre already acts as an urbanising influence on the adjoining sub-area, however its release could contribute to a greater sense of enclosure.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Mutton Lane to the south; - Regularised backs of residential properties and gardens, and the edge of an industrial estate to the east; and - Edge of Potters Bar Household Waste Centre and Potters Bar Brook to the north. <p>The outer boundary is formed of softer features, comprising a dispersed treeline and edge of woodland to the west.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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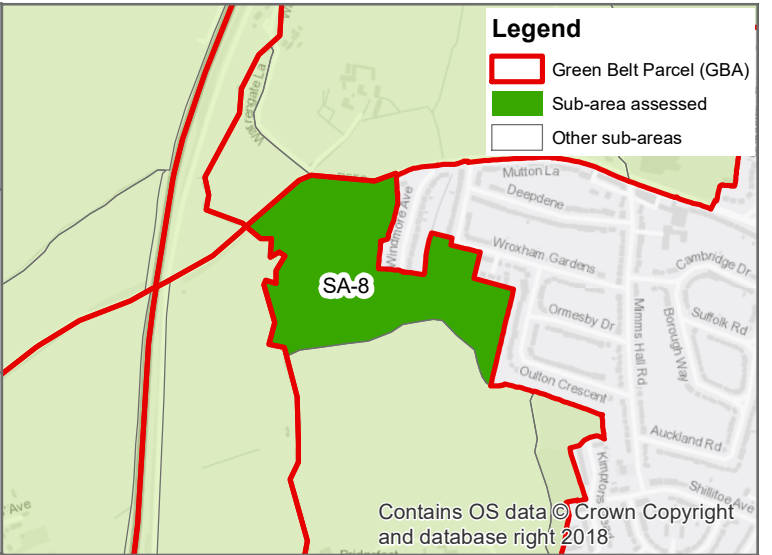
Site Photos

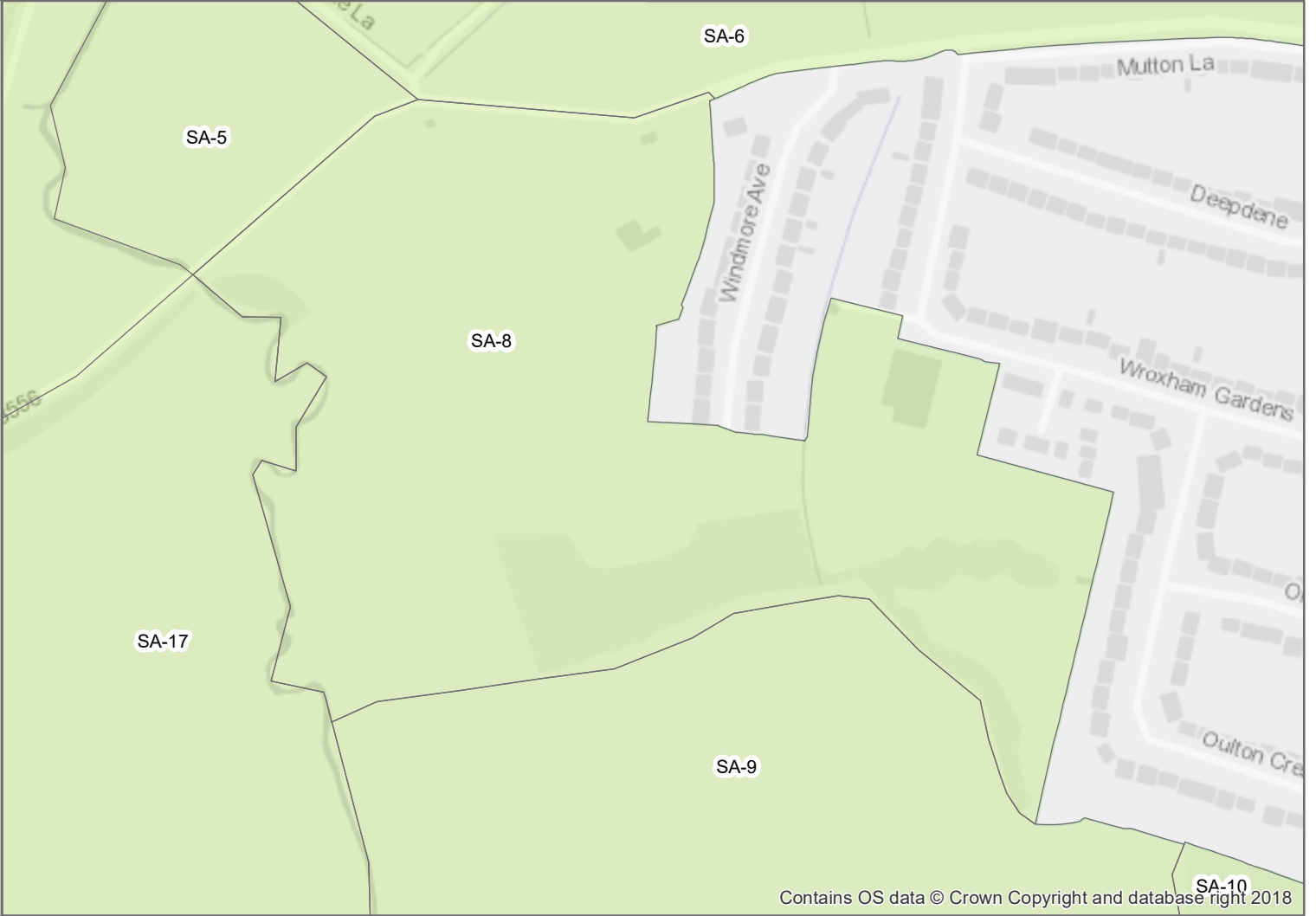


Photograph 1 View of SA-7 facing west from northern boundary, showing footpath surrounded by dense woodland forming the northern boundary.



Photograph 2 View of SA-7 facing west from southern boundary, showing Furzefield Leisure Centre and adjoining car park.

Sub-area	SA-8	
Area (ha)	14.27	
Green Belt Parcel (GBA)	35	



Description	<p>The sub-area is located to the west of Potters Bar. It is bounded by a mature hedgerow and Mimmshall Brook to the west, Mutton Lane (B556) to the north, and a dispersed treeline to the south. To the east, the sub-area is bounded by backs of residential properties and gardens on Windmore Avenue, Wroxham Gardens and Oulton Crescent. The eastern boundary of the sub-area directly adjoins Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the less essential gap between Potters Bar and Shenley, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. As a result of its size and location within the wider Green Belt, the sub-area makes no discernible contribution to separation. It is noted however that the sub-area plays some role in maintaining the physical and perceptual gap between Potters Bar and the washed over villages of South Mimms.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 4% of the sub-area is covered by built form. The sub-area predominantly comprises agricultural fields, sub-divided by internal hedgerows. The built form is dispersed across the sub-area, including storage sheds and hard standing to the north, Windmore Hall and adjoining car park to the north-east, and The Wroxham School and adjoining playing fields to the east. The maintained character of the school playing fields, and enclosure by residential properties in Potters Bar contributes to a more urban feel in the eastern part of the sub-area.</p> <p>Due to the surrounding hedgerow and gradually rising topography to the south-east, there are limited visual links into the wider countryside to the north, however some connection with the surrounding countryside to the south-west. Although the sub-area has a largely rural character, there are a number of urbanising influences, including direct visual links to residential properties in Potters Bar to the east, and visual links to the solar panel farm and A1(M) to the west.</p> <p>Overall the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35). The Parcel does not meet the assessment criteria for Purpose 1 as it is not at the edge of a large built up settlement. It was assessed as performing weakly against Purpose 2 as it forms a small, less essential part of the gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. It does not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a small part of the less essential gap between Potters Bar and Shenleybury, maintaining the overall openness and scale. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area performs more weakly than the wider Parcel against Purpose 3 as a result of the presence of built-form as well as urbanising influences to the east.</p> <p>SA-8 directly adjoins SA-9 to the south, also located in Parcel 35, and SA-6 to the north and SA-5 to the north-west (both located in Parcel 46). The release of the sub-area in isolation is likely to impact the performance of surrounding sub-areas against Purpose 3, particularly SA-9 to the south which would become almost entirely enclosed by built form. If released, it could also act as a strong urbanising influence on SA-17, which would become 'sandwiched' between the A1(M) and built form.</p> <p>In combination with SA-9 and SA-10, its release is likely to alter the performance of the wider strategic Green Belt, encouraging sprawl into the open countryside and diminishing the largely rural character of sub-areas to the south. It could also contribute to the perceptual coalescence between Potters Bar and the washed over village of South Mimms.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising regularised backs of residential properties and gardens along Windmore Avenue, Wroxham Gardens and Oulton Crescent to the east.</p> <p>The outer boundaries are more mixed, comprising both softer features, and boundaries which are readily recognisable and likely to be permanent, including:</p> <ul style="list-style-type: none"> - Mutton Lane to the north; - Mature hedgerow and Mimmshall Brook to the west; and - Dispersed treeline to the south. <p>Assuming the sub-area could only be considered in combination with SA-9 and SA-10, if released in combination the sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, comprising Mutton Lane, Mimmshall Brook and a dispersed treeline. This boundary to the south would require additional strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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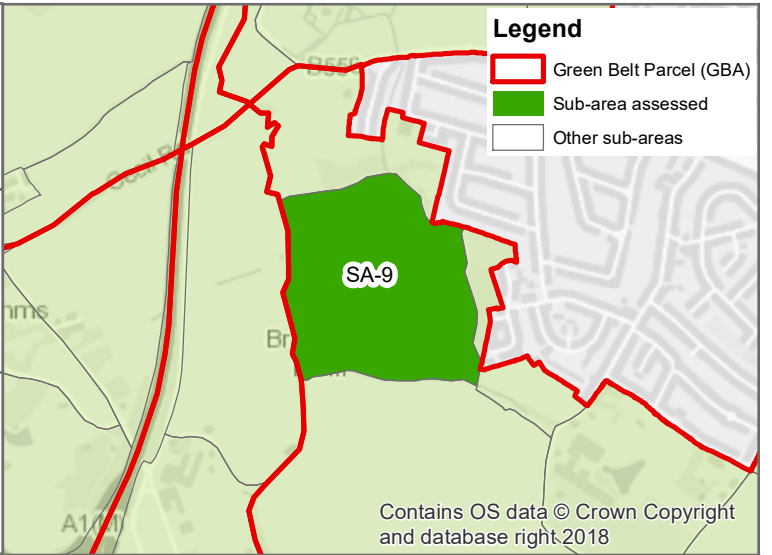

Site Photos



Photograph 1 View of SA-8 facing south from northern boundary, showing view of playground area to the north-west of the Wroxham School.



Photograph 2 View of SA-8 facing south from northern boundary, showing open agricultural fields in the western part of the sub-area, with longer views to the surrounding countryside.

Sub-area	SA-9	<div><div><div></div><div></div><div></div></div><div><div>Green Belt Parcel (GBA)</div><div>Sub-area assessed</div><div>Other sub-areas</div></div></div> 
Area (ha)	29.67	
Green Belt Parcel (GBA)	35	
		
Description	<p>The sub-area is located to the west of Potters Bar. It is bounded by the Mimms Hall Brook to the west, a dispersed treeline to the north, and backs of residential properties and gardens on Oulton Crescent to the north-east. To the east, the sub-area is bounded by dense woodland, and a mature treeline and Bridgefoot Lane to the south. The north-eastern and south-eastern boundaries of the sub-area directly adjoin Potters Bar.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and Shenley, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. As a result of its size and location within the wider Green Belt, the sub-area does makes no discernible contribution to separation. It could however play a role in maintaining the perceptual distance between Potters Bar and the washed over village of South Mimms.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. The sub-area is comprised of agricultural fields divided by internal hedgerows, with dispersed residential development to the south and south-west. The dispersed trees to the south of the sub-area contribute to a sense of enclosure, and limit visual links with the surrounding countryside to the south. As a result of the dispersed treeline along the western boundary, there are longer views into the wider open countryside to the west. The rising topography to the north east, combined with the dense woodland to the east limit strong visual links with the built form of Potters Bar.</p> <p>Although the sub-area has a predominantly rural character, there are a number of urbanising influences, including the built form within the sub-area, visual links to the solar panel farm to the north-west, and to the Dame Alice Owen's School to the east.</p> <p>Overall the sub-area has a largely rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35). The Parcel did not meet the assessment criteria for Purpose 1 as it is not at the edge of a distinct large built up area. It was identified as performing weakly against Purpose 2 forming a small, less essential part of the gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. It does not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, the sub-area also does not meet Purposes 1 or 4, in line with the wider Parcel, and also performs similarly against Purpose 2, forming a small part of the less essential gap between Potters Bar and Shenley, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. The sub-area also performs similarly against Purpose 3, possessing an unspoilt rural character with visual links to the wider countryside.</p> <p>SA-9 directly adjoins SA-8 to the north, SA-10 to the east (both located within Parcel 35), SA-11 to the south-east, SA-12 to the south, and SA-17 to the west. Due to its location within the centre of the Green Belt, its removal would alter the performance of surrounding sub-areas against Purpose 3, particularly SA-8 which would become almost completely enclosed by built form.</p> <p>In combination with SA-8 and SA-10, its release is likely to alter the performance of the wider strategic Green Belt, encouraging sprawl into the open countryside and diminishing the largely rural character of sub-areas to the south. It could also contribute to the perceptual coalescence between Potters Bar and the washed over village of South Mimms</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary of the sub-area is readily recognisable and likely to be permanent, comprising a small section of regularised backs of residential properties and gardens to the north-east.</p> <p>The outer boundaries are more mixed, comprised of softer features. These include:</p> <ul style="list-style-type: none"> - Mimmshall Brook to the west; - Dense woodland to the east; and - Mature treeline and Bridgefoot Lane to the south. <p>Assuming the sub-area could only be considered in combination with SA-9 and SA-10, if released in combination the sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, comprising Mutton Lane, Mimmshall Brook and a dispersed treeline. This boundary to the south would require additional strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-9 facing north-east from Bridgefoot Lane, showing view of gate to residential properties in the southern part of the sub-area and open fields beyond.



Photograph 2 View of SA-9 facing north-east from Bridgefoot Lane, showing view of open agricultural fields with rising topography to the north-east and treeline boundary beyond.

Sub-area	SA-10	
Area (ha)	2.87	
Green Belt Parcel (GBA)	35	

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Description	<p>The sub-area is located to the west of Potters Bar. It is bounded by the backs of residential properties and gardens on Oulton Crescent to the north, backs of residential properties and gardens on Kimptons Mead to the east, and a tree belt to the west. The northern and eastern boundaries of the sub-area directly adjoin Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its very small scale and its strong visual enclosure from the wider Green Belt, the sub-area makes no discernible contribution to the separation of settlements, in physical or perceptual terms.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area comprises dense woodland to the south and along the western edge, opening up to the north into an allotment adjoining the backs of residential gardens. There is also a small footpath in the southern part of the sub-area. Due to the dense woodland surrounding much of the sub-area there is a strong sense of visual containment, with limited views to the surrounding countryside. There are some urbanising influences, including a large electricity pylon in the centre of the site, however the dense woodland limits visual links with residential built form to the north and east, despite close proximity to Potters Bar.</p> <p>Overall, despite the general absence of built-form, the sub-area has a semi-urban character, as the allotments contribute to a managed feel.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential the gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, SA-10 performs similarly against Purpose 1, as it is not at the edge of a large built-up area. The sub-area performs more weakly against Purpose 2, as it is judged as making no contribution to separation between settlements as a result of its enclosed nature. The sub-area also performs more weakly against Purpose 3, with a semi-urban character as a result of the strong sense of enclosure and visual links to urbanising influences. In line with the wider Parcel, the sub-area does not meet Purpose 4</p> <p>SA-10 directly adjoins SA-9, which is also located within Parcel 35. Due to the thick, mature woodland forming the eastern boundary adjoining SA-9, and surrounding built form to the north, east and south, there are limited visual links to the adjoining sub-areas or surrounding countryside. If removed in isolation it is unlikely to reduce the contribution of the surrounding sub-areas to Purposes 3. If removed in combination with SA-9, this release is likely to alter the performance of the wider strategic Green Belt, diminishing the largely rural character of the adjacent Green Belt to the north and contributing to the perceptual coalescence between Potters Bar and the washed over village of South Mimms</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and if released in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>Although the inner boundaries of the sub-area are readily recognisable and likely to be permanent, they are not uniform across the whole sub-area, comprising:</p> <ul style="list-style-type: none"> - Backs of residential properties and gardens on Kimptons Mead to the east; and - Backs of residential properties and gardens on Oulton Crescent to the north. <p>The outer boundary of the sub-area is formed of the edge of a small woodland, and is likely to be readily recognisable and likely to be permanent.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary, formed of a readily recognisable mature treeline.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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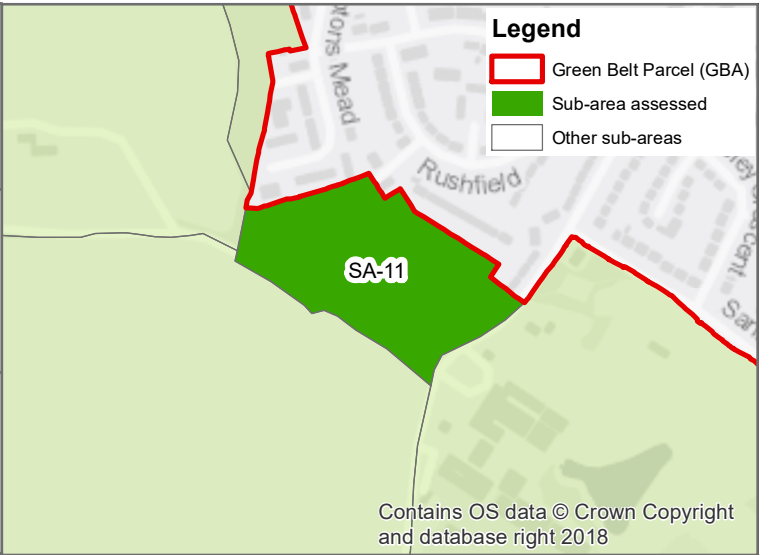

Site Photos



Photograph 1 View of SA-10, facing north-east from footpath at the southern tip, showing view of dense woodland.



Photograph 2 View of SA-10 facing north from the centre of the site, showing view of dense woodland and electricity pylon.

Sub-area	SA-11	 <div>Legend <div><div></div> Green Belt Parcel (GBA)</div><div><div></div> Sub-area assessed</div><div><div></div> Other sub-areas</div></div> <div>Contains OS data © Crown Copyright and database right 2018</div>
Area (ha)	4.16	
Green Belt Parcel (GBA)	35	
 <div>Contains OS data © Crown Copyright and database right 2018</div>		
Description	<p>The sub-area is located to the south-west of Potters Bar. It is bounded by Bridgefoot Lane to the south, Dugdale Hill Lane to the east and a mature tree belt to the west. The northern boundary is formed of the backs of residential properties and gardens on Kimptons Mead, Stevens Close and Dugdale Hill Lane. The north-eastern boundary of the sub-area directly adjoins Potters Bar.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its very small scale and its strong visual enclosure from the wider Green Belt, the sub-area makes no discernible contribution to the separation of settlements, in physical or perceptual terms.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area comprises three small paddocks. Due to the flat topography, the role of Bridgefoot Lane and Dugdale Hill Lane as physical barriers, and the presence of mature treelines to the south, east and west, as well as two internal dispersed treeline boundaries, the sub-area has a strong sense of visual containment, with limited connections to the wider countryside. There are however a number of urbanising influences, including direct visual links with adjacent residential properties in Potters Bar to the north, which diminishes the overall sense of rurality.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, SA-11 performs similarly against Purpose 1, as it is not at the edge of a large built-up area, and in line with the wider Parcel does not meet Purpose 4. The sub-area performs more weakly against Purpose 2, as a result of its very small scale and strong visual enclosure from the wider Green Belt, and more weakly against Purpose 3, as a result of its visual enclosure and limited links with the wider countryside.</p> <p>SA-11 directly adjoins SA-9 to the north-west, SA-12 to the south-west, and SA-13 to the south-east, all located within Parcel 35. Due to the thick, mature treeline boundary adjoining Bridgefoot Lane, and surrounding built form to the north, east and south-east, there are limited visual or perceptual links with the surrounding countryside. If removed in isolation therefore, is unlikely to reduce the contribution of the surrounding sub-areas to Purpose 3.</p> <p>In combination with adjoining sub-areas SA-12 and SA-13, the release is likely to alter the performance of the wider Green Belt. Although SA-13 already contains development (i.e. the Dame Alice Owen School), there are long views to the wider countryside to the east as a result of raised topography and its release is likely to reduce the contribution of SA-15 to Purpose 3 by fully enclosing it with built form. Although SA-12 is relatively enclosed with limited visual links to the wider countryside, the release of both SA-11 and SA-13 is likely to reduce the contribution of the sub-area to Purpose 3 by enclosing the sub-area to the east with built form.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and if released in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising regularised backs of residential properties and gardens on Kimptons Mead, Stevens Close and Dugdale Hill Lane to the north.</p> <p>The outer boundaries are also predominantly formed of strong, durable features, including:</p> <ul style="list-style-type: none"> - Dugdale Hill Lane to the east; - A mature tree belt to the west; and - Bridgefoot Lane to the south. <p>If released, the sub-area would therefore result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, formed of Bridgefoot Lane.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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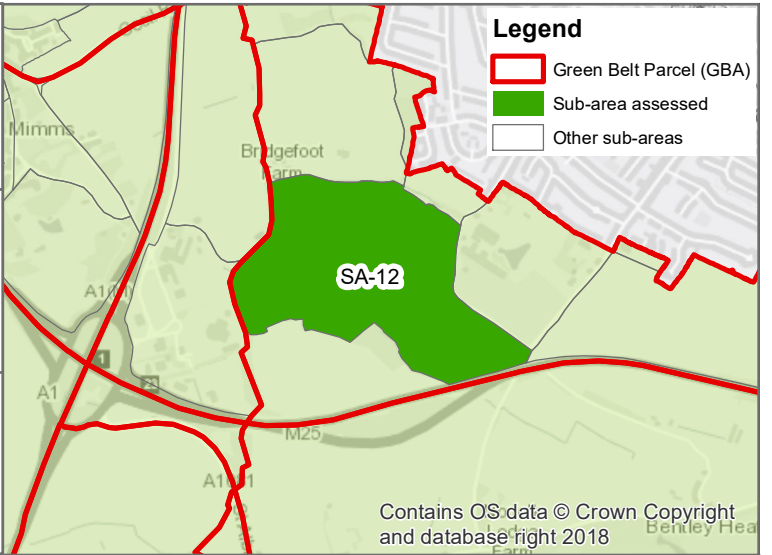
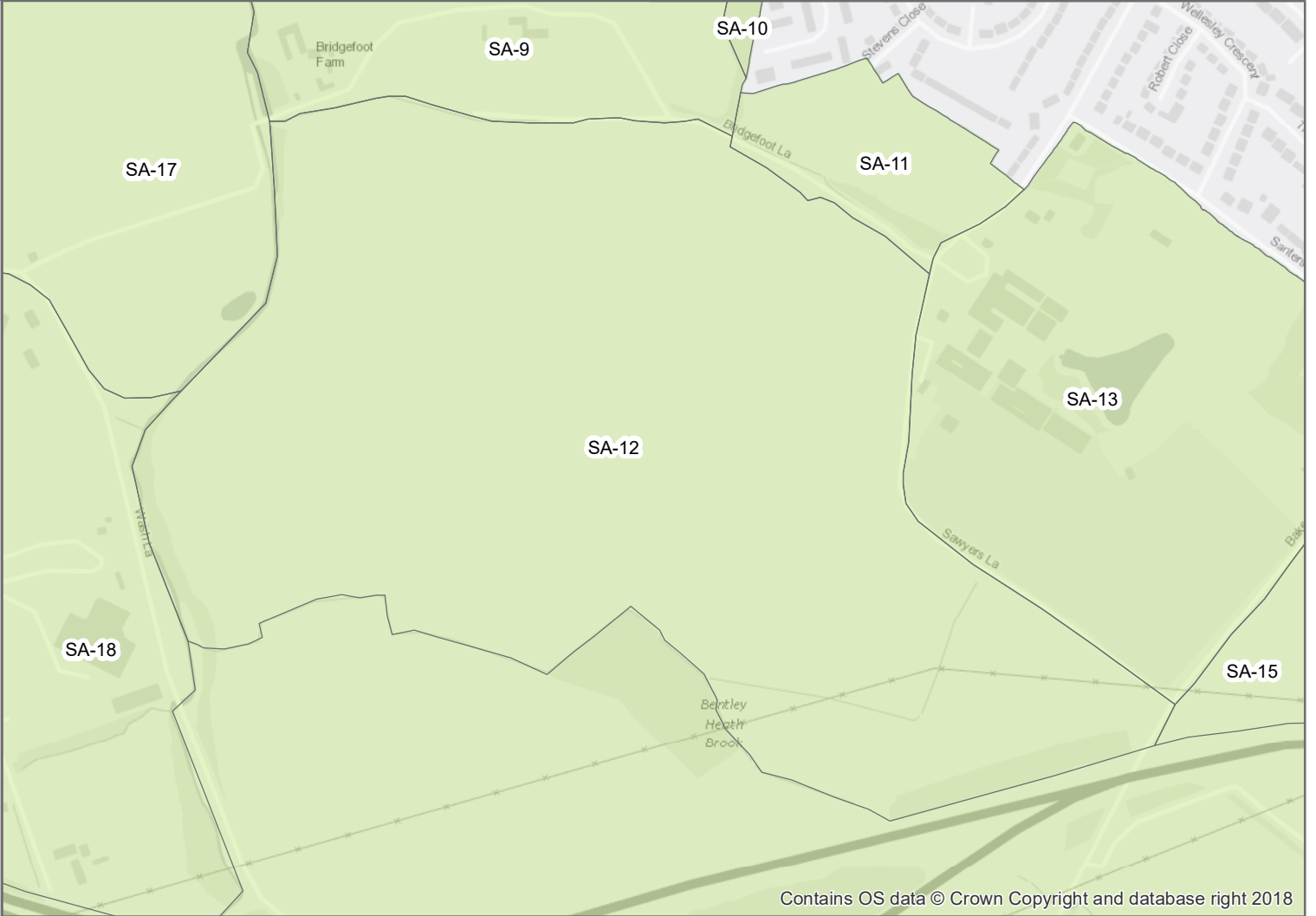
Site Photos



Photograph 1 View of SA-11 facing west from Dugdale Hill Lane showing views of open field and mature tree lines.



Photograph 2 View of SA-11 facing north-east from Bridgefoot Lane showing views of open field and settlement edge.

Sub-area	SA-12	
Area (ha)	54.33	
Green Belt Parcel (GBA)	35	
		<p>Description</p> <p>The sub-area is located to the south-west of Potters Bar. It is bounded by Bridgefoot Lane to the north, Sawyers Lane and Baker Street to the east, and Mimmshall Brook to the west. The southern boundary is formed of a small tributary of Mimmshall Brook to the south and a small section of the M25 to the south-east. The sub-area does not directly adjoin a settlement.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and the Greater London Built-Up Area, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. The M25 to the south of the sub-area provides an additional physical and visual buffer to merging, and would limit any sense of perceptual reduction in the scale of the overall gap between settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>The sub-area is not covered by any built form. It contains rural land uses and has a strong sense of openness, comprising open agricultural fields separated by weak field boundaries with dispersed trees throughout. The flat topography in the northern part of the sub-area, combined with dense tree belts along Bridgefoot Lane, restrict visual connections with the edge of Potters Bar to the north-east. The sub-area has a strong sense of openness and rurality, though its topography, which rises gradually from west to east, restricts longer views towards the surrounding countryside.</p> <p>There are a number of urbanising influences which diminish its overall sense of rurality. There are visual links to South Mimms service centre, electricity pylons, and occasional glimpses of the M25 to the south, although this is screened somewhat due to topography, areas of woodland and tree belts to the south.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	5
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2 as it is not at the edge of a large built-up area and forms a small part of the less essential gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a small, less essential part of the overall gap between Potters Bar and the Greater London Built-Up Area, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area makes a slightly stronger contribution to Purpose 3 as a result of its strong openness and unspoilt rural character, though it is noted that there are some urbanising influences that diminish the overall sense of rurality.</p> <p>SA-12 directly adjoins SA-9 to the north, SA-11 to the north-east, SA-13 and SA-15 to the east, and SA-18 to the west, all located within Parcel 35. To the north-west, the sub-area also adjoins SA-17, which falls within Parcel 36. Although the sub-area is surrounded by mature treelines and has restricted views into the wider countryside as a result of the gradually rising topography from west to east, the release of the sub-area is likely to impact the performance of the surrounding Green Belt. Its release would weaken the performance of SA-17 and SA-9 against Purpose 3, creating a strong sense of enclosure to sub-areas already enclosed by the A1 motorway and Potters Bar built form. Its release would also further contribute to the already urban character of SA-18 to the west.</p> <p>To avoid creating a 'hole' in the Green Belt, it is assumed that the sub-area would need to be considered in combination with SA-11 and SA-13. The combined release of these sub-areas is likely to weaken the performance of SA-15 against Purpose 3, almost entirely surrounding the sub-area by built form. It could however strengthen the performance of SA-17 against Purpose 2, strengthening its role in maintaining visual and perceptual distance from the washed over settlement of South Mimms.</p> <p>Overall, due to the scale and openness of the sub-area, and its location within the wider Green Belt, if released in combination with SA-11 and SA-13 is likely to harm the performance of the strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>Due to its location within the Green Belt, the sub-area does not have any inner boundaries.</p> <p>The outer boundaries are formed of predominantly durable features which are likely to be permanent, including:</p> <ul style="list-style-type: none"> - Bridgefoot Lane to the north; - Sawyers Lane to the east; - A tributary of Mimms Hall Brook and treeline to the south; and - A section of the M25 Motorway to the south-east. <p>Assuming the sub-area could only be considered in conjunction with SA-11 and SA-13, if released in combination the sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, comprising a river tributary and a section of the M25.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-12 facing south from Bridgefoot Lane, showing view of open agricultural fields with dispersed trees.



Photograph 2 View of SA-12 facing west from Bridgefoot Lane, showing view of dispersed mature treeline adjoining the Mimmshall Brook on the western boundary.

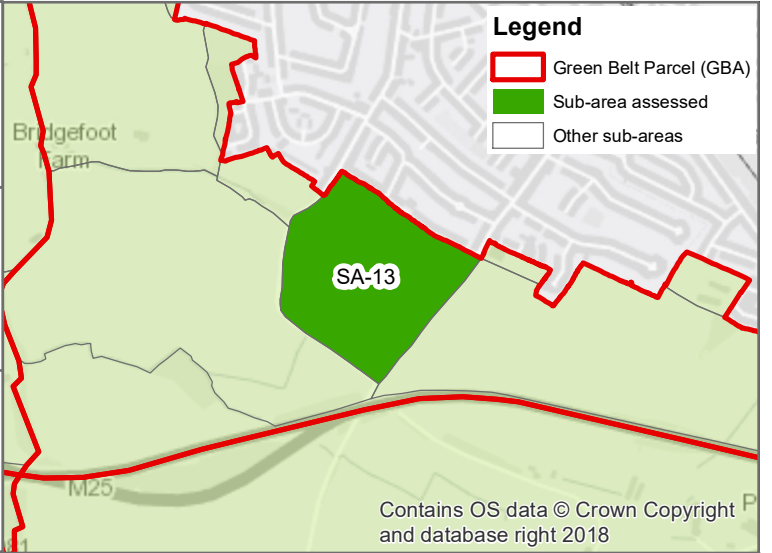

Site Photos



Photograph 3 View of SA-12 facing south-east from Bridgefoot Lane, showing view of open agricultural fields with dispersed trees.



Photograph 4 View of SA-12 facing east from Wash Lane, showing views of agricultural fields with rising topography to the east, and dispersed trees.

Sub-area	SA-13	
Area (ha)	23.36	
Green Belt Parcel (GBA)	35	
		<p>Description</p> <p>The sub-area is located to the south of Potters Bar. It is bounded by Santer's Lane to the north-east, Baker Street to the south-east, and Sawyers Lane to the south-west. To the north-west, the sub-area is bounded by Sawyers Lane and Dugdale Hill Lane. The northern boundary of the sub-area directly adjoins Potters Bar.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and the Greater London Built-Up Area, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. The M25 to the south of the sub-area provides an additional physical and visual buffer to merging, and would limit any sense of perceptual reduction in the scale of the overall gap between settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 18% of the sub-area is covered by built form. The sub-area encompasses a mixture of uses. To the west, the sub-area comprises buildings associated with Dame Alice Owen's Secondary School together with associated playing fields and tennis courts. The north-west and north-east of the sub-area comprises dense woodland, with a small pond in the centre, surrounded by established tree belts. There are a number of residential dwellings and a landscaping business along the eastern edge, adjoining SanTERS Lane and Baker Street, as well as a small enclosed paddock to the north, adjoining SanTERS Lane, which is screened from the rest of the sub-area due to a thick, mature treeline.</p> <p>The sub-area is semi-urban in character due the presence of existing built form, and its close physical linkage and intervisibility with the edge of settlement, with views onto residential development along Sanders lane. The southern part of the sub-area however has a more rural character, due to limited visual links to the settlement as a result of dense woodland. The intermittent treeline to the south, combined with flat topography, allows for longer views into the surrounding countryside.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a small, less essential part of the overall gap between Potters Bar and the Greater London Built-Up Area, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area performs more weakly against Purpose 3, forming an already developed part of the wider Parcel, comprising the Dame Alice Owen's School and dispersed residential development, with strong physical and visual links to the built form of Potters Bar.</p> <p>SA-13 directly adjoins SA-15 to the east, SA-14 to the north-east, SA-11 to the north-west and SA-12 to the west, all located within Parcel 35. Due to the scale of the sub-area within the relatively narrow swathe of countryside between Potters Bar and the M25 to the south, its removal in isolation would likely impact the performance of some adjacent sub-areas against Purpose 3, contributing to a sense of enclosure, particularly for SA-15 which would be almost entirely surrounded by built form. However, if SA-13 and SA-15 were to be considered together as part of a wider strategic area the impact upon the wider Green Belt would be minimal due to the limited contribution of these areas collectively to Purposes 1 and 2, and the relative sense of visual and physical containment of this broader area from the wider Green Belt to the west and south. There are some visual linkages to the wider countryside to the west within SA-12, thus if SA-13 is removed from the Green Belt in combination with SA-15 there may be some localised impacts upon the visual openness and sense of rurality of this adjoining area. However, the interface between these sub-areas is already subject to urbanising influences as a result of existing built-form at Dame Alice Owen's School.</p> <p>If removed in combination with SA-12, this release is likely to alter the performance of the wider strategic Green Belt, diminishing the largely rural character of the wider Green Belt to the north and south-west, and contributing to the perceptual coalescence between Potters Bar and the washed over village of South Mimms</p> <p>Assuming the sub-area could only be considered in combination SA-15, collectively these sub-areas do not play a fundamental role with respect to the wider Green Belt Parcel, and if released are unlikely to harm the performance of the wider strategic Green Belt. It is noted that the southern and western boundaries would require strengthening.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - SanTERS Lane to the north-east; and - A small section of Dugdale Hill Lane to the north-west. <p>The outer boundaries are formed of durable features, including:</p> <ul style="list-style-type: none"> - SanTERS Lane to the north-east; - Baker Street to the east; and - Sawyers Lane to the south-west. <p>Assuming the sub-area could only be considered in combination with SA-14, SA-16 and SA-15, if released in combination the sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, comprising readily recognisable roads that are likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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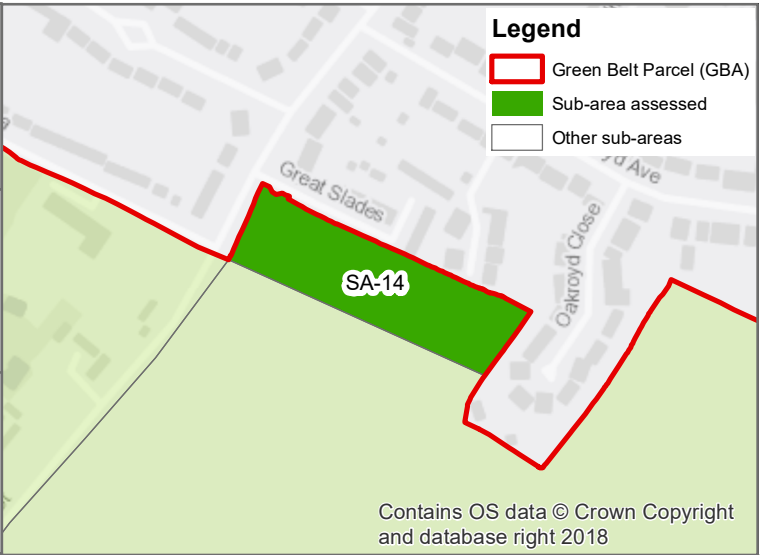
Site Photos



Photograph 1 View of SA-13 facing south-west from SanTERS Lane, showing view of horse paddock.



Photograph 2 View of SA-13 facing east from the western boundary, showing view of Dame Alice Owen's Secondary School

Sub-area	SA-14	
Area (ha)	1.14	
Green Belt Parcel (GBA)	35	



Description	<p>The sub-area is located to the south of Potters Bar. It is bounded by Baker Street to the west, low-lying, intermittent hedgerow to the south, and a mature hedgerow and backs of residential properties from Oakroyd Close to the east. To the north, the sub-area is partly bounded by Great Slades Lane, and partly by backs of residential properties along Kingsland. The northern boundary of the sub-area directly adjoins Potters Bar.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its small scale and relatively enclosed location, the sub-area does not provide a discernible contribution to the separation of settlements.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 32% of the sub-area is covered by built form. The west of the sub-area comprises the Pope Paul Catholic Primary School, along with associated car parking and playgrounds. The eastern part of the sub-area consists of a playing field, which although free of built-form has an urban, managed feel. The sub-area is urban in character, and has a sense of physical containment as a result of adjacent residential development, which wraps around to the west, north and east. Visual links to residential properties on Baker Street to the east are a further urbanising influence. As a result of the low, intermittent hedgerows along the southern boundary, there are some visual links to the wider open countryside.</p> <p>Overall, the sub-area has an urban character.</p>	0
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purpose 1, but more weakly against Purpose 2, making no discernible contribution to separation. The sub-area also performs more weakly against Purpose 3, comprising a semi-urban part of the wider Parcel, comprising the Pope Paul Catholic School and associated parking, along with direct visual links to the settlement. In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-14 directly adjoins SA-15 to the south, also located within Parcel 35. Due to the existing built form within the sub-area, its removal is unlikely to impact the performance of SA-15 against Purpose 3. It is noted however that the southern boundary of SA-14 is formed of a low hedgerow, and therefore there could be some visual links to the built form from the western part of the SA-15.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and if released in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Great Slades Lane and backs of residential properties and gardens surrounding the Kingsland Road to the north; - Backs of residential houses from Oakroyd Close to the east; and - Bakers Street to the west. <p>The outer boundary of the sub-area is weaker, formed of a low-lying intermittent hedgerow. If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary, formed of a dispersed hedgerow. This would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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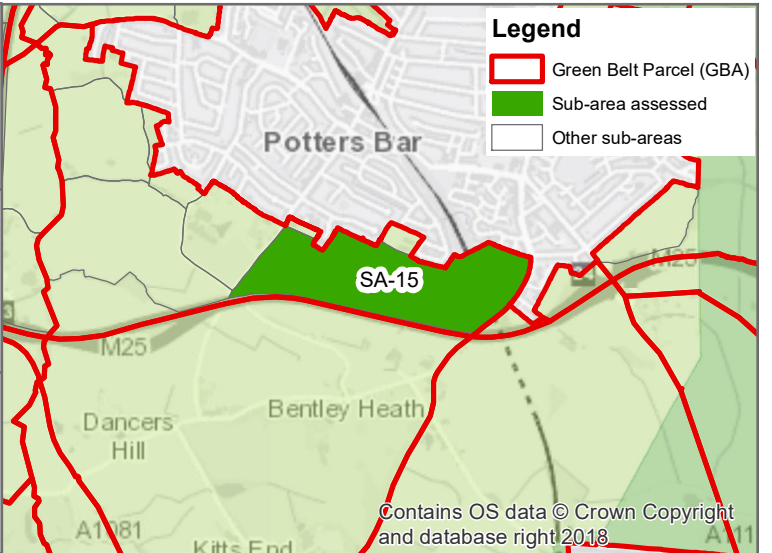

Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-14 facing south-west from Great Slades Lane, showing views of the Pope Paul Catholic Primary School.

Sub-area	SA-15	
Area (ha)	65.32	
Green Belt Parcel (GBA)	35	
		
Description	<p>The sub-area is located to the south of Potters Bar. It is bounded by the M25 to the south, Barnet Road (A1000) to the east and Baker Street to the west. To the north, the sub-area is predominantly bounded by backs of residential properties on Oakroyd Avenue, Oakroyd Close, Sunnysbank Road and Ashwood Road, while a small part is bounded by the hedge/tree-lined edges of Pope Paul Catholic Primary School and a disused school (on Field View Road). The northern boundary of the sub-area directly adjoins Potters Bar.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and the Greater London Built-Up Area, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. The sub-area is bounded by the M25 to the south, providing an additional physical and visual buffer which would prevent the perceptual coalescence of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area is comprised of agricultural fields, with dispersed trees throughout, and electricity pylons located to the south. The scale and openness of the sub-area, and the absence of built form, contributes to a strong sense of rurality, however there are distinctions throughout the sub-area, due to differing perceptual connections.</p> <p>Although adjacent built form wraps around the sub-area to the north and east, the rising topography to the east, and raised land surrounding the train tunnel screens long views to the settlement adjoining Barnet Road from the majority of the site. The north-east part of the sub-area has a particularly strong sense of containment due to direct visual links to built form on three sides. The western part of the sub-area has a more rural character, with longer views into the adjoining open countryside to the west, as a result of low-lying, intermittent hedgerow along Baker Street.</p> <p>Although the sub-area has a predominantly rural character, there are a number of urbanising influences along its fringes. Due to the low-lying, intermittent hedgerow along the northern boundary adjoining Potters Bar, there are strong visual links to the settlement. From the highest point of the sub-area in the east, there are visual links to the M25 to the south, and views of the railway track to the north, limiting the overall sense of rurality. The raised embankment along the M25, along with hedgerow and dispersed mature trees, screens the majority of the site from visual links with the motorway, and the wider countryside to the south.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a less essential part of the overall gap between Potters Bar and the Greater London Built-Up Area, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area performs more weakly against Purpose 3, with a largely rural character as a result of its scale, openness and connection to the wider countryside. It was however noted that there are a number of urbanising influences, as the sub-area forms a particularly enclosed part of the wider Parcel, located between the built form of Potters Bar to the north and east, and the M25 to the south.</p> <p>SA-15 directly adjoins SA-14 and SA-16 to the north, and SA-13 to the west, all located within Parcel 35. The removal of the sub-area in isolation would likely diminish the contribution of SA-13 to Purpose 3, enclosing it on two sides with built form. Similarly, SA-14 and SA-16 would become fully enclosed by built form.</p> <p>Assuming the sub-area would be considered in combination with SA-13, SA-14 and SA-16, these sub-areas do not play a fundamental role in relation to the wider Parcel, comprising the more enclosed part due to its location between the M25 and the settlement edge. It is unlikely that if released sub-areas would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Regularised backs of residential properties on Oakroyd Close, Sunnybank Road and Ashwood Road to the north; and - Hedgerow and treeline edge of the Pope Paul Catholic Primary School to the north-east. <p>The outer boundary of the sub-area is comprised of the M25 to the south, forming a durable and permanent feature.</p> <p>Assuming the sub-area could only be considered in conjunction with SA-13, SA-14 and SA-16, if released in combination these sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, formed of the M25.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 Views of SA-15 facing south-west from the northern boundary, showing views of agricultural fields.



Photograph 2 Views of SA-15 facing east from the northern boundary, with views of agricultural fields and raised eastern topography

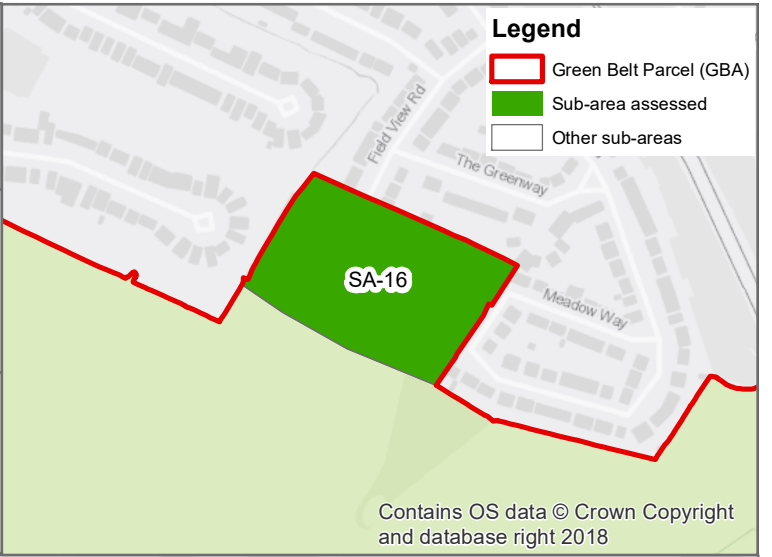

Site Photos



Photograph 3 View of SA-15 facing east from Bakers Street, showing view of open agricultural fields with dispersed trees and electricity pylons.



Photograph 4 View of SA-15 facing south-east from northern boundary, showing view of open agricultural fields with rising topography and electricity pylons.

Sub-area	SA-16	
Area (ha)	2.92	
Green Belt Parcel (GBA)	35	
		
Description	<p>The sub-area is located to the south of Potters Bar. It is bounded by a small access road and backs of residential properties along The Greenway to the north, Sunnybank Road and backs of houses to the east, and a mature hedgerow to the south. To the west, the sub-area is bounded by a mature treeline and backs of residential properties along Oakroyd Avenue. The northern, eastern and western boundaries of the sub-area directly adjoin Potters Bar.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its sense of enclosure within the built-up area of Potters Bar, and its relatively small scale, it is considered that the sub-area does not provide a discernible contribution to the separation of settlements.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 28% of the sub-area is covered by built form. The eastern part of the sub-area comprises a low density structure (the Park Education Support Centre), and disused school buildings, along with car parking and hard standing. The western part of the sub-area consists of the former playing fields, however due to the treeline to the south there are limited views into the wider countryside. Furthermore, rising topography to the south of the sub-area creates a strong visual connection with Potters Bar to the north, east and west, creating a sense of both physical and visual enclosure. There are strong urbanising influences from the surrounding built form, and a railway line to the north-east.</p> <p>Overall, the sub-area has an urban character.</p>	0
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	35	0	1	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (35) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small, less essential part of the gap between Potters Bar and Greater London. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising large, open arable fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 4, and more weakly against Purpose 2, as a result of its sense of enclosure within the built-up area of Potters Bar, and its relatively small scale, it makes no discernible contribution to separation. The sub-area performs more weakly against Purpose 3, comprising substantial built form, along with car parking and hard standing, with strong functional and visual links to the settlement.</p> <p>SA-16 directly adjoins SA-15 to the south, also located within Parcel 35. Due the existence of built form within the sub-area, its removal is unlikely to substantially alter the performance of SA-15 against Purpose 3, particularly as the rising topography to the south of the sub-area limits visual and perceptual connections with the wider countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - A small access road and backs of residential properties to the north; and - Sunnybank Road and backs of houses to the east. <p>To the west, the inner boundary is weaker, formed of irregular backs of residential properties along Oakroyd Avenue, and a treeline. The outer boundary of the sub-area is also formed of softer features, comprising a mature hedgerow. If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary, formed of a mature hedgerow. This would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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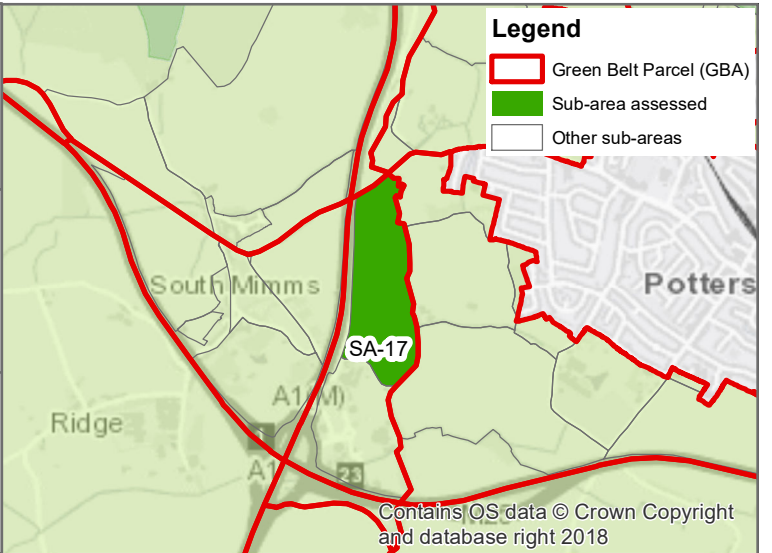

Site Photos



Photograph 1 View of SA-16 facing south-west from the northern boundary, showing views of the disused school and adjoining car park.



Photograph 2 View of SA-16 facing west from the edge of the car park, showing views of the former playing fields and western treeline boundary.

Sub-area	SA-17	
Area (ha)	31.39	
Green Belt Parcel (GBA)	36	
		
Description	<p>The sub-area is located to the east of Potters Bar, and west of South Mimms. It is bounded by Swanland Road, a mature treeline and the A1(M) to the west, Wash Lane to the south, Cecil Road to the north, and Mimms Brook to the east. The sub-area does not directly adjoin a settlement.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Potters Bar and Borehamwood, and Potters Bar and Shenleybury, contributing to the overall scale and openness of the gap between settlements. The sub-area also plays a role in maintaining physical and perceptual distances with the washed over villages of South Mimms and Ridge. It is noted that the A1 Motorway provides an additional buffer to merging.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. The sub-area comprises agricultural fields to the south, with a farm house located to the south, bordering Wash Lane. The northern part of the sub-area consists of a solar farm, which is not reflected in the percentage of built form calculated in the sub-area. There are two dispersed internal treeline boundaries, and a small access road, dividing the site horizontally into four fields. Due to the dense, mature treeline boundary to the south-west of the sub-area, there are no visual links to the industrial park to the south. The rising topography to the north, combined with the mature treeline along the eastern boundary interrupts long views towards the wider countryside, resulting in a sense of visual containment. Although the sub-area is largely rural, there are a number of urbanising influences. From the eastern part of the sub-area, there are some visual links of the solar panel farm to the north, and views to the A1(M) to the west, diminishing the overall sense of rurality.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (36) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar, Borehamwood and Shenley, which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 with a mixed character, comprising open arable fields to the north and built forms and hard standing to the south. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a small part of the less essential gap between Potters Bar and Borehamwood, and Potters Bar and Shenleybury, which is of sufficient scale and openness that the settlements are unlikely to merge. The sub-area also performs similarly to the wider Parcel against Purpose 3, comprising open agricultural fields, with some urbanising influences from the A1 (M) Motorway to the west, and in line with the wider Parcel does not meet Purpose 4.</p> <p>SA-17 directly adjoins SA-18 to the south, also located within Parcel 36. The sub-area also adjoins SA-8 to the north-east, SA-9 to the east and SA-12 to the south-east, all located within Parcel 35. The removal of SA-17 in isolation would likely impact the performance of surrounding sub-areas against Purpose 3, particularly SA-8 and SA-9 which would become almost entirely enclosed by built form. Its release would have less of an impact on the performance of SA-18, which is already urban in character and comprised of industrial uses. The release of the sub-area is likely to strengthen the performance of SA-20 against Purpose 2, which would play a more critical role in maintaining physical and perceptual distance from the washed over villages of South Mimms and Ridge.</p> <p>Due to the washed over nature of South Mimms, the release of the sub-area in isolation would create a 'hole' in the Green Belt. Assuming the sub-area is considered in combination with surrounding SA-8, SA-9 and SA-10, these sub-areas could increase the sense of enclosure to SA-12, which would become enclosed by built form to the north and north-west. Although the sub-areas are contained between the A1(M) and the settlement, their potential release would encourage outward sprawl into an open and sensitive part of the countryside, and would reduce physical and perceptual distance with the washed over settlement of South Mimms.</p> <p>Overall, the sub-area does play a fundamental role with respect to the wider Parcel, and if released in isolation or in combination with surrounding sub-areas, is likely to harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - A mature treeline and Swanland Road to the west; - Wash Lane to the south; - Cecil Road to the north; and - Mimmshall Brook to the east. <p>Assuming the sub-area could only be considered in conjunction with SA-8, SA-9 and SA-10, if released in combination these sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, formed of Mutton Lane / Cecil Road (B556) to the north, Swanland Road to the west and Bridgefoot Lane, Wash Lane and the Mimmshall Brook to the south.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-17 facing east from Wash Lane, showing view of open agricultural fields.



Photograph 2 View of SA-17 facing east from Wash Lane, showing views of tree belt and footpath along the south-eastern boundary.

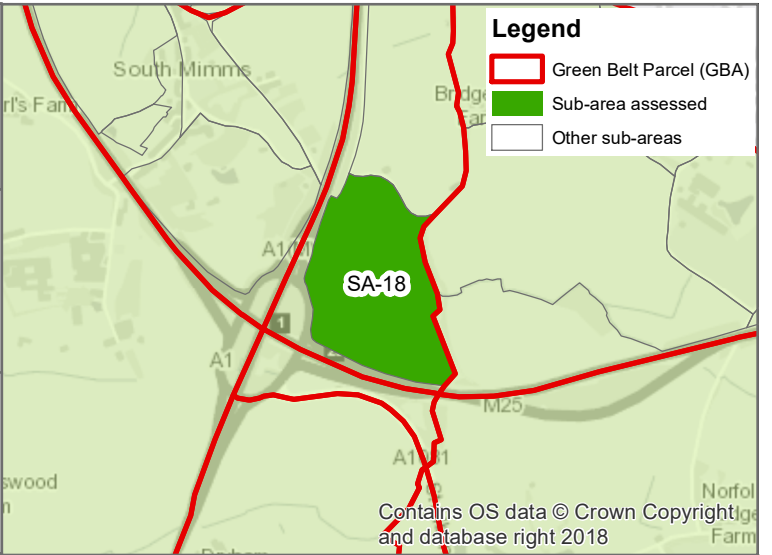
Site Photos

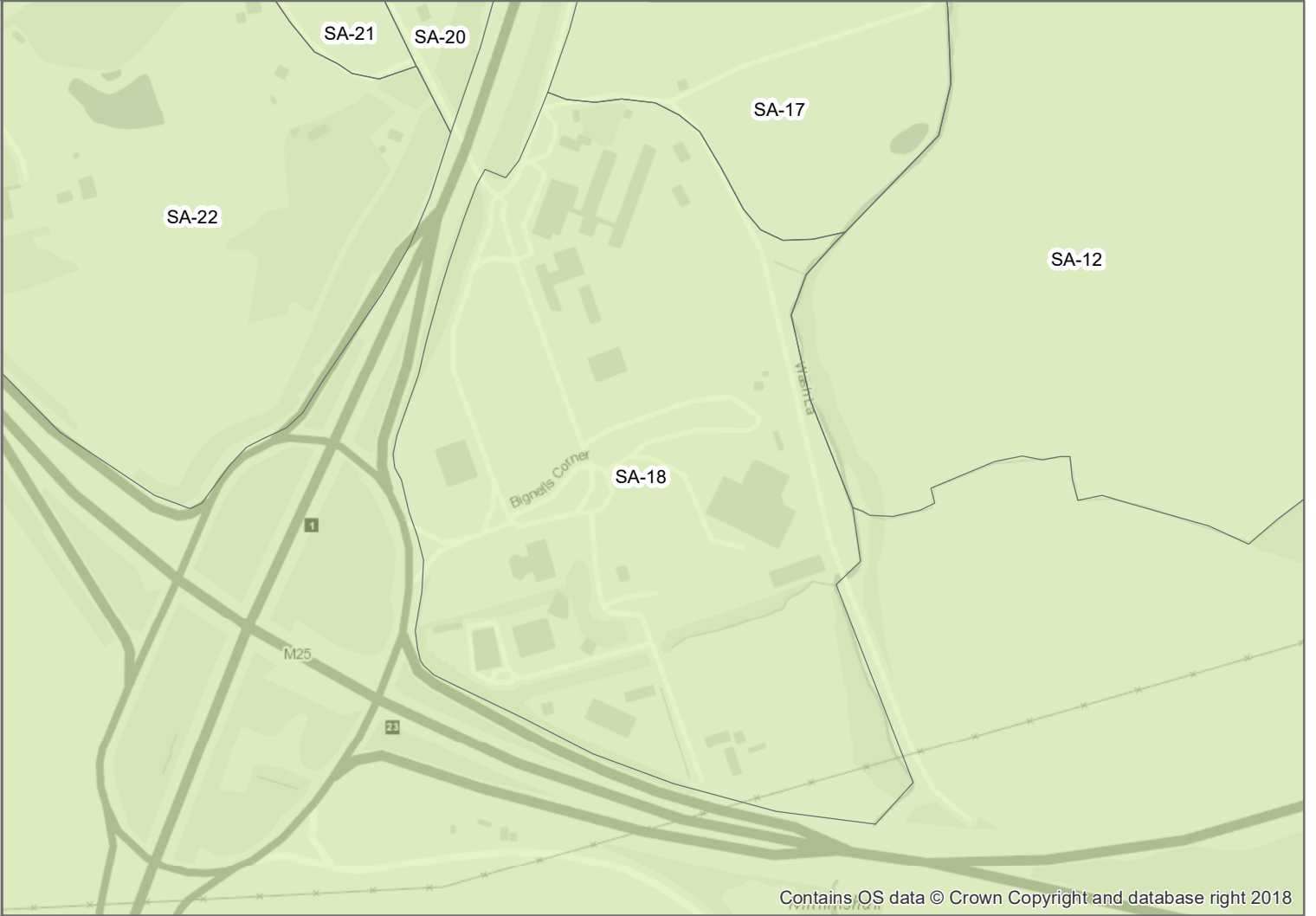


Photograph 3 View of SA-17 facing north from Wash Lane, showing open agricultural fields with rising topography to the north.



Photograph 4 View of SA-17 facing north-west from Wash Lane, showing open agricultural fields with eastern mature treeline boundary.

Sub-area	SA-18	
Area (ha)	26.75	
Green Belt Parcel (GBA)	36	



Description	<p>The sub-area is located to the south-east of South Mimms, and to the south-west of Potters Bar. It is bounded by Wash Lane to the north and east, the A1(M) slip road to the west, and the M25 to the south. The sub-area does not directly adjoin a settlement.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its relatively small scale in the context of the wider Green Belt, its location 'sandwiched' between the A1(M) and M25 motorways, and its limited contribution to the openness of the Green Belt, it is considered that the sub-area does not provide a contribution to the gap.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 46% of the sub-area is covered by built form. The sub-area comprises an industrial estate, with a range of uses including a car park, garages, petrol station and other small businesses. The distribution of the built form is spread evenly across the entirety of the sub-area, apart from the south-eastern corner. It also contains a dense network of road infrastructure, consisting of Swanland Road, Bignells Corner and a roundabout adjoining the St Albans Road. There is a small contained field in the south-eastern corner of the sub-area, comprising residential properties, sheds and electricity pylons located to the south. While thick tree buffers along the southern and western boundaries of the sub-area screen direct visual links to adjacent motorways (A1(M) and M25), the distribution of built form throughout, combined with the mature, intermittent treeline boundaries also limit intervisibility with the surrounding countryside, thus contributing to a sense of containment and isolation from the wider Green Belt.</p> <p>Overall, the sub-area has an urban character.</p>	0
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	36	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (36) which was identified as performing weakly against Purposes 1 and 2, as it is not at the edge of a large built-up area, and forms a small part of the less essential gap between Potters Bar, Borehamwood and Shenley, which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 with a mixed character, comprising open arable fields to the north and built forms and hard standing to the south. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 4, but more weakly against Purpose 2; as a result of its small scale it makes no discernible contribution to separation. The sub-area performs more weakly against Purpose 3, forming a particularly urban and developed part of the wider Parcel, resulting in a sense of containment and isolation from the wider Green Belt.</p> <p>SA-18 directly adjoins SA-17 to north (also located in Parcel 36), and SA-12 to the east, located in Parcel 35. Due to the existing urban nature of the sub-area and extensive built form, its release in isolation is unlikely to substantially alter the performance of surrounding sub-areas against Purpose 3. Its release could however strengthen the performance of SA-22 and SA-21 against Purpose 2, which would play a more significant role in maintaining physical and perceptual distance with the washed over villages of South Mimms and Ridge.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Green Belt, and its release in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement. The outer boundaries are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Wash Lane to the north and east; - The A1(M) slip road to the west; and - M25 to the south. <p>If released, the sub-area would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-18 facing south from centre of site, showing view of South Mimms services.



Photograph 2 View of SA-18 facing south from centre of site, showing view of South Mimms services.

Site Photos



Photograph 3 View of SA-18 facing east from the western boundary, showing view of Premier Inn located in the north of the sub-area.



Photograph 4 View of SA-18 facing south from Wash Lane, showing view of access road forming the eastern boundary.

Sub-area	SA-19	
Area (ha)	11.16	
Green Belt Parcel (GBA)	42	



Description	<p>The sub-area is located to the north-east of South Mimms. It is bounded by the A1 (M) to the east, Cecil Road (B556) to the south, backs of residential houses along Brookside/Gowar Field to the west, and a dispersed treeline to the north. The sub-area directly adjoins the washed over village of South Mimms to the south-west. The western boundary of the sub-area directly adjoins the washed over part of South Mimms.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a gap between any settlements and makes no discernible contribution to the separation. However, it could play a role in maintaining the physical and perceptual distance between Potters Bar and the washed over village of South Mimms.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area is formed of arable fields with dispersed trees creating an internal boundary. The south-western part of the sub-area has a particularly strong sense of containment as it abuts directly on to South Mimms, and is bounded by St Albans Road to the south-west and Cecil Road (B556) to the south. This part of the sub-area has a number of urbanising influences, including direct visual links with residential built form surrounding Brookside in South Mimms to the north and east, and visual links to Cecil Road to the south.</p> <p>The sub-area opens up to the east, with long views to open countryside looking north from Cecil Road onto fields and wooded areas, which are clearly visible due to the raised topography. As a result of the rising topography to the north, there are long views into the wider countryside, showing raised hills and woodland, creating a sense of openness and rurality. Although Cecil Road acts as an urbanising influence, the low-lying and dispersed hedgerow results in long views into the wider countryside to the south.</p> <p>In the northern part of the sub-area, the intermittent treeline eastern boundary results in strong visual links to the A1 Motorway, which acts as an urbanising influence, and diminishes the overall sense of rurality.</p> <p>Overall the sub-area is largely rural in character due to strong visual and perceptual connection to the wider countryside, however the south-western section has a more semi-urban character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	42	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (42) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming a significant part of the wider gap between the non-Green belt settlements of London Colney, Potters Bar, Brookmans Park, Welham Green and Hatfield. The Parcel scored strongly against Purpose 3 due to its strong rural character throughout, consisting of arable farming fields. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 4, and more weakly against Purpose 2 as it does not provide a gap between any settlements and makes no discernible contribution to separation. The sub-area performs more weakly against Purpose 3 to the wider Parcel. Although SA19 is comprised of arable fields with long views to the wider countryside, it has a number of urbanising influences which slightly diminish the overall sense of rurality.</p> <p>SA-19 directly adjoins SA-26 to the north, also located within Parcel 42, and SA-20 to the south and SA-21 to the west, both located within Parcel 40. Due to the washed over nature of South Mimms, the release of the sub-area in isolation or in combination with surrounding sub-areas would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset South Mimms, then further consideration could be given to the removal of this area. The release of SA-19 in isolation is likely to impact the performance of surrounding sub-areas against Purpose 3, particularly as the weaker northern boundary creates strong intervisual links with SA-26. Although the sub-area is bounded by the Cecil Road to the south, the lack of treeline boundary creates long visual links into SA-20, which would create a strong sense of enclosure. Its removal would also strengthen the role of SA-20 in maintaining physical and perceptual distance between Potters Bar and the washed over village of South Mimms.</p> <p>Assuming the south-western arm of the sub-area is considered in combination with SA-20, SA-21, and SA-22, their removal is unlikely to harm the integrity of the wider strategic Green Belt, particularly as the surrounding sub-areas have all experienced encroachment, and the A1(M) and M25 limit physical and visual links with the wider countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are predominantly readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - A1(M) to the east; - Cecil Road (B556) to the south; and - Regularised backs of houses to the west. <p>The northern boundary is formed of softer features, comprising a dispersed treeline.</p> <p>Assuming the sub-area could only be considered in combination with surrounding sub-areas SA-20, SA-21 and SA-22, if released in combination these sub-areas would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary, formed of the A1(M). Alternatively, if only the far western area is released, this would result in a weaker boundary than the existing inner Green Belt boundary, formed of a low hedgerow and intermittent tree belt. This boundary would require strengthening to ensure it is readily recognisable and likely to be permanent, and in order to restrict views to the wider Green Belt to the east.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but western part makes a less important contribution to the wider strategic Green Belt. Western part is recommended for further consideration.
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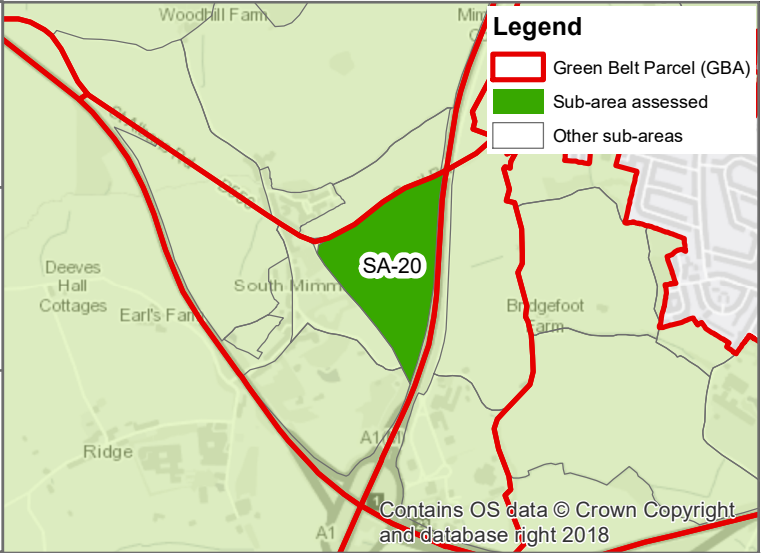
Site Photos




Photograph 1 View of SA-19 facing north-east from Cecil Road, showing view of arable fields and dispersed mature trees.



Photograph 2 View of SA-19 facing north from Cecil Road, showing view of arable fields with rising topography to the north, and longer views into the wider countryside.

Sub-area	SA-20	<div><div><div></div><div></div><div></div></div><div><div>Green Belt Parcel (GBA)</div><div>Sub-area assessed</div><div>Other sub-areas</div></div></div>  <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	23.23	
Green Belt Parcel (GBA)	40	



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Description	The sub-area is located to the east of South Mimms, and to the west of Potters Bar. It is bounded by the A1 (M) to the east, St Albans Road to the west, and Cecil Road (B556) to the north. The sub-area does not directly adjoin a settlement.
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its size and location in relation to the wider Green Belt, and the existence of built form along St Albans Road to the west, it is considered that the sub-area makes no discernible contribution to separation between settlements, particularly as the A1 to the east provides an additional buffer to merging. It could however play a role in maintaining the perceptual distance between Potters Bar and the washed over villages of South Mimms.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area comprises arable fields to the north, with residential development around St Giles Avenue located in the south-west. There are also two dwellings located at the southern tip of the sub-area, with dense woodland adjoining the St Albans Road along the south-western edge. Due to the low-lying hedgerow along either side of Cecil Road, there are strong visual links to built form within South Mimms to the north-west, from the northern part of the sub-area. The southern part of the sub-area has a sense of enclosure due to the dense woodland. The rising topography to the south-east interrupts long views into the wider countryside, however there is a strong connection to the countryside to the north of the sub-area, due to raised woodlands in the distance. There are however a number of urbanising influences, including the built form within the sub-area, and visual links to the surrounding roads, diminishing the overall sense of rurality.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (40) which was identified as performing weakly against Purposes 1 and 2 as it is not at the edge of a distinct large built-up area and forms a less essential gap between Potters Bar, Shenley, Borehamwood and Greater London (Chipping Barnet/ High Barnet), which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 due to the presence of piecemeal development and the urbanising influences of the M25 and A1 Motorway. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2 as it is not at the edge of a large built-up area and makes a limited contribution to separation, due to size and location immediately west of the A1 motorway. The sub-area also performs similarly against Purpose 3, overall possessing a largely rural character, with the overall rurality diminished by built form to the south, and in line with the wider Parcel does not meet Purpose 4.</p> <p>SA-20 directly adjoins SA-21 to the west, SA-22 to the south and SA-19 to the north. Due to the washed over nature of South Mimms, the release of the sub-area in isolation or in combination with surrounding sub-areas would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset South Mimms then further consideration could be made. As a result of the intermittent nature of the western treeline boundary the release of SA-20 in isolation is likely to reduce the contribution of SA-21 to Purpose 3, creating a sense of enclosure and reducing connection with the wider countryside. Similarly, the release of SA-20 would result in a strong sense of enclosure for SA-19 due to the strong visual links over the B556 road to the north.</p> <p>The release of the western part of the sub-area, in combination with surrounding SA-19, SA-21 and SA-22, is unlikely to alter the performance of the wider Green Belt, particularly as SA-20 and SA-21 have already experienced encroachment. The A1(M) to the east is a strong physical and visual buffer to the east would limit the scale of harm to the openness of the wider countryside. Similarly, the enclosed character of SA-22, with the dense hedgerow and woodland to the west, would limit urbanising influences to the wider countryside. It is however noted that there are longer views to the north of SA-19, which would require the northern boundary to be strengthened. This combined release could also reduce the perceptual distance between Potters Bar and the washed over settlement of South Mimms.</p> <p>Overall, the north-western part of the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in combination with surrounding sub-areas would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are formed of readily recognisable features that are likely to be durable, comprising:</p> <ul style="list-style-type: none"> - A1(M) to the east; - St Albans Road to the west; and - Cecil Road (B556) to the north. <p>Assuming the sub-area could only be considered in combination with SA-19 and SA-21, if released in combination the sub-areas would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent. Alternatively, if only the far north-western area is released, this would result in a weaker boundary than the existing Green Belt boundary, formed of a field boundary. This boundary would require significant strengthening to ensure it is readily recognisable and likely to be permanent, and in order to restrict views to the wider Green Belt to the east.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but western part makes a less important contribution to the wider strategic Green Belt. Western part is recommended for further consideration.
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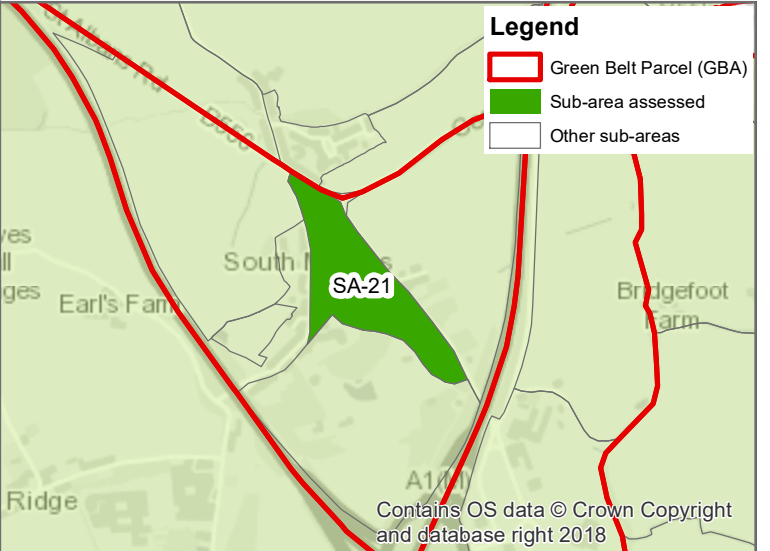
Site Photos



Photograph 1 View of SA-20 facing east from Cecil Road, showing arable fields, dispersed trees and longer views to the wider countryside.



Photograph 2 View of SA-20 facing south from Cecil Road, showing view arable fields with rising topography to the south-east.

Sub-area	SA-21	 <div>Legend</div> <div><div></div> Green Belt Parcel (GBA)</div> <div><div></div> Sub-area assessed</div> <div><div></div> Other sub-areas</div>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its size and location in relation to the wider Green Belt, it is considered that the sub-area makes no discernible contribution to the separation of settlements, particularly as the A1 to the east provides an additional buffer to merging with Potters Bar. Due to the limited visual links to the south, it is also considered the sub-area will play a limited role in maintaining perceptual distance with the washed over village of Ridge.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 10% of the sub-area is covered by built form. The built form is predominantly concentrated in the northern part of the sub-area, comprising the Saint Giles Parish Church, The White Heart Pub, the St Giles Church of England Primary School and associated playing field, and residential dwellings along Blanche Lane. Due to the range of built form, and dispersed woodland around Saint Giles Parish Church, the northern part of the sub-area has a sense of enclosure. It is however noted that there are longer vistas into the surrounding countryside facing east from the school playing fields, due to intermittent treeline boundary. The sub-area physically abuts South Mimms, with strong urbanising influences from the built form as a result of the dispersed treeline along Blanche Lane. The southern part of the sub-area is comprised of an overgrown field, with a thick tree belt separating it from the school and playing fields. Although there is no built form within the southern part of the sub-area, the dense woodland to the centre, combined with a thick treeline and hedgerow along the eastern and western boundaries creates a sense of enclosure, and limits visual links with the wider countryside.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (40) which was identified as performing weakly against Purposes 1 and 2 as it is not at the edge of a distinct large built-up area, and forming the less essential gap between Potters Bar, Shenley, Borehamwood and Greater London (Chipping Barnet/ High Barnet), which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 due to the presence of piecemeal development and the urbanising influences of the M25 and A1 Motorway. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, making a limited contribution to separation between settlements due to its size and location in relation to the wider Green Belt. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area performs more weakly against Purpose 3 compared to the wider Parcel, comprising substantial built form to the north with strong physical and visual links to the washed over village of South Mimms.</p> <p>SA-21 directly adjoins SA-22 to the south, SA-20 to the east and SA-24 to the north-west, all located within Parcel 40. To the north-east, the sub-area adjoins SA-19, located in Parcel 42. Due to the washed over nature of South Mimms, the release of the sub-area in isolation or in combination with surrounding sub-areas would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset South Mimms, then further consideration could be made. The release of the sub-area in isolation is likely to impact the performance of surrounding sub-areas against Purpose 3, particularly the western part of the SA-19 which would become almost fully enclosed by built form. Due to the long views to the east behind St Giles Church of England Primary School, the release of the sub-area would act as a further urbanising influence on SA-20.</p> <p>Assuming the sub-area would be considered in combination with SA-20, SA-19 and SA-22, its release is unlikely to alter the performance of the wider Green Belt, particularly as SA-20 and SA-21 have already experienced encroachment. The A1(M) to the east provides a durable boundary feature which would limit physical and visual links to the wider countryside. Similarly, the enclosed character of SA-22, with the dense woodland to the west, would limit urbanising influences on the wider countryside. It is however noted that there are longer views to the north of SA-19, which would require the northern boundary to be strengthened. This combined release could also reduce the perceptual distance between Potters Bar and the washed over settlement of South Mimms.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in combination with surrounding sub-areas would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are formed of readily recognisable features that are likely to be durable, comprising:</p> <ul style="list-style-type: none"> - St Albans Road (B556) to the north and east; - Blanche Lane to the west; and - New Road and Greyhound Lane to the south. <p>If released, the sub-area would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-21 facing north-east from Blanche Lane, showing view of St Giles Church of England Primary School.



Photograph 2 View of SA-21 facing east from St Giles Church of England Primary School, showing school playing fields and the eastern hedgerow boundary.

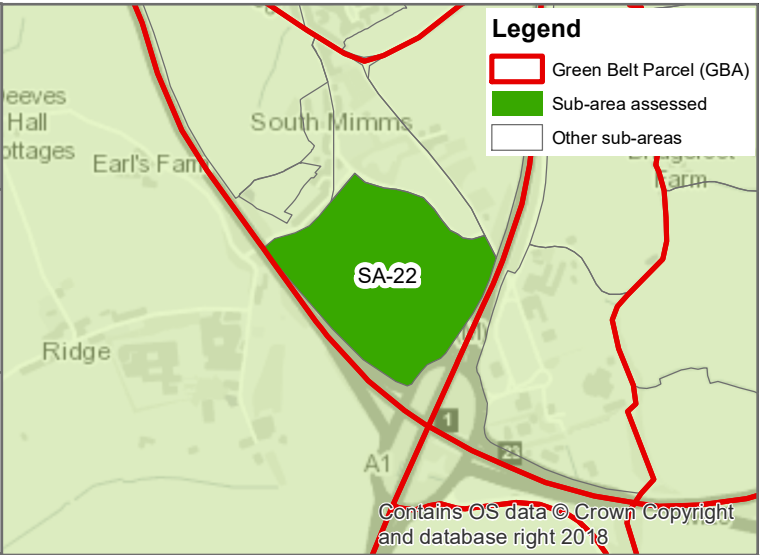
Site Photos

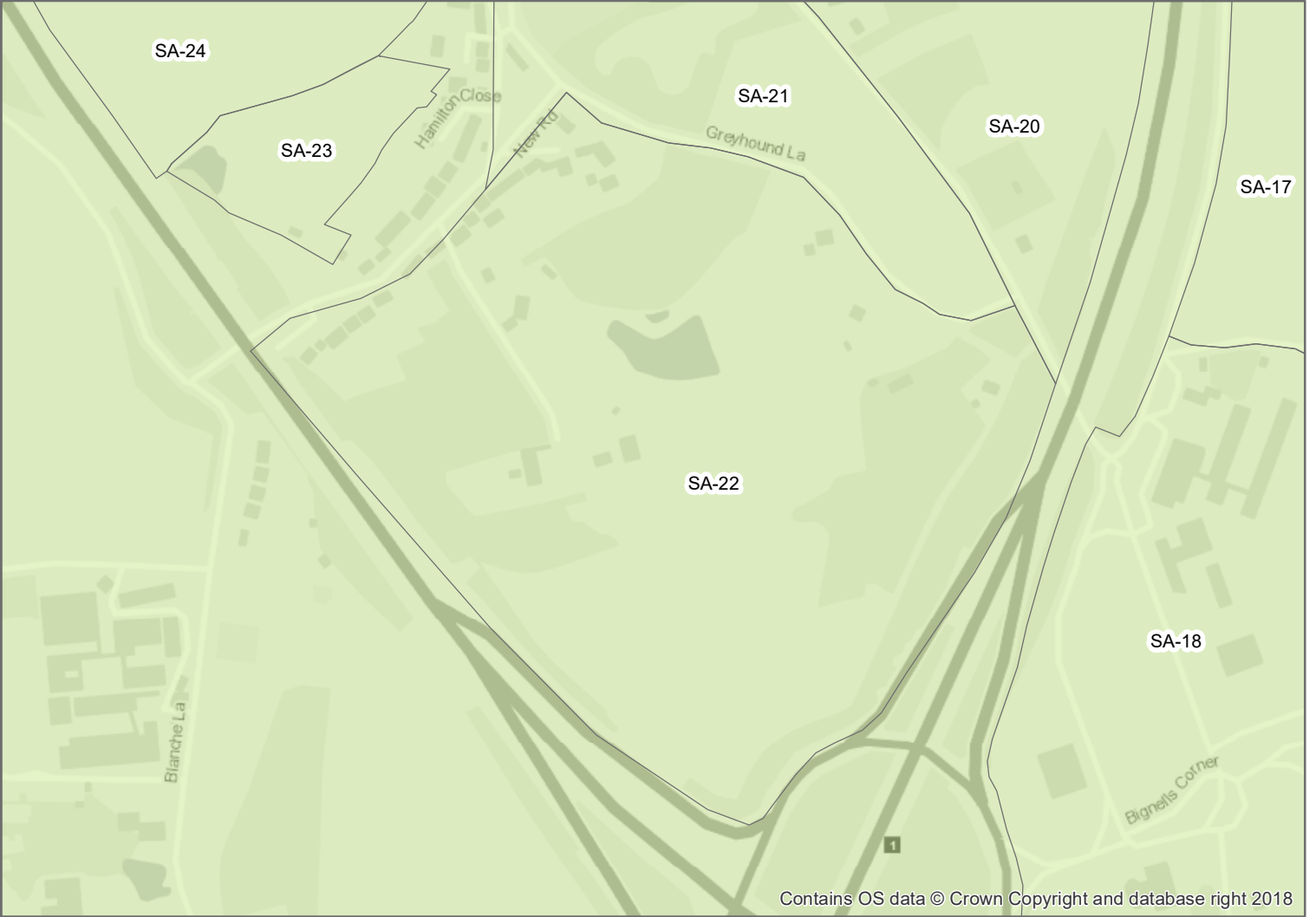


Photograph 3 View of SA-21 facing west from the St Albans Road, showing the White Hart pub, and longer views to the open countryside beyond.



Photograph 4 View of SA-21 facing north-east from Blanche Lane, showing view of St Giles Parish Church and adjoining graveyard.

Sub-area	SA-22	
Area (ha)	25.05	
Green Belt Parcel (GBA)	40	



Description	<p>The sub-area is located to the south of South Mimms. It is bounded by Blanche Lane and New Road to the north-west, Greyhound Lane to the north-east, and the M25 London Orbital Motorway to the west. To the south-east, the sub-area is bounded by the A1 (M), and a small section of the St Albans Road to the east. The north-western boundary of the sub-area directly adjoins South Mimms.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its size and location in relation to the wider Green Belt, it is considered that the sub-area makes no discernible contribution to the separation of settlements, particularly as the A1 to the east provides an additional buffer to merging with Potters Bar. It does however play some role in maintaining the physical and perceptual gap between Potters Bar and the washed over village of South Mimms.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 4% of the sub-area is covered by built form. The built form is predominantly concentrated in the northern part of the sub-area, comprising residential development along Blanche Lane and New Road, and dispersed dwellings to the east along Greyhound Lane. The extensive encroachment to the north and the industrial uses to the centre of the site comprising storage and yard uses contributes to a semi-urban character.</p> <p>The western part of the sub-area is comprised of dense woodland, adjoining the public footpath running north to south, creating a strong sense of containment, and limiting visual links with the wider sub-area and surrounding countryside. To the east, the sub-area is comprised of open fields, residential gardens and dispersed hedgerow.</p> <p>Due to the dense hedgerow along the southern, eastern and western boundaries, there are limited visual links with A1(M), M25 and surrounding countryside. Similarly, there is limited intervisibility with adjoining sub-areas to the north as a result of the mature treeline along Greyhound Lane.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (40) which was identified as performing weakly against Purposes 1 and 2 as it is not at the edge of a distinct large built-up area, and forms a less essential gap between Potters Bar, Shenley, Borehamwood and Greater London (Chipping Barnet/ High Barnet), which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 due to the presence of piecemeal development and the urbanising influences of the M25 and A1(M). The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, as the size and location of the sub-area in relation to the wider Green Belt limits its contribution to maintaining separation between settlements. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area performs more weakly against Purpose 3 than the wider Parcel due to the presence of extensive encroachment in the northern part and limited visual links to the surrounding wider Green Belt.</p> <p>SA-22 directly adjoins SA-21 and SA-20 to the north and north-east, both located within Parcel 40. Due to the washed over nature of South Mimms, the release of the sub-area in isolation or in combination with surrounding sub-areas would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset South Mimms, then further consideration could be made. As a result of the enclosed nature of the sub-area, its release in isolation is unlikely to impact the performance of surrounding sub-areas against Purpose 3. The mature hedgerow boundaries along Greyhound Lane to the north-east, and dense woodland to the north of the sub-area limits intervisibility between SA-22 and SA-21. Similarly, the mature hedgerow boundaries lining the M25 to the west and A1(M) to the east limit longer views and connection to the surrounding countryside to the south. Its release could however reduce the physical and perceptual distance between the washed over villages of South Mimms and Ridge.</p> <p>If considered in combination with surrounding SA- 21 and SA-20, its release is unlikely to alter the performance of the wider Green Belt, particularly as SA-20 and SA-21 have already experienced encroachment. The A1(M) to the east provides a durable boundary feature which would limit physical and visual links to the wider countryside.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in isolation or in combination with surrounding sub-areas would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are formed of readily recognisable features that are likely to be durable, comprising:</p> <ul style="list-style-type: none"> - Greyhound Lane to the north-east; - Blanch Lane to the north-west; - M25 to the west; and - A1(M) to the south-east. <p>If released, the sub-area would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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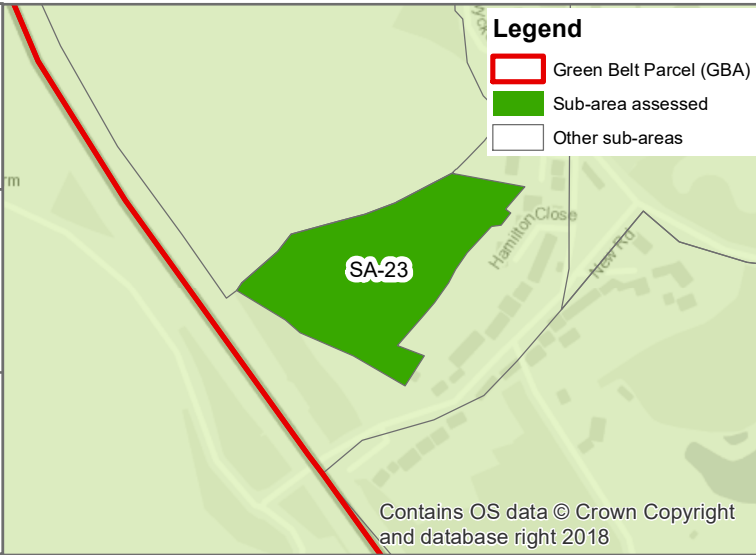
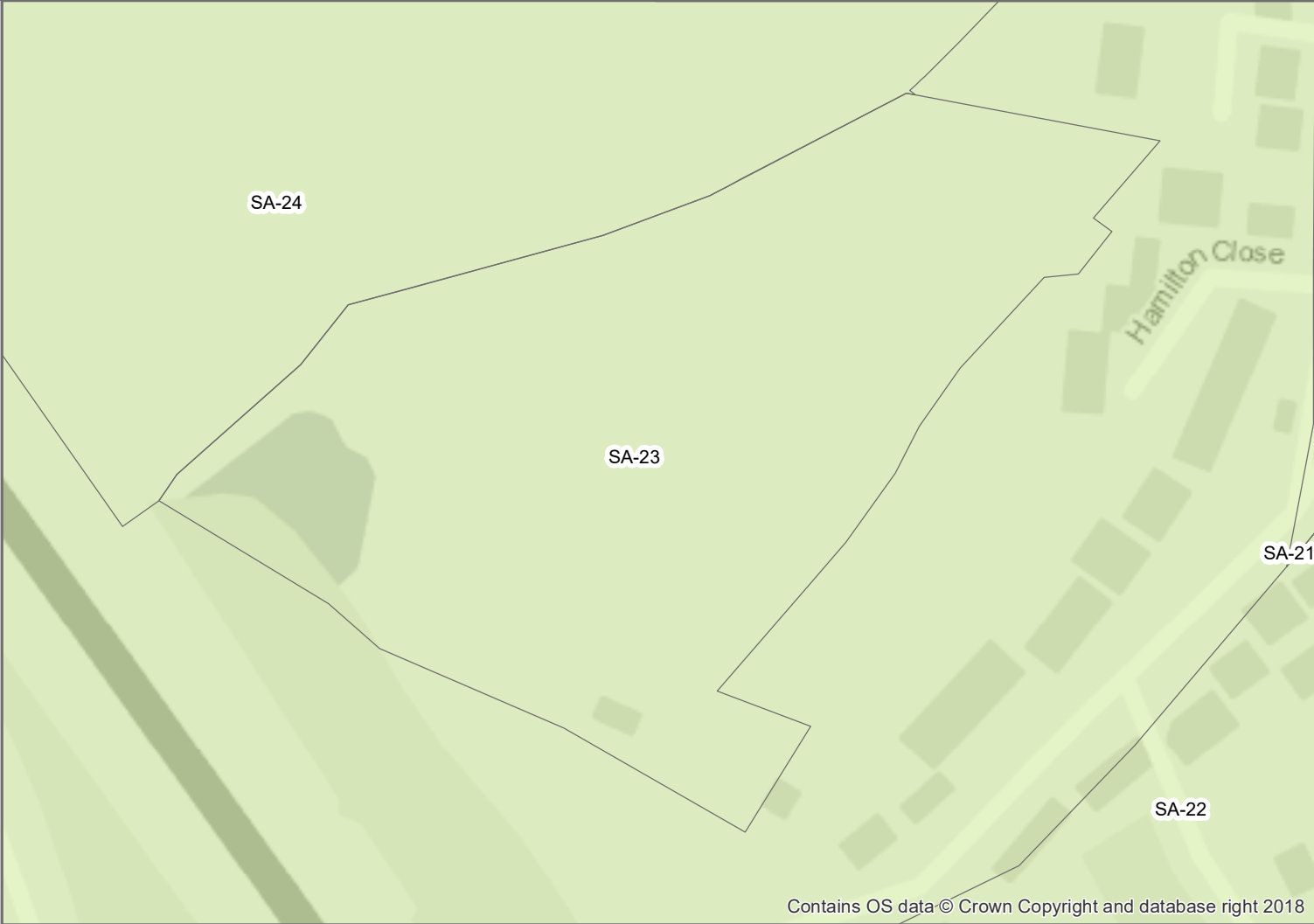
Site Photos



Photograph 1 View of SA-22 facing east from public footpath in the centre of the site, showing open fields, dispersed trees and longer views into wider open countryside.



Photograph 2 View of SA-22 facing south from the centre of the site, showing agricultural yard uses and intermittent internal treelines.

Sub-area	SA-23	<div><div><div></div><div>Green Belt Parcel (GBA)</div></div><div><div></div><div>Sub-area assessed</div></div><div><div></div><div>Other sub-areas</div></div></div> 
Area (ha)	2.07	
Green Belt Parcel (GBA)	40	
		
Description	The sub-area is located to the west of South Mimms. It is bounded by a dispersed treeline to the north, a dense mature treeline to the west and backs of residential properties along Blanche Lane and Hamilton Close to the east and south. The eastern boundary of the sub-area directly adjoins South Mimms.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its size and location in relation to the wider Green Belt, it is considered that the sub-area makes no discernible contribution to the separation of settlements. It could however play some role in maintaining the physical and perceptual gap between the washed over villages of South Mimms and Ridge.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 4% of the sub-area is covered by built form. The sub-area comprises a horse paddock and associated barn uses along with various outbuildings. Due to the slightly raised topography to the south of the sub-area and the intermittent treeline boundary to the north there are long views to the north-west. These long vistas create a sense of openness and connection to the wider countryside, however also form an urbanising influences due to direct visual links with the M25. There are also strong physical and visual links to the residential built form along Blanche Lane to the north-east.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (40) which was identified as performing weakly against Purposes 1 and 2 as it is not at the edge of a distinct large built-up area, and forms a less essential gap between Potters Bar, Shenley, Borehamwood and Greater London (Chipping Barnet/High Barnet), which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 due to the presence of piecemeal development and the urbanising influences of the M25 and A1(M). The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 4, and more weakly against Purpose 2, making no discernible contribution to separation between settlements as a result of its size and location within the wider Green Belt. The sub-area performs similarly to the wider Parcel against Purpose 3, overall possessing a largely rural character but with strong physical and visual links to the settlement of South Mimms and the M25.</p> <p>SA-23 directly adjoins SA-24 to the north, also located within Parcel 40. Due to the washed over nature of South Mimms, the release of the sub-area in isolation or in combination with surrounding sub-areas would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset South Mimms, then further consideration could be made. As a result of its small scale, and relative enclosure by South Mimms, its release in isolation is unlikely to insubstantially impact the performance of surrounding sub-areas. Due to the weak nature of the northern boundary, it is noted that its release could contribute to a further sense of enclosure in the southern part of SA-24. Its release could also reduce the physical and perceptual gap between the washed over villages of South Mimms and Ridge.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are formed of predominantly weaker boundaries, lacking in durability and permanence, comprising:</p> <ul style="list-style-type: none"> - A dispersed treeline to the north; - A dense, mature treeline to the west; and - Irregular backs of houses to the east and south. <p>If released, the sub-area would not result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent. Its boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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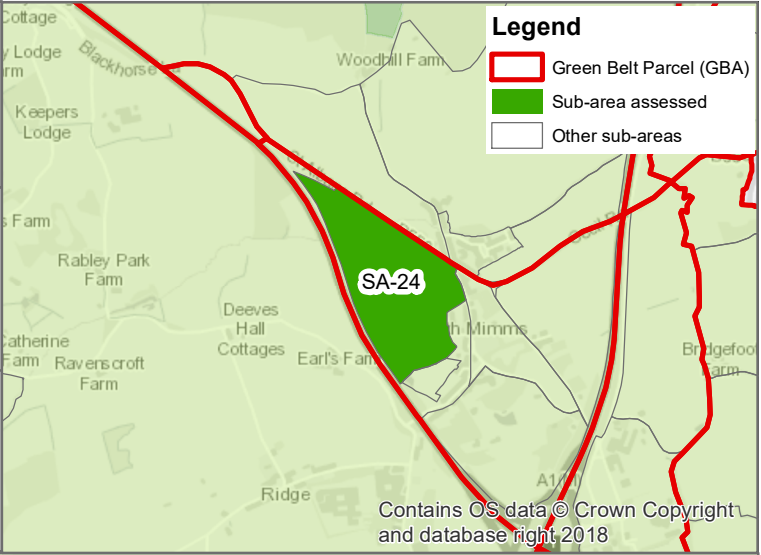

Site Photos



Photograph 1 View of SA-23 facing north-east from southern boundary, showing view of horse paddock with sloping topography to the north, and long views into the surrounding countryside.



Photograph 2 View of SA-23 facing north-west from eastern boundary, showing view of horse paddock, with views to the M25 and wider countryside beyond.

Sub-area	SA-24	 <p>Legend</p> <ul style="list-style-type: none"> Green Belt Parcel (GBA) Sub-area assessed Other sub-areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	27.24	
Green Belt Parcel (GBA)	40	
 <p>Contains OS data © Crown Copyright and database right 2018</p>		
Description	<p>The sub-area is located to the west of South Mimms. It is bounded by a treeline to the north, St Albans Road (B556) to the north-east, Blanche Lane to the east and the M25 to the west. To the south, the sub-area is partly bounded by a thin treeline, and partly by backs of residential properties and gardens on Frowycke Crescent. The eastern and south-eastern boundaries of the sub-area directly adjoin South Mimms.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gaps between Potters Bar and both Shenley and London Colney, which are of sufficient scale that its removal would not result in physical or perceptual coalescence. The M25 to the immediate west of the sub-area provides an additional buffer to merging of settlements. It is noted however that the sub-area plays some role in maintaining the physical and perceptual gap between the washed over villages of South Mimms and Ridge.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area is comprised of open agricultural fields, separated by low-lying internal hedgerows. The scale and openness of the sub-area, combined with absence of built form, contributes to a rural character. There are however a number of urbanising influences, including direct visual links to the washed over village of South Mimms and St Albans Road to the north-east and east, and views onto and the sound of the M25 to the west. These serve to diminish the overall sense of rurality. The gradually rising topography towards the centre of the sub-area interrupts views of the M25 from the eastern part of the sub-area, however does create longer views and connection to the distant countryside beyond South Mimms to the north.</p> <p>Overall, the sub-area has an unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	40	0	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (40) which performs weakly against Purposes 1 and 2 as it is not at the edge of a distinct large built-up area, and forms a less essential gap between Potters Bar, Shenley, Borehamwood and Greater London (Chipping Barnet/High Barnet), which is of sufficient scale and character that development is unlikely to cause merging between settlements. The Parcel performs moderately against Purpose 3 due to the presence of piecemeal development and the urbanising influences of the M25 and A1(M). The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming a less essential part of the wider gap between Potters Bar and both Shenley and London Colney, which is of sufficient scale that its removal would not result in physical or perceptual coalescence. In line with the wider Parcel, the sub-area does not meet Purpose 4. The sub-area performs more strongly against Purpose 3 than the wider Parcel, comprising open agricultural fields, with longer views and connection to the wider countryside.</p> <p>SA-24 directly adjoins SA-23 to the south, SA-21 to the east, and SA-25 to the north. The release of the sub-area in isolation is likely to impact the surrounding sub-areas, particularly SA-23 to the south which would become completely surrounded by built form, and would act as an urbanising influence on SA-25. Its release in isolation is less likely to impact the permanence of SA-21 against Purpose 3, particularly as it has already experienced encroachment, and has limited physical links.</p> <p>Although the sub-area is enclosed by the M25 which provides an additional buffer to the coalescence between settlements, and the washed over settlement of South Mimms, its release would encourage development in an open part of the countryside. It is also noted that the rising topography to the centre of the sub-area could create an urbanising influence for the surrounding wider countryside to the north.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are predominantly formed of readily recognisable features that are likely to be durable, comprising:</p> <ul style="list-style-type: none"> - M25 to the west; - St Albans Road (B556) to the north-east; and - Blanche Lane to the east. <p>However, the southern boundary is formed of less durable features, including dispersed treelines to the south-east and north, and irregular residential property boundaries along Frowycke Crescent.</p> <p>Assuming the sub-area could only be considered in combination with SA-23, if released in combination these sub-areas would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent, specifically St Albans Road (B556).</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos

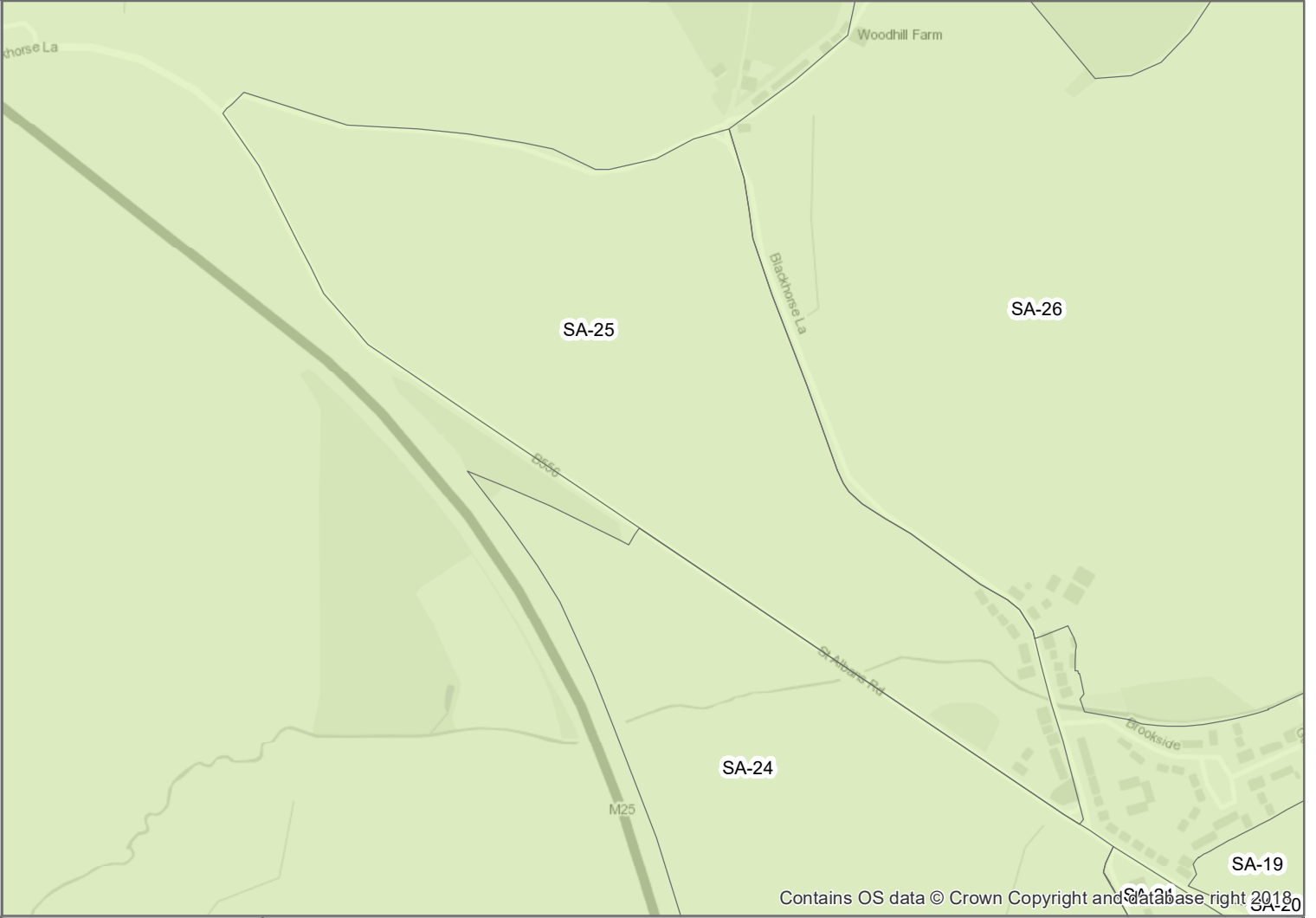


Photograph 1 View of SA-24 facing north-west from eastern boundary, showing view of open agricultural fields within rising topography to the centre of the site.



Photograph 2 View of SA-24 facing west from eastern boundary, showing view of agricultural field Facing west into open field with dispersed treeline, and M25 in the distance.

Sub-area	SA-25	
Area (ha)	23.64	
Green Belt Parcel (GBA)	42	



Description	<p>The sub-area is located to the north-west of South Mimms. The sub-area is bounded by Blackhorse Lane to the north and east, and the St Albans Road (B556) to the south-west. The south-eastern boundary of the sub-area directly adjoins South Mimms.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gaps between Potters Bar and both Shenley and London Colney, which are of sufficient scale that its removal would not result in physical or perceptual coalescence. The M25 immediately west of the sub-area provides an additional buffer to merging of settlements. It is noted however that the sub-area plays some role in maintaining the physical and perceptual gap between the washed over villages of South Mimms and Ridge.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 3% of the sub-area is covered by built form. The sub-area comprises open arable fields, with residential development concentrated in the southern tip, forming ribbon development along Blackhorse Lane. Although the sub-area has little built form, there a number of urbanising influences, including visual links with Blackhorse Lane to the north, the St Albans Road (B556) to the south, direct views of South Mimms to the south-east and views of the M25 to the south-west. However, due to the rising distant topography to the south, south-west and</p> <p>north, there are long vistas to the open countryside, creating a sense of openness and connection to the wider countryside. There are shorter views from Blackhorse Lane to the west, interrupted by slightly raised topography.</p> <p>From the northern part of the sub-area along Blackhorse Lane, views to the wider countryside are interrupted by the slightly raised topography to the west, although this does not diminish a strong sense of rurality in this part.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	42	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (42) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming a significant part of the wider gap between the non-Green Belt settlements of London Colney, Potters Bar, Brookmans Park, Welham Green and Hatfield. The Parcel performs strongly against Purpose 3, characterised by a strong rural character throughout. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 4, and more weakly against Purpose 2, forming a less essential part of the wider gap between Potters Bar and both Shenley and London Colney which is of sufficient scale that its removal would not result in physical or perceptual coalescence. The sub-area performs similarly to the wider Parcel against Purpose 3, comprising open arable fields with long views into the open countryside.</p> <p>SA-25 directly adjoins SA-24 to the south, also in Parcel 40, and SA-26 to the east, located within Parcel 42. The release of the sub-area in isolation is likely to impact the performance of surrounding sub-areas against Purpose 3. Due to the flat open nature of the sub-area, with strong visual links south over the St Albans Road, its release is likely to contribute to a sense of enclosure of SA-24, which will become almost entirely enclosed by built form. Its release is likely to further contribute to ribbon development along Blackhorse Lane, and would encourage sprawl into the open countryside.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are predominantly formed of readily recognisable features that are likely to be durable, comprising:</p> <ul style="list-style-type: none"> - St Albans Road (B556) to the south-west; and - Blackhorse Lane to the north and east. <p>The southern boundary is formed of less strongly defined features, comprising a field boundary and public footpath.</p> <p>If released, the sub-area would not result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent. The southern boundary would need to be strengthened to ensure it is more readily recognisable.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos

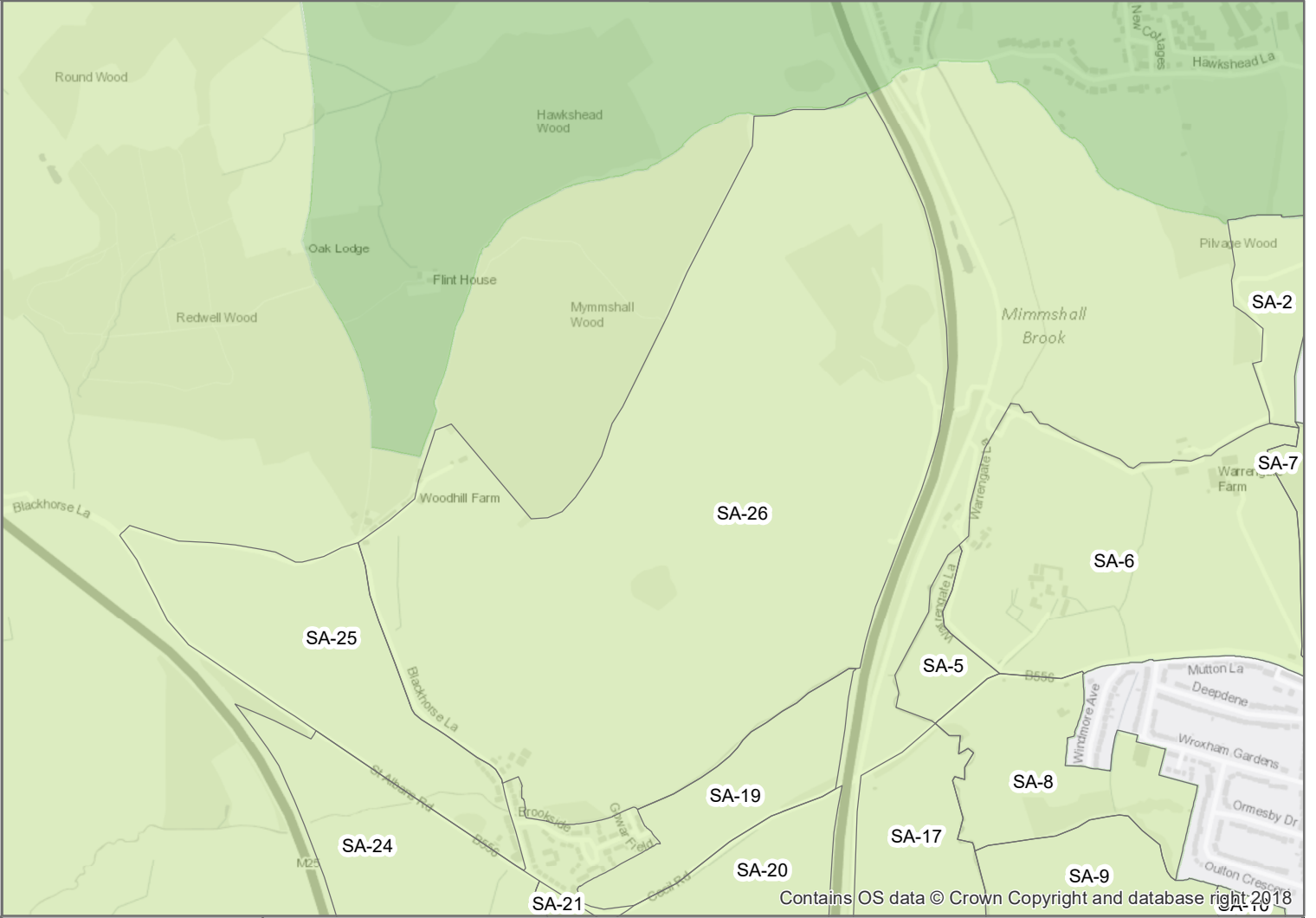


Photograph 1 View of SA-25 facing west from Blackhorse Lane, showing open agricultural fields and dispersed treeline adjoining the St Albans Road.



Photograph 2 View of SA-25 facing south-west from Blackhorse Lane, showing agricultural field with longer views into wider countryside beyond the M25.

Sub-area	SA-26	
Area (ha)	119.33	
Green Belt Parcel (GBA)	42	



Description	<p>The sub-area is located to the north of South Mimms and west of Potters Bar. The sub-area is bounded by the A1(M) to the east, Blackhorse Lane to the west, and the edge of a dense woodland to the north. To the south, the sub-area is bounded by a dispersed treeline, and backs of residential properties and gardens along Brookside and Gogar Field. The southern boundary of the sub-area directly adjoins South Mimms.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Potters Bar with both London Colney, Shenley and Welham Green, maintaining the overall openness and scale of the gap. The sub-area also plays some role in maintaining the physical and perceptual gap between Potters Bar, London Colney and Welham Green with the washed over villages of South Mimms and Ridge. It is noted that the dense woodland to the north-west of the sub-area provides an additional buffer to coalescence.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form. The sub-area is predominantly comprised of agricultural fields, with a lower-grade open field, agricultural buildings and public footpath to the south. The north-east part of the sub-area contains an area of dense woodland, which interrupts long views to the north, limiting the wider connection to the open countryside but still contributes to a rural setting. Long views to the north-west are however interrupted by the A1 (M) and treeline beyond.	4
		<p>There are a number of urbanising influences that diminish the overall sense of rurality, including residential properties along Blackhorse Lane in the south-west of the sub-area, visual links to the A1(M), and direct visual and physical links to built form within South Mimms.</p> <p>The southern part of the sub-area has a greater sense of containment due to the gradually rising topography to the north-east of the sub-area, combined with the residential development along Blackhorse Lane and dispersed mature trees.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	

Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	42	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (42) which was identified as performing weakly against Purpose 1 as it is not at the edge of a distinct large built-up area, and moderately against Purpose 2, forming a significant part of the wider gap between the non-Green belt settlements of London Colney, Potters Bar, Brookmans Park, Welham Green and Hatfield. The Parcel performs strongly against Purpose 3, characterised by a strong rural character throughout. The wider Parcel did not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, the sub-area performs similarly against Purposes 1 and 2, forming part of the wider gap between Potters Bar with both London Colney, Shenley and Welham Green, maintaining the overall openness and scale of the gap. The sub-area also performs similarly to wider Parcel against Purpose 3, comprising open fields and maintaining an unspoilt rural character. It is, however, noted that the southern tip has a more semi-urban character. In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-26 directly adjoins SA-19 to the south and SA-25 to the west. Its release in isolation would impact the performance of surrounding sub-areas against Purpose 3, particularly SA-19 to the south which would become almost completely enclosed by built form. Although there is a mature treeline separating SA-25 and SA-26, there would likely be some visual links to the urban form in South Mimms, creating an additional urbanising influence. Its release would reduce the physical and perceptual distance between both Potters Bar and Brookmans Park with the washed over village of South Mimms, and encourage sprawl into the open countryside.</p> <p>As it is located on the borough boundary, SA-26 may be impacted by potential Green Belt releases in the neighbouring authority of Welwyn Hatfield. In the Welwyn Hatfield Green Belt Review Purposes Assessment (2013), the identified Parcel 49 directly adjoins SA-26 to the north-west. The implications for the wider strategic Green Belt as a result of this potential combined release would need to be considered, particularly in terms of maintaining the gap between settlements.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin an inset settlement.</p> <p>The outer boundaries are predominantly formed of readily recognisable features that are likely to be durable, comprising:</p> <ul style="list-style-type: none"> - A1(M) to the east; - Blackhorse Lane to the west; and - Edge of woodland to the north. <p>The southern boundary is formed of softer features, comprising backs of residential properties and gardens, and a dispersed treeline.</p> <p>If released, the sub-area would not result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent. The southern boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-26 facing north-west from southern boundary, showing agricultural field and dense woodland to the north.



Photograph 2 View of SA-26 facing north-east from southern part of the site, showing open agricultural fields, dense woodland and longer views to the wider countryside in the distance.

Site Photos



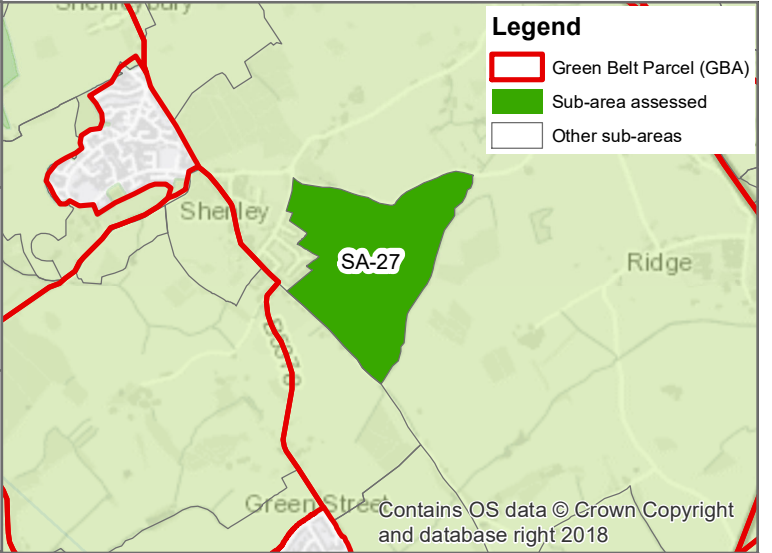
Photograph 3

View of SA-26 facing west from southern boundary, showing a low-grade agricultural fields and direct visual links with backs of residential properties and gardens on Blackhorse lane.



Photograph 4

View of SA-26 facing east from Blackhorse Lane, showing low-grade agricultural field, dispersed hedgerow and rising topography to the north.

Sub-area	SA-27	 <div> Legend <div>Green Belt Parcel (GBA)</div> <div>Sub-area assessed</div> <div>Other sub-areas</div> </div> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	75.38	
Green Belt Parcel (GBA)	18	



Description	<p>The sub-area is located to the south-east of Shenley. It is bounded by Mimms Lane to the north, by Catherine Bourne water course to the east, by London Road to the south-west, and by the back of residential properties and gardens on Newcome Road/ Anderson Road and Harris Lane to the west. The western boundary of the sub-area directly adjoins Shenley.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Shenley and Borehamwood, maintaining the overall openness and scale of the gap. There may be scope for some development but the overall openness and scale of the gap is important to restricting merging. Visual separation is maintained between the settlements as a result of topography and mature tree lines which interrupt views.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 3% of the sub-area is covered by built form. Much of the sub-area is open with a strong sense of rurality, predominantly comprising arable fields. The sub-area has an undulating topography, which enables long views into wider countryside, particularly to the east where the boundary feature comprises a small watercourse that allows for views to the open countryside beyond. Internal field boundaries are demarked by dispersed mature tree planting which at times interrupt the long views, but which still contribute to a rural feel. To the west there are some visual connections to Shenley built-up area with views onto residential properties. Other urbanising influences include a farm to the south-west of the sub-area, and a substantially sized arboriculturalist business to the north-west. This business is screened from the interior of the sub-area by thick tree planting, contributing to a visually enclosed feel to in the north-west of the sub-area. Despite the urbanising features, the sub-area has a strong unspoilt rural character, particularly to the east which plays a more important role in preventing encroachment into the countryside due to the general absence of built development and the overall scale and openness.</p> <p>Overall, the sub-area has an unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18	3+	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (18) which does not score against Purpose 4. Parcel 18 scored: moderately against Purpose 1, preventing the outward sprawl of Borehamwood into open land; moderately against Purpose 2, forming the wider gap between the settlements of Borehamwood and London Colney, and part of the wider gap between Borehamwood, London Colney, Potters Bar and Greater London (Chipping Barnet); and strongly against Purpose 3, preventing encroachment into an area with a predominantly unspoilt, rural character and strong openness. At the more granular level, the sub-area does not contribute to preventing sprawl (Purpose 1) and performs a similar role in preventing the merging of Shenley and Borehamwood (Purpose 2). However, similarly to the Parcel, SA-27 scores strongly against Purpose 3 as a result of its particularly strong openness, unspoilt rural character and strong visual and functional connections to the wider countryside. In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-27 is directly adjacent to Garden Village Area-g to the north and SA-45 to the south, as well as the wider area of Parcel 18. If SA-27 is released from the Green Belt in its entirety, this would result in a substantive eastward expansion of Shenley into a wider swathe of open countryside, in both physical and perceptual terms. This may reduce the contribution of Garden Village Area-g and the wider Parcel 18 to the north against Purpose 2, as the edge of Shenley would begin to wrap around these areas of Green Belt. Furthermore, its removal would also reduce the performance of the surrounding Green Belt against Purpose 3 to both sub-areas given the visual links between different parts of the Green Belt on the east side of Shenley. Development would diminish the unspoilt, rural character of much of this wider swathe of Green Belt. If released in combination with Garden Village Area-g, cumulatively there would be a sizeable reduction in the overall scale and openness of the gap between Shenley and Potters Bar, and locally between Shenley and the washed over settlement of South Mimms. However, in contrast, a small area in the north-western part of the sub-area plays a lesser role in terms of the wider Green Belt. This area is very small in scale in the context of the overall gap between Shenley, Potters Bar and the washed over village of South Mimms to the east, and would not diminish the role of the wider sub-area in maintaining separation. While there are some visual links between this area and the wider countryside to the east, the combination of residential properties immediately to the south, a densely wooded edge to the north, and Harris Lane to the west contribute to a greater sense of physical enclosure and detachment from the wider countryside. Given the southern part of Shenley is washed over in the Green Belt, if the north-western part of this sub-area were to be removed in isolation this would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset the southern part of Shenley, if this area were to be removed this would not result in harm to the wider Green Belt.</p> <p>Overall, due to the openness and unspoilt rural character of the sub-area, in line with the wider Parcel 18, as well as its strong visual links with the wider Green Belt, if released in its entirety it would likely result in harm to the performance of the wider strategic Green Belt. This would be increased further if released together with Garden Village Area-g to the north. However, as a result of its very small scale, and the role of strong physical features to the north, south and west, which physically enclose the sub-area, the far north-western part of the sub-area does not play a fundamental role in relation to the wider Parcel and if released in isolation it would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin the inset part of Shenley. The outer boundaries to the north and south are also relatively strong and readily recognisable, comprising Mimms Lane and London Road respectively. The boundary to the east, however, is weaker and less readily recognisable, comprising the Catherine Bourne watercourse, which is very small in scale and partially culverted.</p> <p>There are a number of additional intermediate features which could be used to further sub-divide the sub-area, specifically a series of intermittent hedgerows, sometimes reinforced by dispersed trees. These are likely to require further reinforcement and strengthening to ensure their consistency.</p> <p>If released, or partially released, the sub-area would not result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent. These features would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, but north-western part makes a lesser contribution to the wider strategic Green Belt. North-western part is recommended for further consideration.
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Site Photos



Photograph 1 View of SA-27 facing south-east from Harris Lane, showing view of arable fields, with long views into wider open countryside.



Photograph 2 View of SA-27 facing south from Mimms Lane, showing view of arable fields with dispersed treelines and longer views into open countryside.

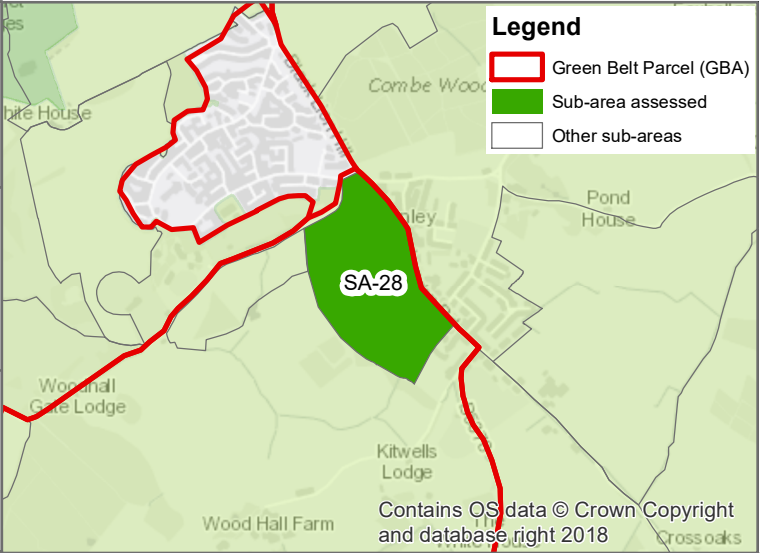

Site Photos



Photograph 3 View of SA-27 facing north-east from London Road, showing view of arable fields with longer views into wider countryside.



Photograph 4 View of SA-27 facing north-east from London Road, showing view of arable fields and electricity pylons with rising topography to the north-east, and dense woodland beyond.

Sub-area	SA-28	
Area (ha)	25.9	
Green Belt Parcel (GBA)	30	
		
Description	<p>The sub-area is located to the south-west of Shenley. It is bounded by Radlett Lane to the north, London Road to the east, a public footpath and thin tree belt to the south-east, and the Watling Chase Timberland Trail to the west. The north-western boundary of the sub-area directly adjoins Shenley, while the eastern and south-eastern boundaries include and adjoin the washed over part of Shenley.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Shenley and Borehamwood, maintaining the overall openness and scale of the gap. The sub-area also maintains the wider gap between Radlett and the washed-over part of Shenley. There may be scope for some development but the overall openness and scale of the gap is important to restricting merging. Visual separation is maintained between the settlements as a result of topography and mature tree lines which interrupt views.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 5% of the sub-area is covered by built form. Much of the sub-area has an open and strong rural feel. There are some concentrations of built-form including pastoral farm buildings to the north, a collection of residential houses to the east, and another large residential house and grounds to the south-east. There are visual links to Shenley built-up area to both the north and east including onto new residential development, contributing to the urban influences. However, the west side of the sub-area is characterised by a very strong sense of rurality and an absence of built-form, consisting of both open and agriculture fields. Undulating topography affords long views contributing to strong visual connectivity to the wider countryside.</p> <p>Overall, the sub-area has an unspoilt rural character, though the far northern and eastern parts of the sub-area make a lesser contribution to preventing encroachment.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	3+	3	5	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (30), which was identified as performing moderately for Purpose 1 as it is connected to the south of Borehamwood, preventing its outward sprawl into open land, and for Purpose 2 as it forms part of the wider gap between Radlett and Shenley. The wider Parcel scored particularly strongly due to the general absence of built form and the rural character with long views. The Parcel does not meet the assessment criteria for Purpose 4.</p> <p>At a more granular level, the sub-area does not meet the criteria for Purposes 1 and 4. SA-28 plays an equally prominent role in the context of the wider Parcel in preventing development that would result in the physical merging of Shenley, Borehamwood and Radlett, and prevents ribbon development which would prevent the perceptual coalescence of the settlements, particularly along its northern boundary (Purpose 2). Against Purpose 3, the sub-area performs strongly, as does the Parcel; however, it is noted that the northern and eastern parts of the sub-area make a lesser contribution to preventing encroachment. If released in its entirety, the sub-area would reduce the overall scale and openness of the gap between Shenley and Radlett and may diminish the visual/physical openness and rurality of the wider Parcel, particularly given the sub-area is more elevated topographically within the wider landscape. However, the far north-eastern part of the sub-area makes a markedly lesser contribution to Purposes 2 and 3.</p> <p>SA-28 lies adjacent to SA-29 to the west. If SA-28 is released from the Green Belt in its entirety, this would result in a substantive south/south-westerly expansion of Shenley into a wider swathe of open countryside, in both physical and perceptual terms. This may heighten the role of SA-29 against Purpose 2 and its role in maintaining the gap between Shenley and Borehamwood but is likely to have moderate adverse impacts upon the performance of SA-29 against Purpose 3, particularly the north-eastern part where there are stronger visual links towards the wider countryside (including SA-29 to the west). If released in combination with SA-29, cumulatively there would be a sizeable reduction in the overall scale and openness of the gap between Shenley and Radlett. However, in contrast, the northern and eastern parts of the sub-area have a greater sense of containment, with much more limited visual links to the wider countryside due to the presence of dense hedgerow and tree belts to the west. Given the southern part of Shenley is washed over in the Green Belt, if the north-eastern part of this sub-area were to be removed in isolation this would result in a 'hole' in the Green Belt. If, however, it is considered appropriate to inset the southern part of Shenley, if this area were to be removed this would not result in harm to the wider Green Belt.</p> <p>Overall, the sub-area in its entirety plays a strong role with respect to the performance of the wider Parcel, particularly in terms of preventing encroachment into the countryside. It also makes a moderate contribution to maintaining separation between settlements and if removed in its entirety would harm the integrity of the gap between Shenley and Radlett, and furthermore would result in harm to the openness and rurality of the Green Belt to the west. However, as a result of existing encroachment, visual containment and stronger visual links towards the edge of the washed over part of Shenley, the north-eastern part of the sub-area does not play a fundamental role in relation to the wider Parcel and if released in isolation it would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The sub-area does not have any inner boundaries as it does not adjoin the inset part of Shenley.</p> <p>The outer boundaries are predominantly readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Radlett Lane to the north; - London Road to the east; - The edge of residential properties and gardens to the south, further reinforced by a treeline and public footpath; and - Watling Chase Timberland Trail to the west, which is predominantly reinforced by dense tree belts. <p>A small section of the outer boundary to the north-west is defined by a small hedgerow, which does not restrict longer views from the sub-area to the wider Green Belt. An existing dense, mature tree belt (running eastwards from the Watling Chase Timberland Trail) could provide an alternative intermediate feature, which could be used to further sub-divide the sub-area.</p> <p>If released in its entirety, the sub-area would not result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent, without incorporation of strengthening. Alternatively, if only the southern/eastern area is released, this would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent, defined by a dense, mature tree belt.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, but the eastern/southern part makes a less important contribution to the wider strategic Green Belt. Eastern/southern part recommended for further consideration.
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Site Photos



Photograph 1 View of SA-28 facing south from northern part of site, showing view of open fields with rising topography to the east, and internal treeline boundaries.



Photograph 2 View of SA-28 facing south from centre of site, showing view of arable field and internal treeline boundary.

Site Photos



Photograph 3 View of SA-28 facing west from centre of site, showing view of arable field and internal woodland.



Photograph 4 View of SA-28 facing west from southern part of sub-area, showing view of arable field with rising topography, and longer views into wider countryside beyond.

Sub-area	SA-29	
Area (ha)	10.32	
Green Belt Parcel (GBA)	30	



Description	<p>The sub-area is located to the south of Shenley. It is bounded by Radlett Lane to the north, by Watling Case to the east, and by a thin tree belt to the south. The sub-area does not directly adjoin a settlement.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Shenley and Borehamwood, maintaining the overall openness and scale of the gap. It also forms part of the wider gap between Radlett and the washed over part of Shenley. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging. Visual separation is maintained between the settlements as a result of topography and mature tree lines which interrupt views.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>None of the sub-area is covered by built-form. Much of the sub-area has an open and rural feel, comprising of arable and open fields and characterised by an absence of built-form. There are few urbanising features as the sub-area is set away from Shenley built-up area by Shenley Park to the north, and thick tree belts on the boundary edges which prevent views onto Radlett Road and London Shenley Cricket Club to the north-west. Despite the topography rising to the north-west which could afford long views into open countryside, visual connections to wider countryside are limited by the thick tree belts that surround the sub-area and divide the internal fields, as well as dispersed mature trees throughout which further interrupt views. These however contribute to a rural setting.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	5
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	3+	3	5	0
Assessment of wider impact	<p>The sub-area lies within wider Parcel 30. This Parcel was identified as performing moderately for Purpose 1 as it is connected to the south of Borehamwood, preventing its outward sprawl into open land, and for Purpose 2 as it forms part of the wider gap between Radlett and Shenley. The wider Parcel scored particularly strongly due to the general absence of built form and the rural character with long views. The Parcel does not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, the sub-area does not meet the criteria for Purposes 1 and 4. SA-29 plays an equally prominent role in the context of the wider Parcel in preventing development that would result in the physical merging of Shenley and Borehamwood. Against Purpose 3, the sub-area performs similarly strongly as the wider Parcel due to its strong unspoilt character and visual connections to the wider countryside.</p> <p>SA-29 lies adjacent to SA-28 to the east. If SA-29 is released from the Green Belt in this would result in an irregular southerly expansion of Shenley into a wider swathe of open countryside, in both physical and perceptual terms. This may heighten the role of SA-28 against Purpose 2 and its role in maintain the gap between Shenley and Radlett, but would is likely to have significant adverse impacts to the performance of SA-28 against Purpose 3 as it would become enclosed on all sides by built development. If released in combination with SA-28, cumulatively there would be a sizeable reduction in the overall scale and openness of the gap between Shenley and Borehamwood.</p> <p>Overall, the sub-area plays a strong role with respect to the character of the Parcel and plays an important role in preserving the openness and reality of the countryside. It plays a discernible role to the separation of settlements and the loss of the sub-area would harm the integrity of the wider strategic gap. The long views and rural land uses across the sub-area protect the openness of the countryside, and its removal is likely to affect these similar strong characteristics in surrounding sub-areas.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin the inset part of Shenley.</p> <p>The outer boundaries are a mix of strengths. Radlett Lane to the north is likely to be permanent and is relatively readily recognisable. The other outer boundaries are weaker and less likely to be recognisable or permanent. They comprise:</p> <ul style="list-style-type: none"> - A thin mature tree line to the south; and - Watling Chase Timberland Trail to the east. <p>If released, either in isolation or in combination with adjacent SA-28, the Green Belt boundary would require significant strengthening to ensure it is readily recognisable and likely to be permanent, particularly to the south.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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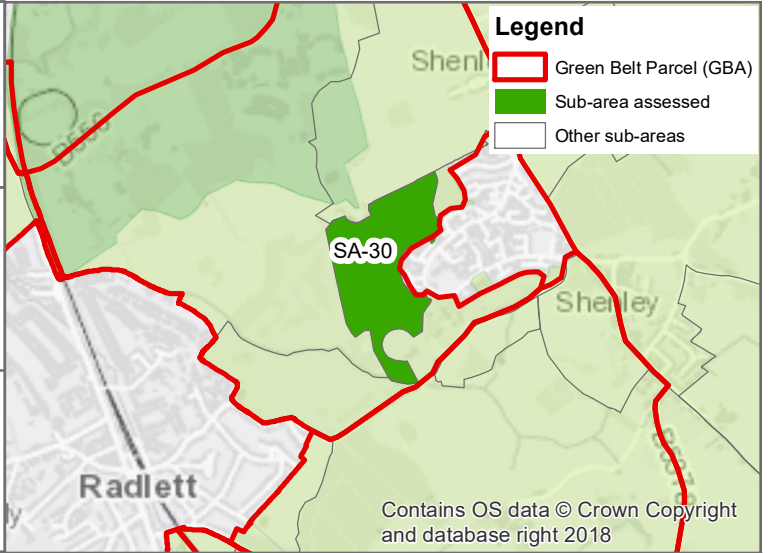
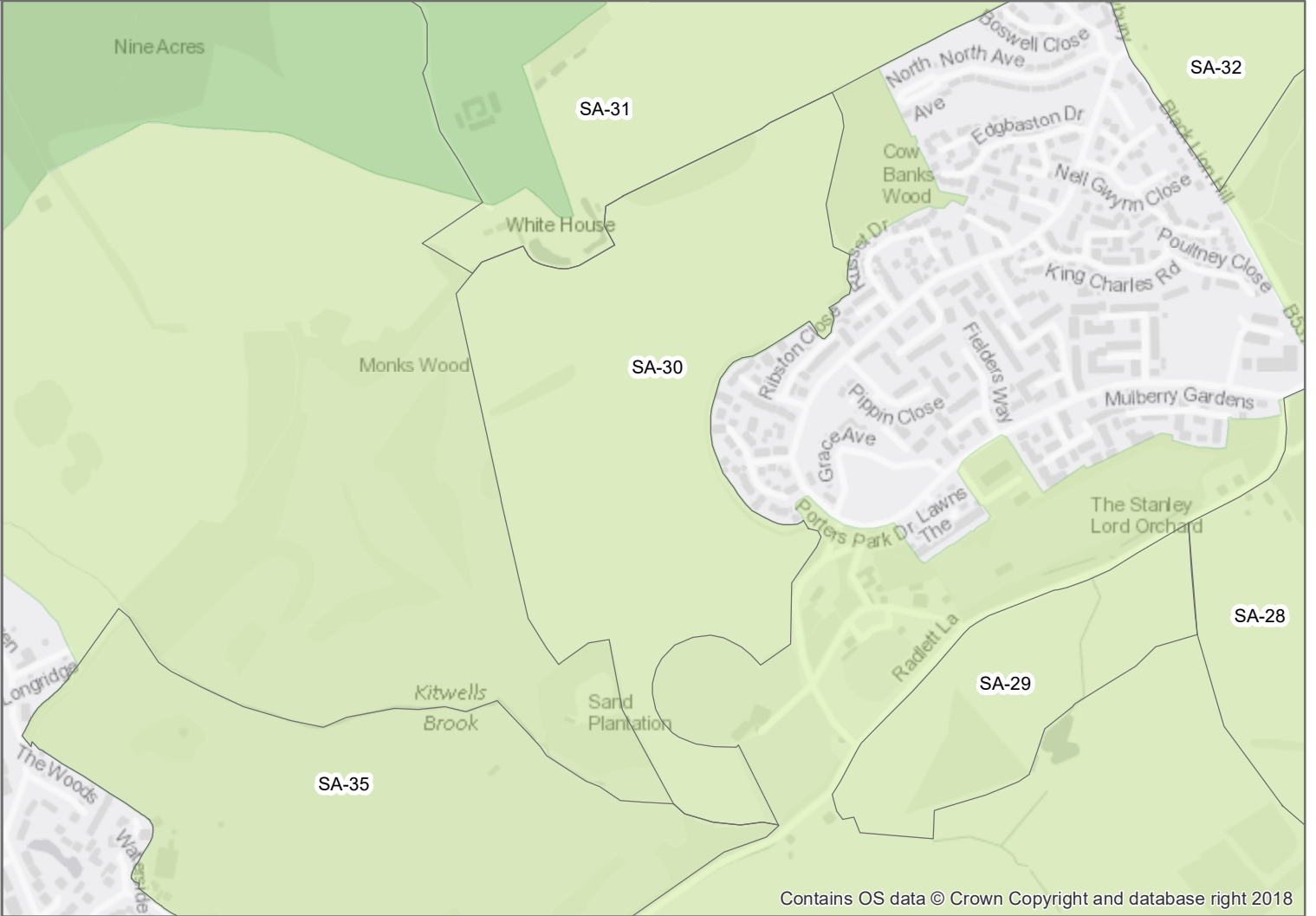
Site Photos



Photograph 1 View of SA-29 facing south from Radlett Lane, showing view of arable fields with rising topography to the north-west and dispersed internal hedgerow.



Photograph 2 View of SA-29 facing south-west from northern boundary, showing view of open field with rising topography to the north-west, surrounded by hedgerow boundaries.

Sub-area	SA-30	
Area (ha)	32.33	
Green Belt Parcel (GBA)	38	
		
Description	The sub-area is located to the west of Shenley. It is bounded by tree lines to the north, west, and south, and by the edge of woodland, Watling Chase Timberland Trail and an irregular line of the backs of residential properties and gardens on Hamblings Close to the east. The eastern boundary of the sub-area directly adjoins Shenley.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms almost the entire gap between Shenley and Radlett, preventing development that would significantly physically reduce the actual distance between these settlements, and which would result in the merging of the settlements. While there is another sub-area contributing to the separation of the settlements, there are no additional strong boundary features. Development would significantly reduce the perceived and actual distance between these settlements.	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area is comprised of rural land uses including open fields and arable farming, and has an open feel. The sub-area is surrounded by urbanising influences including Porters Park Golf Club to the west, London Shenley Crickey Club to the south, and Shenley built-up area to the east. However, thick tree belts at the boundaries prevent direct views to these urban and managed land uses, thereby maintaining a rural feel. The topography allows for very long views particularly to the north and north-east, and contributing to a strong visual connection to open countryside. The mature tree belt to the south-east of the sub-area leads to a more visually contained feel in this part.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	5
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	0	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (38) and does not meet the assessment criteria for Purposes 1 or 4. The wider Parcel was identified as performing strongly against Purpose 2 by forming the essential gap between Radlett and Shenley. It performed moderately against Purpose 3 as a result of its largely rural character but with some urbanising influences throughout.</p> <p>At the more granular level, the sub-area performs as strongly as the wider Parcel for Purpose 2 as a result of the small distance between settlements and the absence of any other strong features to prevent the merging of settlements. The sub-area performs more strongly against Purpose 3, possessing a strong unspoilt rural character.</p> <p>SA-30 lies adjacent to SA-31 to the north and a small part of SA-35 to the south-west. The removal of SA-30 in isolation from the Green Belt would strengthen the role of SA-35 in maintaining the separation of Radlett and Shenley as it would become the essential gap between the settlements. Given the limited physical and visual connection to SA-35 and the existing managed use as a golf course, the release of SA-30 is unlikely to affect its performance against Purpose 3 and cause additional encroachment into the countryside. However, there is a strong visual link to the north into SA-31, and additional development may diminish a rural feel by interrupting views into wider countryside.</p> <p>In-combination, the release of SA-30 and SA-31 would lead to significant encroachment into a wider swathe of open countryside to the north and west of Shenley, in both physical and perceptual terms. It would lead to a significant reduction in the separation of the gap between Shenley and Radlett. This part of the Green Belt is visually sensitive and there are few other boundary features which would prevent additional sprawl.</p> <p>SA-30 plays a fundamental role in respect to the wider Parcel. Its release would affect the overall scale and openness and encroachment in to the countryside and harm the performance of the strategic Green Belt to the north-west of Shenley.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary is readily recognisable and likely durable, comprising an irregular line of the backs of residential properties and gardens on Hamblings Close.</p> <p>The remaining boundaries to the north, west and south comprising thin tree lines are weaker and less likely to be permanent.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-30 facing south from Watling Chase Timberland Trail, showing view of arable fields and dense woodland beyond.



Photograph 2 View of SA-30 facing north-west from Watling Chase Timberland Trail, showing view of arable fields and western treeline boundary.

Site Photos



Photograph 3

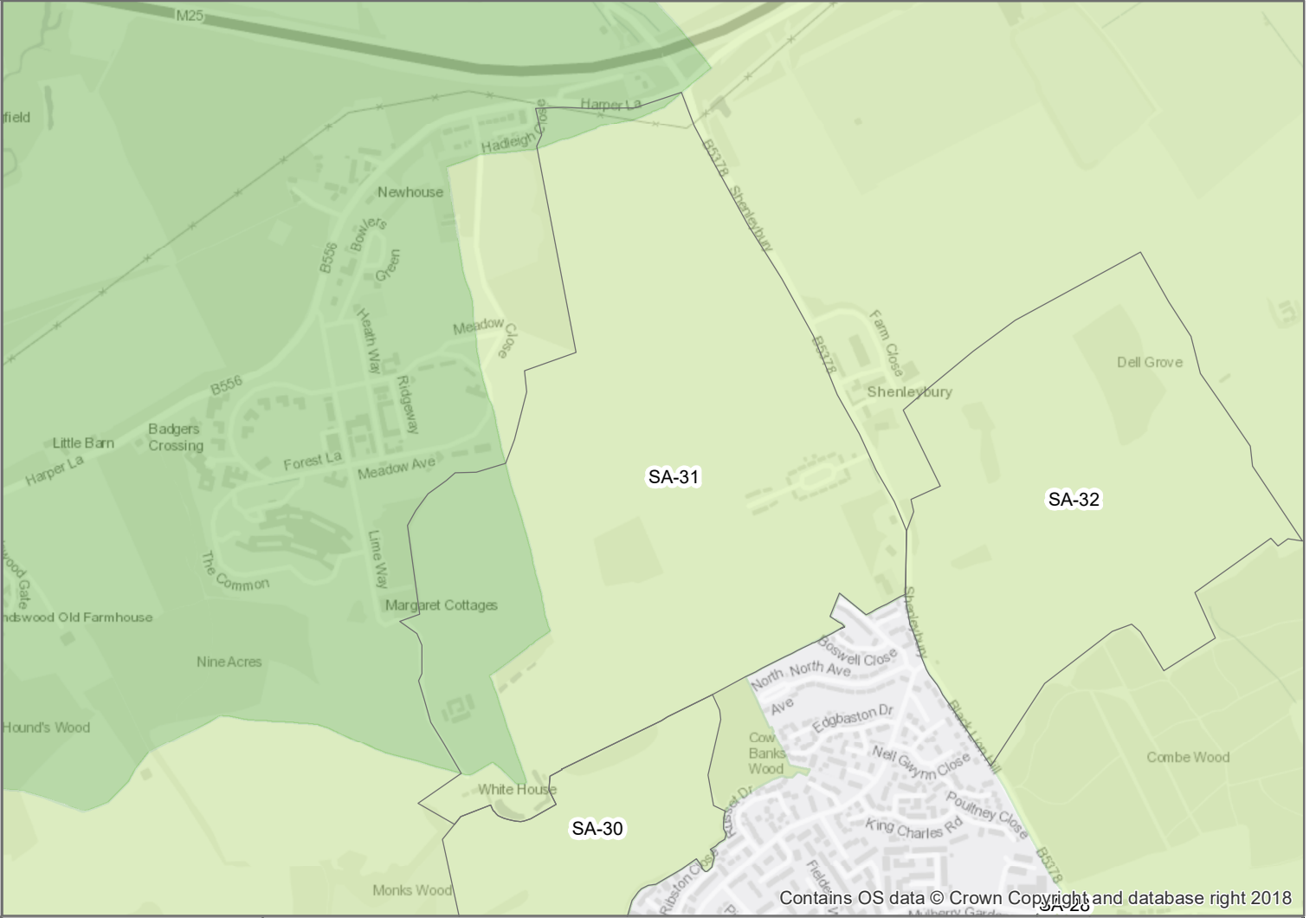
View of SA-30 facing north-east from western boundary, showing view of arable fields with rising topography, and longer views to Shenley beyond.



Photograph 4

View of SA-30 facing west from the Watling Chase Timberland Trail, showing view of arable fields and western treeline boundary.

Sub-area	SA-31	
Area (ha)	88.74	
Green Belt Parcel (GBA)	38	



Description	<p>The sub-area is located to the north-west of Shenley. It is bounded by the B556 to the north, by the Shenleybury Road (B5378) to the east, by a tree line/a regular line of backs of residential properties and gardens on North Avenue/Boswell Close/Queens Way to the south, and by Lime Way/tree line to the west. The southern boundary of the sub-area directly adjoins Shenley.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the wider gap between Shenley and London Colney. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging. The M25 to the north of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements, and interrupts any views between the settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sense of openness in the sub-area is diminished by existing built-form. This includes a concentration of residential properties directly in the south-east of the sub-area (Shenleybury cottages), and direct views onto other residential properties in Shenley when facing south. The southern part of the sub-area has a more enclosed feel due to a tightly bound boundary with residential properties in Shenley and a thick line of trees and hedge planting along the footpath running east to west in the southern half of the sub-area. The northern part of the sub-area is more open comprising of arable fields. Views onto the M25 to the north are generally restricted due to the flat topography and interrupted by tree planting to the north of the sub-area.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	0	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (38) and does not meet the assessment criteria for Purposes 1 or 4. It was identified as performing strongly against Purpose 2 for maintaining the essential gap between Radlett and Shenley, and moderately against Purpose 3 as a result of the largely rural character but with some urbanising influences throughout.</p> <p>At the more granular level, the sub-area performs less strongly against Purpose 2, forming a wider part of the overall gap between Radlett and Shenley; furthermore, the M25 is considered an additional barrier to merging. The sub-area makes a similar contribution to the wider Parcel for Purpose 3 as a result of the mix of rural and urban land uses, and in line with the wider Parcel does not meet Purposes 1 or 4.</p> <p>SA-31 lies adjacent to SA-30 to the south-west and a small part of SA-32 to the east, the latter of which is in the neighbouring wider Parcel. The removal of SA-30 from the Green Belt would not affect the performance of Purpose 2 for either SA-31 or SA-32 as they primarily serve to maintain the separation pattern of different settlements. However, its release is likely to affect SA-30 which would become largely contained by built-form if developed and would be impacted by associated urban visual impacts. It would have a lesser impact on SA-32 which it only adjoins by a small part and has a thick tree belt to act as a screen.</p> <p>In-combination, the release of SA-30, SA-31, and SA-32 would lead to significant encroachment into the open countryside and contribute the closing of the gap between Shenley and Radlett. This part of the Green Belt is visually sensitive and there are few other boundary features which would prevent additional sprawl.</p> <p>As it is located on the borough boundary, SA-31 may be impacted by potential Green Belt releases in the neighbouring authority of St Albans District. In the St Albans City and District Council Green Belt Review Purposes Assessment (2013), the identified Parcel 31 directly adjoins SA-31 to the north. The implications for the wider strategic Green Belt as a result of this potential combined release would need to be considered, particularly in terms of maintaining the gap between settlements.</p> <p>SA-30 plays an important role in the context of the wider Green Belt and the performance of the Parcel. It would reduce the scale between Shenley and London Colney and would diminish the openness of the countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area from the settlement edge is strong, comprising a tree line/a regular line of backs of residential properties and gardens on North Avenue/Boswell Close/Queens Way to the south.</p> <p>The outer boundaries are also relatively strong and readily recognisable, comprising:</p> <ul style="list-style-type: none"> - The B556 to the north; - By the B5378 (Shenleybury Road) to the east; and - Line Way/tree line to the west. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-31 facing north from the Watling Chase Timberland Trail, showing view of arable fields and western treeline boundary beyond.



Photograph 2 View of SA-31 facing south from the Watling Chase Timberland Trail, showing arable fields and southern treeline boundary, with longer views to Shenley beyond.

Site Photos



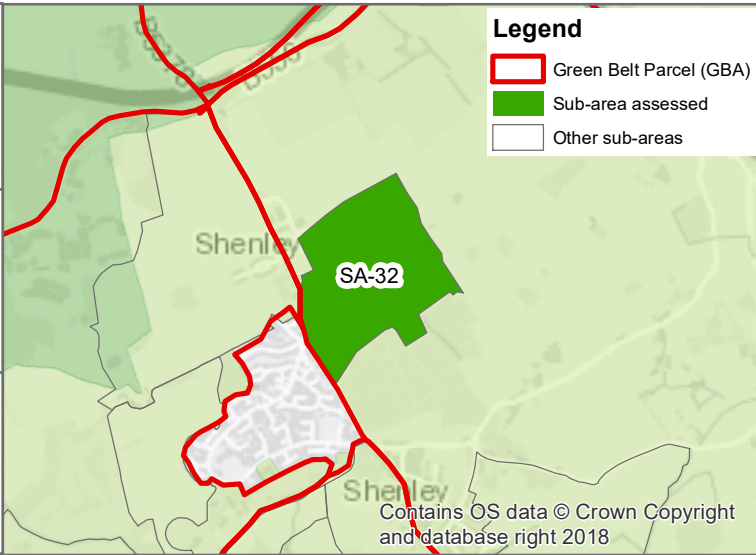
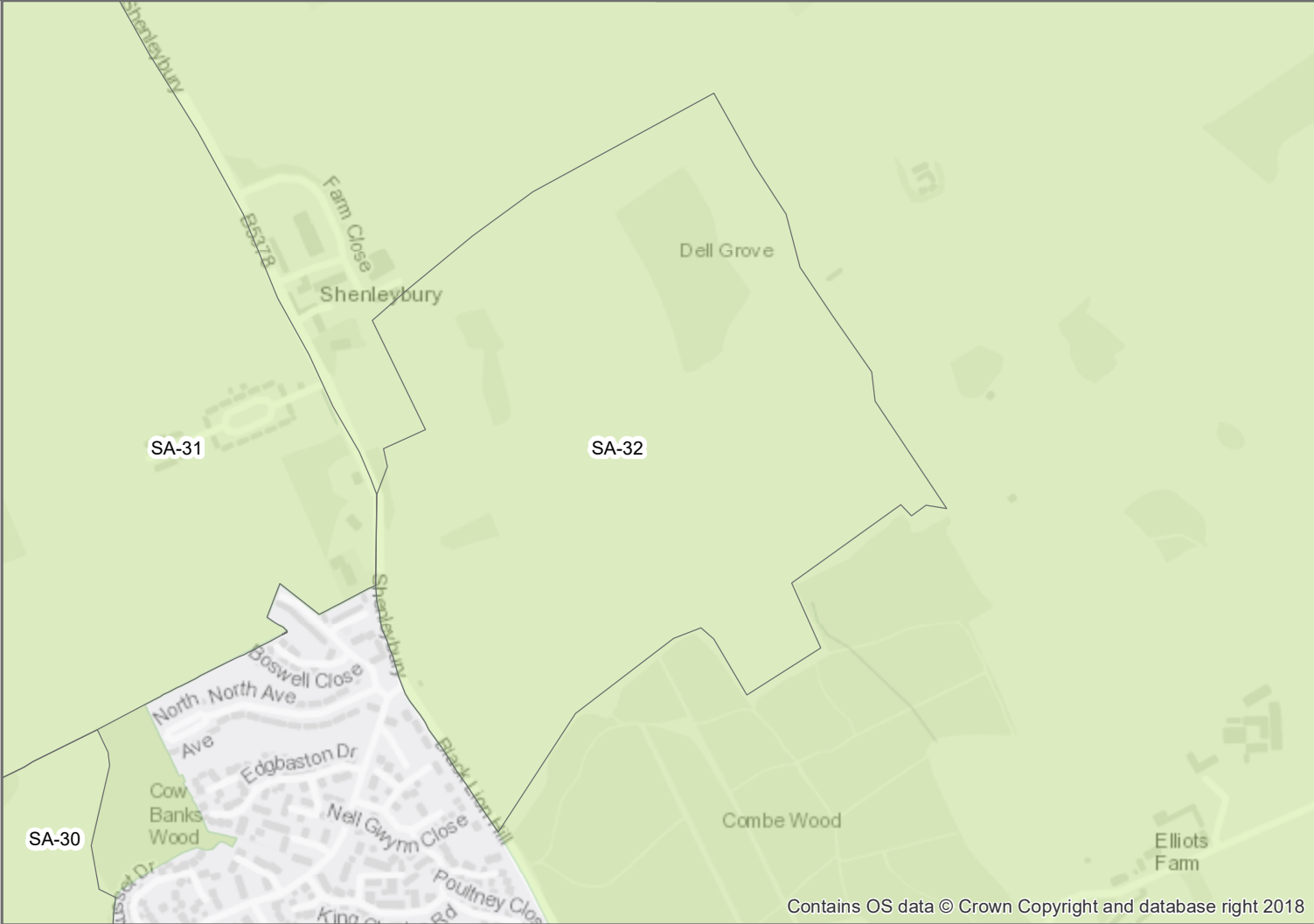
Photograph 3

View of SA-31 facing west from Watling Chase Timberland Trail, showing view of arable fields, internal woodland and residential property in the south-west part of the sub-area.



Photograph 4

View of SA-31 facing east from the Watling Chase Timberland Trail, showing view of arable field and mature treeline adjoining the Shenleybury Road.

Sub-area	SA-32	 <div>Legend <div><div></div> Green Belt Parcel (GBA)</div><div><div></div> Sub-area assessed</div><div><div></div> Other sub-areas</div></div> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	49.56	
Green Belt Parcel (GBA)	18	
 <p>Contains OS data © Crown Copyright and database right 2018</p>		
Description	The sub-area is to the north-east of Shenley. It is bounded by Watling Chase Trail footpath to the north, by a tree line to the east, by the edge of Combe Wood to the south and by Shenleybury Road (B5378) to the west. The south-western boundary of the sub-area directly adjoins Shenley.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Shenley and Hatfield, Welham Green, and London Colney, which is of sufficient scale and character that the settlements are unlikely to merge. The M25 to the north of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. Much of the sub-area is open comprising of wide open fields and areas of densely planted woodland in the north-east. There is a strong sense of rurality in the sub-area with long views into wider countryside, particularly to the north, and further enhanced by the undulating topography. There is some built-form visible to the north west of the sub-area, but otherwise there are few other urbanising influences. There is limited visual connectivity with Shenley which the sub-area adjoins to the south-west due to a screen of thick mature trees that line the boundary. Despite being able to hear the M25, the motorway is not visible due to the separation distance, the tree lined boundaries, and areas of planted woodland/dispersed trees.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18	3+	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (18) and was identified as performing moderately against Purpose 1, preventing the outward sprawl of Borehamwood, and Purpose 2, forming the wider gap between Borehamwood and London Colney. It performed strongly against Purpose 3 due to its strong openness, unspoilt rural character and strong visual links with the wider countryside. It is noted that the west of the Parcel at Shenley village (to the south-west of the sub-area) is more densely developed and plays a limited role in terms of preventing encroachment into the countryside. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs less strongly against Purpose 1 as it is not connected to a large built-up area. It also performs more weakly against Purpose 2 due to its limited contribution to the scale of the gap between settlements. However, it performs as strongly as the wider Parcel against Purpose 3 due to the absence of built-form and strong visual connections to the wider countryside, and in line with the wider Parcel does not meet Purpose 4.</p> <p>SA-32 is connected to a small part of SA-31 to the west, which together form a band of Green Belt to the north of Shenley village. Removal of SA-32 in isolation is unlikely to affect the performance of SA-31 against Purpose 3 as it is screened by existing built-form and a wooded area situated between the sub-areas. However, there are weaker outer boundaries which would need strengthening to prevent further sprawl.</p> <p>Overall, the sub-play plays an important role with respect to the wider Green Belt. Its removal would have a moderate impact on the performance of the wider Green Belt by leading to encroachment into the countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area from the settlement is strong, comprising Shenleybury to the west.</p> <p>The outer boundary to the south is of equal strength, comprising the edge of a dense and established woodland. The remaining outer boundaries are however weaker and less likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Watling Chase Trail footpath to the north; and - A thin tree belt to the east. <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-32 facing south from western boundary, showing view of open fields and dense woodland to the south of the sub-area.



Photograph 2 View of SA-32 facing north-east from western boundary, showing open fields and internal woodland.

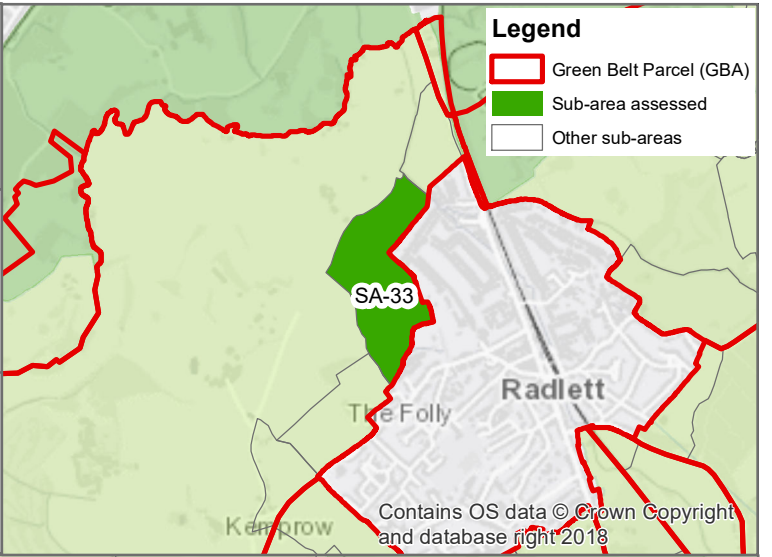
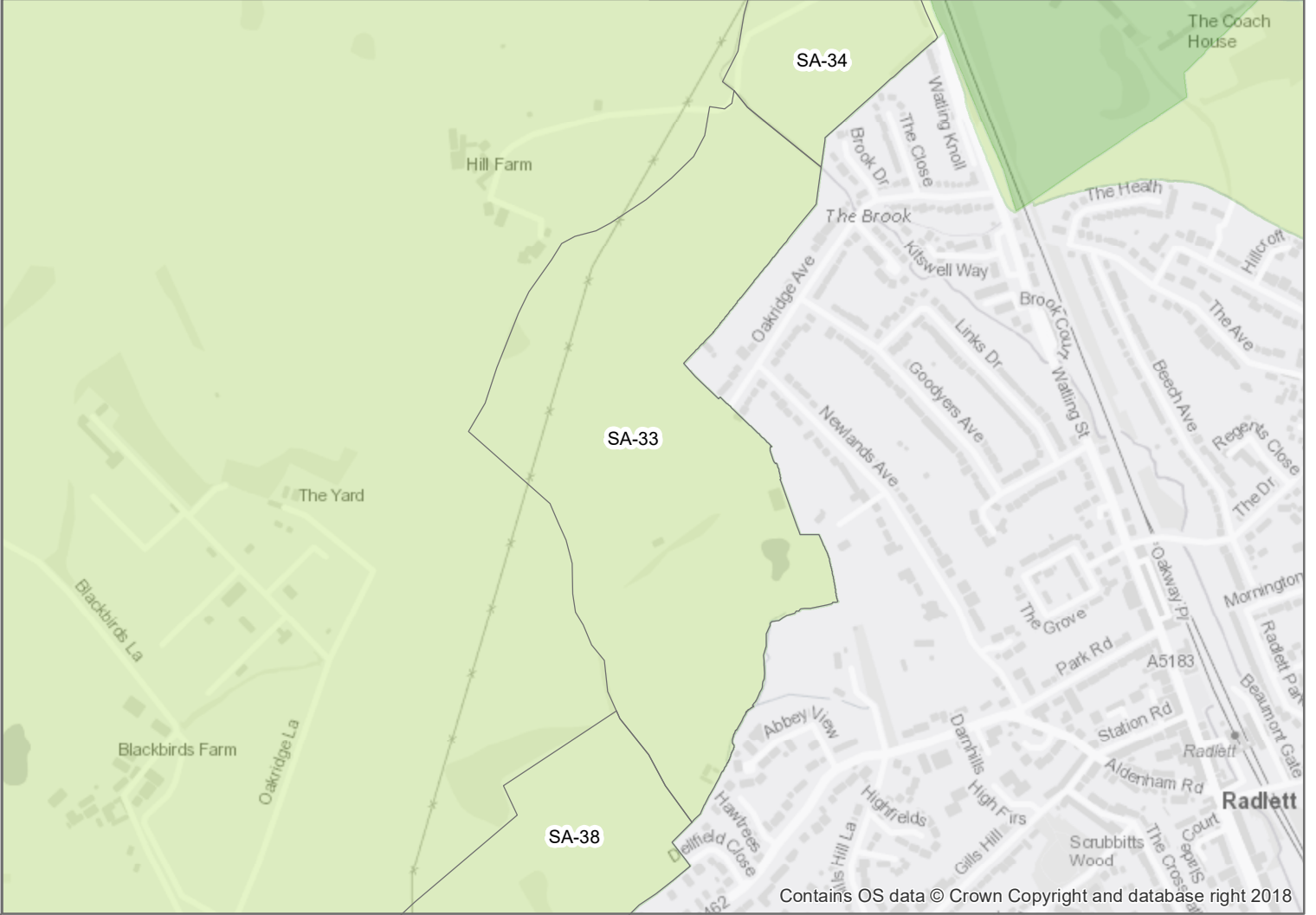
Site Photos



Photograph 3 View of SA-32 facing north-east from western boundary, showing open field with longer views into the wider countryside beyond.



Photograph 4 View of SA-32 facing south from western boundary, showing view of open field with rising topography, and dense woodland beyond.

Sub-area	SA-33	 <p>Legend</p> <ul style="list-style-type: none"> Green Belt Parcel (GBA) Sub-area assessed Other sub-areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	37.77	
Green Belt Parcel (GBA)	26	
 <p>Contains OS data © Crown Copyright and database right 2018</p>		
Description	<p>The sub-area is located to the north-west of Radlett. It is bounded by The Brook watercourse to the north-east, by regular and irregular backs of residential properties and gardens along Newlands Avenue and Oakridge Avenue to the east, and by a public footpath and treeline to the west. The eastern boundary of the sub-area directly adjoins Radlett.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of a less essential gap between Radlett and Bricket Wood, and between Radlett and Watford, however there are no visual links between the settlements. These gaps are of a sufficient scale and character that the removal of the sub-area would not result in physical or perceptual coalescence.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. Much of the sub-area is open with a strong sense of rurality, comprising arable and horse fields and areas of dense woodland. The rising topography from the north-east corner towards the south-west affords strong visual connections with the wider countryside to the south-west, but these are interrupted by tree belts along the western boundary of the sub-area. The southern part of the sub-area has a more visually enclosed feel with limited views into open countryside due to the thick tree belt along the western edge, and dense woodland in the south. There are some views onto residential properties in Radlett, particularly facing south, which have a slight urbanising influence.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (26) which did not meet the assessment criteria for Purpose 1 or 4. It was identified as performing moderately against Purpose 2 for forming the wider gap between Watford, North Bushey and Radlett, and performed particularly strongly against Purpose 3, maintaining the open and unspoilt rural character throughout.</p> <p>At the more granular level, the sub-area does not meet Purposes 1 or 4, in line with the wider Parcel. It performs as strongly as the wider Parcel against Purpose 3, preventing encroachment into an area with a strong rural character, but plays a lesser role in terms of Purpose 2, forming only less essential parts of the gaps between Radlett and Bricket Wood and between Radlett and Watford.</p> <p>SA-33 is adjacent to SA-34 to the north and SA-38 to the south, all of which are part of Parcel 26. Given the physical adjacency of these sub-areas, and the strong visual linkages between these sub-areas as a result of softer boundary features separating them, it is judged that the removal of SA-33 would adversely affect the performance of these surrounding sub-area against Purpose 3. If removed, it would reduce the sense of visual openness and connection to the wider countryside, and in relation to SA-38 would result in a greater sense of containment due to development wrapping around to the north, east and south. The removal of SA-33 is unlikely to affect the surrounding Green Belt sub-areas and wider Parcel against the remaining NPPF purposes.</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. Its release would result in encroachment into a visually sensitive and open part of the strategic countryside where there are long views to the open countryside, particularly to the south-west.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary to the east separating the sub-area and the built-up area of Radlett is a relatively strong boundary which is likely to be readily recognisable and permanent, comprising the back of residential properties and gardens on Oakridge Avenue/Newlands Avenue/ Abbey View/Hawtrees and hedgerows.</p> <p>The outer boundaries are less durable and permanent, comprising:</p> <ul style="list-style-type: none"> - The Brook watercourse to the north-east; and - A mixture of mature and intermittent tree belts to the west and north-west. <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-33 facing south from northern boundary, showing view of arable fields with rising topography to the east, and mature treeline line boundary.



Photograph 2 View of SA-33 facing east from western boundary, showing view of arable fields with visual links to the built form of Radlett.

Site Photos



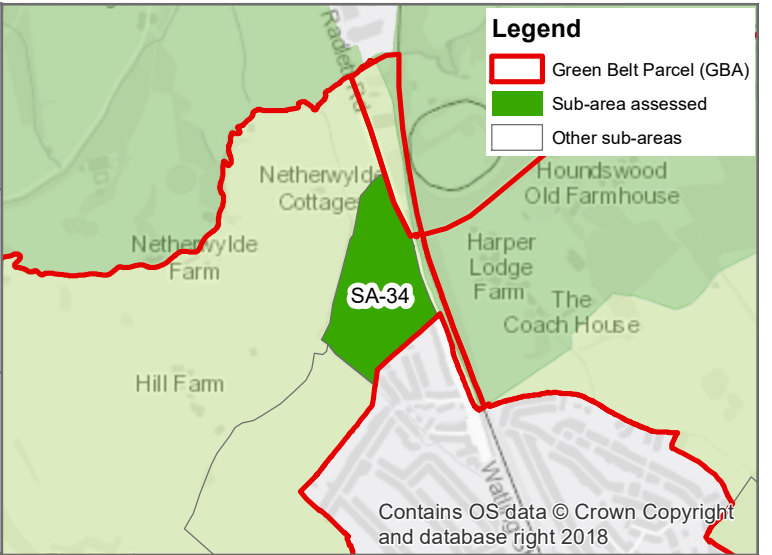
Photograph 3

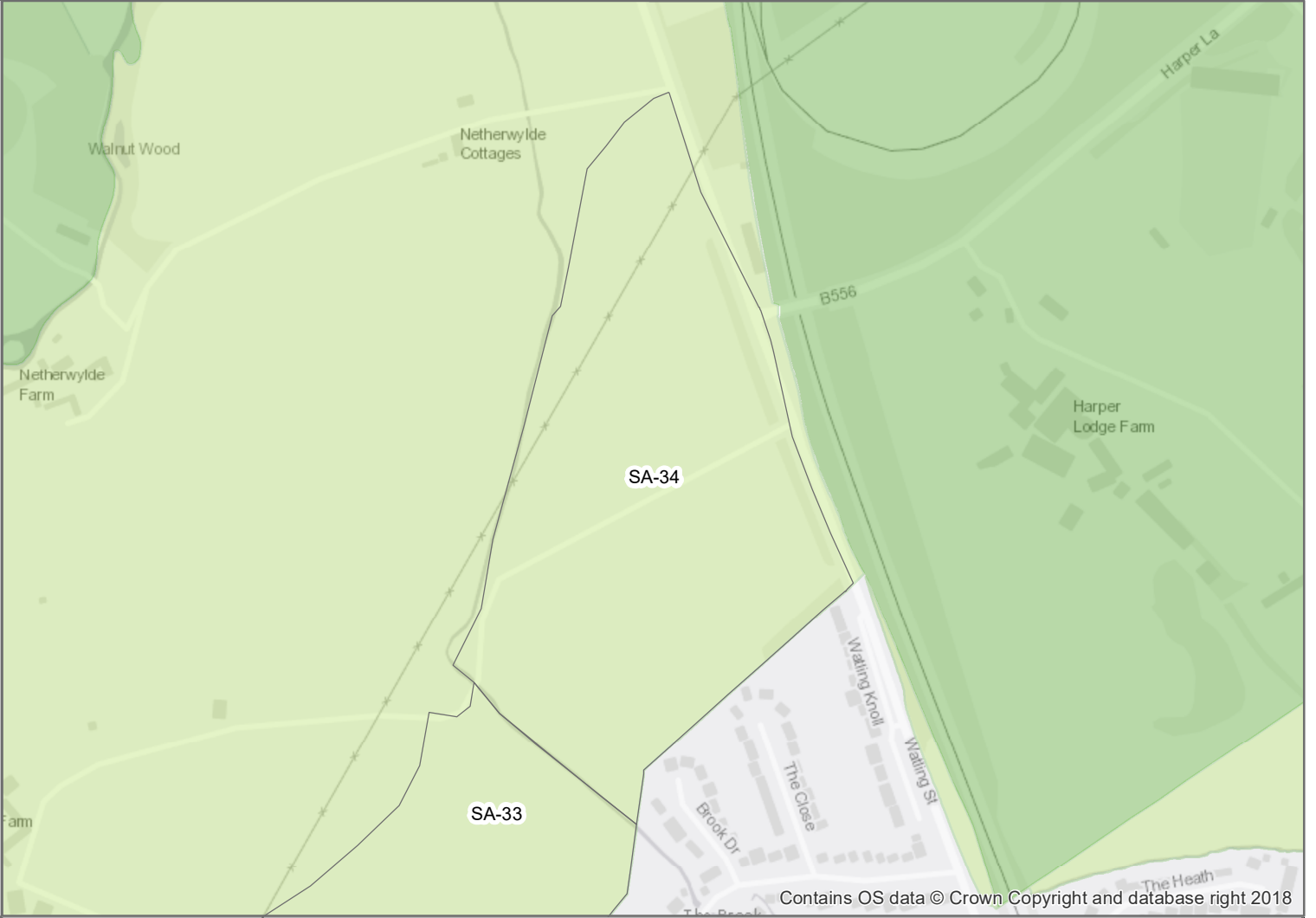
View of SA-33 facing north-east from western boundary, showing view of arable fields and eastern boundary formed of mature treeline and backs of residential properties and gardens.



Photograph 4

View of SA-33 facing south-east from southern boundary, showing public footpath and treeline boundary forming the southern boundary.

Sub-area	SA-34	
Area (ha)	12.84	
Green Belt Parcel (GBA)	26	



Description	<p>The sub-area is located to the north-west of Radlett. It is bounded by the A5183 (Watling Street) to the east, by The Brook watercourse to the west, and by regular backs of residential properties and gardens on Brook Drive/The Close/Watling Knoll to the south. The southern boundary of the sub-area directly adjoins Radlett.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms almost the entire gap between Radlett and Colney Street, preventing development that would significantly reduce the physical distance between these settlements. There are visual links from the sub-area to both Colney Street to the north and Radlett to the south. The sub-area also plays an important role in preventing ribbon development along the A5183 (Watling Street).	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. Much of the sub-area is open, comprising arable fields. The sub-area has an undulating topography which gently rises to the west, and offers longer distance views across the wider countryside in some parts. This wholly open feel is, at times, diminished by visual links with adjacent residential properties in Radlett in the south-east corner of a sub-area and onto the A5183 (Watling Road) to the east. Despite the views of built-form, the sub-area remains completely open and retains strong visual links with the wider countryside.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (26) which did not meet the assessment criteria for Purpose 1 or 4. It was identified as performing moderately against Purpose 2 by maintaining the wider gap between Radlett and Colney Street, and strongly against Purpose 3 by maintaining the unspoilt rural character.</p> <p>At the more granular level, the sub-area does not meet Purposes 1 or 4, in line with the wider Parcel. It performs more strongly than the Parcel against Purpose 2, maintaining the essential gap between Radlett and Colney Street. It also performs similarly strongly as the Parcel against Purpose 3, preventing encroachment into an unspoilt, rural part of the Green Belt. In isolation, the removal of SA-34 would cause the coalescence of Radlett and Colney Street, causing the physical and visual merging of the settlements. Its removal would also promote the irregular outward expansion of Radlett to the north.</p> <p>SA-34 is adjacent to SA-33 to the south, both of which are part of Parcel 26. There are strong visual links between the sub-areas. The removal of SA-34 would therefore adversely affect the performance of SA-33 by further containing it in built-form on its northern fringe and diminishing its open and rural character.</p> <p>As it is located on the borough boundary, SA-34 may be impacted by potential Green Belt releases in the neighbouring authority of St Albans District. In the St Albans City and District Council Green Belt Review Purposes Assessment (2013), the identified Parcels 27 and 31 directly adjoin SA-34 to the north. The implications for the wider strategic Green Belt as a result of this potential combined release would need to be considered, particularly in terms of maintaining the gap between settlements.</p> <p>Overall, it is judged that the sub-area plays an important role with respect to the wider Parcel, and surrounding sub-areas. It is likely that the removal of the sub-area would harm the integrity of the wider strategic gap between Colney Street and Radlett and would promote an irregular development pattern in a visually open part of the Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area from Radlett to the south is strong comprising a regular line of the back of residential properties and gardens on Brook Drive/The Close/Watling Knoll.</p> <p>The outer boundary to the east comprising the A5183 (Watling Street) to the east is also strong and readily recognisable. The boundaries to the north and west, however, are of moderate strength, comprising the Brook watercourse and a mature, established tree belt.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-34 facing west from Watling Street, showing arable fields with rising topography to the west, and longer views into the surrounding countryside.



Photograph 2 View of SA-34 facing north from southern boundary, showing view of arable fields with rising topography to the west, and mature treeline.

Site Photos



Photograph 3

View of SA-34 facing east from southern boundary, showing view of arable fields with visual links to built form of Radlett.



Photograph 4

View of SA-34 facing north-west from southern boundary, showing arable fields with rising topography to the west, and views of electricity pylon.

Sub-area	SA-35	
Area (ha)	31	
Green Belt Parcel (GBA)	38	



Description	<p>The sub-area is located to the north-east of Radlett. It is bounded by a small watercourse to the north and north-east, by Radlett Lane to the south-east, by Shenley Road and Shenley Hill to the south, and by an irregular line of the back of residential properties and gardens on The Warren/The Woods/Longridge/Waterside to the west. The south-western boundary of the sub-area directly adjoins Radlett.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms almost the entirety of the essential gap between Radlett and Shenley, preventing development that would significantly physically reduce the distance between these settlements. The sub-area plays an important role in preventing ribbon development along Shenley Road, although the undulating topography does prevent views to Shenley built-form.	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The whole of the sub-area is comprised of Porters Park Golf Club, diminishing a sense of rurality and contributing to a managed feel. The sub-area has thick wooded area, particularly to the south and to the east, and mature trees are dispersed throughout the site. This contributes to a contained feel, allowing limited visual connectivity to the wider countryside. While the mature tree belt to the south prevents immediate views onto the residential properties that abut the sub-area, the undulating topography and high points in the north afford longer views to built form in Radlett to the south-west.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	38	0	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (38) which does not meet the assessment criteria for Purposes 1 and 4. The wider Parcel was identified as performing strongly against Purpose 2 by forming the essential gap between Radlett and Shenley. It performed moderately against Purpose 3 as a result of its largely rural character but with some urbanising influences throughout.</p> <p>At the more granular level, the sub-area does not meet Purposes 1 or 4, in line with the wider Parcel. It performs as strongly as the wider Parcel against Purpose 2, maintaining the essential gap between Radlett and Shenley. However, the sub-area plays a lesser role than the wider Parcel in preventing encroachment into the countryside (Purpose 3) given the presence of managed land uses (golf course) and its more urban feel. If SA-35 is removed in isolation, Radlett and Shenley would almost entirely coalesce and cause the merging of the settlements.</p> <p>SA-35 is adjacent to a small part of SA-30 to the north-east and a small part of SA-75 to the south. The removal of SA-35 would heighten the role of SA-30 in preventing the physical and visual coalescence between Radlett and Shenley. The release of SA-35 would however have a minimal impact on the performance of both the adjoining sub-areas against Purpose 3 as there is limited visual connection between the sub-areas due to thick mature tree planting.</p> <p>In combination, the removal of both SA-30, SA-35, and SA-75 would lead to the coalescence of Radlett and Shenley and result in the merging of the settlements. Development would lead to significant encroachment into an area of visually open countryside, and would therefore diminish the performance of the strategic Green Belt in this area.</p> <p>Overall, the sub-area plays an important role with respect to the character of the Parcel and plays an important and discernible role to the separation of settlements. The long views and rural land uses in the neighbouring sub-areas protect the openness of the countryside, and its removal is likely to affect these similar strong characteristics in surrounding sub-areas. The loss of the sub-area would harm the integrity of the wider strategic gap.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries separating the sub-area and the built-up area of Radlett are strong features, comprising:</p> <ul style="list-style-type: none"> - Radlett Lane to the south-east; and - Shenley Road and Shenley Hill to the south. <p>The inner boundary to the north-west is weaker, comprising an irregular line of the back of residential properties and gardens on The Warren/The Woods.</p> <p>The outer boundary to the north and north-east is weaker still and less likely to be permanent, comprising a small watercourse, which is often culverted and weakly defined.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-35 facing north from southern boundary, showing view of Porters Park Golf Club.



Photograph 2 View of SA-35 facing south-west from centre of site, showing view of Porters Park Golf course and club house beyond.

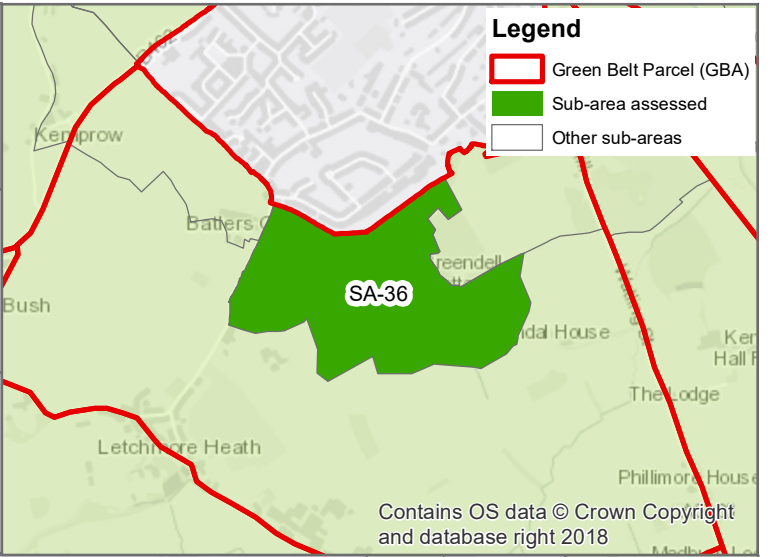

Site Photos



Photograph 3 View of SA-35 facing north-east from centre of site, showing view of Porters Park Golf course with longer views of Shenley and the wider countryside.



Photograph 4 View of SA-35 facing south-west from eastern part of the site, showing Porters Park Golf Course and mature internal treelines.

Sub-area	SA-36	
Area (ha)	48.96	
Green Belt Parcel (GBA)	19	
		
Description	<p>The sub-area is located to the south of Radlett. It is bounded by Common Lane to the west, by a regular line of residential properties and gardens on The Ridgeway to the north, by an access road and dense woodland to the east, and by a thin tree belt to the south. The north boundary of the sub-area directly adjoins Radlett.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Radlett and both Bushey Heath/Bushey Village and Elstree, which is of sufficient scale and character that the settlements are unlikely to merge.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. There are small concentrations of built-form consisting of residential properties to the west of the sub-area on Common Lane and to the north-east, off an access road. Much of the rest of the sub-area is open with a strong sense of rurality, comprising arable and pastoral fields, woodland, and open fields. Views into open countryside are longer in the centre and to the east of the sub-area, however shorter to the west of the sub-area due to thick tree lined boundary and trees interrupting views in the surrounding area. The topography is generally flat in the north half of the sub area, before declining gently to the south. There are few urbanising features and the boundaries to the east and west consist of tall and thick mature trees, however views of the settlement fringe consisting of the backs of houses in Radlett are visible to the north.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	19	0	3	5	3
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (19) and is not assessed against Purpose 1. The wider Parcel performs moderately against Purpose 2 forming part of the wider gap between Radlett, Borehamwood, Elstree, and Bushey. It performs strongly against Purpose 3, noting the general absence of built-form, open fields and long views. It also performs moderately against Purpose 4, protecting open land which has a strong connection to the historic core.</p> <p>At the more granular level, SA-36 performs a less important role in the context of the wider Parcel against Purpose 2, making only a limited contribution to the separation of Radlett and Bushey Heath due to its smaller scale within the wider Parcel and the limited visual links. The sub-area plays a lesser role compared with the wider Parcel in preventing encroachment into an area of particularly unspoilt character, but still scores strongly against Purpose 3. Due its location to the west of Radlett, SA-36 does not abut the historic core and therefore does not contribute to maintaining its setting or special character (Purpose 4).</p> <p>SA-36 directly adjoins SA-37 to the north-west and SA-42 to the east, all of which are part of the Parcel 19. Given the physical adjacency of these sub-areas and the moderately strong visual links between these sub-areas, it is judged that the removal of SA-36 would adversely affect the performance of these surrounding sub-areas against Purpose 3. It is recognised however that the boundaries between the sub-areas are relatively readily recognisable and would assist in preventing additional sprawl. The removal of SA-36 would reduce the sense of visual openness and fragment a consistent Green Belt stretch to the south of Radlett, where the adjoining Parcels to the east also play a role in maintaining the setting of the historic core. The release would result in a greater sense of containment due to development wrapping around the west of SA-42 and would extend Radlett in an irregular development shape. The removal of SA-36 is unlikely to affect the surrounding Green Belt sub-areas and wider Parcel against the remaining NPPF purposes.</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. Its release would result in encroachment into an open part of the Green Belt and fragment the consistency of the strategic countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Radlett is readily recognisable and likely to be permanent, primarily comprising a regular line of houses and backs of house on The Ridgeway to the north.</p> <p>The outer boundaries to the west and east are also relatively strong, comprising:</p> <ul style="list-style-type: none"> - An access road and dense woodland to the east boundary; and - Common Lane to the west. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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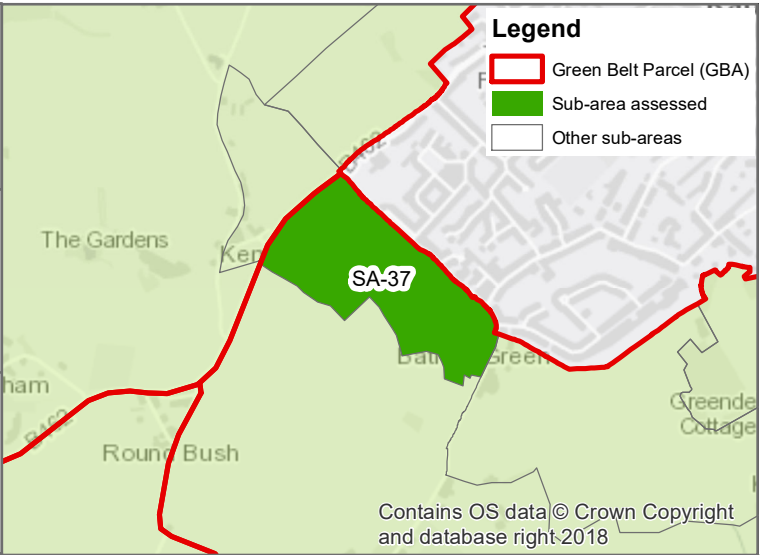
Site Photos



Photograph 1 View of SA-36 facing south from western boundary, showing view of pastoral fields and southern treeline boundary with longer views into the wider countryside.



Photograph 2 View of SA-36 facing south from northern boundary, showing view of arable field and southern treeline boundary, with longer views into wider countryside.

Sub-area	SA-37	
Area (ha)	22.6	
Green Belt Parcel (GBA)	19	



Description	<p>The sub-area is located to the south-west of Radlett. It is bounded by Radlett Road (B462) to the north-west, New Road to the north-east boundary, and by an irregular line of trees and the back of a shopping village to the south-west. The north-east boundary of the sub-area directly adjoins Radlett.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Radlett and North Bushey, Bushey Heath/Bushey Village, and Watford which is of sufficient scale and character that its removal would not result in physical or perceptual coalescence. The sub-area also plays a role in preventing ribbon development along the B462 (Radlett Road).	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 7% of the sub-area is covered by built form. Much of the sub-area is open with a strong sense of rurality, comprising agricultural fields used for arable farming. Lines of mature trees in the sub-area and at the boundaries of the sub-area, in combination with the flat topography, interrupt long views towards the wider countryside and increase the sense of visual enclosure. Existing built form is concentrated in the east of the sub-area, comprising Battlers Green rural village tea rooms and residential properties along New Road, which contribute to a more urbanised feel in this part of the sub-area. Despite this, the majority of the sub-area retains strong openness.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	19	0	3	5	3
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (19) which was identified as performing moderately against Purposes 2 and 4, maintaining the overall scale and openness of the gap between Radlett, and Bushey Heath/Bushey Village and Elstree, and maintaining the historic setting of Radlett. It also plays a particularly important role in preventing encroachment into an area of particularly unspoilt countryside (Purpose 3). The Parcel does not meet Purpose 1.</p> <p>At the more granular level, in line with the wider Parcel the sub-area does not meet Purpose 1. Due its location to the west of Radlett, the sub-area does not abut the historic core and therefore does not contribute to maintaining its setting or special character (Purpose 4). SA-37 also performs less strongly than the wider Parcel against Purpose 2, making only a limited contribution to the separation between settlements due to its smaller scale, and Purpose 3, due to the influence of built-form in the east of the sub-area.</p> <p>SA-37 directly adjoins SA-39 to the west and SA-36 to the east. It is judged that the removal of SA-37 would not adversely affect the performance of SA-36 which already has some urbanising influences to the west of the sub-area, adjoining SA-37. Overall, the removal of SA-37 is unlikely to affect the surrounding Green Belt sub-areas and wider Parcel against the remaining NPPF purposes.</p> <p>Overall, the sub-area plays a moderate role in preventing encroachment (Purpose 3) as a result of the openness and sense of rurality.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary is strong, comprising the New Road to the north-east which is readily recognisable and likely to be permanent.</p> <p>Two of the outer boundaries are also strong and likely readily recognisable and permanent, comprising:</p> <ul style="list-style-type: none"> - The back of Battlers Green shopping village to the south; and - B462 (Radlett Road) to the north-west. <p>The remaining outer boundary to the south-west is less readily recognisable and likely to be permanent, comprising of an irregular line of mature trees.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 SA-37 facing south-east from western boundary, showing view of arable fields and tree belt along the northern boundary.



Photograph 2 View of SA-37 facing south from western boundary, showing view of arable fields with electricity pylons and internal treeline boundary.

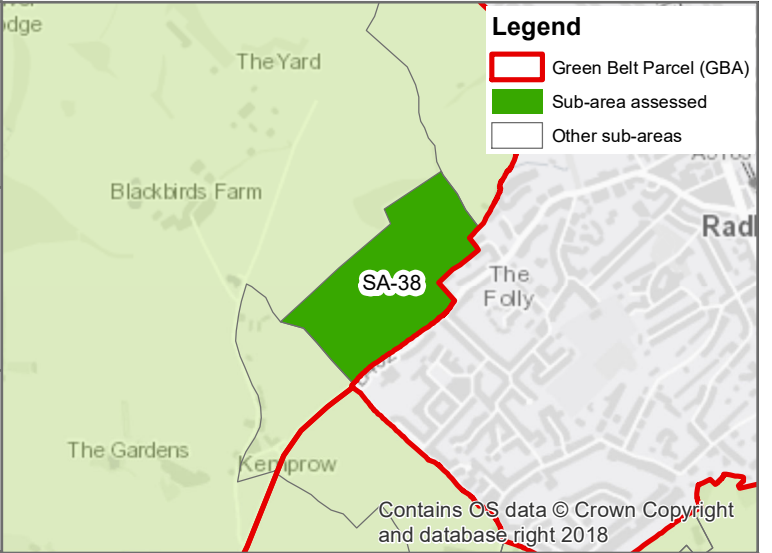
Site Photos

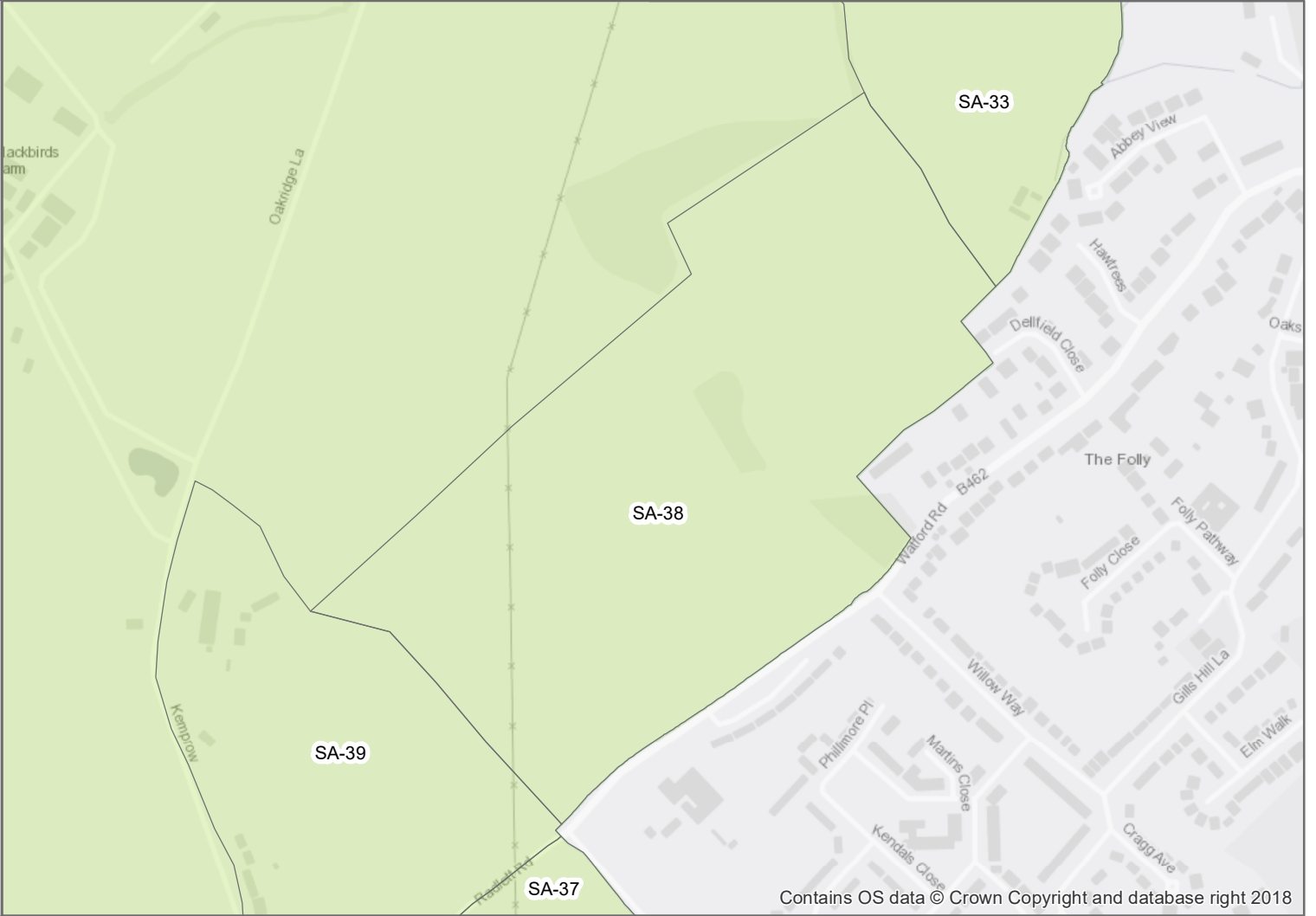


Photograph 3 View of SA-37 facing north-west from south-eastern boundary, showing arable fields surrounded by treeline boundaries.



Photograph 4 View of SA-37 facing south from Common Lane, showing view of farm shop and associated yard.

Sub-area	SA-38	
Area (ha)	21.55	
Green Belt Parcel (GBA)	26	



Description	<p>The sub-area is located to the west of Radlett. It is bounded by Watford Road and an irregular line of residential properties and gardens to the south-east, and by tree lines on the remaining three boundaries. The south-east boundary of the sub-area directly adjoins Radlett.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Radlett and Bicket Wood and Watford, which is of sufficient scale and character that its removal would not result in physical or perceptual coalescence.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>None of the sub-area is covered by built form. Much of the sub-area is open and has a strong sense of rurality, consisting of arable fields. There are visual connections to open countryside, which are shorter in the western part of the sub-area due to some mature tree planting at both the sub-area boundaries and a belt within. Longer views to the east side of the sub-area result in some visual connectivity to the back of residential properties in the south-west of Shenley, however there is a general absence of built-form throughout the sub-area.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	5
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (26) which meets neither Purpose 1 nor Purpose 4. The Parcel was identified as performing strongly against Purpose 3, maintaining the broadly open and rural character throughout, and moderately against Purpose 2. At the more granular level, the sub-area performs slightly more strongly than the wider Parcel against Purpose 3, but scores less strongly against Purpose 2, forming less essential parts of the gaps between Radlett and Bicket Wood and Watford. In line with the wider Parcel, the sub-area does not meet Purpose 1.</p> <p>SA-38 is between SA-33 and SA-39, all of which are part of Parcel 26. Given its direct abutment and softer boundary features with SA-33 and SA-39 which creates both strong visual and physical links with the adjoining sub-area, it is judged that the removal of SA-38 would adversely affect the performance of these surrounding sub-areas against Purpose 3. Its removal would create a sense of physical enclosure by development, particularly to SA-39, and would reduce the sense of visual openness and connection to the wider countryside. Similarly, its removal would diminish the contribution of Parcel 26 to Purpose 3 as a result of a further urbanised fringe. The removal of SA-38 is unlikely to affect the surrounding Green Belt sub-areas and wider Parcel against the remaining NPPF purposes.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel and surrounding sub-areas. Its release would serve to fragment a visually sensitive and open part of the strategic countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary to the south-east of the sub-area comprises Watford Road and the backs of an irregular line of residential properties and their gardens, which is both readily recognisable and likely to be permanent.</p> <p>The outer boundaries to the north-east, north-west, and south-west are weaker boundaries which are less readily recognisable and likely to be permanent, comprised of intermittent mature tree lines.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-38 facing south from northern boundary, showing view of arable fields with some visual links to the built form of Radlett.



Photograph 2 View of SA-38 facing south from western boundary, showing view of arable fields with rising topography to the south and mature treeline boundaries.

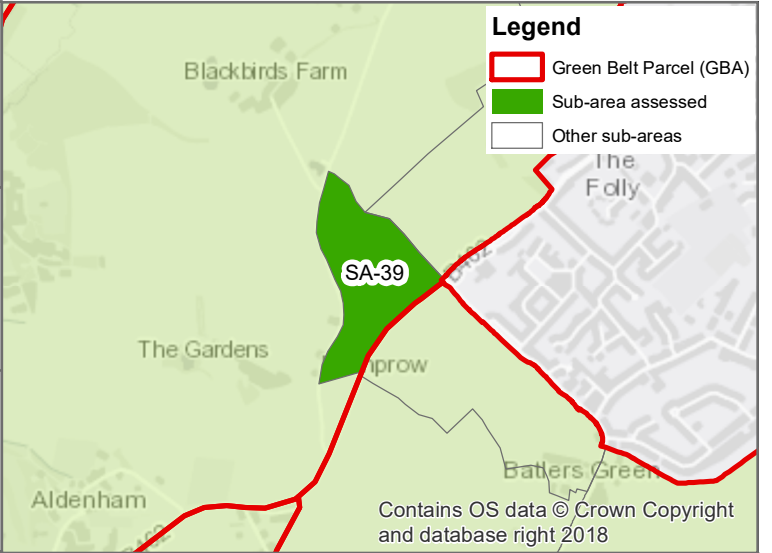
Site Photos



Photograph 3 View of SA-38 facing south-east from northern boundary, showing arable fields with views of electricity pylons and treeline boundaries.



Photograph 4 View of SA-38 facing north-west from southern boundary, showing view of arable fields with electricity pylon and southern treeline boundary.

Sub-area	SA-39	
Area (ha)	12.7	
Green Belt Parcel (GBA)	26	



Description	<p>The sub-area is located to the west of Radlett. It is bounded by Radlett Road to the south-east, by the backs of residential gardens to the south, by Kemprow Road to the west, and by a tree line to the north-east. The eastern boundary of the sub-area directly adjoins Radlett.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Radlett and Watford, which is of sufficient scale and character that its removal would not result in physical or perceptual coalescence.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 4% of the sub-area is covered by built form. The eastern part of the sub-area consists of an open arable field. Views into wider countryside are interrupted from this side of the sub-area by a tree line to the north-east and Watford Road to the south-east. The sense of rurality in the sub-area is diminished by substantial existing built-form in the west of the sub-area, comprising residential properties along Kemprow and some business uses including a garage. This creates visual and perceptual links to urban form with the sub-area.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	26	0	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (26) which does not meet Purpose 1. The Parcel was identified as performing strongly against Purpose 3, maintaining the broadly open and rural character throughout, and moderately against Purpose 2. The Parcel does not meet Purpose 4.</p> <p>At the more granular level, SA-39 performs less strongly in relation to Purpose 2 due to its small scale and location which restricts its contribution to preventing coalescence. The sub-area also performs less strongly to Purpose 3 due to the urbanising influences of the residential properties and businesses. In line with the wider Parcel, the sub-area does not meet Purposes 1 or 4.</p> <p>SA-39 is adjacent to SA-38 to the north-east and SA-37 to the south-east. Given its direct abutment and softer boundary features with SA-38 which creates both strong visual and physical links with the adjoining sub-area, it is judged that the removal of SA-39 would adversely affect the performance of SA-38 against Purpose 3. This would affect SA-37 to a lesser extent as the sub-areas are divided by the B492 (Radlett Road) which presents a more durable and permanent boundary. Its removal would create a sense of physical enclosure by development to both adjoining sub-areas, and would reduce the sense of visual openness and connection to the wider countryside. Similarly, its removal would diminish the contribution of Parcel 26 to Purpose 3 as a result of a further urbanised fringe. The removal of SA-39 is unlikely to affect the surrounding Green Belt sub-areas and wider Parcel against the remaining NPPF purposes.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel and surrounding sub-areas. Its release would leave a hole in the Green Belt and would serve to fragment a visually sensitive and open part of the strategic countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries comprise Radlett Road to the south-east which is readily recognisable and likely permanent, and a mature tree line to the north-east which is a less permanent boundary feature and would require strengthening to ensure it was durable.</p> <p>The outer boundary to the west is also readily recognisable and likely permanent, comprising of Kemprow Road.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-39 facing north from High Cross Road, showing view of residential properties in the south-western part of the sub-area.



Photograph 2 View of SA-39 facing north from eastern boundary, showing arable fields and northeastern treeline boundary.

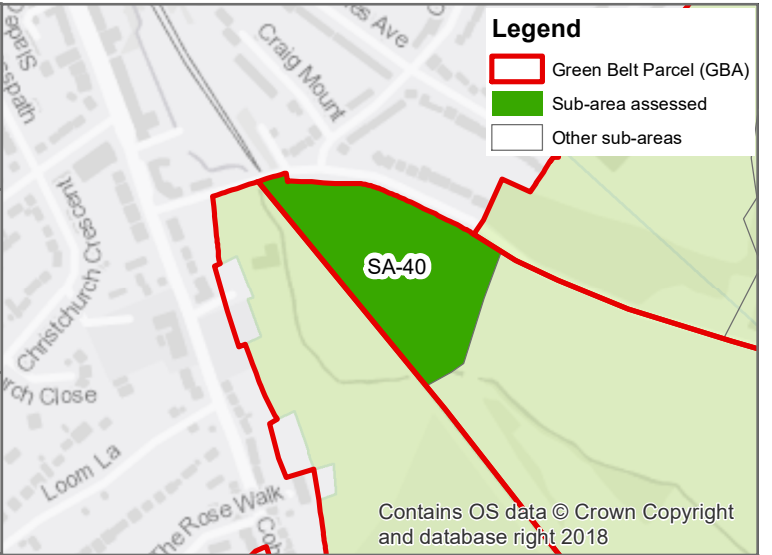
Site Photos



Photograph 3 View of SA-39 facing west from eastern boundary, showing arable field surrounded by treeline boundaries, with visual links to electricity pylon.



Photograph 4 View SA-39 facing south from north-eastern boundary, showing view arable field with surrounding treeline boundaries.

Sub-area	SA-40	
Area (ha)	3.89	
Green Belt Parcel (GBA)	28	



Description	<p>The sub-area is located to the south-east of Radlett. It is bounded by land adjacent to Theobald Street to the north, by a tree line and watercourse to the south-east, and the western edge of the Midland Main Line to the south-west. The northern boundary of the sub-area directly adjoins Radlett.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms part of the gap between Radlett and Borehamwood and prevents ribbon development from Radlett. There may be scope for some development as the sub-area is enclosed with no views to Borehamwood, but the overall openness and the scale of the gap is important to restricting merging.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. There is an absence of built-form in the sub-area, however a wholly rural feel is diminished as it includes the Midland Main Land to the west and the Radlett settlement edge to the north-east which are urbanising features. The sub-area has an enclosed feel, with mature tree lines on the north and south, and the rail line to the west, limiting views into the wider countryside. The slight decline in topography allows for some views of some residential properties to the south-west in the distance. The interior of the sub-area comprises of an open field with an absence of built-form.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area makes a limited contribution to the broader setting of Radlett's historic core by providing a countryside setting for a historic core which is inward facing, and has a weak relationship with the surrounding countryside. Theobald Street and residential properties and the mature tree lined boundaries obscure views onto surrounding countryside.	1
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	28	3+	5	4	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (28) which performs moderately against Purpose 1 as it is connected to the large built-up area of Borehamwood. It performs strongly against Purposes 2 and 3, preventing ribbon development in the narrow gap between Borehamwood and Radlett and preventing encroachment into the open countryside. It also contributes to preventing the outward sprawl of Borehamwood. It performs weakly against Purpose 4, maintaining the rural context for the historic core of Radlett.</p> <p>At the more granular level, the sub-area does not meet Purpose 1 as it is not adjacent to a large built-up area. It also performs a lesser role against Purpose 2 compared with the wider Parcel given its smaller scale and lesser contribution to separation. Its enclosed character and proximity to urbanising influences also mean the sub-area performs a lesser role against Purpose 3 than the wider Parcel, and also against Purpose 4.</p> <p>The sub-area directly adjoins SA-41 to the south-west and a small part of SA-75 to the north-east. Given the limited physical and visual connection to both SA-75 and SA-41 as a result of thick mature tree planting to the south-east and the railway line to the west, it is not judged that the removal of SA-40 would adversely affect the performance of the adjoining sub-areas towards meeting NPPF Green Belt Purposes. In addition, SA-40 has an enclosed feel and strong and defensible boundaries between the sub-areas would serve to prevent additional sprawl. Any additional development would not diminish the setting of the historic core to a greater extent than present as there is already a limited physical and visual connection with the Green Belt as a result of the obscured view from the residential properties and mature treelines.</p> <p>Overall, the sub-area plays a limited role with respect to the wider Parcel and surrounding sub-areas, given its small contribution to maintaining the gap between settlements and its enclosed character which prevents a strong visual relationship with the surrounding countryside. It would regulate the settlement shape of Radlett, and would not diminish the setting of the historic core any further.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating Radlett settlement from the sub-area is strong and defensible, comprising Theobald Street to the north.</p> <p>The outer boundary to the west is greater in strength and more defensible comprising the Midland Main Line. The outer boundary to the south is weaker however, comprising a watercourse and treeline. This would have to be strengthened to ensure that the boundary was durable.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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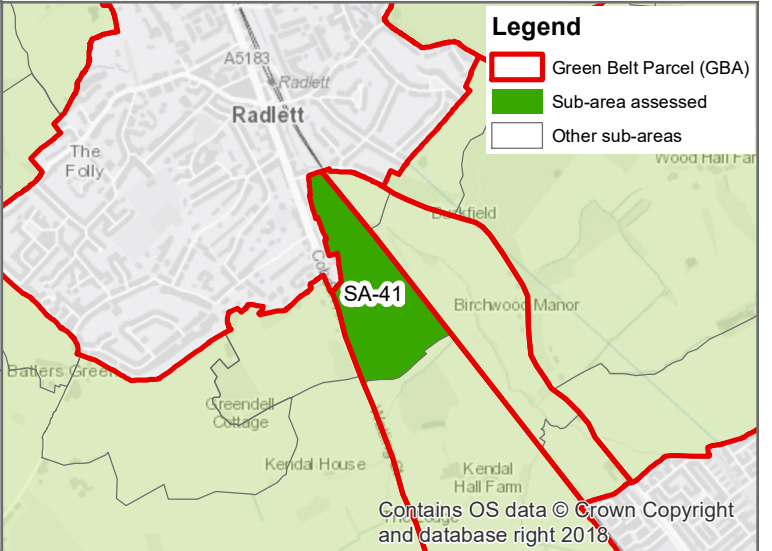

Site Photos



Photograph 1 View of SA-40 facing south-east from Theobald Street, showing view of the railway track and woodland forming the western boundary.



Photograph 2 View of SA-40 facing south from Theobald Street, showing view of overgrown open field and south-eastern treeline boundary.

Sub-area	SA-41	
Area (ha)	25.02	
Green Belt Parcel (GBA)	13	
		
Description	The sub-area is located to the south-east of Radlett. It is bounded by Theobald Street in the north, the Midland Main Line to the east, Cobden Hill/Watling Street (A5183) and irregular line of the back of residential properties along Watling Street to the west, and a public footpath and thin line of trees to the south. The northern and western boundaries of the sub-area directly adjoin Radlett.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Radlett and Borehamwood and prevents ribbon development from Radlett. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging. The Midland Main Line to the east of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 6% of the sub-area is covered by built form. The sub-area contains existing built-form to the north, comprising the Radlett Lawn Tennis and Squash Club and courts and to the south of the sub-area, comprising Tabard Rugby Football Club and Radlett Cricket Club and associated grounds, which contributes to a more managed, urban feel. The south-west of the sub-area however is characterised by an area of dense woodland along with an open field. The flat topography, wooded areas throughout the sub-area, and the thick tree lined boundaries contribute to an enclosed feel preventing long views into open countryside, but contributing to a rural feel. Tree lines which bound the sub-area limit visual connections with the surrounding settlement.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	Although the sub-area abuts the historic core of Radlett to the north, the relationship between the countryside and the town is weak and there is little sense that the Green Belt directly contributes to its setting/special character. The historic core is inward facing and the A5183, residential properties and ribbon development obstruct any view into and out of the sub-area to the historic core. However, the Green Belt does contribute more generally to the rural setting of Radlett.	1
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	13	3+	3	4	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (13) which was identified as performing moderately for Purposes 1 and 2, as it is connected to the large built-up area of Borehamwood and forms the wider gap between Borehamwood and Radlett. It performs particularly strongly against Purpose 4 as a result of the rural character and long views particularly to the north, however it is noted that the golf course to the south detracts from the sense of rurality overall. The wider Parcel also plays a limited contribution to the broader setting of Radlett (South) Conservation Area.</p> <p>At the more granular level, SA-41 performs similarly to the wider Parcel against Purpose 2, maintaining the wider gap between Radlett and Borehamwood. As a result of the presence of managed land uses, including the football and cricket club, the sub-area plays a lesser role in the context of the wider Parcel in preventing encroachment into the countryside (Purpose 3). The sub-area makes a similarly limited contribution to Purpose 4 as the wider Parcel. Any additional development would not diminish the setting of the historic core to a greater extent than present as there is already a limited physical and visual connection with the Green Belt as a result of the obscured view from the residential properties and mature treelines.</p> <p>SA-41 is adjacent to SA-42 to the west and SA-40 to the east. Given the limited physical and visual connection to both SA-40 and SA-42 as a result of the railway line to the east and dense tree planting to the west, it is not judged that the removal of SA-41 in isolation would adversely affect the performance of the adjoining sub-areas towards meeting NPPF Green Belt Purposes, however it would significantly reduce the gap between Radlett and Borehamwood. There are some defensible boundaries within SA-41 which would prevent further sprawl, although these could be strengthened to ensure durability.</p> <p>If released in combination, the removal of SA-41 with SA-40 and the eastern half of SA-42 would have moderate harm to the performance of the wider strategic Green Belt. There is scope for further development in the north half of SA-41 without causing the coalescence of settlements and visual or perceptual encroachment into the wider Green Belt given the contained feel of the area and the existing rural and urban land uses.</p> <p>Overall, the sub-area plays a moderate role with respect to the wider Parcel and surrounding sub-areas. The northern half of the SA-41 could be released while still maintaining the gap between settlements, and the same time that its contained character prevents a strong visual relationship with the surrounding countryside. The removal of the northern part of the sub-area would regulate the settlement shape of Radlett, however may diminish the setting of the historic core although it is noted that the sub-area plays a limited contribution.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary to the west is a mixture of a stronger and weaker features. Theobald Street to the north is durable and likely to be permanent, however the back of residential properties to the west are weaker and less likely to be readily recognisable.</p> <p>The outer boundary to the east is readily recognisable and likely to be permanent, comprising the Midland Main Line. The outer boundary to the south is weaker however and less likely to be permanent, comprising a thin tree belt. This would need to be strengthened in order to ensure it was durable. An intermediate boundary feature which separates the northern and southern parts of the sub-area, consisting of a denser, well-established belt of trees and hedgerow to the north of the rugby ground, may provide an alternative boundary for the Green Belt.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. Alternatively, if only the northern area is released, this would result in a Green Belt boundary of similar strength as the existing inner Green Belt boundary. This southern boundary could be strengthened further to ensure it is are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but the northern part makes a less important contribution to the wider strategic Green Belt. Northern part is recommended for further consideration.
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Site Photos



Photograph 1 View of SA-41 facing north from southern boundary, showing open field and dense woodland beyond.



Photograph 2 View of SA-41 facing north-east from southern boundary, showing view of open field and internal hedgerow boundary.

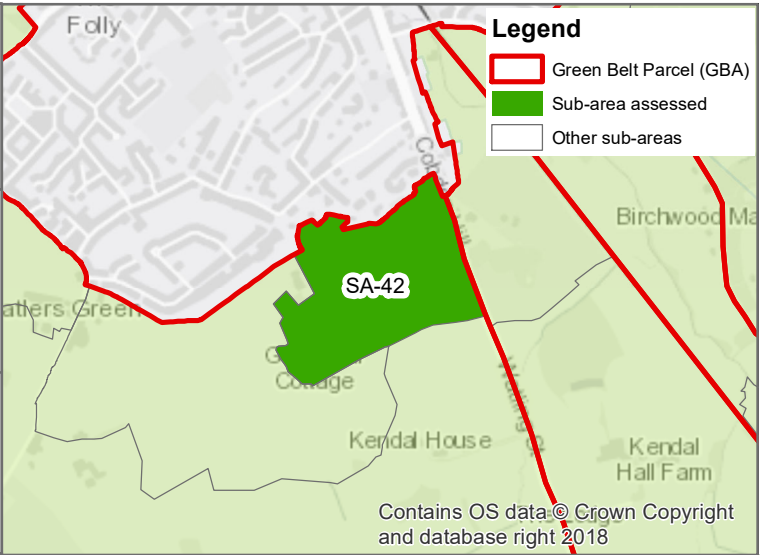

Site Photos



Photograph 3 View of SA-41 facing east from western boundary, showing view of public footpath through woodland in the northern part of the sub-area.



Photograph 4 View of SA-41 facing south-east from Theobald Street, showing view of Radlett Lawn Tennis and Squash Club playing courts.

Sub-area	SA-42	 <div>Legend<ul style="list-style-type: none">Green Belt Parcel (GBA)Sub-area assessedOther sub-areas</div>
Area (ha)	24.06	
Green Belt Parcel (GBA)	19	
		
Description	The sub-area is located to the south of Radlett. It is bounded by an irregular line of the back of residential properties on Loom Lane, The Leys, and the A5183 (Cobden Hill/Watling Street), the A5183 to the east, by a thin tree line to the south and a thick wooded area to the west. The northern boundary of the sub-area directly adjoins Radlett.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Radlett and Borehamwood and prevents ribbon development from Radlett. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging. There are some mid-distance views to Radlett settlement edge, however the A5183 (Cobden Hill/Watling Road) to the east of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area has a mix of rural and urban land uses. There are distinct areas of woodland to the north, east and west of the sub area which contribute to a relatively contained feel in the northern part of the sub area. The centre of the sub area however is very open, consisting of arable fields and long views into open countryside to the south-east, assisted by a gently undulating topography. The sense of rurality is diminished at times however by concentrations of existing built-form comprising residential properties and a pub to the north-east corner on Cobden Hill, and by some views onto residential properties to the north-west from the centre of the sub-area.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area directly abuts and even overlaps the historic core in the north-east of the sub-area, contributing to a strong connection to the core and maintaining its immediate historic character. There are views between Radlett's historic core and the sub-area, however these are limited by mature trees and some built form. The Green Belt maintains the historic field pattern where it overlaps with the sub-area, and contributes to a soft edge to the historic core. Long views are limited, however, by mature tree planting and built-form.	3
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	19	0	3	5	3
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (19) and is not assessed against Purpose 1. The wider Parcel performs moderately against Purpose 2 forming part of the wider gap between Radlett, Borehamwood, Elstree, and Bushey. It performs strongly against Purpose 3, noting the general absence of built-form, open fields and long views. It also performs moderately for Purpose 4 in protecting open land which has a strong connection to the historic core.</p> <p>At the more granular level, SA-42 performs similarly to the wider Parcel against Purposes 2 and 4 by contributing to maintaining the wider gap between Radlett and Borehamwood, and providing an important setting for the historic core of Radlett. It performs a lesser role against Purpose 3 in the context of the wider Parcel due the presence of existing built-form in the north-east of the sub-area.</p> <p>SA-42 adjoins SA-36 to the west and SA-41 to the east. The removal of SA-42 would have a limited impact on the performance of the neighbouring sub-areas against Purpose 2 as they contribute to separating different settlements. It is likely that its removal would heighten the neighbouring sub-areas role in preventing encroachment into the countryside as they would become enclosed by additional urbanising features. The removal of SA-42 would also heighten the importance of SA-41 role in preserving the setting and connections to the historic core.</p> <p>In combination, the release of SA-36, SA-41 and SA-42 would have a significant impact to the strategic Green Belt by causing encroachment to the wider Green Belt and diminishing the setting and connections to the historic core. Given the long views to wider countryside, development would cause harm in this visually sensitive part of the Green Belt. Further, there are few readily recognisable or likely permanent features which would prevent further sprawl.</p> <p>Overall, SA-42 plays an important role in maintaining the scale and openness of the countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Radlett is a weaker boundary feature and less likely to be permanent, comprising of an irregular line of thick tree planting and a back of residential properties.</p> <p>The outer boundaries are strong with durable features, comprising:</p> <ul style="list-style-type: none"> - Cobden Hill/Watling Street to the east; and - The edge of a dense woodland to the west. <p>The remaining outer boundaries to the south is equally as weak as the inner boundary, comprising a thin tree line.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-42 facing south-west from western part of the site, showing view of dense woodland.



Photograph 2 View of SA-42 facing north from southern boundary, showing view of arable field and woodland to the north of the sub-area, with views to built form in Radlett.

Site Photos



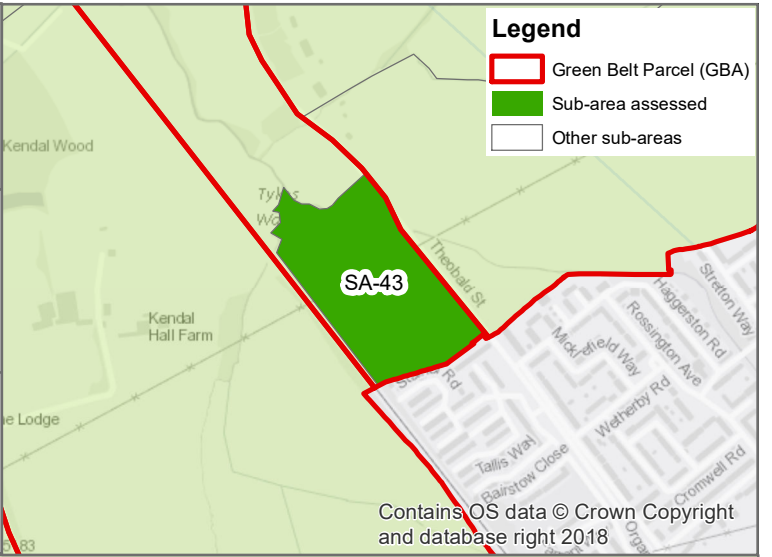

Photograph 3

View of SA-42 facing north-west from southern boundary, showing view of open arable field and woodland in the northern part of the sub-area.



Photograph 4

View of SA-42 facing south from Cobden Hill, showing woodland adjoining eastern boundary.

Sub-area	SA-43	
Area (ha)	8.07	
Green Belt Parcel (GBA)	28	
		
Description	<p>The sub-area is located to the north-west of Borehamwood. It is bounded by the Midland Mainline to the west, a line of trees to the north, Theobald Street to the east, and a regular line of the back of residential properties on Stainer Road and Farm Close to the south. The south-eastern boundary of the sub-area directly adjoins Borehamwood.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large-built up area of Borehamwood. There are visual links to the southern edge of the sub-area from residential properties adjoining the Stainer Road and Farm Close.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is physically and perceptually connected to the large-built up area of Borehamwood, preventing its outward sprawl into open land. The majority of the outer boundary of the sub-area is relatively strong, comprising the Midland Mainline to the west and Theobald Street to the east. These features would restrict the scale of growth and assist in regularising development form. The boundary between the sub-area and the settlement comprises a weak boundary feature including an irregular line of residential properties and undefined gardens and hedgerows. These features lack durability or permanence, and therefore the Green Belt is an important barrier to sprawl.	3+

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Borehamwood and Radlett. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging of the settlements. In particular, the sub-area prevents ribbon development along Theobald Road between Borehamwood and Radlett, thus ensuring that this gap is not further reduced both physically and perceptually.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 6% of the sub-area is covered by built form. Much of the sub-area has an open feel, comprising of agricultural fields, a small stream, and dispersed hedgerows and mature trees throughout. The sub-area has a flat topography but some mid-distance views are offered into wider countryside to the north and north-east. A wholly rural feel is partially diminished by existing built-form in the sub-area comprising a farm building to the south-east. Further, the railway line to the west and visual connections to the residential properties in Borehamwood to the south, contribute to a feeling of enclosure and limit a connection with the wider countryside.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	28	3+	5	4	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (28), which performs moderately against Purpose 1 as it is connected to the built-up area of Borehamwood, but strongly against Purposes 2 and 3. The Parcel also makes a weak contribution to Purpose 4.</p> <p>At the more granular level, SA-43 performs similarly against Purpose 1, preventing the outward sprawl of Borehamwood. It performs less strongly against Purpose 2, forming only part of the gap between Radlett and Borehamwood. Ribbon development on Theobald Street and the railway line diminish the rurality of the sub-area, which makes a lesser contribution to Purpose 3 than the wider Parcel. The sub-area does not meet Purpose 4.</p> <p>The sub-area directly adjoins SA-44 on its eastern boundary. There are some visual links between the adjoining sub-areas, however the removal of SA-43 in isolation is unlikely to reduce the contribution of SA-44 to Purpose 3 given the existing ribbon development on Theobald Street. Its removal is also unlikely to reduce the performance of SA-43 to Purpose 1 given the small scale of the physical connection and to Purpose 2 given its location.</p> <p>In combination with SA-44 the release of the sub-areas is likely to moderately adversely affect the performance of the wider Green Belt, by leading to encroachment to the countryside and reducing the gap between Borehamwood and Shenley.</p> <p>Overall, if released in isolation, the sub-area plays a lesser role with respect to the wider Parcel, and its release in would have limited harm to the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Borehamwood is a moderately strong features which is readily recognisable, comprising the back of residential properties on Stainer Road and Farm Close to the south.</p> <p>The outer boundaries to the east and west and also readily recognisable and likely permanent, comprising:</p> <ul style="list-style-type: none"> - Midland Mainline to the west; and - Theobald Street to the east. <p>The remaining outer boundary to the north is weaker comprising a very small watercourse, reinforced with a thin line of mature trees, and the weakly-defined edge of a residential garden. It would need to be strengthened to ensure it was durable.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The boundary to the north would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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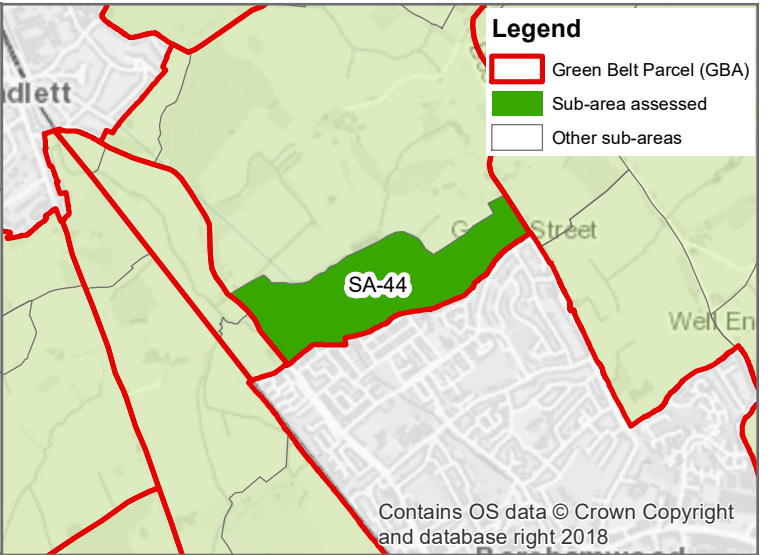
Site Photos



Photograph 1 View of SA-43 facing north-west from southern boundary, showing view of agricultural field with electricity pylon and treeline boundary.



Photograph 2 View of SA-43 facing north from southern boundary, showing view of agricultural field with direct visual links to backs of residential properties and gardens.

Sub-area	SA-44	
Area (ha)	64.55	
Green Belt Parcel (GBA)	30	



Description	<p>The sub-area is located to the north of Borehamwood. It is bounded by a small watercourse/thin tree belt/access road to the north, by the B5378 (Green Street) to the east, by the back of residential properties and gardens on Rossington Avenue/Berwick Road/The Champions/Stapleton Road to the south, and by Theobald Street to the west. The south-eastern boundary of the sub-area directly adjoins Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Borehamwood. The southern boundary is formed of a uniform line at the back of residential properties and gardens which enables visual links to the settlement.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is physically and perceptually connected to the large-built up area of Borehamwood, preventing its outward sprawl into open land. The outer boundary of the sub-area to the north is relatively weak, comprising thin treelines, a small watercourse and an access road, and it is therefore unlikely that these features would restrict the scale of growth or assist in regularising built form. The boundary between the sub-area and the settlement comprises weak boundary features - an irregular line of residential properties, gardens and hedgerows. These features lack durability or permanence, and therefore the Green Belt is an important barrier to sprawl.	5+

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Borehamwood and both Radlett and Shenley. There may be scope for some development but the overall openness and the scale of the gap is important to restricting merging of the settlements. In particular, the sub-area prevents ribbon development along Green Street between Borehamwood and Shenley, thus ensuring that this gap is not further reduced both physically and perceptually. The distance between the settlements is such that combined with a rising topography to the north-east, limited views between Borehamwood and both Radlett and Shenley are possible.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Less than 1% of the sub-area is covered by built form. The sub-area is predominantly rural with some urban land uses. The eastern edge of the sub-area is characterised by urbanising land uses including a vehicle depot, construction works and scrap yard area. The land to the east is largely low grade and overgrown scrubland accompanied with some built-form, although parts are visually enclosed by thick tree planting. The whole southern edge adjoins Borehamwood, further contributing to the urbanising fee with visual links to the residential properties possible. However, the high topography to the east side of the sub-area affords long and uninterrupted views and contributes to a strong visual connection to the wider countryside.</p> <p>The centre and west part of the sub-area is characterised by open fields and a general absence of built-form apart from some residential properties on Theobald Street. While still abutting Borehamwood to the south, which contributes to some urbanising influences, the overall openness contributes to a stronger rural feel in this part of the sub-area which plays a greater role in preventing the encroachment into countryside.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	3+	3	5	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (30), which was identified as performing moderately against Purposes 1 and 2, preventing the outward sprawl of Borehamwood and forming the wider gaps between Borehamwood, Radlett and Shenley. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character and strong sense of openness. Neither the wider Parcel nor sub-area perform against Purpose 4.</p> <p>At the more granular level, SA-44 performs more strongly against Purpose 1, preventing the expansive outward sprawl of Borehamwood in the absence of features to restrict the scale of growth and regularise development form. It performs similarly against Purpose 2, forming part of the wider gap between Borehamwood and Radlett, but makes a slightly lesser contribution to Purpose 3 as a result of the presence of some urbanising influences.</p> <p>SA-44 directly adjoins SA-43 and SA-45. There are some visual links to both adjoining sub-areas, although they are limited at times by the treelines on the roads, and there are strong visual links with the wider countryside due to the undulating topography and long views. The removal of SA-44 in isolation therefore is likely to reduce the contribution of the surrounding sub-areas to Purpose 3.</p> <p>In combination with SA-43 and SA-45, the release of the sub-area is likely to alter the performance of the wider Green Belt. Although there are some concentrations of built-form in each sub-area, the areas are predominantly characterised with rural land uses and a moderate to strong connection to the wider countryside. The release of the sub-areas would significantly reduce the gap between Borehamwood, Shenley and Radlett.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel, and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Borehamwood is a relatively weak boundary features which is less readily recognisable and likely to be permanent, comprising an irregular line of the back of residential properties and undefined gardens and hedgerows on Rossington Avenue/Berwick Road/The Champions/Stapleton Road to the south.</p> <p>The outer boundaries to the east and the west are relatively readily recognisable and likely to be permanent, comprising Theobald Road and Green Street. The outer boundary to the north however is weaker and less likely to be permanent, comprising a small watercourse/thin tree belt/access road.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The boundary to the north would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-44 south-west from eastern part of the sub-area, showing view of overgrown scrubland.



Photograph 2 View of SA-44 facing west from eastern part of the sub-area, showing view of overgrown scrubland leading onto open fields, with longer views to open countryside beyond.

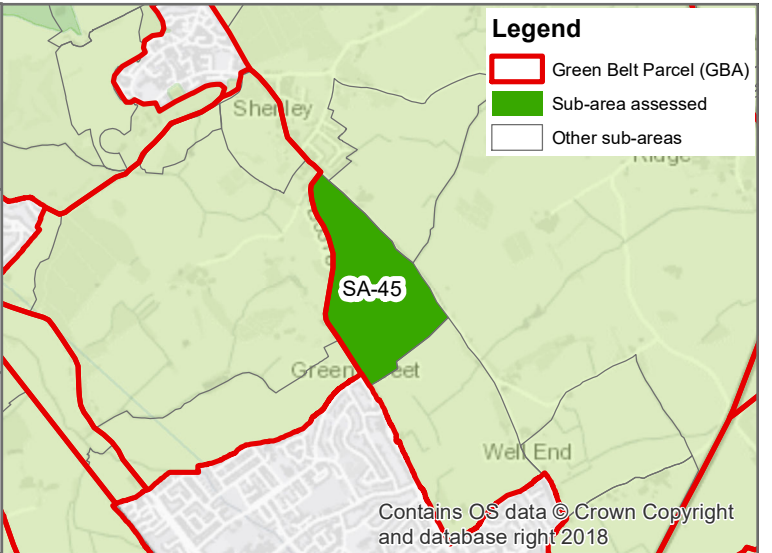

Site Photos



Photograph 3 View of SA-44 facing south-east from northern boundary, showing view of overgrown field surrounded by treeline boundary, with view of residential property.



Photograph 4 View of SA-44 facing east from northern boundary, showing view of vehicle depot and scrapyard.

Sub-area	SA-45	
Area (ha)	62	
Green Belt Parcel (GBA)	18	
		
Description	<p>The sub-area is located to the north-east of Borehamwood. It is bounded by London Road/Silver Hill to the east, by a public footpath and thin tree line to the south, and by the B5378 Green Street to the west. The south-western boundary of the sub-area directly adjoins Borehamwood, and the northern boundary adjoins the washed over part of Shenley.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up areas of Borehamwood to the south-west. The sub-area prevents ribbon development leading from the south of the inset part of Shenley and north of Borehamwood.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is connected to the large built-up area of Borehamwood, preventing its outward sprawl into open land, particularly against ribbon development running south from Shenley. While the majority of the outer boundary of the sub-area comprises strong features, including London Road to the east and Green Street to the west, the sub-area plays an important role in preventing outward sprawl which may not be regularised or of a proportionate scale for the settlement. The inner boundaries between the sub-area and Borehamwood to the south-west comprises the B5378 (Green Street). This is a defensible boundary and would restrict sprawl and regularise development form. It is therefore considered that the Green Belt serves as an additional barrier to sprawl.	5

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the entire gap between Shenley Village and Borehamwood, preventing development that would significantly reduce the physical distance between these settlements. There are some visual links from the sub-area to Shenley and Borehamwood, and the sub-area prevents ribbon development on both Green Street north of Borehamwood and on London Road south of Shenley, thus ensuring that this gap is not further reduced both physically and perceptually.	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 3% of the sub-area is covered by built form. The sub-area has a strong rural feel, comprising open fields, arable farming, and a wooded area to the south-east. There are some urbanising features in the sub-area, including some built form and ribbon development in the north-east on London Road, allotments in the north, and a residential care home and ribbon development in the south-west on Green Street. The majority of the sub-area however is characterised by rural land uses with an absence of any built-form. There are some connections to the wider countryside, although there are relatively limited long views due to a topography that rises in the centre of the sub-area and the dense woodland in the south-east which interrupt views.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18	3+	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (18), which was identified as performing moderately against Purposes 1 and 2, preventing the outward sprawl of Borehamwood and maintaining the wider gaps between Borehamwood, Radlett and Shenley. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising open fields and long views. Neither the wider Parcel nor sub-area performed against Purpose 4.</p> <p>At the more granular level, SA-45 performs more strongly against Purpose 1 preventing the expansive outward sprawl of Borehamwood in the absence of features to restrict the scale of growth and regularise development form. It also performs more strongly than the wider Parcel against Purpose 2, forming the essential gap between Borehamwood and Shenley. The sub-area performs similarly strongly against Purpose 3 in the context of the wider Parcel, identified as having an unspoilt rural character as the result of the absence of built form and visual links to wider countryside.</p> <p>SA-45 directly adjoins SA-44, SA-27 and SA-46. There are strong visual links to with all adjoining sub-areas and the wider countryside, although they are interrupted at times by the treelines on the road boundaries. The removal of SA-45 in isolation therefore is likely to reduce the contribution of the surrounding sub-areas to Purpose 3, particularly to SA-27 which would become partially enclosed by development on two sides and where boundary features are weaker to prevent further sprawl.</p> <p>In combination with SA-27, the release of the sub-area is likely to significantly alter the performance of the wider Green Belt. The release of the sub-areas would result in weaker boundary features to check the unrestricted growth of both Shenley and Borehamwood, and would significantly reduce the physical and visual gap between them. The release of the sub-areas would substantially contribute to the encroachment to the countryside.</p> <p>Overall, the sub-area plays a fundamental role with respect to the wider Parcel and its release in isolation would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Borehamwood to the south-west is a strong feature which is likely to be permanent, comprising the B5378 Green Street.</p> <p>The outer boundary separating the sub-area and the washed over part of Shenley to the north is also a strong feature which is likely to be permanent, comprising London Road. The outer boundary to the south is however weaker and less readily recognisable, comprising a public footpath and intermittent treeline. This would have to be strengthened to ensure it is durable.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The southern boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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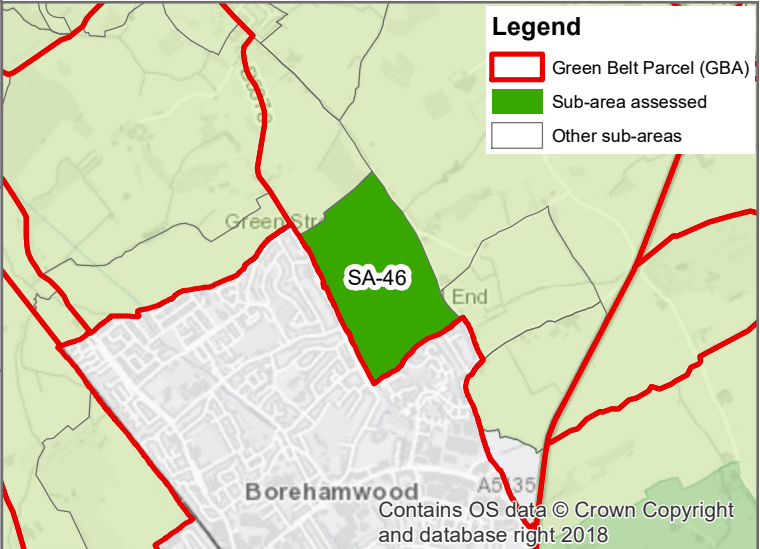
Site Photos



Photograph 1 View of SA-45 facing west from London Road, showing view of arable fields and a residential property.



Photograph 2 Facing north from southern boundary, with long vista across open fields towards edge of Shenley

Sub-area	SA-46	
Area (ha)	86.31	
Green Belt Parcel (GBA)	18	



Description	<p>The sub-area is located to the north-east of Borehamwood. It is bounded by a public footpath and thick tree line to the north, by London Road/Well End Road to the east, by Potters Lane to the south, and by the B5378 to the west. The western and southern boundaries of the sub-area directly adjoin Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is visually and functionally at the edge of the large built-up area of Borehamwood. Despite the tree lined boundary, gaps in the planting and the raised topography of the sub-area results in strong visual links to the built form of Borehamwood.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is connected to the large-built up area of Borehamwood on two boundaries to the south and west, preventing its outward sprawl into open land. The outer boundary of the sub-area to the east comprises a defensible road feature would restrict sprawl and regularise development form. The outer boundary to the north however comprises softer features of a public footpath and tree line, and it is unlikely that this feature would prevent outward sprawl into the open countryside. The inner urban edge to the south and west is formed of durable road boundary features comprising Potters Lane and the B5378 respectively. It is therefore considered that the Green Belt serves as an additional barrier to sprawl.	3

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Borehamwood and both Shenley and Potters Bar, which is of sufficient scale and character that the settlements are unlikely to merge. The Green Belt can physically and visually accommodate growth without fundamentally compromising the gaps between settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 3% of the sub-area is covered by built form. Much of the sub-area has an open feel. It is largely characterised by rural land uses consisting of agricultural and open fields. Generally, the sub-area has an enclosed feel as it is tightly bounded by the settlement edge to the south and south-west, and mature tree lined boundaries to the north and north-east. Dispersed trees throughout the sub-area further interrupt any long views into open countryside, however there are some gaps in the tree line to the west on the B5378 which allows for some views onto Borehamwood built-form. A wholly rural feel is at times diminished by urban land uses including Hertswood Academy and Hertswood Leisure centre to the south-west of the sub-area, a farm and Cowley Hill Livery Stables to the west and a campsite in the dense wooded area and ribbon development on Well End Road to the east.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18	3+	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (18), which was identified as performing moderately for Purposes 1 and 2, as the boundary with the built-up area of Borehamwood consists of weak boundary features and as it forms the wider gap between Borehamwood, Radlett and Shenley. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising open fields and long views. Neither the wider Parcel nor sub-area meet Purpose 4.</p> <p>At the more granular level, SA-46 performs similarly to the wider Parcel against Purpose 1, preventing the outward sprawl of Borehamwood. The sub-area, however, performs less strongly against the remaining purposes, playing a lesser role against Purpose 2 in preventing the merging of Borehamwood and Shenley, and only performing moderately against Purpose 3 in assisting in safeguarding the countryside from encroachment due to the presence of built-form and its connection with the settlement edge.</p> <p>The sub-area is directly adjacent to SA-45 and SA-48. Due to the very limited connection between SA-46 and SA-48, both visually and physically due to the presence of existing ribbon development along Well End Road, if SA-46 were to be removed there would be limited impact on the performance of SA-48 against the Purposes. However, if SA-46 is removed in its entirety this is likely to reduce the contribution of SA-45 to the Purposes due to the stronger visual links between them. In particular, the introduction of new urbanising influences along the northern edge of SA-46 could impact the unspoilt rural character and visual openness of the wider Green Belt to the north and reduce its contribution to Purpose 3. Additionally, if SA-46 is removed, SA-45 would play a stronger role in maintaining the gap between Shenley and Borehamwood, though the overall physical and perceived scale of the gap between these settlements would be reduced substantively, particularly given the direct intervisibility between these settlements along the northern edge of SA-46 (Purpose 2).</p> <p>However, it is considered that the southern part of SA-46, encompassing Hertswood Academy, the Scouts Activity Centre, and open fields to the south, makes little contribution to Purpose 2 as a result of its limited visual connection to the broader gap to the north and as a result of the existing pattern of development to the west. Additionally, this area plays a lesser role in preventing encroachment into the wider countryside (Purpose 3) due its topography, which limits visual connections to the wider countryside to the north and increases connections to adjacent development to the south-west and south.</p> <p>Overall, it is considered that the sub-area as a whole plays an important role in terms of the wider strategic Green Belt. Its removal would result in encroachment into a wider area of Green Belt (Purpose 3) due its strong visual linkage with the wider Green Belt to the north, and would also harm the overall integrity of the gap between Borehamwood and Shenley (Purpose 2). However, due to its more limited linkage with the wider Green Belt, existing levels of encroachment and stronger links to the edge of Borehamwood, the south part of the sub-area does not play a fundamental role in relation to the wider Parcel, and if released in isolation would not result in significant harm to the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The inner boundaries separating the sub-area and the built-up area of Borehamwood are strong features which are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - B5378 (Cowley Hill) to the west; and - Potters Lane to the south. <p>The outer boundary to the east is also defensible and durable comprising of Well End Road. However, the outer boundary to the north is weaker comprising a public footpath and intermittent tree belt. It would need to be strengthened to ensure it is durable.</p> <p>There are a number of additional intermediate features which could be used to further sub-divide the sub-area, including:</p> <ul style="list-style-type: none"> - Dense planted buffer to the north of Hertswood Academy; - Various tree belts/hedgerows, some of which would require further reinforcement to ensure their consistency. <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. Similarly, if only the southern area is released, this would result also result in a weaker boundary than the existing inner Green Belt boundary. The northern boundary would require strengthening to ensure it is are readily recognisable and likely to be permanent, and in order to restrict views to the wider Green Belt to the northern.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria moderately, but southern part makes a lesser contribution to the wider strategic Green Belt. Southern part is recommended for further consideration.
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Site Photos



Photograph 1 View of SA-45 facing south-west from London Road, showing view of arable fields with dispersed internal treeline boundary.



Photograph 2 View of SA-46 facing south-east from Green Street, showing view of open field with electricity pylon, and dispersed internal treeline boundary.

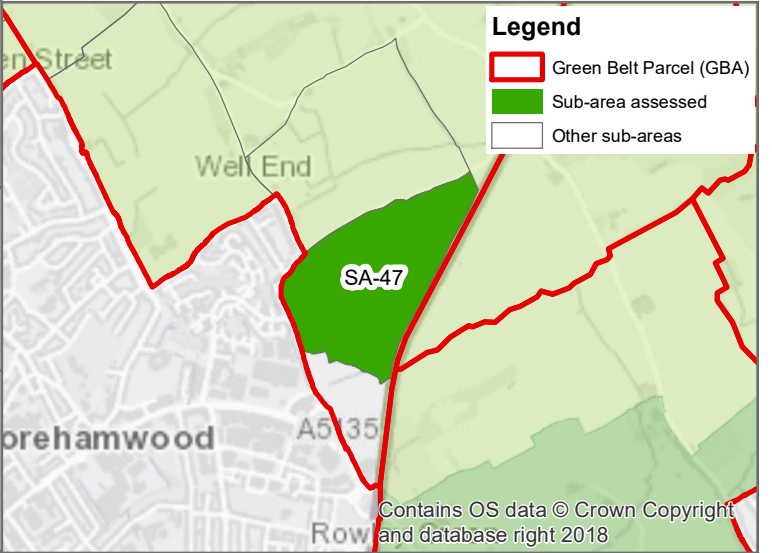
Site Photos



Photograph 3 View of SA-46 facing north-west from Well End Road, showing view of agricultural fields with electricity pylons, and rising topography to the west.



Photograph 4 View of SA-46 facing south-west from Potters Lane, showing view of built form in the south-west of the sub-area, including a new school building under construction.

Sub-area	SA-47	 <div> Legend <div> Green Belt Parcel (GBA) </div> <div> Sub-area assessed </div> <div> Other sub-areas </div> </div>
Area (ha)	54.4	
Green Belt Parcel (GBA)	18	



Description	<p>The sub-area is located to the east of Borehamwood. It is bounded by Rowley Lane to the north and west, by the A1 to the south-east and by a thin tree line and watercourse to the south. The western boundary of the sub-area directly adjoins Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large-built up area of Borehamwood but dispersed hedges and tree lines throughout the sub-area limit visual connections with the settlement.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area displays a low level of containment by the large built-up area but still physically abuts it, which is likely to prevent the outward sprawl of the large-build up area. The outer boundaries to the north and south-east of the sub-area are very strong defensible features comprising Rowley Lane and the A1 respectively, which would restrict sprawl the scale of outward growth both physically and perceptually. The inner boundary to the south is less defensible and has strong visual connection to the wider countryside, comprising a watercourse and thick tree line. The inner urban edge boundary to the west however is formed of a durable road feature comprising Rowley Lane. It is therefore considered that the Green Belt serves as an additional barrier to sprawl.	3

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Borehamwood and Potters Bar, which is of sufficient scale and character that the settlements are unlikely to merge. The Green Belt can physically and visually accommodate growth without fundamentally compromising the gaps between settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	Approximately 6% of the sub-area is covered by built form. The sub-area contains a mix of rural and urban land uses. Existing built-form is located along Rowley Lane comprising residential properties, stables and the Mops and Brooms pub, there is also a large stables to the north-east. Further urbanising influences include the A1 road to north-east which forms the boundary to the east, and some visual links to Borehamwood, although these are at times limited due to mature trees interrupting views. Much of the rest of the area, which forms the majority of the sub-area, is characterised by rural land uses, largely consisting of open fields. The topography declines to the south affording long views onto both the wider countryside and the A1, however tree lines do interrupt views. Overall, the sub-area has a largely rural feel.	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18	3+	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (18), which was identified as performing moderately against Purposes 1 and 2, preventing the outward sprawl of Borehamwood and forming the wider gaps between Borehamwood, Radlett and Shenley. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising open fields and long views. Neither the wider Parcel nor sub-area meet Purpose 4.</p> <p>At the more granular level, SA-47 performs similarly to the wider Parcel against Purpose 1, but performs less strongly against the remaining purposes, playing a lesser role in preventing the merging of Borehamwood and Shenley (Purpose 2) and possessing a largely rural character (Purpose 3).</p> <p>The sub-area is directly adjoined to SA-48 on its northern boundary. Built-form already exists on this boundary and so the removal of SA-47 is unlikely to significantly reduce the neighbouring sub-areas contribution to Purpose 3 given the existing urbanising influences. The A1 boundary to the south-east also serves as an additional barrier to sprawl and in maintaining the gap between settlements.</p> <p>In combination with SA-48, the release of the sub-area is likely to significantly alter the performance of the wider Green Belt by encroaching on the countryside in a visual sensitive part of the Green Belt given its strong connections with the wider Green Belt.</p> <p>Overall, due to the openness of this area of the Green Belt, the release of the sub-area is likely to alter the performance of the wider Green Belt around Borehamwood, noting the A1 would prevent further sprawl to the east.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries separating the sub-area and the built-up area of Borehamwood are strong features which are readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - B5378 (Cowley Hill) to the west; and - Potters Lane to the south. <p>The outer boundary to the east is also defensible and durable comprising of Well End Road. However, the outer boundary to the north is weaker comprising a public footpath and a thick tree line. It would need to be strengthened to ensure it was durable.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-47 facing east from Rowley Lane, showing view of arable fields with internal hedgerow boundaries and longer views into wider countryside.



Photograph 2 View of SA-47 facing south-west from Rowley Lane, showing view of arable fields and internal treeline boundaries, with views towards edge of Borehamwood.

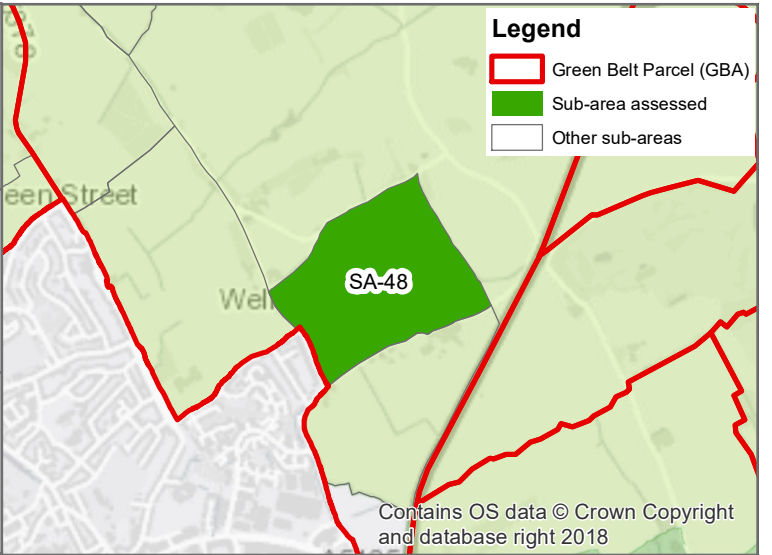
Site Photos



Photograph 3 View of SA-47 facing north from north-eastern part of the sub-area, showing view of agricultural yard and horse stables.



Photograph 4 View of SA-47 facing south from west of sub-area, showing view of arable field with internal hedgerow boundary, and longer views to the built form of Borhamwood beyond.

Sub-area	SA-48	
Area (ha)	63.91	
Green Belt Parcel (GBA)	18	



Description	<p>The sub-area is located to the north-east of Borehamwood. It is bounded by Buckettsland Lane to the north, a public footpath and tree line to the east, Rowley Lane to the south and Well End Road to the west. The western boundary of the sub-area directly adjoins Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Borehamwood, with some visual links possible to the settlement edge.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area displays a low level of enclosure by the large built-up area but still physically abuts it to the south-west, which is likely to prevent the outward sprawl of the large-build up area. The outer boundaries to the north and south of the sub-area are defensible features comprising Buckettsland Lane and Rowley Lane respectively; however, the remaining outer boundary to the east is less defensible, comprising a public footpath and tree line, and there are strong visual connections to the wider countryside. This feature would not restrict the scale of growth or assist in regularising development form. The inner urban edge boundary to the south-west is formed of a durable and defensible road feature comprising of Well End Road. It is therefore considered that the Green Belt serves as an additional barrier to sprawl.	5

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Borehamwood and Potters Bar, which is of sufficient scale and character that the settlements are unlikely to merge. The Green Belt can physically and visually accommodate growth without fundamentally compromising the gaps between settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. Much of the sub-area is open with a strong sense of rurality, comprising arable and pastoral fields. The sloping topography from the north-west corner towards the south-west affords strong visual connections with the wider countryside to the east, but with views also onto the A1. The western part of the sub-area has a more visually contained feel with limited views into open countryside due to the tree lines which divide fields throughout the sub-area and the presence of existing built-form comprising some residential and commercial uses. There are some views onto residential properties in Borehamwood when facing south-west, which has a slight urbanising influence.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	18	3+	3	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (18) which was identified as performing moderately for Purposes 1 as the boundary with the built-up area of Borehamwood consists of weak boundary features and also for Purpose 2 where the Parcel forms the wider gap between Borehamwood Shenley, South Mimms and Potters Bar. The Parcel was identified as performing strongly against Purpose 3, maintaining an unspoilt rural character comprising open fields and long views. Neither the wider Parcel nor sub-area meet Purpose 4.</p> <p>At the more granular level, SA-48 meets Purpose 1 more strongly than the wider Parcel due to the weaker boundary features along its outer edge, which would not regularise development form or restrict the outward scale of growth. The sub-area also meets Purpose 3 strongly, in line with the wider Parcel, as a result of its unspoilt rural character. However, it performs a lesser role in the context of the Green Belt Parcel against Purpose 2, making a lesser contribution in the separation of settlements due to its smaller scale in the context of the wider Green Belt. The sub-area is directly adjacent to a small part of SA-46 to the west and to SA-47 along the southern edge, with which there are strong visual links in the easternmost part. If removed in its entirety, SA-48 is likely to result in the unconstrained, irregular outward sprawl of Borehamwood to the east and would diminish the performance of SA-47 to the south against the NPPF Purposes, in particular by physically enclosing this area (Purpose 1), and introducing urbanising influences along its northern edge, impacting upon its unspoilt rural character and visual openness (Purpose 3). This would also adversely impact upon the wider Green Belt Parcel 18 to the east. The removal of SA-48 in combination with SA-47 to the south would result in significant encroachment due to the strong visual connections eastwards to the wider countryside.</p> <p>However, it is considered that the western part of SA-48, to the south of High Canons and north-west of Rowley Barn, makes a lesser contribution to the NPPF Purposes. This area is well defined by mature, densely established hedgerows which regularise and restrict the scale and form of growth (Purpose 1). Furthermore, they screen views from the wider countryside and would limit the sense of encroachment into the wider Green Belt to the east (Purpose 3). While this area is still predominantly open, it has been subject to more encroachment than the eastern part of the sub-area and the wider Green Belt Parcel 18, thus diminishing its rurality somewhat. If the western part of SA-48 were to be removed from the Green Belt in isolation, this may diminish the performance of adjacent SA-46 against Purpose 1 as the large built-up area of Borehamwood would partially enclose this sub-area; furthermore, the release would not result in a logical outward expansion of Borehamwood and may be perceived as sprawl. However, if considered in combination with SA-48, the removal of this area would result in a natural outward expansion, regularised by readily recognisable features and proportionate to the scale of the settlement.</p> <p>Overall, due to the scale and openness of the sub-area, and its location within the wider Green Belt, its release in isolation, either partially or in its entirety, is likely to harm the performance of the wider strategic Green Belt. However, if considered in combination with the adjacent SA-46, due to its more limited linkage with the wider Green Belt, presence of existing encroachment, and the presence of strongly established natural features to restrict sprawl, the western part of the sub-area does not play a fundamental role in relation to the wider Green Belt Parcel. If released in isolation in combination with SA-46, this area would not result in significant harm to the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The inner boundary separating the sub-area and the built-up area of Borehamwood is a strong feature which is readily recognisable and likely to be permanent, comprising Well End Road.</p> <p>The outer boundaries to the north and south are also readily recognisable and likely permanent, comprising:</p> <ul style="list-style-type: none"> - Bucketsland Lane to the north; and - Rowley Lane to the south. <p>The outer boundary to the east is less likely to be permanent, comprising a public footpath and thin tree line to the east. This would have to be strengthened to ensure it was durable. There are a number of additional intermediate features which could be used to further sub-divide the sub-area, in particular a series of well-established, dense hedgerows which compartmentalise the westernmost parts of the sub-area.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. Similarly, if only the western area is released, this would result also result in a weaker boundary than the existing inner Green Belt boundary. However, it is considered that these features are sufficiently recognisable and likely to be permanent, and furthermore effectively screen westward views towards the wider Green Belt.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, but western part makes a lesser contribution to the wider strategic Green Belt. Western part is recommended for further consideration.
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Site Photos



Photograph 1 View of SA-48 facing west from centre of site, showing view of pastoral fields with internal treeline boundary.



Photograph 2 View of SA-48 facing north from centre of site, showing view of horse paddocks with an electricity pylon and dispersed internal treeline boundary.

Site Photos



Photograph 3 View of SA-48 facing north-east from Rowley Lane, showing view of horse paddock with long views into the wider countryside beyond.



Photograph 4 View of SA-48 facing north-east from Well End Road, showing view of commercial uses to the south-west of the sub-area.

Sub-area	SA-49	
Area (ha)	7.99	
Green Belt Parcel (GBA)	12	



Description	<p>The sub-area is located to the south of Borehamwood. It is bounded by a thick tree belt to the north, with Hartfield Close and the Midland Mainline beyond, by a thick tree belt to the east, by Barnet Lane (A411) to the south, and by the back of residential properties on Hartfield Avenue to the west. The northern boundary of the sub-area directly adjoins Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically linked to built form to the west, north, and north-east as it is enclosed by the settlement on three sides. The sub-area is enclosed by tree lines on all sides and as such there are limited views to the surrounding Green Belt or into the built-area.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is largely enclosed by the large built-up area of Borehamwood the west, north, and north-east. The sub-area has thick tree planting on the boundaries, contributing to an enclosed feel and providing limited views onto the settlement edge. The inner boundary between the sub-area and the Borehamwood built-up area predominantly consists of irregular boundary features which lack durability, including back of gardens to the west and north-east and thick tree planting around the end of the railway to the north. The outer boundaries are more durable and permanent, comprising Barnet Lane (A411) which is readily recognisable and likely to be permanent. It is therefore considered that the Green Belt is an important barrier to sprawl.	1+

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Borehamwood and London Built-Up Area (Edgware), which is of sufficient scale and character that the settlements are unlikely to merge. The Green Belt can physically and visually accommodate growth without fundamentally compromising the gaps between settlements. There are no visual links between the settlements, and the M1 to the south of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built-form. Much of the sub-area is open, comprising an agricultural field, a paddock and open fields, along with areas of woodland. The sub-area is very visually enclosed as it is tightly bounded by residential properties on Hartfield Avenue to the west and dense mature trees to the north and east, and has a flat topography. Mature tree lines and dispersed groups of trees also separate the sub-area, further interrupting long views. There are some small man-made features including agricultural buildings, caravans and pigeon huts, but there are limited visual connections to the settlement as a result of the thick tree belts.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	12	3+	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (12) which was identified as performing moderately against Green Belt Purposes 1 and 3, due to the mix of durable and non-durable features on the boundary with Borehamwood, and the urban influences that diminish the sense of rurality in the wider Parcel. The parcel performs weakly against Purpose 2, playing limited role in preventing the merging of settlements given the scale of the gap between Borehamwood and Greater London, and does not meet Purpose 4.</p> <p>At the more granular level the sub-area, which forms the western part of the Parcel, plays a lesser role against Purpose 1 as it is largely enclosed by Borehamwood. It performs similarly to the Green Belt Parcel against the other purposes, making a limited contribution to maintaining the gap between Borehamwood and Greater London (Purpose 2), and possessing limited connections to the wider countryside given its sense of enclosure and partial containment by built form (Purpose 3). In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-49 is connected to SA-50 to the east. Both sub-areas are enclosed and there is thick tree planting between the sub-areas, both of which limit views to one another and to the wider countryside. The release of SA-49 is therefore unlikely to impact on the performance of SA-50 against Purpose 3. It would also have no impact on the performance of SA-50 against Purpose 2 and its role in maintaining the gap between settlements.</p> <p>In-combination, the release of SA-49 and SA-50 would have a limited impact on the performance of the strategic Green Belt. It is not a visually sensitive part of the Green Belt, with both sub-areas visually enclosed and contained by urban form. The gap between Borehamwood and Greater London is such that their removal would not result in the physical or visual merging of these settlements. The release of the sub-areas would also seek to regulate the shape of Borehamwood built-up area and provide the Green Belt with a more readily recognisable and likely permanent boundary (Barnet Lane).</p> <p>Overall, the removal of SA-49 and further development is unlikely to harm the performance of the strategic Green Belt or the surrounding sub-areas, and should be considered for release.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries separating the sub-area and the built-up area of Borehamwood are relatively weak features which are less readily recognisable and likely to be permanent. These comprise:</p> <ul style="list-style-type: none"> - An irregular line of trees to the north; and - An irregular line of the back of residential properties and gardens to the west and north-east. <p>The outer boundaries are strong features, consisting of:</p> <ul style="list-style-type: none"> - A thick tree belt to the east; and - Barnet Lane to the south. <p>If released, the sub-area would therefore result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-49 facing south-east from northern part of the site, showing view of open field and dense woodland adjoining the eastern boundary.



Photograph 2 View of SA-49 facing east from northern part of site, showing view of open field and dense woodland beyond.

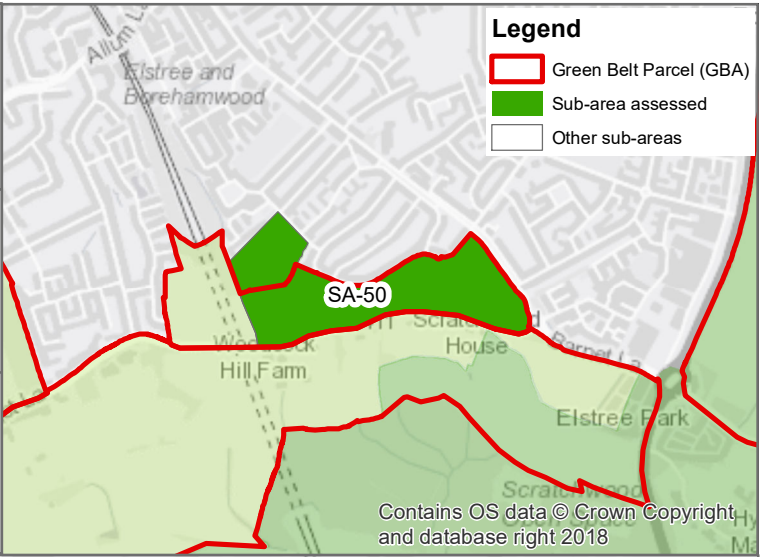

Site Photos



Photograph 3 View of SA-49 facing north-west from western boundary, showing view of residential property and garden adjoining Hatfield Close.



Photograph 4 View of SA-49 facing south-west from northern part of the site, showing view of temporary structures and internal hedgerow boundary.

Sub-area	SA-50	
Area (ha)	20.33	
Green Belt Parcel (GBA)	12	
		
Description	<p>The sub-area is located to the south of Borehamwood. It is bounded by Vale Road/Carrington Avenue/Masfield Avenue/Linster Grove to the north, with the backs of properties facing onto Masfield Avenue and Byron Avenue, by Furzehill Road to the east, by Barnet Lane (A411) to the south and a thick tree belt to the west. The northern boundary of the sub-area directly adjoins Borehamwood.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Borehamwood. There are some visual links to the settlement to the north-west. Visual connections to the wider countryside are limited due to thick tree belts.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is largely enclosed by the large built-up area of Borehamwood to the north-west, north, and east. The sub-area has thick tree planting on the southern, western and part of the northern boundaries, contributing to an enclosed feel and offering limited views onto the settlement edge. The inner boundaries between the sub-area and the Borehamwood built-up area predominantly consists of streets and a small area of a regular line of residential properties and back gardens form the boundary which is readily recognisable and likely to be permanent. The outer boundaries are also durable and likely to be permanent, comprising Barnet Lane (A411) and a thick tree belt. The Green Belt therefore serves as an additional barrier to sprawl.	1

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Borehamwood and London Built-Up Area (Edgware), which is of sufficient scale and character that the settlements are unlikely to merge. The Green Belt can physically and visually accommodate growth without fundamentally compromising the gaps between settlements. There are no visual links between the two settlements, and the M1 to the south of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. Much of the sub-area is open with an absence of built-form, comprising dense woodland to the west and open fields in the east. The topography is flat across the sub-area and the boundaries to the south and west are bounded by thick tree belts, both factors interrupting any views or visual connections with the wider countryside. The south-west of the sub-area has a particularly contained feel due to the dense woodland. The north-west of the sub-area however has a very close connection to the settlement edge, and residential properties on Vale Avenue wrap around the sub-area in this part. There are also some views to the east onto Furzehill Road where the tree belt thins.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	12	3+	1	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (12) which was identified as performing moderately against Green Belt Purposes 1 and 3, due to the mix of durable and non-durable features on the boundary with Borehamwood, and the urban influences that diminish the sense of rurality in the wider Parcel. It performs weakly against Purpose 2, playing a limited role in preventing the merging of settlements given the scale of the gap between Borehamwood and Greater London, and does not meet Purpose 4.</p> <p>At the more granular level, SA-50 performs less strongly against Purpose 1 as it is largely enclosed by Borehamwood to the north-west, north, and east. It makes a similar contribution to Purpose 2 as the wider Parcel and, in line with the wider Parcel, does not meet Purpose 4. However, the sub-area plays a more important role against Purpose 3, characterised by an absence of built form.</p> <p>SA-50 is connected to SA-49 to the west. Both sub-areas are enclosed and there is thick tree planting between the sub-areas, both of which limit views to one another and to the wider countryside. The release of SA-50 is therefore unlikely to impact on the performance of SA-49 against Purpose 3. It would also have no impact on the performance of SA-49 against Purpose 2 and its role in maintaining the gap between settlements.</p> <p>In-combination, the release of SA-49 and SA-50 would have limited impact on the performance of the strategic Green Belt. It is not a visually sensitive part of the Green Belt, with both sub-areas visually enclosed and contained by urban form. The gap between Borehamwood and Greater London is such that their removal would not result in the physical or visual merging of these settlements. The release of the sub-areas would also seek to regulate the shape of Borehamwood built-up area and provide the Green Belt with a more readily recognisable and likely permanent boundary (A411 Barnet Lane).</p> <p>Overall, the removal of SA-50 and further development is unlikely to harm the performance of the strategic Green Belt or the surrounding sub-areas, and should be considered for release.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries separating the sub-area and the built-up area of Borehamwood are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Vale Avenue/Carrington Avenue/Masefield Avenue to the north; and - Furzehill Road to the east. <p>The outer boundaries also comprise strong features, consisting of:</p> <ul style="list-style-type: none"> - A thick tree belt to the west; and - Barnet Lane to the south. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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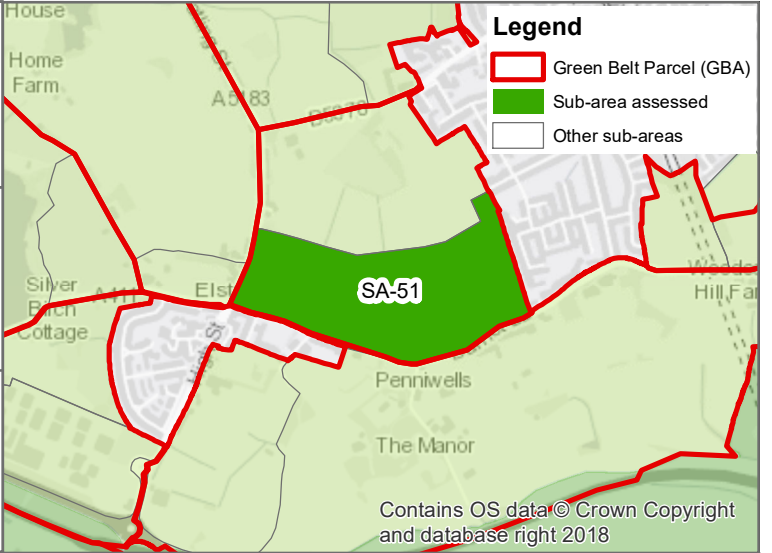
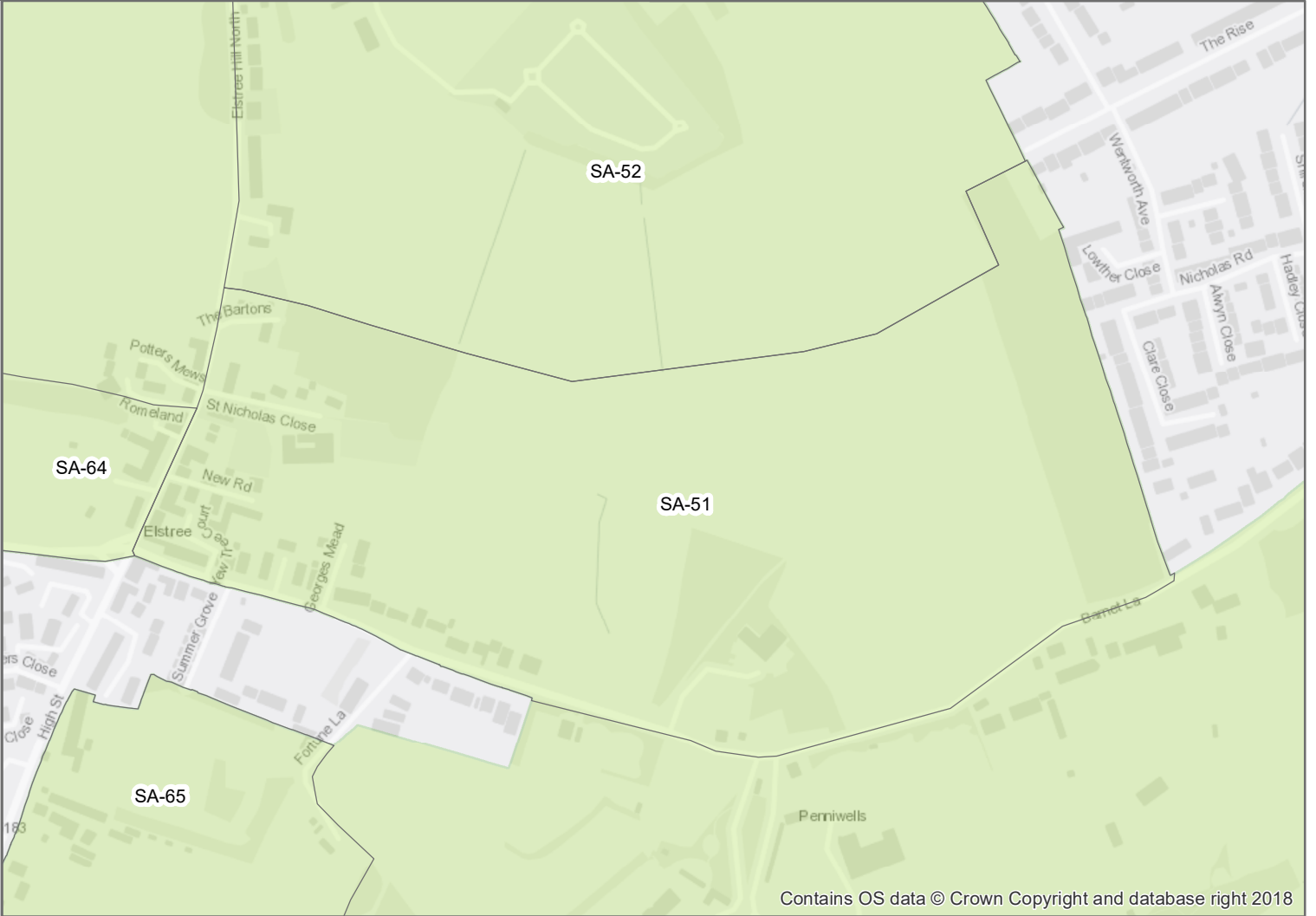
Site Photos



Photograph 1 View of SA-50 facing south from Linster Grove, showing view of open field and thick southern treeline boundary adjoining Barnet Lane.



Photograph 2 View of SA-50 facing south-east from Carrington Avenue, showing view of open fields with mature internal treeline boundaries.

Sub-area	SA-51	
Area (ha)	33.87	
Green Belt Parcel (GBA)	8	
		<p>Description</p> <p>The sub-area is located between Borehamwood and Elstree. It is bounded by the edge of a dense wooded area to the north, by the back of residential properties on Clare Close/The Rise/Lowther Close to the east, by the A411 (Barnet Lane) to the south and by the B5183 (Elstree Hill North) to the west. The eastern boundary of the sub-area directly adjoins Borehamwood and the and southern boundary directly adjoin Elstree. The western boundary adjoins the washed over part of Elstree.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Borehamwood to the east and is connected to Elstree to the south-west, preventing outward sprawl into open land. Visual connections to Borehamwood are limited due to dense woodland in the east of the sub-area and onto Elstree due to the built form in the west of a sub-area.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is connected to the large built-up area of Borehamwood and Elstree, preventing their outward sprawl into open land. The outer boundaries of the sub-area are strong and defensible, comprising the edge of a dense woodland to the north, Elstree Hill North to the west and the A411 to the south. These features would restrict the scale of growth and assist in regularising built form, by preventing further development to the south-west of Borehamwood. The inner boundary of the sub-area at the edge of Borehamwood to the east comprises a regular line of the backs of residential properties on Clare Close and thick woodland. The Green Belt therefore serves as an additional barrier to sprawl.	3

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the entire gap between Borehamwood and Elstree, preventing development that would significantly visually and physically reduce the actual distance between these settlements, which would result in the merging of the settlements. While there are currently no visual links between the two settlements due to woodland, additional development or ribbon development would contribute to the perceptual coalescence of settlements.	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 7% of the sub-area is covered by built form. The sub-area has a mix of rural and urban land uses, with distinct characteristics throughout. The north and east part of the sub-area is characterised by dense woodland and plays a particularly important role in preventing encroachment into open countryside. The dense tree planting interrupts any views to either the built-up settlements of Elstree and Borehamwood, or onto views into open countryside. The dense wooded area is thinner to the south-east of the sub-area, where a large construction business is located on Barnet Lane and where some views onto the A411 road to the south are possible, further contributing to an urban feel. Significant built-form is concentrated to the west and south-west of the sub-area, comprising residential properties and gardens and a school at the edge of Elstree. Despite the properties being relatively contained by dense wooded areas to the west, the presence of the significant amount of built-form contributes to an urban feel, particularly to the west.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	8	3+	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (8) which was identified as performing moderately for Purpose 1 and 3, as it is connected to the large built-up area of Borehamwood and has a largely rural character, comprising of rural and urban land uses. It plays a prominent role in maintaining the essential gap between Borehamwood and Elstree, performing strongly against Purpose 2. The wider Parcel does not abut an identified historic settlement and therefore does not meet Purpose 4.</p> <p>At the more granular level, SA-51 was identified as performing similarly against Purpose 1, preventing the outward sprawl of Borehamwood. However, it performs more weakly against Purpose 3 given the presence of substantive built-form (residential properties, a school, and a construction site). In line with the wider Parcel, the sub-area forms the essential gap between Borehamwood and Elstree and plays an important role in maintaining the separation between these settlements (Purpose 2). In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-51 directly adjoins SA-52 to the north and SA-64 to the west. The release of SA-51 is unlikely to affect the performance of the neighbouring sub-areas against Purpose 3 given that they already perform poorly due to the concentration of existing built form and urbanising features within the adjoining sub-areas and the limited connections to wider countryside. The removal of SA-51 would result in the merging of Borehamwood and Elstree and promote irregular growth to the south-west of Borehamwood.</p> <p>In combination, the removal of SA-51 and SA-52 would have a significant impact on the role of the strategic Green Belt. The removal would lead to the substantial physical and visual coalescence of Borehamwood and Elstree. It would also contribute to the actual and perceptual encroachment into the countryside. However, in combination with SA-64 to the west, there may be an opportunity to regularise the Green Belt boundary around the edge of Elstree and strengthen the overall integrity and performance of the Green Belt. The western part of SA-51 and eastern part of SA-64 share similar characteristics and make little contribution to the openness of the Green Belt. They have been subject to historic encroachment and have an urban character (Purpose 3) and do little to maintain the physical or perceptual separation of Elstree and Borehamwood (Purpose 2). If the western part of SA-51 were to be removed in combination with SA-64, it is considered that it would not result in harm to the wider Green Belt and could strengthen the performance of the surrounding Green Belt.</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. If released in isolation, this would result in the merging of settlements and encroachment into the wider countryside (which has already been subject to piecemeal development). However, due to its substantively reduced openness, the western part of SA-51 does not play a fundamental role in relation to the wider Parcel, and if released in combination with SA-64 would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries separating the sub-area and the built-up area of Borehamwood and Elstree are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - The back of residential properties on Clare Close to the east; and - Barnet Lane to the south. <p>The outer boundaries also comprise strong features, consisting of:</p> <ul style="list-style-type: none"> - A dense wooded area to the north; and - The B5183 (Elstree Hill North) to the west. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, but the south-western part makes a less important contribution to the wider strategic Green Belt. South-western part recommended for further consideration.
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Site Photos



Photograph 1 View of SA-51 facing south from Elstree Hill North (A5183) showing views of residential properties within the sub-area adjoining the western boundary.



Photograph 2 View of SA-51 facing north from Barnet Lane, showing view of horse paddock and dense woodland beyond.

Site Photos



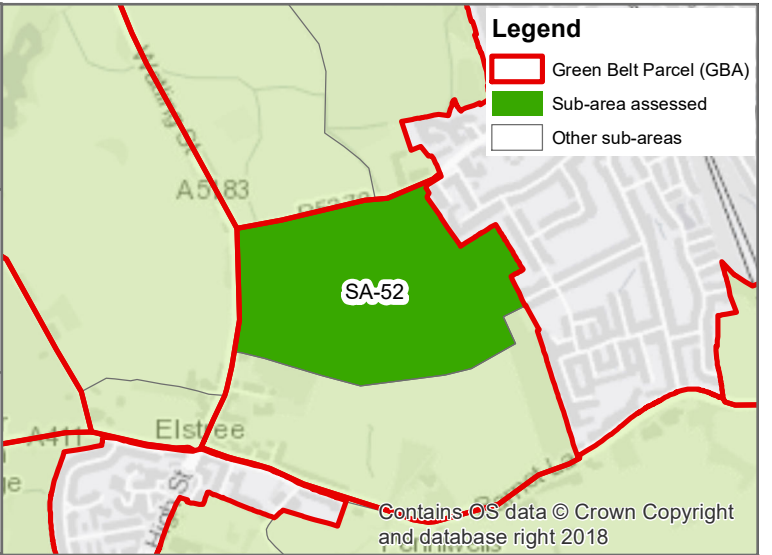
Photograph 3

View of SA-51 facing south from Elstree Tree North (A5183), showing views of residential properties within the sub-area adjoining the western boundary.



Photograph 4

View of SA-51 facing north from the public footpath in the east of the sub-area, showing view of dense woodland.

Sub-area	SA-52	
Area (ha)	32.73	
Green Belt Parcel (GBA)	8	



Description	<p>The sub-area is located to the west of Borehamwood and to the north-east of Elstree. It is bounded by the B5378 (Allum Lane) to the north, by an irregular line of the back of residential properties and gardens on Knowl Park/Lodge Avenue/The Rise/Bishops Avenue/The Rise to the east, by the edge of the dense wooded area to the south, and by the A5183 (Elstree Hill North) to the west. The eastern boundary of the sub-area directly adjoins Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically connected to the large built-up area of Borehamwood, preventing its outward sprawl into open land. Dense woodland to the south and built development to the west and north prevent views to wider countryside, however there are visual links to the settlement.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is connected to the large built-up area of Borehamwood, preventing its outward sprawl into open land. The outer boundaries are also strong and durable, comprising Allum Lane (B5378) to the north, A5183 (Elstree Hill North) to the west and a dense wooded area to the south. These features would restrict the scale of growth and assist in regularising built form by preventing further development to the south-west of Borehamwood. The inner boundary is formed by a regular line of the backs of residential properties on Knowl Way/Lodge Avenue/The Rise/Bishops Avenue. It is therefore considered that the Green Belt serves as an additional barrier to sprawl.	3

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the entire gap between Borehamwood and Elstree, preventing development that would significantly visually and physically reduce the actual distance between these settlements, which would result in the merging of the settlements. While there are currently no visual links between the two settlements, additional development or ribbon development would contribute to the perceptual coalescence of settlements.	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 4% of the sub-area is covered by built form. The sub-area has a mix of rural and urban land uses. The southern part of the sub-area is characterised by open fields, with lines of trees separating the sub-area into the separate fields, and plays a more important role in preventing encroachment into the wider countryside. A declining topography to the south however enables views onto urbanising influences including residential properties in Elstree to the south-west and has strong visual connectivity and long views into Borehamwood to the east. Views facing north are interrupted by a thick tree belt which surrounds the substantially-sized Elstree Household Waste Recycling Centre, located in the north of the sub-area. Despite being constrained from the south of the sub-area, the waste centre further diminishes a sense of rurality, contributed to by the ribbon development, along Elstree Hill North to the west.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	8	3+	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (8) which was identified as performing moderately for Purpose 1 and 3, as it is connected to the large built-up area of Borehamwood and has a largely rural character, comprising of rural and urban land uses. It plays a prominent role in maintaining the essential gap between Borehamwood and Elstree, performing strongly against Purpose 2. The wider Parcel does not abut an identified historic settlement and does not meet Purpose 4.</p> <p>At the more granular level, SA-52 was identified as performing similarly against Purpose 1, preventing the outward sprawl of Borehamwood, and against Purpose 2, maintaining the essential gap between Borehamwood and Elstree. However, it performs more weakly against Purpose 3 given that a substantial amount of the sub-area is covered in built-form (Elstree Household Waste Recycling Centre) and, in line with the wider Parcel, does not meet Purpose 4</p> <p>SA-52 directly adjoins a small part of SA-53 to the north and a larger part of SA-51 to the south. If SA-52 were to be removed from the Green Belt, it is unlikely to affect the performance of SA-53 and SA-51 against Purpose 3 given the presence of existing built-form on the southern edge between the sub-areas SA-52 and SA-53 and so already contributes to urbanising influences, and due the dense woodland in SA-51 which provides a visual screen between the sub-areas. The removal of SA-52 in its entirety would increase the importance of SA-51 in terms of Purpose 2. The sub-area would become essential in preventing Borehamwood and Elstree from merging and therefore maintaining the scale and openness of the gap between settlements. In combination, the removal of SA-51 and SA-52 would have a significant adverse impact on the role of the wider strategic Green Belt, resulting in the physical and visual coalescence of Borehamwood and Elstree. However, a small area in the north-east of SA-52, set between the edge of Borehamwood and the Household Waste Centre, plays a lesser role in preventing coalescence due its small scale, limited connection to the wider countryside and its overall limited role in maintaining the overall openness and scale of the gap between Elstree and Borehamwood (due to the presence of existing development to the west, north and east).</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. Its release in its entirety would significantly reduce the physical and perceived scale of the gap between Borehamwood and Elstree. However, a small area in the north-east of the sub-area does not play a fundamental role in relation to the wider Parcel, and if released in isolation it would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Borehamwood are features of moderate strength, comprising the back of residential properties on Knowl Way and Bishops Avenue.</p> <p>The outer boundaries are predominantly strong features, consisting of:</p> <ul style="list-style-type: none"> - The B5378 (Allum Lane) to the north; - The A5183 (Elstree Hill North) to the west; and - The edge of a thick wooded area to the south. <p>There are a number of additional intermediate features which could be used to further sub-divide the sub-area, including:</p> <ul style="list-style-type: none"> - Various tree belts / hedgerows, some of which would require further reinforcement to ensure their consistency; - The access road to Elstree Cemetery; and - A dense planted buffer along the eastern edge of Elstree Household Waste Recycling Centre. <p>If released in its entirety, the sub-area would therefore result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary. Alternatively, if only the north-eastern area is released, this would result in a weaker boundary than the existing inner Green Belt boundary. The southern boundary would require strengthening to ensure it is readily recognisable and likely to be permanent and in order to restrict views to the wider Green Belt to the south.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, but the north-eastern part makes a less important contribution to the wider strategic Green Belt. North-eastern part is recommended for further consideration.
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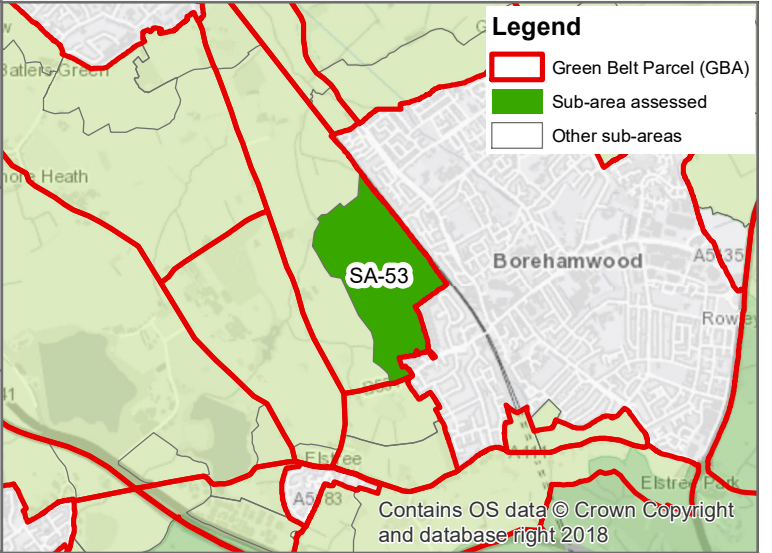
Site Photos



Photograph 1 View of SA-52 facing south from Allum Lane, showing view of open fields and internal treeline boundaries.



Photograph 2 View of SA-52 facing south from the eastern boundary, showing view of open fields and dense woodland to the south of the sub-area.

Sub-area	SA-53	 <p>Legend</p> <ul style="list-style-type: none"> Green Belt Parcel (GBA) Sub-area assessed Other sub-areas <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	89.75	
Green Belt Parcel (GBA)	13	



Description	<p>The sub-area is located to the west of Borehamwood. It is bounded by the Midland Mainline to the north-east, by an irregular line of the back of residential properties on Barham Avenue/Allum Lane/Blattner Close to the south-east, by a small watercourse and treeline to the south-west and a treeline to the north-west. The eastern and southern boundaries of the sub-area directly adjoin Borehamwood.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically and perceptually at the edge of the of large built-up area of Borehamwood. The Midland Mainline separates the settlement edge and the north-east of the sub-area, contributing to a perceptual connection.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is connected to the large built-up area of Borehamwood on its north-eastern, south-eastern and southern boundaries, preventing its outward sprawl into open land. The outer boundary of the sub-area to the west comprises a weaker boundary, consisting of a less readily recognisable small watercourse and treeline. These features would not restrict the scale of growth or assist in regularising development form. The inner boundaries between the sub-area and the settlement comprise the Midland Mainline to the north-east and the irregular back of residential properties on Barham Avenue/Allum Lane/Blattner Close to the south. While the railway line is defensible, the irregular line of residential properties lacks durability and permanence. It is therefore considered that the Green Belt is an important barrier to sprawl.	5+

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Borehamwood and Elstree. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging of settlements. This is particularly important in preventing ribbon development on the B5378 leading west from Borehamwood which would perceptually contribute to the coalescence of settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area has a mix of rural and managed land uses, comprising Radlett Park Golf Club in the western half of the sub-area, and a dense wooded area and open fields to the east. There are some new-build developments to the south on Allum Lane which contribute to the urbanising influences. The sub-area is relatively visually enclosed due to the dense wooded areas and dispersed mature trees across the golf course, which while preventing views to wider countryside, also prevent views onto the settlement edge of Borehamwood. Despite the areas of woodland, the golf course contributes to a managed feel and there are urbanising influences from the railway line and the new build development.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	13	3+	3	4	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (13) which was identified as performing moderately for Purpose 1 as it is connected to the large built-up area of Borehamwood and for Purpose 2, as it forms part of the wider gap between Borehamwood and Elstree. It performs particularly strongly against Purpose 3 given its rural character and long views particularly to the north, however it is noted that the golf course to the south detracts from the sense of rurality overall. The wider Parcel scores weakly against Purpose 4, making a limited contribution to the broader setting of Radlett (South) Conservation Area.</p> <p>At the more granular level, the sub-area was identified as performing more strongly than the wider Parcel against Purpose 1. It makes a similarly moderate contribution as the wider Parcel to Purpose 2 given its contribution to the wider gap between Borehamwood and Elstree. However, the majority of SA-53 comprises Radlett Park Golf Club, contributing to a managed feel. The sub-area therefore performs less strongly against Purpose 3 compared with the wider Parcel. Therefore, in isolation, the removal of SA-53 would have some adverse impact for its performance against Purpose 2 as the separation gap between Borehamwood and Elstree would be reduced, however it would have a limited impact on the performance of the wider Green Belt against Purpose 3 given its existing managed and semi-urban feel. The sub-area scores more weakly than the wider Parcel against Purpose 4 as it does not contribute to the setting of a historic core.</p> <p>A small part of SA-53 which already has residential development on is connected to SA-52 to the south. SA-52 already performs weakly against Purpose 3 as it is characterised by urban land uses (Elstree Household Waste Recycling Centre) and it is unlikely to be adversely impacted by the additional urbanising influences caused by the release of SA-53. As such the removal of SA-52 and SA-53 in combination from the Green Belt would not diminish the rural character of this part of the strategic Green Belt any further. The combined release of SA-52 and SA-53 would however significantly reduce the physical and perceptual gap between Elstree and Borehamwood and may result in the coalescence of the settlements.</p> <p>Overall, the release of SA-53 is will have a significant impact to the performance of the wider strategic Green Belt. While the sub-area does not play a prominent role in preventing encroachment into the wider countryside as a result of its existing managed land uses, it does play an important role in preventing the sprawl of Borehamwood and preventing the coalescence of Elstree and Borehamwood.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary separating the sub-area and the built-up area of Borehamwood comprising the Midland Mainline to the north-east is a readily recognisable and likely to be permanent feature. The inner boundary to the south-east is however weaker and less likely to be durable, comprising the back of residential properties on Barham Avenue/Allum Lane/Blattner Close.</p> <p>The outer boundary comprises weaker features which are less durable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - A small watercourse and treeline to the south-west; and - Intermittent tree belts to the north. <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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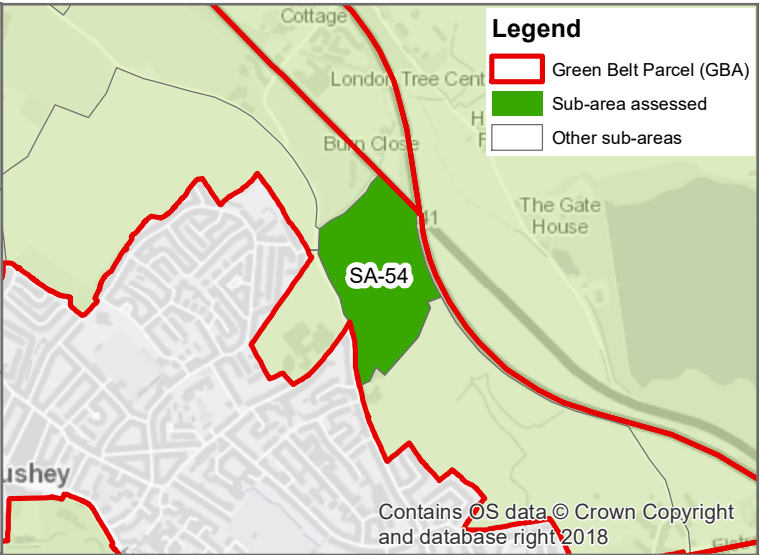
Site Photos



Photograph 1 View of SA-53 facing north-east from western boundary, showing view of Radlett Park Golf Club.



Photograph 2 View of SA-53 facing east from centre of site, showing view of overgrown open fields and dispersed hedgerow to the east of the sub-area.

Sub-area	SA-54	 <div> Legend <div>Green Belt Parcel (GBA)</div> <div>Sub-area assessed</div> <div>Other sub-areas</div> </div> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	20.02	
Green Belt Parcel (GBA)	6	



Description	<p>The sub-area is located to the north-east of Bushey. It is bounded by North Western Avenue (A41) to the north-east, by the M1 to the east, by a thin tree line to the south-east, by Little Bushey Lane to the west, and by Hilfield Brook to the north-west. The southern part of the western boundary of the sub-area directly adjoins Bushey.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms less essential parts of the gaps between Bushey Heath/Bushey Village, and Radlett and Elstree, which are of sufficient scale and character that the removal of the sub-area would not result in the physical or perceptual coalescence. The M1 to the east of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 7% of the sub-area is covered by built form. The sub-area has a mix of rural and urban land uses, with distinct characteristics throughout. The northern part of the site is characterised by rural uses including agricultural and open fields. The topography declines towards to the north from the centre of the sub-area, which affords mid-distance views to wider countryside, however the sense of rurality is diminished by views onto and the noise from the M1 to the east. A farm property in the centre and substantial new residential development to the south characterise the remaining feel of the sub-area.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	6	3	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford, and against Purpose 3 as it is characterised by pastoral fields and long views. It performed particularly strongly against Purpose 2 for maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree. It did not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, the sub-area was identified as performing less strongly against Purpose 1, as it is not adjacent to a large built-up area, and also performs more weakly against Purpose 2, as it plays a limited role in the separation of settlements, and Purpose 3, as a result of the significant proportion of built-form. In isolation, the removal of SA-54 is therefore unlikely to adversely impact the performance of the wider Parcel given its limited performance. Its removal would however leave a 'hole' in the Green Belt. Additional sprawl would be restricted by the M1 to the north-east.</p> <p>SA-54 is connected to a small part of SA-60 to the north-west, to SA-55 to the south-west, and to SA-57 to the south-east. There are limited visual links to SA-60 and SA-55 due to mature tree lines at the boundaries, and existing built-form in the south of the sub-area already contributes towards urbanising influences on SA-57. The removal of SA-54 would therefore have a limited impact on the role of the surrounding sub-areas against Purpose 3.</p> <p>If released in combination with SA-55 and SA-57, the physical gap between Bushey and Borehamwood would be reduced, however development would still be possible without the visual or perceptual coalescence of the settlements given the scale of the gap and as the M1 which would act as an additional barrier to sprawl. The sub-areas perform weakly against Purpose 3 due to the urbanising features and the limited connections to the wider countryside. The combined release would therefore have a limited impact to the strategic area as it has a more urbanised feel and is in a less visually sensitive part of the Green Belt.</p> <p>Overall, the release of the sub-area is unlikely to significantly impact the performance of the wider strategic Green Belt and could be considered for release, however would have to be removed in combination with SA-55 to avoid creating a 'hole' in the Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary connecting the sub-area to the built-up area of Bushey to the west is readily recognisable and likely to be permanent, comprising Little Bushey Lane.</p> <p>The outer boundary to the east is also durable and permanent, comprising the M1. The outer boundaries to the north-west and south-east however are less readily recognisable and permanent, comprising:</p> <ul style="list-style-type: none"> - Hilfield Brook to the north-west; and - A thin tree line to the south-west. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-54 facing north-east from Little Bushey Lane, showing open field with rising topography and views to residential development on Hubert Crescent.



Photograph 2 View of SA-54 facing south from public footpath in the western part of the site, showing view of overgrown field enclosed by hedgerow boundaries and views to residential properties beyond.

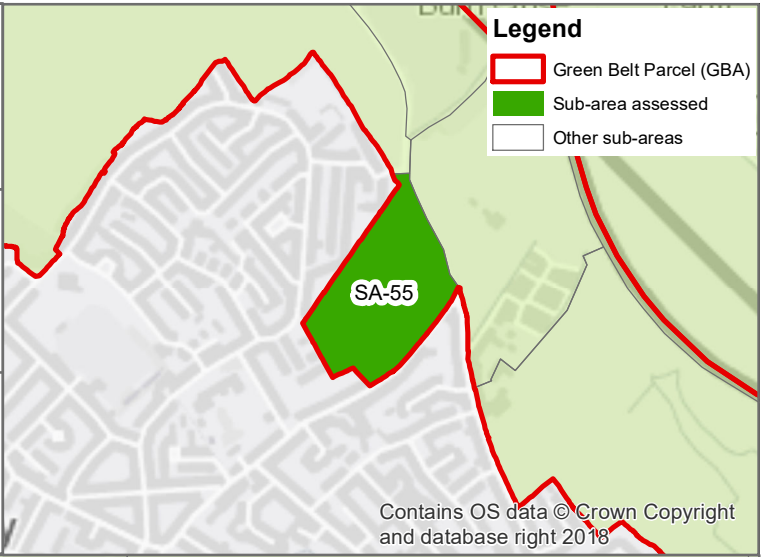

Site Photos



Photograph 3 View of SA-54 facing north-east from centre of site, showing view of open field enclosed by hedgerow boundaries, with views to the M1 and wider countryside beyond.



Photograph 4 View of SA-54 facing east from northern boundary, showing view of open and agricultural fields with dispersed treeline boundary adjoining the A41 beyond.

Sub-area	SA-55	
Area (ha)	9.4	
Green Belt Parcel (GBA)	6	
		
Description	<p>The sub-area is located to the north-east of Bushey. It is bounded by a regular line of residential properties and gardens to the north-west, by Little Bushey Lane to the north-east, by Coldharbour Lane to the south-east, and by an irregular line of residential properties and gardens to the south-west. The northern, western, and southern boundaries directly adjoin Bushey Heath.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Bushey and Radlett and Borehamwood, which is of sufficient scale and character that its removal would not result in the physical or perceptual coalescence. The M1 to the east of the sub-area is considered to provide an additional boundary which would prevent the perceptual coalescence of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 33% of the sub-area is covered by built form. Much of the sub-area is characterised by Bushey Meads School and Reddings Children's Centre and associated grounds and car parking. The sub-area is almost entirely surrounded by Bushey settlement, contributing to strong visual connections with the urban environment. The contained nature of the sub-area, dispersed mature trees, and the flat topography limit views to wider countryside.</p> <p>Overall, the sub-area has an urban character with land predominantly characterised by urban land uses.</p>	0
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt					
Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	6	3	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford, and against Purpose 3 as it is characterised by pastoral fields and long views. It performed particularly strongly against Purpose 2 for maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree. It did not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, SA-55 performs less strongly against Purpose 1, as it not adjacent to a large built-up area, and Purpose 2 as its small scale means it plays a limited role in preventing the merging of settlements. It also performs more weakly than the wider Parcel against Purpose 3 as it contains a significant amount of built-form and is almost completely enveloped by development. It is also separated from the wider countryside by dense planted buffers along Little Bushey Land and is effectively contained within Bushey Heath/Bushey Village which contributes to a more urban character. In isolation, the release of SA-55 would have limited adverse impacts of the performance of the wider Parcel. Its removal would also regularise the shape of Bushey settlement.</p> <p>SA-55 directly adjoins SA-54 to the north-west, but the removal of SA-55 would have limited adverse impacts on the performance of SA-54 given that it is already characterised by urban uses and is largely contained by built form. The semi-urban character of these sub-areas also means that there would be limited additional encroachment into the countryside if they were removed from the Green Belt in combination. Similarly, if released in combination, the M1 to the north-east would prevent further sprawl and prevent the physical and perceptual merging of settlements.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and if released in isolation would not harm the performance of the wider strategic Green Belt.</p>				
Step 4C: Consideration of Boundaries					
Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries separating the sub-area and the built-up area are relatively weak, and less likely to be readily recognisable and likely to be permanent, comprising of thin tree lines which demarcate the school premises to the north, west and south of the sub-area.</p> <p>The outer boundary is stronger and more likely to be permanent, comprising Little Bushey Lane to the east.</p> <p>If released, the sub-area would therefore result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>				
Step 5: Categorisation					
Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.				

Site Photos



Photograph 1 View of SA-55 facing east from centre of site, showing view of playing fields and courts associated with Bushey Meads School.



Photograph 2 View of SA-55 facing west from south-western part of the site, showing view of Bushey Meads School playing field, with views of residential built form in Bushey beyond.

Site Photos



Photograph 3 View of SA-55 facing north from Coldharbour Lane, showing view of Bushey Meads School and associated car parking.



Photograph 4 View of SA-55 facing south-west from western part of the site, showing view of open field behind Bushey Meads School, enclosed by treeline boundaries.

Sub-area	SA-56	<p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	36.49	
Green Belt Parcel (GBA)	2	
<p>Contains OS data © Crown Copyright and database right 2018</p>		<p>Description</p> <p>The sub-area is located to the east of Bushey Heath. It is bounded by Elstree Road to the north, by the M1 to the east, by a stream and tree line to the south, by Bramble Wood access road to the south-west, and by Heathbourne Road to the west. The western boundary of the sub-area directly adjoins Bushey Heath.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Bushey Heath/Bushey Village and Elstree, preventing development that would significantly physically reduce the actual distance between these settlements, which would result in the merging of the settlements. However, the M1 to the east of the sub-area is considered to provide an additional boundary which would prevent the actual coalescence of settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. Much of the sub-area has an open and rural feel, comprising of open fields and a large area of dense woodland. The north of the site feels particularly enclosed due to the edge of the wooded area in the centre of the sub-area and the mature tree lines along the boundaries to the north and north-west. The eastern part of the sub-area is more open, with a higher topography and longer views into surrounding countryside to the south-east and east. The sense of rurality is diminished by the existing built form in the sub-area, comprising of large residential houses to the west of the sub-area, by gas plant to the north-east, and by views onto and the noise of the M1 to the north-east. However, the residential properties to the west are well screened by the dense woodland area, and only limited views onto Bushey Heath settlement are possible to the north-west due to mature trees on the boundary.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	2	3+	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (2) which was identified as meeting Purpose 1 and 3 moderately, noting its connection to the edge of the Greater London large built-up area and identifying the mix of urban and rural land uses. It performs strongly against Purpose 2, forming the essential gap between Greater London (Stanmore) and Bushey Heath/Bushey Village. Neither the wider Parcel nor the sub-area contribute towards preserving the special character of historic towns (Purpose 4).</p> <p>On a more granular level, the sub-area performs similarly against Purpose 3, due to the concentration of built-form in the west combined with the rural land uses including areas of woodland and open fields to the east. The location and scale of the sub-area means that it performs more weakly against Purpose 2 in preventing the merging of settlements, forming a wider part of the overall gap between Bushey Heath and Elstree, and in contrast with the wider Parcel does not meet Purpose 1. It's removal from the Green Belt would encourage an irregular development shape east of Bushey Heath, though the M1 would limit further expansion to the north-east.</p> <p>SA-56 directly adjoins SA-58 to the south-west. The removal of SA-56 would lead to SA-58 being contained on three sides by built form, however there are limited visual links between the sub-areas due to mature trees lines in both sub-areas. The removal of SA-56 would therefore have only limited impacts on the performance of SA-58 against Purpose 3 due to its contained character with limited connections to the wider countryside.</p> <p>In-combination however, the removal of SA-58 and SA-56 may cause some harm the role of the strategic Green Belt. While not a visually sensitive part of the strategic Green Belt given the existing urban influences and contained character of the sub-area, the removal of SA-58 and SA-56 would reduce the physical gap between Bushey Heath and Elstree.</p> <p>Overall, SA-56 plays a moderate role with respect to the wider Green Belt Parcel. Its release in isolation and in-combination would reduce the gap between Bushey Heath and Elstree, although the M1 would prevent the settlements from wholly physically and perceptually merging. The removal of the sub-area would also result in an irregular settlement pattern of Bushey Heath which would be considered sprawl, however it would be in a less visually sensitive part of the Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary is readily recognisable and likely permanent. It comprises of Heathbourne Road.</p> <p>Two of the outer boundaries at also readily recognisable and likely permanent comprising:</p> <ul style="list-style-type: none"> - Elstree Road to the north; and - The M1 to the north-east. <p>The remaining outer boundary to the south is less recognisable and permanent comprising a thin tree line and private access road. This could be strengthened to ensure its durability.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-56 facing east from centres of site, showing view of open fields and the M1, with longer views into the wider countryside beyond.



Photograph 2 View of SA-56 facing south-west from southern part of the site, showing view of open field enclosed by treeline boundaries.

Site Photos



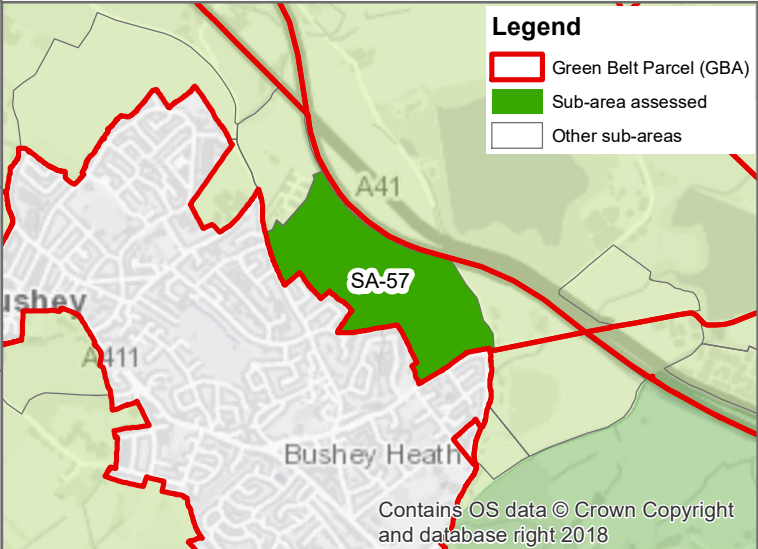
Photograph 3

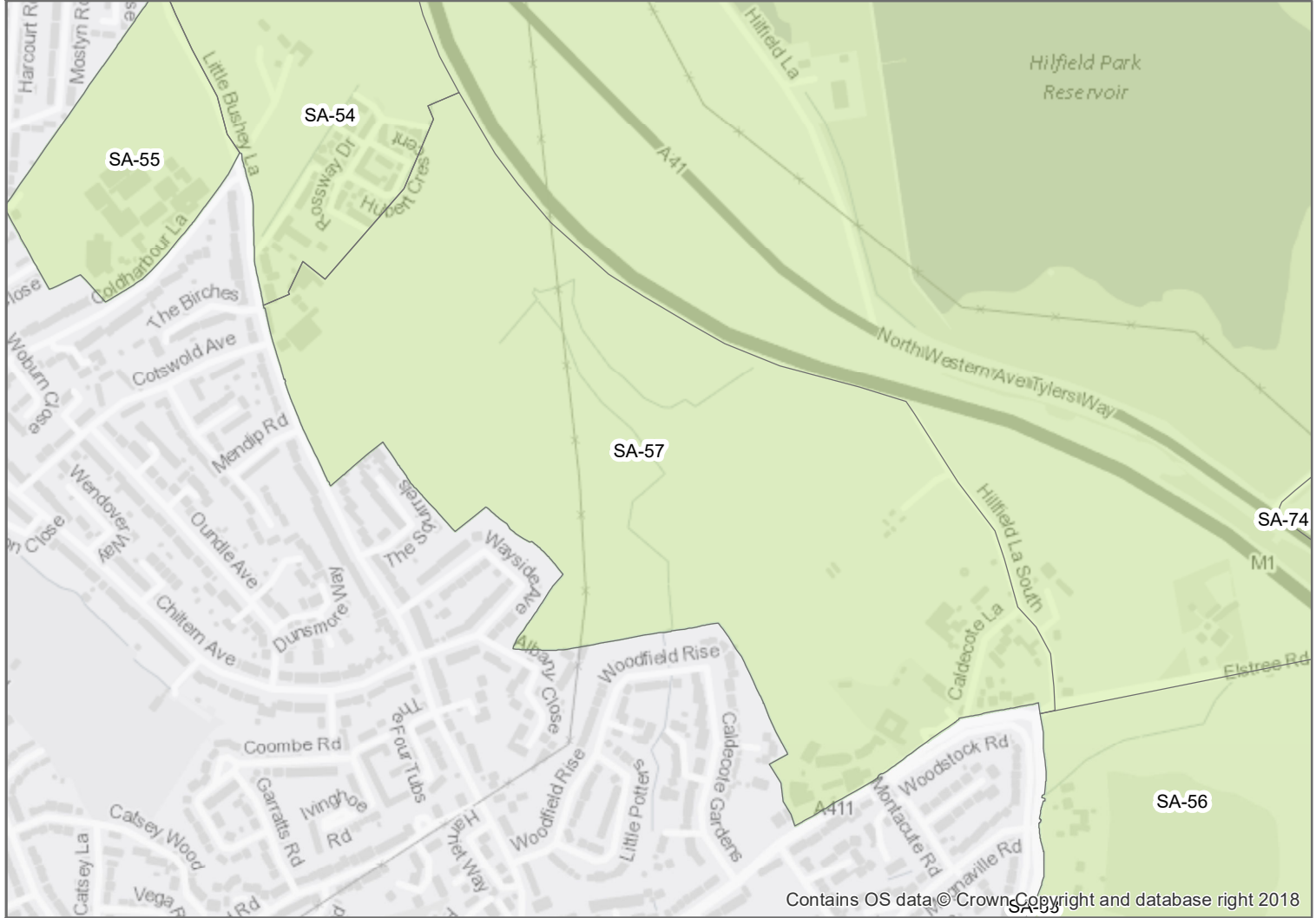
View of SA-56 facing east from western boundary, showing view of dense woodland in the western part of the sub-area.



Photograph 4

View of SA-56 facing north-west from the western corner of the sub-area, showing views of open fields with rising topography to the east, and limited visual links with Bushey beyond.

Sub-area	SA-57	
Area (ha)	57.03	
Green Belt Parcel (GBA)	6	



Description	<p>The sub-area is located to the north-east of Bushey Heath. It is bounded by the M1 to the north-east, by Hillfield Lane South to the east, by Elstree Road to the south, by Little Bushey Lane/an irregular line of the back of residential properties and gardens on The Squirrels/Wayside Avenue/Albany Close/Woodfield Rise/Caldecote Gardens to the south-west and a public footpath to the north-west. The western boundary of the sub-area directly adjoins Bushey Heath.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Bushey Heath/Bushey Village and Radlett and a wider part of the gap between Bushey Heath/Bushey Heath and Elstree, maintaining the overall openness and scale of the gap. The M1 to the north-east of the sub-area provides an additional buffer which would limit the perceptual coalescence of these settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 8% of the sub-area is covered by built form. The sub-area is characterised by both rural and urban land uses. The sub-area is tightly bounded by urbanising features including the M1 to the north-east and the back of residential properties and gardens to the south-west, which the sub-area has strong visual connections with, and contributes to a contained feeling. There is a concentration of existing built-form in the south-east of the sub-area comprising farms and stables, the Nilan Conference Centre, the Rosary Priory Convent and Immanuel College, and in the north-west of the sub-area comprising a farm and residential properties. The built form and the noise of the M1 to the north-east contribute to an urban feel. Much of the remainder of the sub-area is characterised by rural land uses. This comprises low-grade open fields, paddocks, some arable farming with public rights of way. There are some views to wider countryside to the north-east of the sub-area due to the rising topography in adjacent countryside, views onto and the noise of the M1 diminishes a wholly rural feel.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	6	3	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views. It performed particularly strongly against Purpose 2 for maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree. It did not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, SA-57 performs a lesser role against Purposes 1, 2 and 3 compared to the wider Parcel. It does not serve to maintain the separation of Watford and Bushey, and plays only a limited contribution in preventing the merging of Bushey Heath with Radlett and Borehamwood. SA-57 has a greater mix of rural and urban land uses and therefore plays a less prominent role against Purpose 3 as it exhibits higher levels of encroachment into the countryside.</p> <p>SA-57 directly adjoins SA-54 to the north-west. If SA-57 were to be released in isolation, this would have little impact on the performance of SA-54 against Purpose 2, which would continue to make a contribution (albeit limited) to the separation of Bushey Heath/Bushey Village and Radlett to the north. SA-54 has existing built-form to the south, so the containment by built form that the release of SA-57 would result in would have limited impacts to its performance against Purpose 3 given the existing encroachment into the countryside. Both sub-areas are bounded by the M1 to the north-east, which would prevent any additional sprawl into open countryside if the sub-areas were released in combination.</p> <p>Overall, the removal of SA-57 would have a limited impact on the role of the strategic Green Belt. The area is already characterised by urban influences and contained by the settlement edge and the M1, which would prevent any further sprawl and act as an additional barrier to the merging of settlements. Limited views to wider countryside and moderate levels of containment by urban form mean that this area is not a visually sensitive part of the Green Belt. SA-57 could be considered for release, particularly the southern area which already contains built-form and encroachment into the countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area has four readily recognisable and likely permanent boundaries. The inner boundary comprises Little Bushey Lane/an irregular line of the back of residential properties and gardens to the south-west and north-west.</p> <p>The outer boundaries, also recognisable and durable, comprise:</p> <ul style="list-style-type: none"> - The M1 to the north-east; - By Hillfield Lane South to the east; and - Elstree Road to the south. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-57 facing south-east from Little Bushey Lane, showing horse paddocks enclosed by hedgerow boundaries, with direct views to built form in Bushey.



Photograph 2 View of SA-57 facing north-east from Little Bushey Lane, showing view of horse paddock and hedgerow boundary, with longer views to wider countryside beyond.

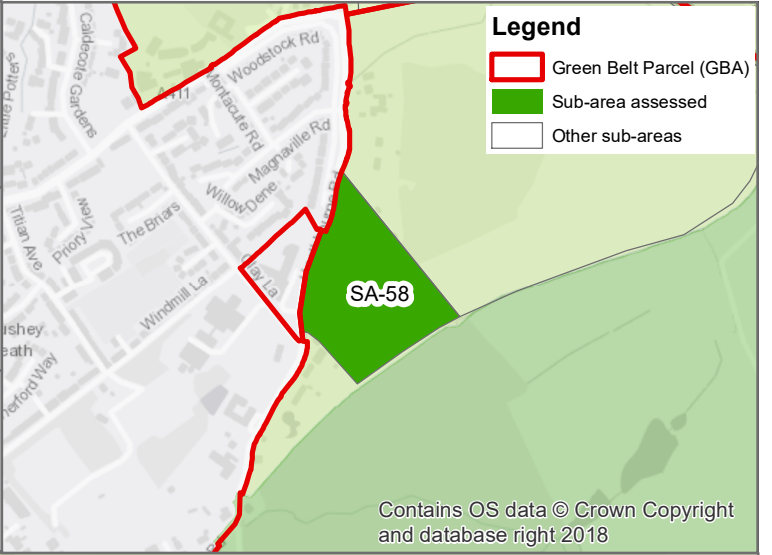

Site Photos



Photograph 3 View of SA-57 facing north-west from Hillfield Lane, showing view of agricultural yard uses.



Photograph 4 View of SA-57 facing west from Hillfield Lane, showing view of the eastern treeline boundary, and open field with sloping topography beyond.

Sub-area	SA-58	
Area (ha)	5.89	
Green Belt Parcel (GBA)	2	
		
Description	The sub-area is located to the east of Bushey Heath. It is bounded by Heathbourne Road to the north-west, by Bramble Wood access road/a tree line to the north-east, the edge of a dense woodland to the south-east and the back of a residential property and gardens to the south-west. The north-western boundary of the sub-area directly adjoins Bushey Heath.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Bushey Heath/Bushey Village and the Greater London built-up area, which is of sufficient scale and character that development is unlikely to cause the settlements to merge.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 2% of the sub-area is covered by built form. The sub-area is characterised by both rural and urban land uses. Existing built form comprises several large residential properties and gardens. The east and south of the sub-area is characterised by fields with a number of dispersed trees throughout and an area of fields in the south-west. The sub-area has an enclosed feeling with a dense wooded area to the south-east and very tall mature trees on boundaries. The enclosed nature of the sub-area prevents long views into wider countryside to the east and south, however there are some visual links to Bushey settlement to the north-west over Heathbourne Road.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	2	3+	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (2) which was identified as meeting Purpose 1 and 3 moderately, noting its connection to the edge of the Greater London large built-up area and identifying the mix of urban and rural land uses. It performs strongly against Purpose 2, forming the essential gap between Greater London (Stanmore) and Bushey Heath/Bushey Village. Neither the wider Green Belt Parcel nor the sub-area contribute towards preserving the special character of historic towns (Purpose 4).</p> <p>At the more granular level, the sub-area performs less strongly against Purposes 1, 2 and 3. The sub-area is not adjacent to a large built-up area and therefore makes no contribution to Purpose 1. Its small scale means that it makes a limited contribution to maintaining separation between settlements (Purpose 2), and the existing built-form and limited visual connection to the wider countryside also mean it performs more weakly than the wider Parcel against Purpose 3 in preventing encroachment into the countryside. In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-58 directly adjoins SA-56 to the north-east, however there are limited visual links between the sub-areas due to mature trees adjoining the north-eastern boundary and patches of woodland in both areas, although the north-eastern boundary of SA-58 could be strengthened further. The removal of SA-58 is therefore unlikely to affect the performance of SA-56 against Purpose 3 due to the contained character. In combination however, the removal of SA-58 and SA-56 may harm the role of the strategic Green Belt. The removal would significantly reduce the physical gap between Bushey Heath and Elstree, although the M1 would prevent the settlements from perceptually merging.</p> <p>Overall, in isolation SA-58 plays a lesser role with respect to the wider Parcel and surrounding sub-areas. Its release would not cause the merging of settlements, and its contained character and limited views to wider countryside would result in limited encroachment into the wider Green Belt. The sub-area could be considered further for release from the Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary between the sub-area and the settlement edge is readily recognisable and likely permanent boundaries, comprising Heathbourne Road to the north-west.</p> <p>The outer boundaries are weaker and less readily recognisable. They could be strengthened to ensure they are durable. They comprise:</p> <ul style="list-style-type: none"> - Back of residential properties and gardens to the south-west; - Edge of dense woodland to the south-east; and - An access road to the north-east. <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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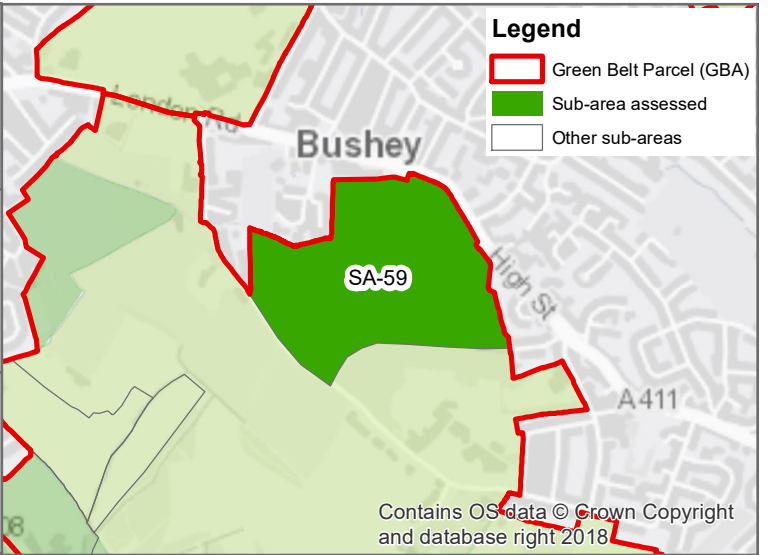
Site Photos



Photograph 1 View of SA-58 facing south from Heathbourne Road, showing view of open field comprising garden and greenhouse uses, with dispersed, mature trees beyond.



Photograph 2 View of SA-58 facing south from Heathbourne Road, showing view of field comprising garden and greenhouses uses, and mature treeline line beyond.

Sub-area	SA-59	
Area (ha)	24.21	
Green Belt Parcel (GBA)	1	



Description	<p>The sub-area is located to the west of Bushey Heath and south of Bushey. It is bounded by High Street to the north-east, an irregular line of the back of residential properties and gardens on Risingholme Close/Chestnut Rise in the east, by a thick tree belt to the south, by Merry Hill Road to the west, and the backs of residential properties and gardens on Egerton Close, Kemp Place, Montague Hall Place and High Street in the west and the north. The northern and eastern boundaries of the sub-area directly adjoin Bushey.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Bushey Heath/Bushey Village, North Bushey and Watford. There may be scope for some development but the overall openness and the scale of the gap is important to restricting merging. The Midland Main Line to the south-west is considered to provide an additional boundary to prevent the coalescence of settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 5% of the sub-area is covered by built form. The sub-area largely comprises managed land uses, predominantly covered by Bushey Country Club and associated club house, golf course and community centre. There are strong visual links to Bushey settlement, with views onto residential properties and London Road to the north. Dispersed trees throughout, a thick wooded area to the south-east of the sub-area and a gently undulating topography allow for only short views to wider countryside and contribute to a more enclosed feel.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area immediately abuts the historic core of Bushey Village and plays an important role in protecting its immediate setting. The south-east corner of the High Street Conservation Area directly overlaps with the north of the sub-area, contributing to the immediate context of the historic core. In addition, there are direct visual and perceptual links between the sub-area and Melbourne Road Conservation Area, where the Green Belt plays an important role in preserving the setting and special character of the historic area. Views to surrounding countryside are however only mid-length and disrupted by built-form, tree lines and topography.	3
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	1	5+	5	3	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (1) which was identified as performing strongly against Purpose 1, due to being contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl, and also performs strongly against Purpose 2, forming the essential gap between Watford and Bushey. It performs moderately against Purpose 3 as although the majority of the sub-area is characterised by a strong openness, existing built-form and managed land uses diminish the sense of rurality. The wider Parcel only performs a limited contribution to the broader setting on the historic core (Purpose 4).</p> <p>At the more granular level, the sub-area does not play a role against Purpose 1 and due to its smaller scale, SA-59 forms only part of the wider gap between Bushey and Watford, thus performing a less important role within the wider Parcel against the Purpose 2. It also performs a lesser role against Purpose 3 in preventing encroachment into the countryside as the sub-area is characterised by managed land uses such as the golf course which lends itself to a more urban feel. However, the sub-area plays a particularly important role in preserving the setting and special character of the historic core of Bushey Village (Purpose 4), maintaining an open, parkland setting for the conservation area. If the sub-area were to be removed from the Green Belt, this would remove the direct physical and visual links between the Green Belt and the historic core, thus harming the overall ability of the Green Belt to meet this purpose.</p> <p>SA-59 does not adjoin any other sub-area which its removal from the Green Belt could affect.</p> <p>Overall, when considered in the context of the wider Parcel, while the sub-area makes a lesser contribution to Purposes 1, 2 and 3, it is important strategically for preserving the setting and special character of the historic core of Bushey Village and, if removed, would harm the performance of the wider Green Belt against Purpose 4.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary of the sub-area is weak, comprising an irregular line of the back properties, the car park of the Bushey Centre and a thin irregular tree line.</p> <p>The outer boundaries are stronger and more durable, comprising:</p> <ul style="list-style-type: none"> - A more regular line of the back of residential properties and gardens and treelines to the north-west; - Merry Hill Road to the south-west; and - An irregular line of the back of residential properties and gardens to the east. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. However, the eastern boundary would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-59 facing south from northern boundary, showing view Bushey Country Club golf course, with dispersed mature trees throughout.



Photograph 2 View of SA-59 facing west from Bushey High Street, showing view of Bushey Country Club golf course and dispersed internal treelines.

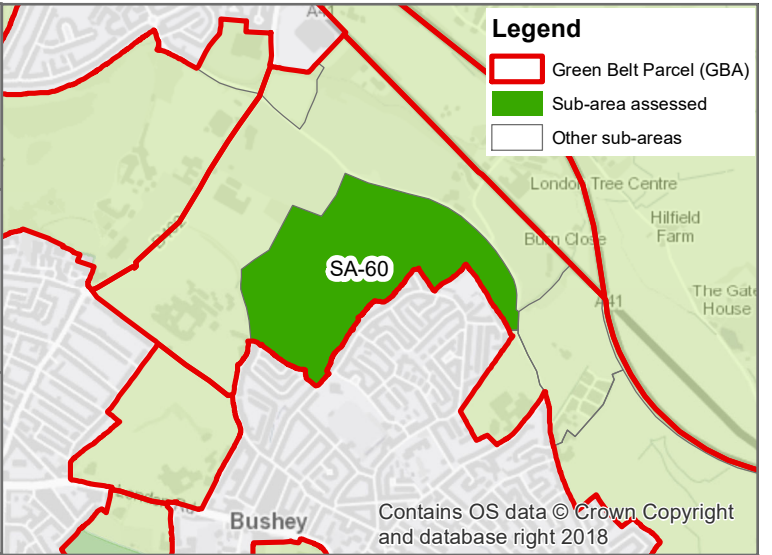
Site Photos



Photograph 3 Facing north from Bushey High Street, showing view of the western part of Melbourne Road Conservation Area.



Photograph 4 Facing north-west from Bushey High Street, showing view of eastern part of the High Street Conservation Area.

Sub-area	SA-60	 <div> Legend Green Belt Parcel (GBA) Sub-area assessed Other sub-areas </div>
Area (ha)	52.49	
Green Belt Parcel (GBA)	6	



Description	<p>The sub-area is located to the north of Bushey. It is bounded by Little Bushey Lane to the north and east, by an irregular line of the back of residential properties and gardens to the south and south-west, and by a public footpath and tree line to the west and north-west. The southern boundary of the sub-area directly adjoins Bushey.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Bushey Heath/Bushey Village, North Bushey and Watford. There may be scope for some development but the overall openness and the scale of the gap is important to restricting merging.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. Much of the sub-area is comprised of open fields and rural land uses. The sub-area is characterised by an absence of built-form; however, it does enclose the north of Bushey which provides some visual connectivity onto residential properties on the settlement edge. There are also allotments to the south-west of the sub-area. However, there is an absence of urbanising features particularly to the east of the sub-area. The topography rises to the north and there are long views into wider countryside, particularly to the north-west. There are tree lines which interrupt long views, particularly to the east, however these still contribute to a rural feel.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	4
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	6	3	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford and against Purpose 3 as it is characterised by pastoral fields and long views. It performed particularly strongly against Purpose 2 for maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree. It did not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, SA-60 plays a lesser role against Purpose 1 as it is not connected to the large built-up area of Watford and Purpose 2; in the latter instance, it is noted that the sub-area still forms part of the wider gap between Bushey Heath/Bushey Village, North Bushey and Watford. The sub-area plays a stronger role than the wider Parcel in preventing encroachment into the countryside as there is a general absence of built-form and strong visual links to the wider countryside. The sub-area did not meet the assessment criteria for Purpose 4.</p> <p>The sub-area directly adjoins only a small part of SA-54. Given this very limited physical and visual connection, the removal of SA-60 would have limited impact on the performance of this sub-area. However, if removed in isolation, this would result in significant encroachment into the open countryside (Purpose 3) and would significantly reduce the scale of the gap between Bushey Heath/Bushey Village and North Bushey (Purpose 2). This gap is already sensitive due to its small scale and the level of existing encroachment, particularly within the wider Green Belt Parcel 6 to the north and west. Furthermore, the northern boundary of the sub-area is relatively weak and would not limit visual harm upon the wider Green Belt.</p> <p>Overall, the sub-area makes an important contribution to the performance of the wider Parcel, particularly in relation to encroachment into the countryside, and its release would harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area has a weak inner boundary, comprising the boundary of the allotments and an irregular line of the back of residential properties on Bournehall Avenue/Farm Way. This boundary becomes weaker still to the east, comprising a thin tree belt which cuts through the curtilage of residential gardens.</p> <p>The outer boundary to the north-east is relatively strong, comprising Little Bushey Lane, however is weaker to the north-west, consisting of a thin, intermittent tree belt.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. However, the boundary to the north-west would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-60 facing west from public footpath in the southern part of the site, showing view of open fields with dispersed trees, and the southern treeline boundary.



Photograph 2 View of SA-60 facing north-east from public footpath in the eastern part of the sub-area, showing view of open fields with gradually rising topography to the north.

Site Photos



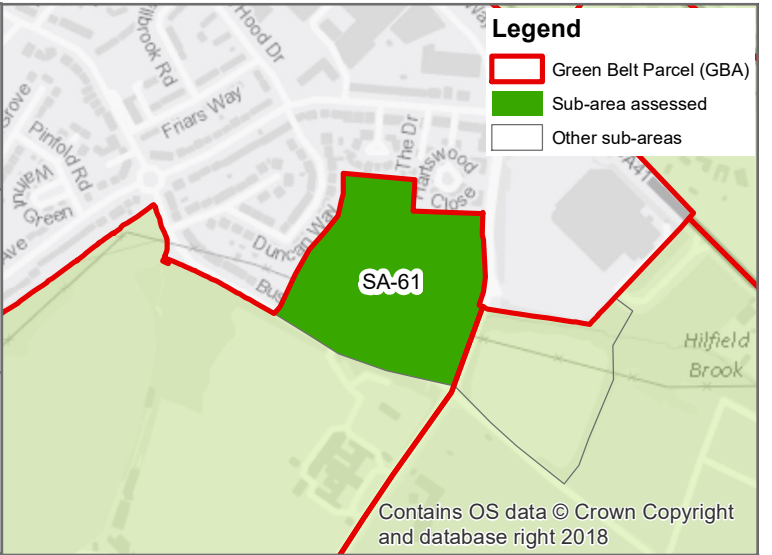
Photograph 3

View of SA-60 facing north from public footpath in the southern part of the sub-area, showing open fields with rising topography, and views to Bushey Metropolitan Police Sports Club beyond.



Photograph 4

View of SA-60 facing north-east from public footpath in the southern part of the sub-area, showing view of open fields with dispersed trees throughout.

Sub-area	SA-61	
Area (ha)	6.91	
Green Belt Parcel (GBA)	15	



Description	<p>The sub-area is to the east of Watford and to the north-west of Bushey. It is bounded by an irregular line of backs of residential properties and gardens to both the north and west, by the B462 (Hartspring Lane) to the east and by Bushey Mill Lane to the south. The sub-area directly adjoins North Bushey to the west, north and east.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a discernible contribution to the separation of settlements.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 40% of the sub-area is covered by built form. Much of the sub-area is characterised by built-form comprising of a David Lloyd gym and fitness club and associated playing courts and car parking, contributing to an urban feel. The remainder of the sub-area is characterised by an open field to the west and south, with a dense tree line along the southern boundary, of the David Lloyd gym, the two separated by a high hedgerow around the perimeter of the gym. However, the whole sub-area has an enclosed feel due to the tightly bounded boundary with residential properties to the north and west, and a thick area of mature tree planting to the south and along Hartspring Lane to the east. As a result, there are no views to wider countryside.</p> <p>Overall, the sub-area has an urban character.</p>	0
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	15	3+	5	2	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (15) which was identified as scoring moderately against Purpose 1 as it connected to the large-built up area of Watford. It performs strongly against Purpose 2; however, the assessment recognises that a small area in the north-east (which constitutes the sub-area) is less important for preventing coalescence. The Parcel is physically and visually severed from the wider countryside and has been subject to substantial encroachment from development in the form of the David Lloyd gym and fitness club, so performs weakly against Purpose 3. It does not meet the assessment criteria for Purpose 4.</p> <p>At the more granular level, SA-61 performs weakly against all Purposes. It plays no discernible contribution in preventing the merging of settlements given its location and small scale. The majority of the sub-area is covered by the David Lloyd sports centre and associated grounds which contributes to an urban feel, and has limited links to the wider countryside.</p> <p>SA-61 directly adjoins SA-62 to the south-east. It is judged that the removal of SA-61 would have no impact on the performance of SA-62 against Purpose 2 as they are both assessed as playing no discernible contribution to separating settlements. There may be some adverse impacts to the performance of SA-62 against Purpose 3 by further containing it by built-form, however the sub-area is contained by mature tree boundaries which screen visual links between the sub-areas or into wider countryside.</p> <p>In combination, the release of SA-61 and SA-62 would have limited impacts with regards to the role of the strategic Green Belt. Given their small scale and location, even in combination the release of both the sub-areas would not affect the ability of the wider Green Belt to maintain separation between settlements. The sub-areas play a limited role in preventing encroachment into the countryside as they are characterised by urban or low-grade land uses and are visually contained from the wider countryside.</p> <p>Overall, the sub-area plays a limited role with respect to the wider Parcel and surrounding sub-areas given the limited connections to the wider countryside and the presence of existing built form. It is unlikely that its loss would harm the integrity of the strategic Green Belt and could be considered for release.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area has a relatively weak inner boundary between the sub-area and the settlement edge, comprising an irregular line of the back of residential properties and gardens where the boundary does not align with the curtilage.</p> <p>The outer boundaries are more readily recognisable and likely permanent, comprising:</p> <ul style="list-style-type: none"> - The B462 to the east; and - Bushey Mill Lane to the south. <p>If released, the sub-area would therefore result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-61 facing south-west from Hartspring Lane, showing view of the David Lloyd Leisure Club and associated parking.



Photograph 2 View of SA-61 facing west from centre of site, showing view of tennis courts associated with the David Lloyd Leisure Club.

Site Photos



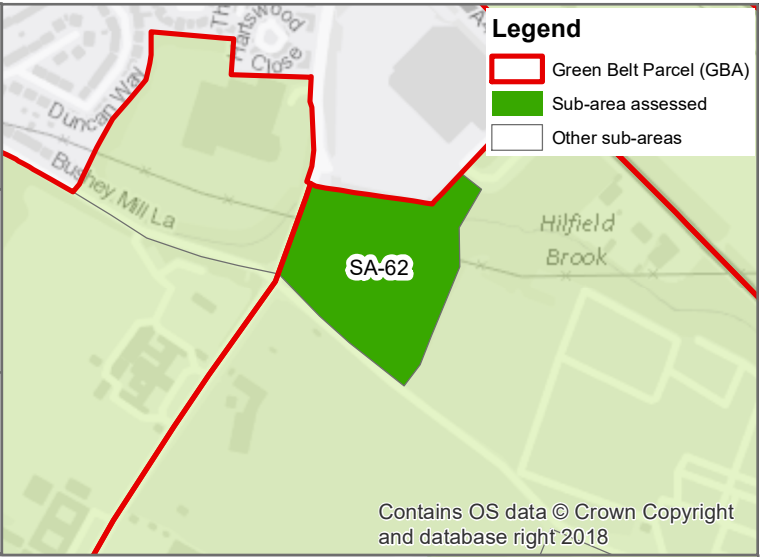

Photograph 3

View of SA-61 facing east from the centre of the site, showing view of car park associated with the David Lloyd Leisure Club.



Photograph 4

View of SA-61 facing west from Hartspring Lane, showing view of dense woodland adjoining Bushey Mill Lane.

Sub-area	SA-62	
Area (ha)	4.43	
Green Belt Parcel (GBA)	6	
		
Description	<p>The sub-area is to the east of Watford, to the north-west of Bushey Village/Bushey Heath and to the south-east of North Bushey. It is bounded by a wooded area and the back of Costco Wholesale to the north, a mature tree line to the east, Little Bushey Lane to the south and the B462 (Hartspring Lane) to the west. The sub-area directly adjoins North Bushey to the north.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area does not provide a discernible contribution to the separation of settlements.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form. Much of the sub-area is characterised by a low-grade open field that is occasionally used for car boot sales in the southern part. The sub-area has a flat topography and is enclosed on all sides by mature trees, which prevent any views into wider countryside. The sub-area is adjoined by urban land uses to the north and north-west and there are some views towards this built form. However, these views are limited by the mature tree boundaries surrounding the sub-area.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	6	3	5	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (6) which was identified as performing moderately against Purpose 1 as it is connected to the large built-up area of Watford, and against Purpose 3 as it is characterised by pastoral fields and long views. It performed particularly strongly against Purpose 2 for maintaining the narrow gaps between Watford, Bushey Heath/Bushey Village, North Bushey and Elstree. It did not meet the assessment criteria for Purpose 4.</p> <p>At the granular level, SA-62 does not meet Purpose 1 as it is not at the edge of a large built-up area, makes no discernible contribution to preventing the merging of settlements given its location and small scale (Purpose 2). It performs similarly against Purpose 3 as the wider Parcel, though is noted as being small scale, with views towards adjacent urbanising influences and limited visual connections with the wider countryside, and in line with the wider Parcel does not meet Purpose 4.</p> <p>SA-62 directly adjoins SA-61 to north-west. The removal of SA-62 would leave a hole in the Green Belt. There would be no impact on the performance of SA-61 against Purpose 2 however as they both play no discernible contribution to separating settlements given their small scale and location. The removal would further enclose SA-61 by built-form, however due to its existing development, is unlikely to adversely impacts its performance against Purpose 3. It is also noted that sub-area has a strong sense of containment as a result of mature tree planting, limiting intervisibility between the sub-areas and into wider countryside.</p> <p>In-combination, the release of SA-61 and SA-62 would have a limited impact with regards to the role of the strategic Green Belt. The sub-areas play a limited role in separating settlements and play a limited role in preventing encroachment into the countryside as they are characterised by urban or low-grade land uses and are visually enclosed from the wider countryside.</p> <p>Overall, the sub-area plays a lesser with respect to the wider Parcel and surrounding sub-areas. While not contributing to the further coalescence of settlements, the sub-area is noted for its general absence of built form and its openness would be diminished somewhat by development. Its containment by existing built-form and mature tree line boundaries do limit connections to the wider countryside, and its release could be considered appropriate, particularly in combination with SA-61.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area has strong, readily recognisable and likely permanent inner boundaries, comprising a mature tree line and the back of Costco Wholesales to the north.</p> <p>The outer boundaries to the south and west are also recognisable and durable, comprising Little Bushey Lane and Aldenham Road (B462). The outer boundary to the east, however is weaker, comprising a thin tree belt. This would require strengthening to ensure that it is durable.</p> <p>If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. These boundaries would require strengthening to ensure they are readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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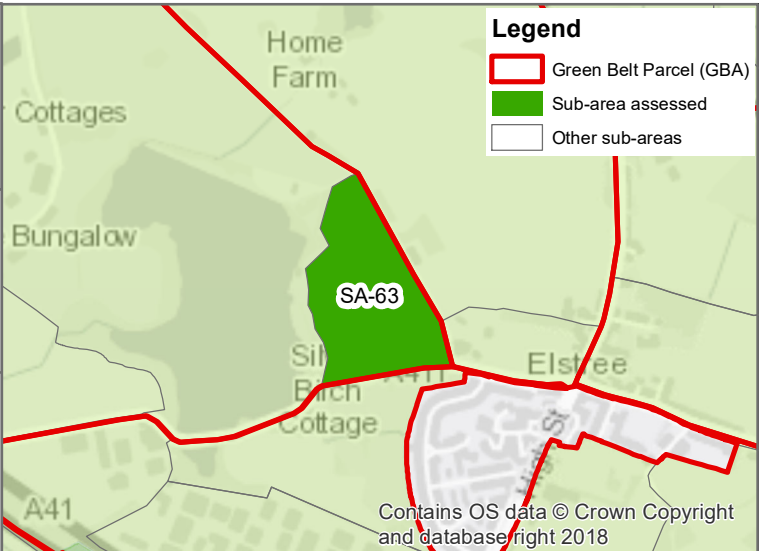
Site Photos



Photograph 1 View of SA-62 facing east from Little Bushey Lane, showing view of low-grade open field enclosed by hedgerow boundary, with views of electricity pylons.



Photograph 2 View of SA-62 facing north from Little Bushey Lane, showing view of low-grade open field enclosed by hedgerow and treeline boundaries, with views of Watford built form beyond.

Sub-area	SA-63	
Area (ha)	11.16	
Green Belt Parcel (GBA)	9	



Description	<p>The sub-area is located to the north-west of Elstree. It is bounded by the A411 to the south, the edge of well-established areas of woodland to the west, a made track to the north, and Aldenham Road to the east. The sub-area does not directly adjoin a settlement.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a very small part of the gap between Elstree and North Bushey, which is of sufficient scale and character that the settlements are unlikely to merge. However, it also forms a wider part of the gap between Elstree and Bushey Heath/Bushey Village, maintaining the overall openness and scale of this gap. In particular, the sub-area prevents ribbon development along Watford Road between Elstree and Bushey Heath/Bushey Village, thus ensuring that this gap is not further reduced both physically and perceptually.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 7% of the sub-area is covered by built form. This built form is concentrated in the east of the sub-area, consisting of tennis courts and associated structures, as well as a cricket clubhouse. The remainder of the sub-area comprises a cricket field and grassed open fields, which have a managed feel due to their temporary use for events. As a result of the topography of the sub-area, which is predominantly flat, longer distance views across the wider countryside are interrupted by tree belts to the west and north, as well as Aldenham Road to the east. However, there is also only a limited sense of connection between the sub-area and the edge of Elstree to the south-east, due to an established tree belt along the A411 (Watford Road) to the south, which increases the sub-area's sense of remoteness.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	9	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (9), which was identified as not meeting either Purpose 1 or Purpose 4, in line with the sub-area. The Parcel met Purpose 2 moderately, forming a small part of the essential gap between Borehamwood and Bushey Heath/Bushey Village and part of the wider gap between Bushey Heath/Bushey Village and North Bushey, and Borehamwood and Radlett. It was noted that the very south of the Parcel was important for preventing ribbon development along the A411 (Watford Road). The Parcel met Purpose 3 moderately, maintaining a largely open character.</p> <p>At the more granular level, the sub-area, located in the south of the Parcel, also performs moderately against Purpose 2, and it was similarly noted that the sub-area prevents ribbon development along Watford Road between Elstree and Bushey Heath/Bushey Village, thus ensuring that this gap is not further reduced both physically and perceptually. As a result of its strong openness and largely rural character, SA-63 is found to play a similarly important role in respect of Purpose 3, in preventing encroachment into the countryside. In line with the wider Parcel, the sub-area does not meet Purposes 1 or 4.</p> <p>SA-63 is directly adjacent to SA-64 to the east, and SA-66 to the south, as well as the remaining parts of Green Belt Parcels 9 and 10 to the west, north and north-east. If SA-63 were to be removed from the Green Belt, SA-66 and the remainder of Green Belt Parcel 9 would play a more critical role in preventing the merging of Elstree and Bushey Heath/Bushey Village, due to the further fragmentation of this narrow gap which is already perceptually reduced in scale by the presence of ribbon development along the A411 (Watford Road). Removal may also reduce the performance of SA-66, SA-64 and the southern parts of Parcels 9 and 10 against Purpose 3, as additional development would result in additional urbanising influences along their edges. In particular, SA-66 would be almost entirely surrounded by built-form. However, it should be noted that both Watford Road and Aldenham Road, together with significant dense planting along these features, would limit visual harm upon the openness and rurality of the wider Green Belt. If SA-63 were removed together with SA-66, cumulatively the gap between Elstree and Bushey Heath/Bushey Village would be reduced substantially, in both physical and perceptual terms, potentially harming the integrity and performance of the wider Green Belt.</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. It is likely that its loss would harm the integrity of the gap between Elstree and Bushey Heath/Bushey Village, which is narrow physically and reduced perceptually by existing ribbon development. Furthermore, its loss would result in encroachment into a wider area of Green Belt (Purpose 3) which is noted for its openness and largely rural character, and furthermore may diminish the performance of surrounding sub-areas and Parcels against Purpose 3.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area does not have any inner boundaries as it does not adjoin the inset part of Elstree.</p> <p>The outer boundaries of SA-63 are readily recognisable, and are likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Aldenham Road to the east; - The A411 (Watford Road) to the south; - The edge of a predominantly well-established area of woodland (additionally reinforced by a public footpath and reservoir beyond); and - A made track to the north. <p>Assuming the sub-area could only be considered together with adjacent Sub-Areas SA-64 and SA-66, if released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary of these adjacent sub-areas. The inner boundary of SA-64 is defined by Watford Road, whilst the inner boundary of SA-66 comprises the regular, rectilinear backs of residential properties, which for the most part are well defined by established planting.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-63 facing west from eastern boundary, showing view of tennis courts located in the south-east corner of the sub-area.



Photograph 2 View of SA-63 facing north-east from western boundary, showing view of open field with rising topography and mature treeline boundary.

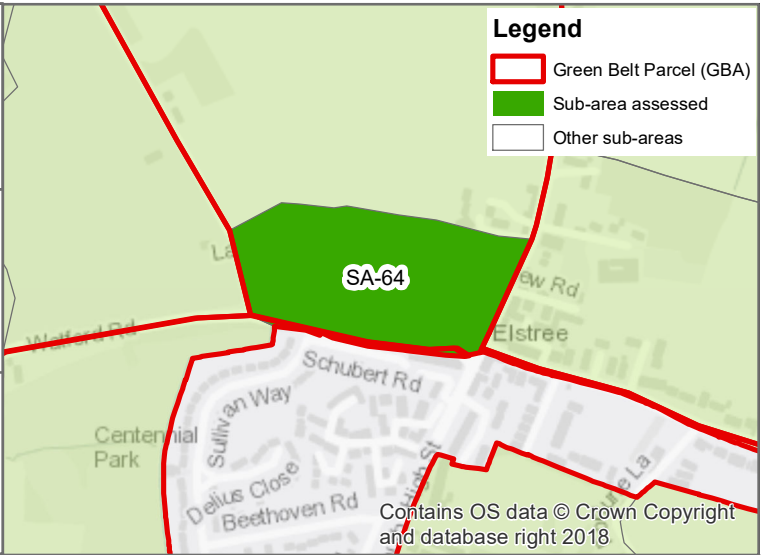

Site Photos



Photograph 3 View of SA-63 facing west from Aldenham Road, showing view of open field with hardstanding, and mature western treeline boundary.



Photograph 4 View of SA-63 facing east from Watford Road, showing view of open field with temporary structures, and tennis courts beyond.

Sub-area	SA-64	
Area (ha)	5.73	
Green Belt Parcel (GBA)	10	
		<p>Description</p> <p>The sub-area is located to the north of Elstree. It is bounded by the A411 (Watford Road) to the south, Aldenham Road to the west, a fragmented tree belt to the north, and the A5184 (Elstree Hill North) to the east. The southern boundary of the sub-area directly adjoins Elstree.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	As a result of its small scale in the context of the overall gap, as well as the configuration of existing development along its eastern and western edges, it is considered that the sub-area does not provide a discernible contribution to the separation of settlements.	0
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 17% of the sub-area is covered by built form. This is concentrated along the eastern and western edges of the sub-area, comprising residential properties and gardens, a public house, commercial properties and car parks. The centre of the sub-area is more open, comprising pony paddocks associated with a horse sanctuary, and a small wooded area along the northern edge which visually contains the site and restricts views to the wider countryside. Surrounding urbanising influences, including the A411 (Watford Road) and other developments on the edge of Elstree, further diminish the rurality of the sub-area.</p> <p>Overall, it has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	10	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (10), which does not meet Purpose 1 or Purpose 4, in line with the sub-area. Parcel 10 scored moderately against Purpose 2, forming part of the wider gap between Elstree, Borehamwood, Radlett, and Bushey Heath/Bushey Village, and moderately against Purpose 3, characterised by predominantly open land and piecemeal low density development, as well as a largely rural character. It was noted that the southern part of Parcel 10 makes a lesser contribution to Purpose 2.</p> <p>At the more granular level, the sub-area does not meet Purposes 1 or 4 in line with the wider parcel. It scores more weakly against Purpose 2 than the wider Parcel as a result of its small scale in the context of overall gaps between settlements, and also against Purpose 3 due to its reduced openness and semi-urban character.</p> <p>SA-64 is directly adjacent to SA-51 to the east and SA-63 to the west, and the remaining part of Parcel 10 to the north. The eastern and western edges of SA-64 have already been subject to development and have an urban feel; as such, it is considered that if SA-64 were removed from the Green Belt in isolation, this would not reduce the performance of these sub-areas against the NPPF Purposes. In relation to Parcel 10 to the north, if SA-64 was removed in isolation, there is the potential for some visual impacts upon this wider area due to the presence of longer views across open countryside, and the elevated position of SA-64 topographically. However, it is considered that the presence of dense tree planting along the northern edge of SA-64 would ameliorate this harm, and furthermore visually prominent built-development (including residential properties at Romeland Court) already somewhat diminishes the openness of the Green Belt in this location.</p> <p>Overall, the sub-area does not play a fundamental role with respect to the wider Parcel, and its release in isolation would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary of the sub-area is readily recognisable and likely to be permanent, comprising the A411 (Watford Road).</p> <p>The outer boundary of the sub-area is partially formed of features that are readily recognisable and likely to be permanent, specifically:</p> <ul style="list-style-type: none"> - Aldenham Road to the west; - The regular, rectilinear edge of properties and gardens on Romeland Court to the north; and - The A5184 (Elstree Hill North) to the east. <p>The northern boundary is not fully established, partially formed of an intermittent tree belt. If released, the sub-area would therefore result in the designation of a weaker Green Belt boundary than the existing inner Green Belt boundary. The boundary to the north would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria weakly, and makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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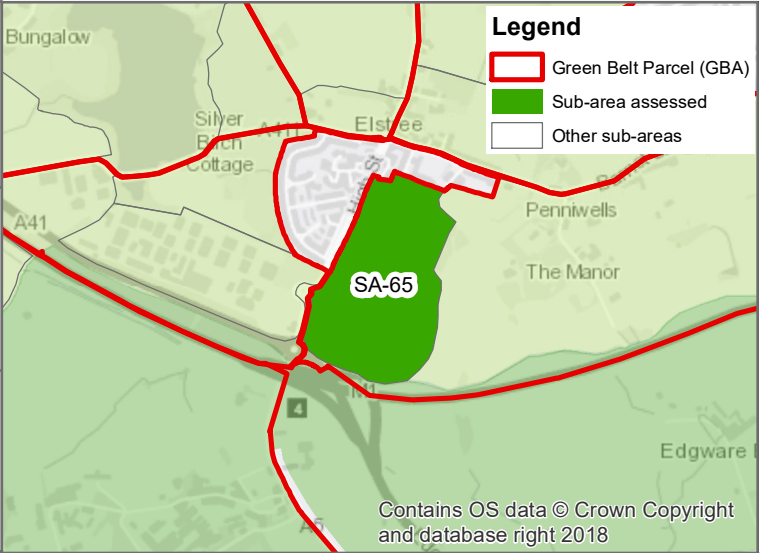
Site Photos



Photograph 1 View of SA-64 facing west from eastern part of the site, showing view of horse paddock West into pony paddock and internal treeline boundary beyond.



Photograph 2 View of SA-64 facing north from eastern part of the sub-area, showing view of commercial development adjoining horse paddock.

Sub-area	SA-65	 <div> Legend <div> Green Belt Parcel (GBA) </div> <div> Sub-area assessed </div> <div> Other sub-areas </div> </div>
Area (ha)	27.97	
Green Belt Parcel (GBA)	3	



Description	<p>The sub-area is located to the south-east of Elstree. It is bounded by Elstree Hill South to the west, the M1/A41 junction to the south, by Fortune Lane and tree belts/hedgerows to the east, and by the edges of residential properties and gardens to the north. The northern and western boundaries of the sub-area directly adjoin Elstree.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Elstree and the Greater London Built-Up Area (Edgware), which is of sufficient scale and character that the settlements are unlikely to merge. While there are some long views southwards from the sub-area, the topography is such that there is no indivisibility between Elstree and the edge of Greater London, and additionally the M1 serves as an additional buffer to prevent merging of settlements.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 8% of the sub-area is covered by built form. This consists of residential properties and gardens, concentrated along the western and north-eastern edges of the sub-area, as well as piecemeal structures associated with light industrial uses in the south-west and north-west. The remaining parts are open, comprising densely vegetated scrub in the north, and pastoral and paddock fields throughout the remainder of the sub-area. The south-eastern part of the sub-area has a more rural feel, with strong views out to the wider countryside (as a result of its rising topography and the intermittent boundary features at the eastern edge of the sub-area, formed by interspersed trees and hedgerow). In contrast, while the northern part comprises a mixture of built and open land, it has suffered greater encroachment and also has strong intervisibility with the edge of Elstree. The far northern area, in particular, has a sense of visual containment and relative isolation from the wider countryside, therefore plays a lesser role in preventing encroachment into the countryside.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	3	3	5	4	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (3), which did not perform against Purpose 4 and scored moderately against Purpose 1, preventing the outward sprawl of Borehamwood. The Parcel scored strongly against Purposes 2 and 3, forming the essential gap between Borehamwood and Elstree and a large part of the wider gap between Borehamwood, Elstree and Greater London (Chipping Barnet / Edgware), and preventing encroachment into an area which, overall, was considered to possess a strong, unspoilt rural character.</p> <p>At the more granular level, the sub-area performs more weakly than the wider Parcel against Purposes 1, 2 and 3. The sub-area does not meet Purpose 1 as it is neither physically nor perceptually connected to a large built-up area. It also plays a lesser role against Purposes 2 and 3. As a result of its small scale in the context of the Parcel and due to the overall configuration of the gaps between Elstree and Borehamwood, and Elstree and Greater London, it performs only weakly against Purpose 2 and performs moderately against Purpose 3 due to the greater prevalence of built-form and additional urbanising influences when compared with the overall Parcel. In line with the wider Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-65 is directly adjacent to SA-67 to the west and the remaining part of Green Belt Parcel 3 to the east. As a result of the strong physical separation between SA-65 and SA-67 by Elstree Hill South, further reinforced by dense boundary planting and an industrial site in the south-west of the sub-area, it is considered that, if SA-65 were to be removed from the Green Belt there would be no impact upon the performance of SA-67 against the Purposes. However, removal of SA-65 in its entirety may result in harm to the wider Green Belt Parcel 3 as a result of the strong functional and visual links between these areas, resulting in encroachment into the countryside and reducing the rurality of an area of Green Belt already impacted by piecemeal developments. However, in contrast, the northern part of the sub-area has a greater sense of containment and more limited visual links to the wider countryside. If this part were to be removed in isolation, it is considered that it would not result in harm to the wider Green Belt.</p> <p>Overall, it is considered that the sub-area as a whole plays an important role in terms of the wider strategic Green Belt. Its removal would result in encroachment into a wider area of Green Belt (Purpose 3) due its strong visual linkage with the wider Green Belt to the south-east. However, due to its visual containment, existing levels of encroachment and strong links to the edge of Elstree, the northern part of the sub-area does not play a fundamental role in relation to the wider Parcel, and if released in isolation it would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - Elstree Hill South to the west; and - The well-defined, rectilinear backs of residential properties and gardens to the north. <p>The outer boundary of the sub-area is partially formed of features that are readily recognisable and likely to be permanent, specifically:</p> <ul style="list-style-type: none"> - Elstree Hill South to the west; - The A41, and the edges of densely planted buffers along the M1 to the south; and - Fortune Lane and well-established boundary planting and bunding to the north-east. <p>The south-eastern boundary of the sub-area is less likely to be permanent, consisting of an intermittent hedgerow / tree belt, which furthermore does not restrict longer views to the wider Green Belt beyond. An intermediate boundary feature which separates the northern and southern parts of the sub-area, consisting of a denser, well-established belt of trees and hedgerow, may provide an alternative boundary for the Green Belt.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but northern part makes a less important contribution to the wider strategic Green Belt. Northern part recommended for further consideration.
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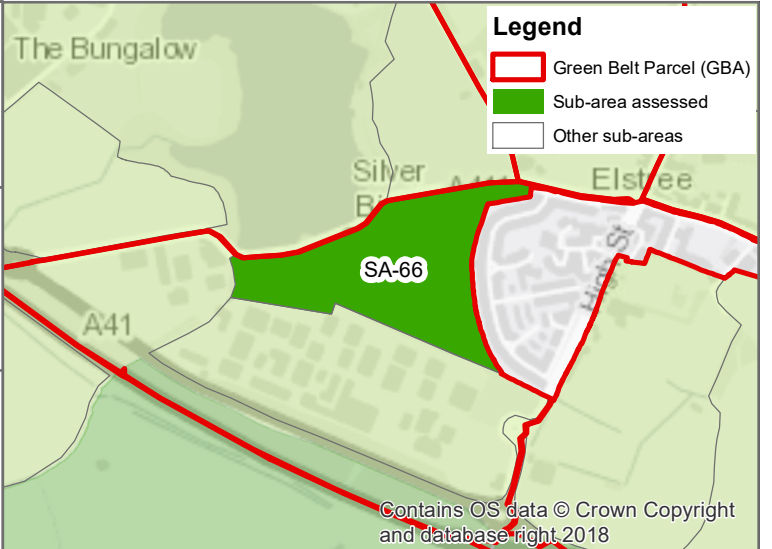

Site Photos



Photograph 1 View of SA-65 facing south from eastern part of the sub-area, showing view of agricultural fields, with longer views to electricity pylons, built form and the wider countryside.



Photograph 2 View of SA-65 facing north-west from centre of site, showing view of open field and visual links with residential properties adjoining Elstree Hill South.

Sub-area	SA-66	<div><div><div></div><div>Green Belt Parcel (GBA)</div></div><div><div></div><div>Sub-area assessed</div></div><div><div></div><div>Other sub-areas</div></div></div> 
Area (ha)	15.13	
Green Belt Parcel (GBA)	5	
		<div>Description</div> <p>The sub-area is located to the west of Elstree. It is bounded by the A411 (Watford Road) to the north, an unmade track and the edge of dense woodland to the west, the edge of Centennial Park to the south, and the regular, rectilinear backs of residential properties and gardens to the east. The eastern boundary of the sub-area directly adjoins Elstree.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Elstree and Bushey Heath/Bushey Village, maintaining the overall openness and scale of this gap. In particular, the sub-area prevents ribbon development along Watford Road between Elstree and Bushey Heath/Bushey Village, thus ensuring that this gap is not further reduced both physically and perceptually.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 3% of the sub-area is covered by built form. This comprises a public house in the north. The remainder of the sub-area is open, consisting of formal and informal open space in the east, including areas of meadowland, and unmanaged scrubland and woodland in the west. Much of the sub-area has a strong sense of containment due to dense planting along its boundaries, with very limited views to the wider countryside. Furthermore, residential properties immediately to the east of the sub-area are visually prominent, and there are glimpses towards office and industrial buildings in Centennial Park to the south, both of which are urbanising influences upon the sub-area.</p> <p>Overall though, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt					
Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	5	0	5	2	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (5), which does not score against Purpose 1 or Purpose 4. The Parcel scored strongly against Purpose 2, forming the majority of the essential gap between Elstree and Bushey Heath/Bushey Village, and a small part of the wider gap between Elstree and Greater London (Stanmore). However, it performed weakly against Purpose 3 due to the substantive proportion of built-form, though it was noted that there is a divide between the south of the Parcel, which has suffered significant encroachment, and the northern area which has a more open character.</p> <p>At the more granular level, the sub-area performs less strongly than the wider Parcel against Purpose 2, contributing to the overall scale and openness of the gap between Elstree and Bushey Heath/Bushey Village, and Purpose 3, maintaining an area with strong openness and a largely rural character. In line with the wider Parcel, the sub-area does not meet Purposes 1 or 4.</p> <p>SA-66 is directly adjacent to SA-63 to the north, SA-67 to the south, and the remaining part of Parcel 5 to the west. Due to the very limited contribution of SA-67 to the openness of the Green Belt, it is considered that, if SA-66 were to be removed from the Green Belt, there would be no impact upon the performance of SA-67. SA-63 and the remainder of Parcel 5 would play a more critical role in preventing the merging of Elstree and Bushey Heath/Bushey Village, due to the further fragmentation of this narrow gap which is already perceptually reduced in scale by the presence of ribbon development along the A411 (Watford Road). Removal may also reduce the performance of SA-63 against Purpose 3, as additional development would result in additional urbanising influences along its edge. However, it should be noted that Watford Road, which is reinforced by significant dense planting, would limit visual harm upon the openness and rurality of the wider Green Belt. If SA-63 were removed together with SA-66, cumulatively the gap between Elstree and Bushey Heath/Bushey Village would be reduced substantially, in both physical and perceptual terms, potentially harming the integrity and performance of the wider Green Belt.</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. It is likely that its loss would harm the integrity of the gap between Elstree and Bushey Heath/Bushey Village, which is narrow physically and reduced perceptually by existing ribbon development, and also result in encroachment into a broader area which has already been subject to significant encroachment.</p>				
Step 4C: Consideration of Boundaries					
Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising the well-defined, rectilinear backs of residential properties and gardens to the east.</p> <p>The outer boundary of the sub-area is partially formed of features that are readily recognisable and likely to be permanent, specifically:</p> <ul style="list-style-type: none">- The A411 (Watford Road) to the north; and- An unmade track, further reinforced by the edge of dense woodland, to the west. <p>While the majority of the southern boundary of the sub-area is readily recognisable, consisting of dense planting along the edge of Centennial Park, this is poorly defined and intermittent in some locations.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. However, the boundary to the south would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>				
Step 5: Categorisation					
Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.				

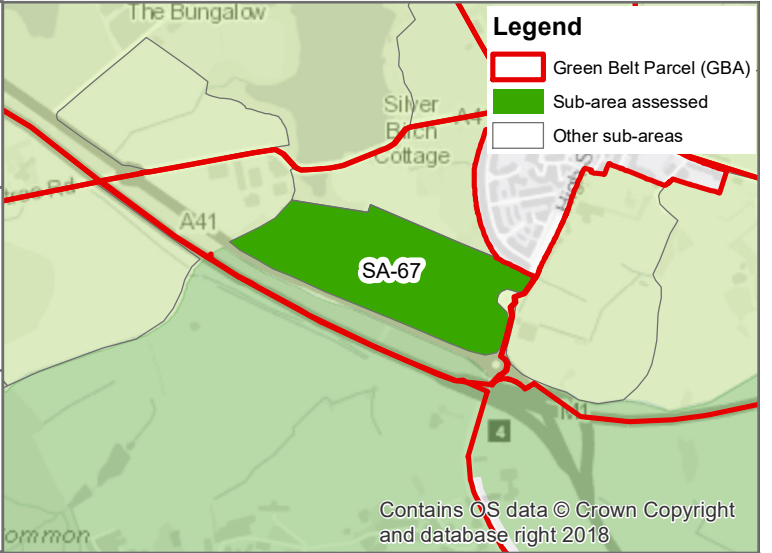

Site Photos



Photograph 1 View of SA-66 facing south from northern part of the site, showing view of open meadows and internal treeline boundary.



Photograph 2 View of SA-66 facing west from eastern boundary, showing view of open meadow with undulating topography, and mature internal treeline beyond.

Sub-area	SA-67	
Area (ha)	24.48	
Green Belt Parcel (GBA)	5	
		<p>Description</p> <p>The sub-area is located to the south-west of Elstree. It is bounded by Elstree Hill South to the east, the A41 to the south, a dense planting buffer to the west and the edge of Centennial Park to the north. The northern boundary of the sub-area directly adjoins Elstree.</p>

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a less essential part of the gap between Elstree and Bushey Heath/Bushey Village, which is of sufficient scale and character that the settlements are unlikely to merge. While the gap between these settlements is narrow in physical terms, as a result of the limited openness of the sub-area, as well as its established screening from the wider Green Belt to the north, south and west, it makes only a limited contribution to maintaining the openness of the gap and the overall scale of separation between Elstree and Bushey Heath/Bushey Village.	1
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 49% of the sub-area is covered by built-form. This is distributed throughout much of the sub-area, comprising a business park with a variety of low density, commercial and light industrial structures, as well as a hotel, interspersed with car parks. Open areas of the sub-area are confined to a managed urban park in the east, and a small paddock field in the west. The sub-area is generally screened from the wider countryside by dense planted buffers (hedgerows/trees), though there are some occasional glimpses over scrubland to the north where the boundary is less consistent.</p> <p>Overall, the sub-area has an urban character.</p>	0
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt					
Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	5	0	5	2	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (5), which does not score against Purpose 1 or Purpose 4, in line with the sub-area. Parcel 5 scored strongly against Purpose 2, forming the majority of the essential gap between Elstree and Bushey Heath/Bushey Village, and a small part of the wider gap between Elstree and Greater London (Stanmore). However, it performed weakly against Purpose 3 due to the substantive proportion of built-form, though it was noted that there is a divide between the south of the Parcel, which has suffered significant encroachment, and the northern area which has a more open character.</p> <p>At the more granular level, SA-67 performs weakly against Purposes 2 and 3, due to its comparatively small scale and limited contribution to openness and rurality. In line with the wider Parcel, the sub-area does not meet Purposes 1 or 4.</p> <p>SA-67 is directly adjacent to SA-65 to the east, and SA-66 to the north, as well as the wider Green Belt Parcel 5 to the west. As a result of the strong physical separation between SA-67 and SA-65 by Elstree Hill South, further reinforced by dense boundary planting and an industrial site in the south-east of the sub-area, it is considered that, if SA-67 were to be removed from the Green Belt there would be no impact upon the performance of SA-65 against the Purposes. Similarly, the likelihood of any visual impact upon the wider area of Parcel 5 is also low due to the presence of densely planted buffers along the western edge of SA-67.</p> <p>However, SA-66 would play a more critical role in preventing the merging of Elstree and Bushey Heath/Bushey Village, due to the further fragmentation of this narrow gap which is already perceptually reduced in scale by the presence of ribbon development along the A411 (Watford Road). If SA-67 were removed together with SA-66, cumulatively the gap between Elstree and Bushey Heath/Bushey Village would be reduced substantially, in both physical and perceptual terms, potentially harming the integrity and performance of the wider Green Belt.</p> <p>Overall, despite its limited contribution to the openness of the Green Belt, the sub-area plays an important role with respect to the integrity of the wider Parcel and surrounding sub-areas. It is likely that its loss would further harm the integrity of the gap between Elstree and Bushey Heath/Bushey Village by reinforcing existing patterns of ribbon development.</p>				
Step 4C: Consideration of Boundaries					
Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundary of the sub-area is readily recognisable and likely to be permanent, comprising the regular, rectilinear backs of residential properties and gardens on Sullivan Way.</p> <p>The outer boundary of the sub-area is partially formed of features that are readily recognisable and likely to be permanent, specifically:</p> <ul style="list-style-type: none">- Elstree Hill South to the east;- The A41 to the south; and- Dense, well established tree belts/hedgerows to the west and along much of the northern boundary. <p>Part of the northern boundary is not fully established, due to the intermittent nature of the tree belt in places.</p> <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary. However, the boundary to the north would require strengthening to ensure it is readily recognisable and likely to be permanent.</p>				
Step 5: Categorisation					
Sub-area category	Meets Purpose assessment criteria weakly, but makes an important contribution to the wider strategic Green Belt. Not recommended.				

Site Photos



Photograph 1 View of SA-67 facing east from Centennial Avenue, showing view of low density business park, with associated road network and car parking.



Photograph 2 View of SA-67 facing north from edge of business park, showing view of open field and dispersed hedgerow forming the northern boundary.

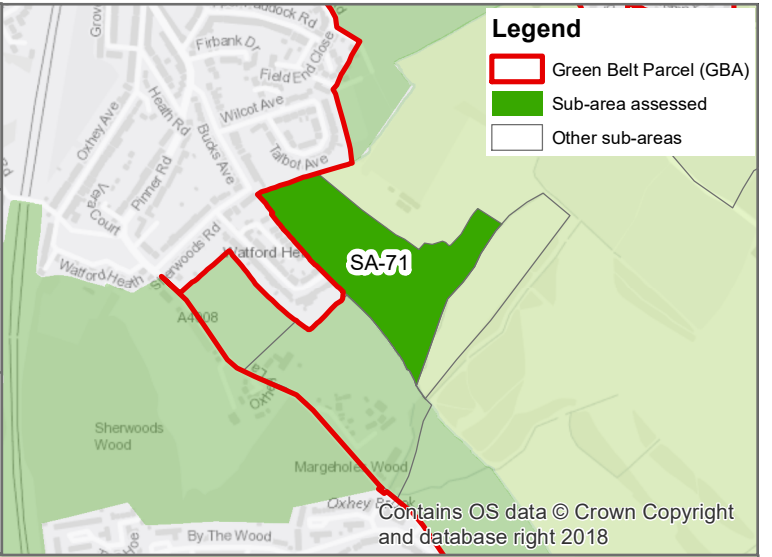
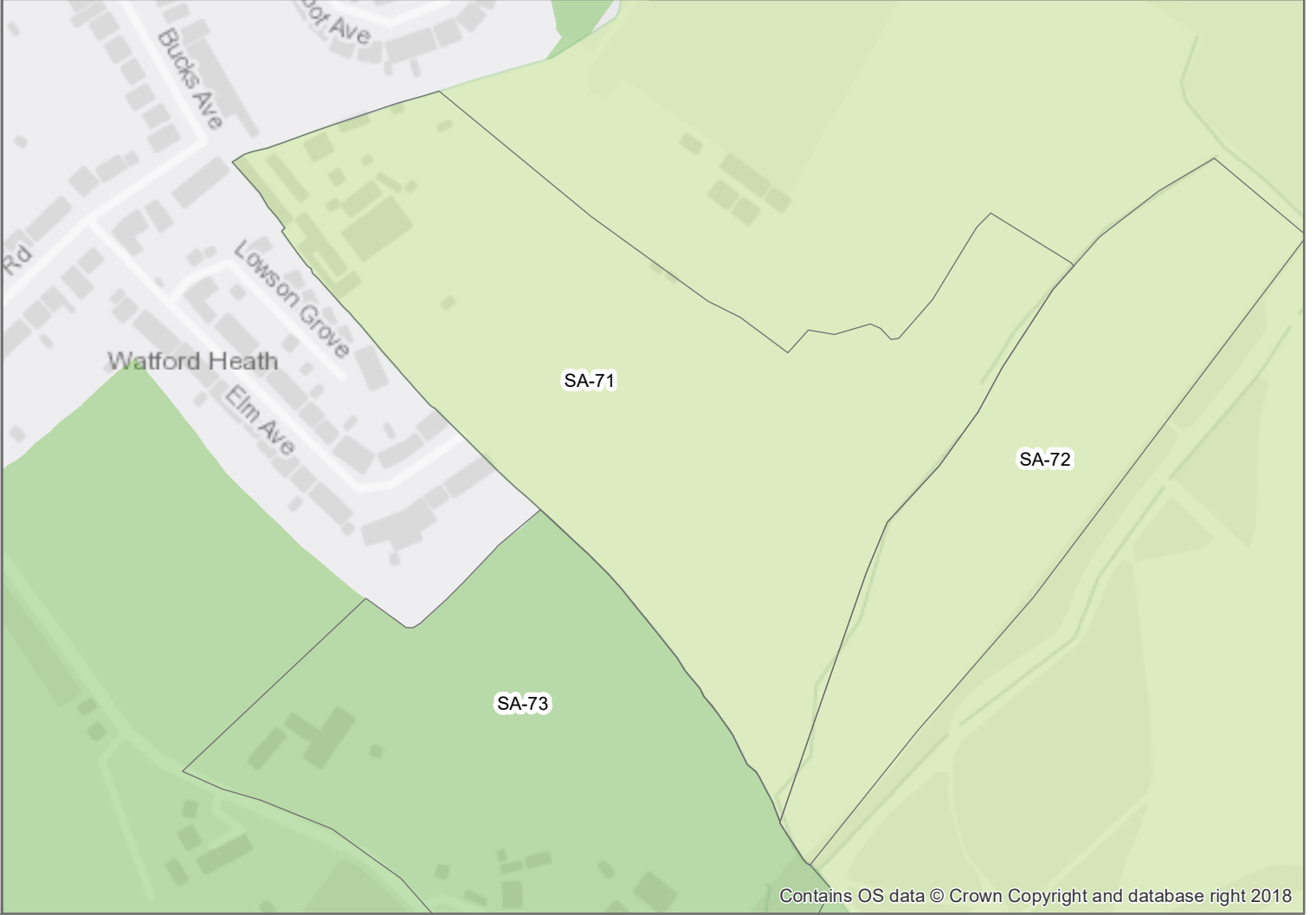
Site Photos



Photograph 3 View of SA-67 facing east from Centennial Avenue, showing low density business park and road network.



Photograph 4 View of SA-67 facing south from northern boundary, showing light industrial uses adjoining horse paddock, and internal treeline boundary.

Sub-area	SA-71	
Area (ha)	7.78	
Green Belt Parcel (GBA)	1	
		
Description	The sub-area is located to the south-east of Watford and to the north of South Oxhey. It is bounded by a dispersed treeline to the north-east, a small watercourse to the east, by established hedgerow to the south-west, and by the backs of residential properties and gardens to the north-west and north. The northern and western boundaries of the sub-area directly adjoin Watford.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Watford.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is physically connected to the large built-up area of Watford, preventing its outward sprawl into open land. The outer boundaries of the sub-area to the south-west, east and north-east predominantly comprise softer, natural features (including intermittent treelines and hedgerows), and it is therefore unlikely that these features would restrict the scale of growth or assist in regularising development form. It should be noted that the far northern part of the sub-area has a more enclosed feel as a result of development wrapping around to the north and west.</p> <p>The boundary between the sub-area and the Watford built-up area is regular, comprising the well-defined, rectilinear backs of residential properties and gardens. The Green Belt provides an additional barrier to sprawl.</p>	5

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Watford and South Oxhey as well as between Watford and Bushey Heath/Bushey Village, maintaining the overall openness and scale of these gaps. The northern part of the sub-area is less important for preventing the coalescence of settlements due to the configuration of surrounding development.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 7% of the sub-area is covered by built form, comprising a cul-de-sac of residential properties and gardens (currently under construction) in the northern part. The southern part of the sub-area remains open, comprising open fields, with some views to open fields and woodland in the wider countryside beyond. It is noted that the northern part plays a lesser role in preventing encroachment due to its more urban feel, as well as strong visual links to adjacent residential development and allotments.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	1	5+	5	3	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (1) which scored strongly against Purpose 1, as it is contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl; strongly against Purpose 2, forming the essential gap between Watford and Bushey Heath/Bushey Village (noted as being very small in scale); moderately against Purpose 3, due to its strong openness and largely rural character; and weakly against Purpose 4, making a limited it makes a limited contribution to the broader setting of the historic core of Bushey Village.</p> <p>At the more granular level, SA-71 makes a similarly strong contribution to Purpose 1 as the wider Parcel, preventing the outward sprawl of Watford in the absence of established boundary features that would restrict the scale of growth or assist in regularising development form. It also performs similarly to the wider Parcel against Purpose 3, as a result of its openness and visual links to the wider countryside. The sub-area performs less strongly against Purpose 2, although it is recognised that it maintains the general scale and openness of the overall gap between Watford and South Oxhey (which is narrow in scale), and does not meet Purpose 4.</p> <p>SA-71 is directly adjacent to SA-72 to the east, and SA-73 to the south, as well as the wider area of Green Belt Parcel 1 to the north. As a result of the strong visual separation between SA-71 and SA-72 by planted buffers throughout the southern part of SA-71, it is considered that, if SA-71 were to be removed from the Green Belt in isolation there would be no impact upon the performance of SA-72 against the Purposes. However, removal of SA-71 in its entirety may result in harm to Parcel 1 as a result of the strong functional and visual links between these areas, resulting in encroachment into the countryside and reducing the rurality of the broader area of Green Belt whose openness is already diminished by piecemeal developments. If SA-71 is removed, SA-73 would play a more critical role in preventing the merging of Watford and South Oxhey, due to the further fragmentation of this narrow gap which is already perceptually reduced in scale by the presence of ribbon development along Oxhey Lane. However, it is noted that the far northern part of the sub-area has a greater sense of containment, reduced openness and stronger visual links to surrounding development. If this part were to be removed in isolation, it is considered that it would not result in harm to the wider Green Belt.</p> <p>Overall, it is considered that the sub-area as a whole plays an important role in terms of the wider strategic Green Belt. Its removal would result in encroachment into a wider area of Green Belt (Purpose 3) due its strong visual linkage with the wider Green Belt to the south-east, and would further fragment the narrow gap between Watford and South Oxhey. However, due to its relative visual containment, existing levels of encroachment and strong links to the edge of Watford, the northern part of the sub-area does not play a fundamental role in relation to the wider Green Belt Parcel, and if released in isolation it would not harm the performance of the wider strategic Green Belt.</p>				

Step 4C: Consideration of Boundaries

Commentary on Boundary Features and Impact on Green Belt Boundary Strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising the well-defined, rectilinear backs of residential properties and gardens to the north and west.</p> <p>The outer boundary of the sub-area is partly formed of features that are readily recognisable and likely to be permanent, specifically:</p> <ul style="list-style-type: none"> - A watercourse, reinforced by a treeline, to the east; and - Well-established hedgerow to the south-west. <p>The northern boundary of the sub-area is less likely to be permanent, consisting of an intermittent hedgerow / tree belt, which furthermore does not restrict longer views to the wider Green Belt beyond.</p> <p>Taking into consideration the possibility of a partial removal of the northern part of the sub-area, two alternative possibilities exist around a boundary feature for the Green Belt:</p> <ul style="list-style-type: none"> - The existing, intermittent tree belt/hedgerow, running north-east across the sub-area from the backs of properties on Elm Avenue, subject to strengthening; or - The backs of residential properties and gardens at the edge of the new residential development, again possibly subject to further strengthening. <p>If released in its entirety, the sub-area would result in the designation of a stronger Green Belt boundary than the existing inner Green Belt boundary. Alternatively, if only the northern area is released, this would result in a weaker boundary than the existing inner Green Belt boundary. The northern boundary and identified intermediate boundary features would require strengthening to ensure they are readily recognisable and likely to be permanent, and in order to restrict views to the wider Green Belt to the north and south-east.</p>
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Step 5: Categorisation

Sub-Area Category	Meets Purpose assessment criteria strongly, but northern part makes a less important contribution to the wider strategic Green Belt. Northern part recommended for further consideration.
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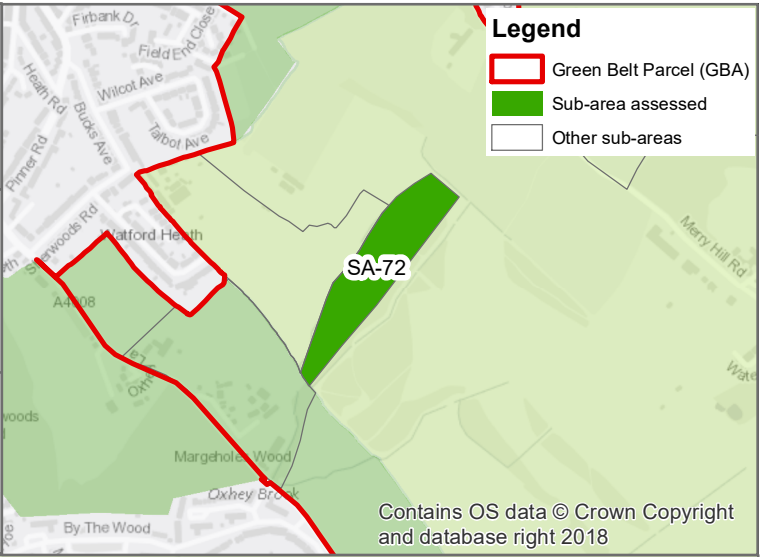
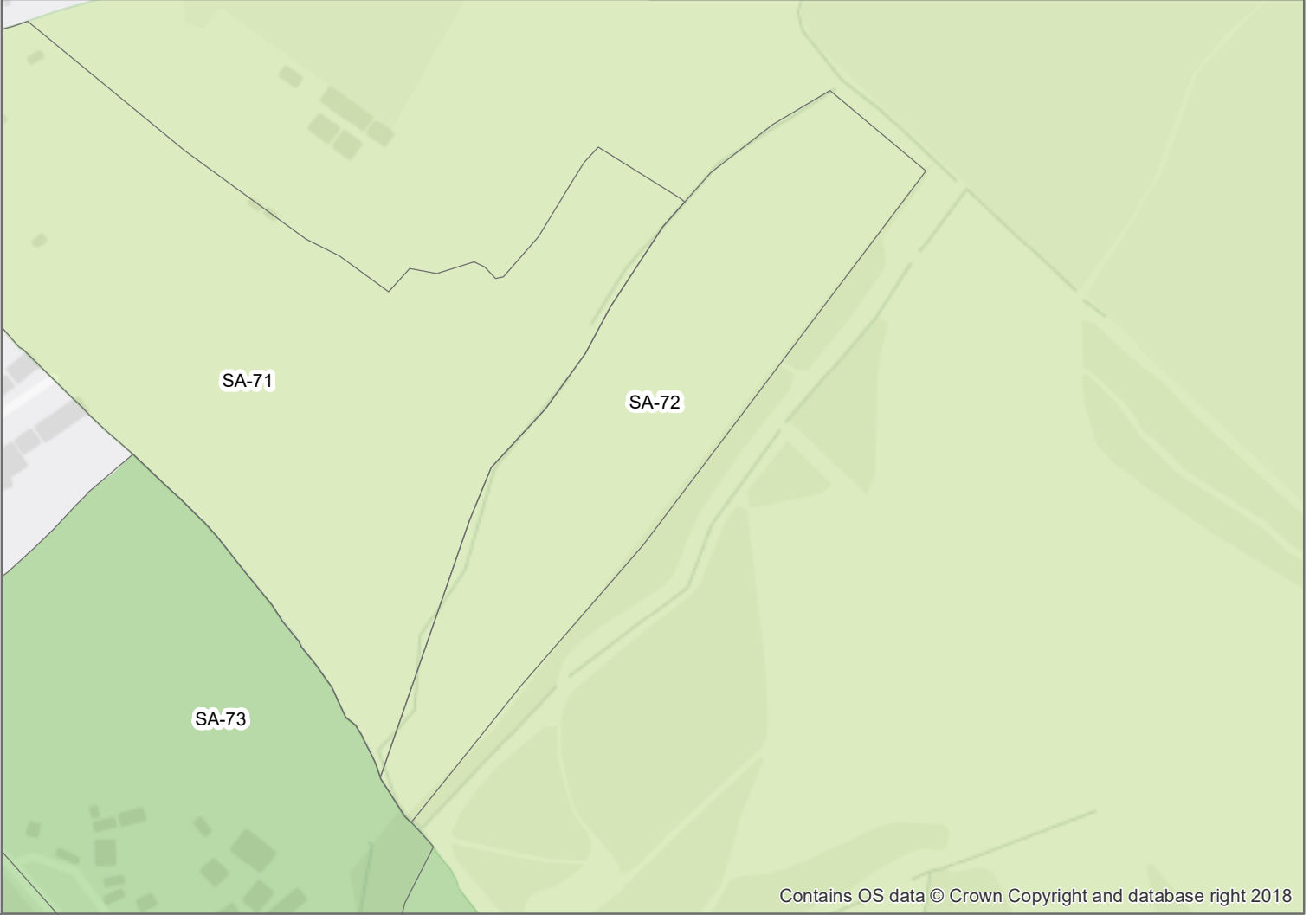
Site Photos



Photograph 1 View of SA-71 facing south-east from Sherwoods Road, showing view of residential properties under construction and longer views to the wider countryside.



Photograph 2 View of SA-71 facing south-east from northern boundary, showing view of open fields with internal hedgerow and planting.

Sub-area	SA-72	
Area (ha)	3.84	
Green Belt Parcel (GBA)	1	
		Contains OS data © Crown Copyright and database right 2018
Description	<p>The sub-area is located to the south-east of Watford, to the north of South Oxhey and to the south-west of Bushey Heath/Bushey Village. It is bounded by a small watercourse to the west and established hedgerows to the north, east and south. The sub-area does not directly adjoin a settlement.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	While the sub-area is proximate to Watford, it has no visual links to the settlement edge and is therefore not considered to be perceptually at its edge.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gaps between Watford, Bushey Heath/Bushey Village, and South Oxhey, maintaining the overall openness and scale of these gaps. The sub-area has strong visual containment with more limited links to the wider Green Belt, thus reducing its overall contribution to the perception of gaps between these settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>The sub-area is free of any built-form and comprises open fields. As a result of established planting surrounding the entire sub-area, there are no urbanising influences and the sub-area has a sense of remoteness.</p> <p>Overall, the sub-area has a strong unspoilt rural character.</p>	5
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	1	5+	5	3	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (1) which scored strongly against Purpose 1 as it is contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl; strongly against Purpose 2, forming the essential gap between Watford and Bushey Heath/Bushey Village (noted as being very small in scale); moderately against Purpose 3, due to its strong openness and largely rural character; and weakly against Purpose 4, making a limited it makes a limited contribution to the broader setting of the historic core of Bushey Village.</p> <p>At the more granular level, the sub-area makes a lesser contribution to Purpose 1 than the wider Parcel as a result of its lack of physical or perceptual connections to the edge of nearby large built-up areas. The sub-area also performs less strongly than the wider Parcel against Purpose 2, although it is recognised that it contributes to the general scale and openness of the overall gaps between Watford, South Oxhey and Bushey Heath/Bushey Village (which are narrow in scale) and does not meet Purpose 4. However, the sub-area performs a more important role than the wider Parcel against Purpose 3 preventing encroachment into an area of unspoilt countryside.</p> <p>SA-72 is directly adjacent to SA-71 to the north-west, and SA-73 to the south, as well as the wider area of Green Belt Parcel 1 to the north and east. While it is noted that there is strong visual separation between SA-71 and SA-72 by a dense treeline along the northern edge of SA-72, it is considered that, if SA-72 were to be removed from the Green Belt in isolation, this would reduce the performance of SA-71 against Purposes 1, 2 and 3, due to the influence of this additional built-form, and its configuration, which would result in SA-71 being predominantly surrounded by development. If SA-72 is removed, SA-73 and the wider Green Belt Parcel 1 would play a more critical role in preventing the merging of Watford, South Oxhey and Bushey Heath/Bushey Village, due to the further fragmentation of these narrow gaps which are already perceptually reduced in scale by the presence of piecemeal development. If SA-71 was released together with these adjacent sub-areas, cumulatively there would be a sizeable reduction in the overall scale and openness of the gaps between Watford, South Oxhey and Bushey Heath/Bushey Village. Furthermore, it would diminish the unspoilt, rural character of a wider swathe of Green Belt to the south-east (Purpose 3).</p> <p>Overall, due to the more important role of the sub-area compared to the wider Parcel for preventing encroachment and the risk of further fragmentation of the narrow gaps between Watford, South Oxhey and Bushey Heath/Bushey Village, if released it would likely result in harm to the performance of the wider strategic Green Belt. This would be increased further if released together with SA-71 to the west.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>SA-72 does not encompass any of the existing inner Green Belt boundary, and therefore can only be considered together with adjacent Sub-Areas SA-71 or SA-73. The inner boundaries of these sub-areas are defined by the regular, rectilinear backs of residential properties, which for the most part are well defined by established planting.</p> <p>The outer boundaries of SA-72 are readily recognisable, and are likely to be permanent, comprising:</p> <ul style="list-style-type: none"> - A small watercourse to the west; and - Established hedgerows to the north, east and south. <p>If released, the sub-area would therefore result in designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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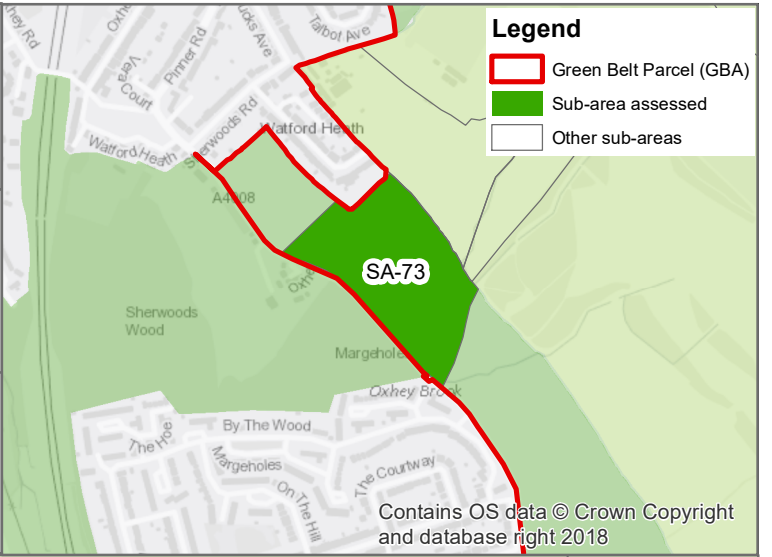
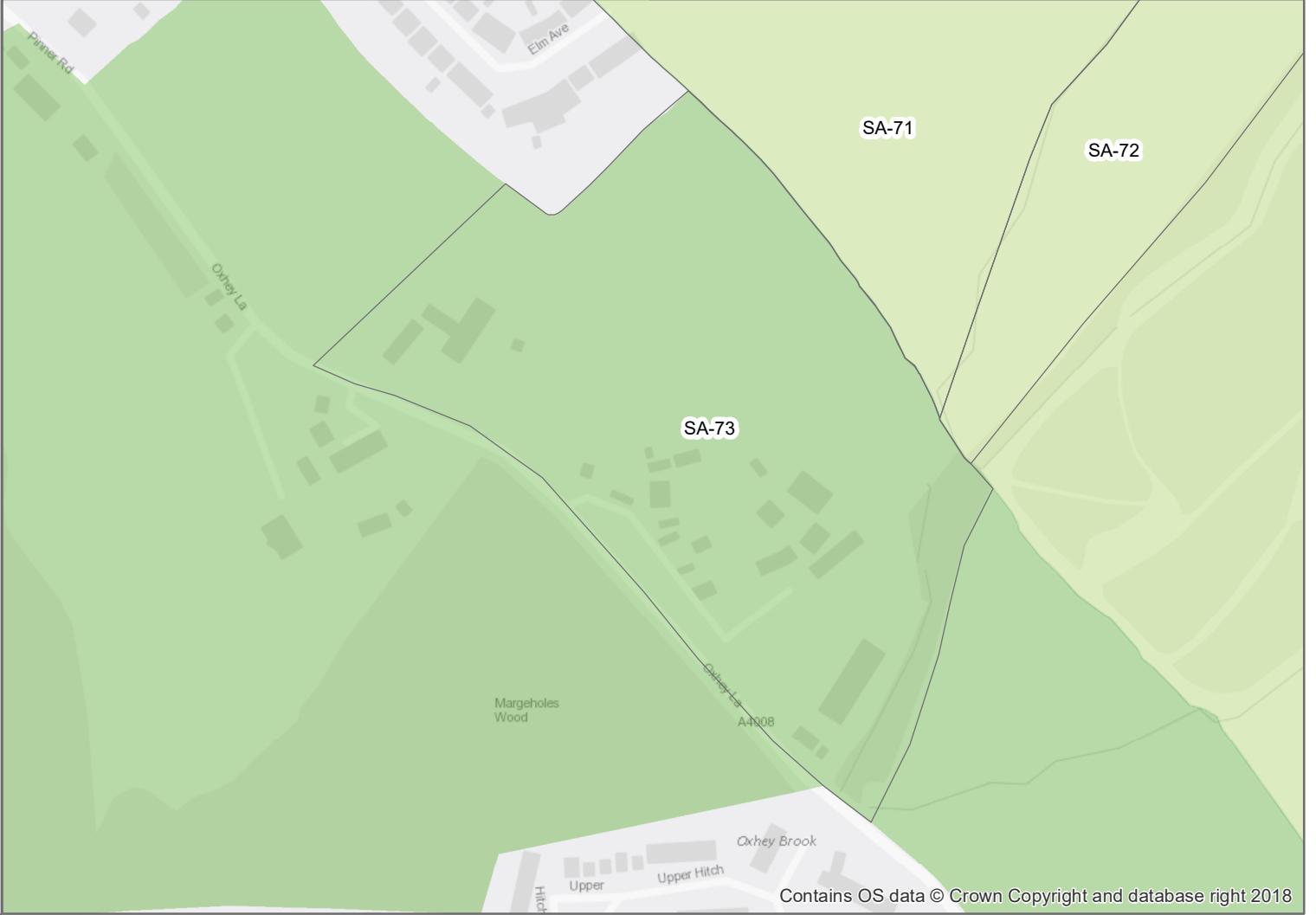
Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 Aerial view of SA-72, showing sub-area boundary and surrounding land-uses. Aerial photography used as a result of limited access to the sub-area.

Sub-area	SA-73	
Area (ha)	7.28	
Green Belt Parcel (GBA)	1	
		
Description	<p>The sub-area is located to the south of Watford and the north of South Oxhey. It is bounded by Oxley Lane to the west, a dense treeline and public footpath to the south and treelines to the east and north. The northern boundary of the sub-area directly adjoins Watford and the southern boundary directly adjoins South Oxhey.</p>	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is physically at the edge of the large built-up area of Watford.	Pass
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	<p>The sub-area is connected to the large built-up area of Watford, preventing its outward sprawl into open land. The sub-area is bounded by Oxhey Lane to the south and densely planted buffers to the east (also partly reinforced by a public footpath). These features would restrict the scale of growth and assist in regularising built form.</p> <p>The boundary between the sub-area and the Watford built-up area is regular, comprising of the well-defined, rectilinear backs of residential properties and gardens on Elm Avenue. The Green Belt provides an additional barrier to sprawl.</p>	3

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms the essential gap between Watford and South Oxhey, preventing development that would significantly visually and/or physically reduce the perceived and/or actual distance between these settlements, which would result in the merging of the settlements.	5
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 7% of the sub-area is covered by built form. This is largely concentrated in the western part of the sub-area, comprising residential properties, as well as various sheds, areas of hardstanding and structures utilised by commercial and storage businesses. The eastern part of the sub-area is more open, comprising scrubland and woodland. However, there are strong functional and visual links to adjacent development immediately to the north and west.</p> <p>Overall, the sub-area has a semi-urban character.</p>	2
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	1	5+	5	3	1
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (1) which scored strongly against Purpose 1, due to being contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl; strongly against Purpose 2, forming the essential gap between Watford and Bushey Village/Bushey Heath (noted as being very small in scale); moderately against Purpose 3, due to its strong openness and largely rural character; and weakly against Purpose 4, making a limited contribution to the broader setting of the historic core of Bushey Village.</p> <p>At the more granular level, the sub-area makes a similar contribution to Purpose 2 as the wider Parcel, maintaining the essential gap between Watford and South Oxhey. The sub-area performs less strongly against Purpose 1, though still prevents the outward sprawl of the large built-up area of Watford to the north, and Purpose 3 as a result of its semi-urban character. The sub-area does not meet Purpose 4.</p> <p>SA-73 is directly adjacent to SA-71 and SA-72 to the north-east, as well as the wider area of Green Belt Parcel 1 to the east. While it is noted that there is strong visual separation between SA-73 and these sub-areas by a dense tree belt along its eastern edge, it is considered that, if SA-73 were to be removed from the Green Belt in isolation, this would reduce the performance of these sub-areas against Purposes 1, 2 and 3, due to the influence of this additional built-form, and its configuration, which would result these sub-areas being predominantly surrounded by development. If SA-73 is removed this would result in the merging of Watford and South Oxhey, further reducing the integrity of this narrow gap.</p> <p>Overall, it is considered that the sub-area as a whole plays an important role in terms of the wider strategic Green Belt. Its removal would constitute sprawl and would further fragment the narrow gap between Watford and South Oxhey.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The inner boundaries of the sub-area are readily recognisable and likely to be permanent, comprising the well-defined, rectilinear backs of residential properties and gardens to the north, and a small section of Oxhey Road to the south.</p> <p>The outer boundary of the sub-area is also formed of features that are readily recognisable and likely to be permanent, specifically:</p> <ul style="list-style-type: none"> - A dense treeline and public footpath to the south; - Dense tree belt to the east; - Oxhey Lane to the south-west. <p>If released, the sub-area would therefore result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria strongly, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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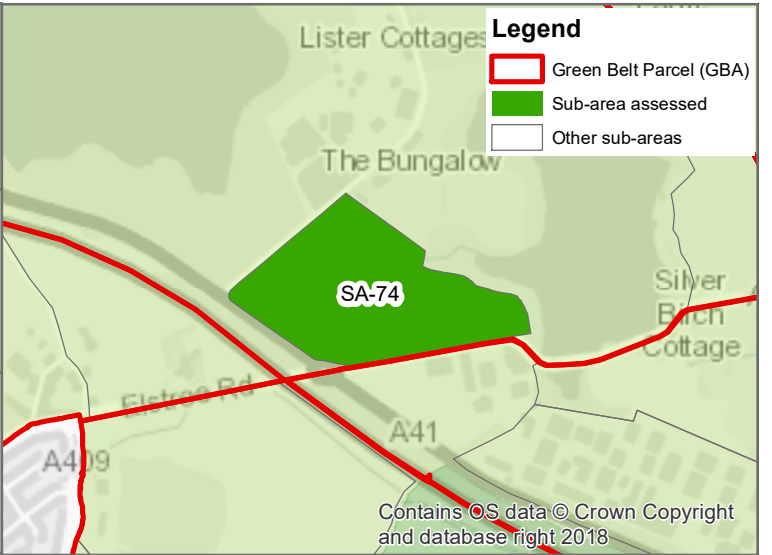
Site Photos



Photograph 1 View of SA-73 facing north from Oxhey Lane, showing overgrown planting and view of residential property in the south-western part of the sub-area.



Photograph 2 View of SA-73 facing north-west from Oxhey Lane, showing view of residential and commercial buildings located in the south-eastern corner of the sub-area.

Sub-area	SA-74	 <div> Legend <div>Green Belt Parcel (GBA)</div> <div>Sub-area assessed</div> <div>Other sub-areas</div> </div> <p>Contains OS data © Crown Copyright and database right 2018</p>
Area (ha)	17.39	
Green Belt Parcel (GBA)	9	



Description	<p>The sub-area is located to the west of Elstree. It is bounded by the A411 (Elstree Road) to the south, the A41 (North Western Avenue) to the west, Dagger Lane to the north, and a mature treeline and edge of dense woodland to the east and north.</p>
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Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a wider part of the gap between Elstree and Bushey Heath/Bushey Village, maintaining the overall openness and scale of this gap. In particular, the sub-area prevents ribbon development along Watford Road between Elstree and Bushey Heath/Bushey Village, thus ensuring that this gap is not further reduced both physically and perceptually.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 1% of the sub-area is covered by built form, limited to miscellaneous structures in the central part of the sub-area. The remainder consists of grassed open fields, which have a managed feel due to their temporary use for events. As a result of the topography of the sub-area, which slopes down to the east, there are some longer distance views across the wider countryside, as well as towards the edge of London beyond. Roads to the south, west and north also diminish the rurality of the sub-area. However, visual links to nearby development are relatively limited due to the presence of densely planted buffers along the eastern and northern edges of the sub-area.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	9	0	3	3	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (9), which was identified as not meeting either Purpose 1 or Purpose 4, in line with the sub-area. The Parcel met Purpose 2 moderately, forming a small part of the essential gap between Borehamwood and Bushey Heath/Bushey Village and part of the wider gap between Bushey Heath/Bushey Village and North Bushey, and Borehamwood and Radlett. It was noted that the very south of the Parcel was important for preventing ribbon development along the A411 (Watford Road).</p> <p>At the more granular level, the sub-area also meets Purpose 2 moderately, and it was similarly noted that the sub-area prevents ribbon development along Watford Road between Elstree and Bushey Heath/Bushey Village, thus ensuring that this gap is not further reduced both physically and perceptually. The Parcel met Purpose 3 moderately, maintaining a largely open character. As a result of its strong openness and largely rural character, SA-74 is found to play a similarly important role in preventing encroachment into the countryside.</p> <p>SA-74 is in close proximity to SA-63 and SA-66 to the east, as well as the remaining parts of Green Belt Parcels 9 to the north and north-east. If SA-74 were to be removed from the Green Belt, SA-66 and the remainder of Green Belt Parcel 9 would play a more critical role in preventing the merging of Elstree and Bushey Heath/Bushey Village, due to the further fragmentation of this narrow gap which is already perceptually reduced in scale by the presence of ribbon development along the A411 (Watford Road). Removal may also reduce the performance of SA-66 against Purpose 3, as additional development would result in additional urbanising influences at its western edge. There is also potential for visual harm to the openness and rurality of the wider Green Belt as a result of the prominent, elevated position of SA-74 and its links to the wider countryside. If SA-74 were removed together with SA-66, the gap between Elstree and Bushey Heath/Bushey Village would be reduced substantially, in both physical and perceptual terms, potentially harming the integrity and performance of the wider Green Belt.</p> <p>Overall, the sub-area plays an important role with respect to the wider Parcel and surrounding sub-areas. It is likely that its loss would harm the integrity of the gap between Elstree and Bushey Heath/Bushey Village, which is narrow physically and reduced perceptually by existing ribbon development. Furthermore, its loss would result in encroachment into a wider area of Green Belt (Purpose 3) which is noted for its openness and largely rural character, and furthermore may diminish the performance of surrounding sub-areas and Parcels against Purpose 3.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>Due to its location within the Green Belt, the sub-area does not have any inner boundaries.</p> <p>The outer boundaries are formed of predominantly durable features which are likely to be permanent, including:</p> <ul style="list-style-type: none"> - Elstree Road (A411) to the south; - North Western Avenue (A41) to the west; - Dagger Lane to the north; and - A mature treeline and edge of dense woodland to the east and north. <p>If released, the sub-area would result in the designation of a new Green Belt boundary formed of readily recognisable features that are likely to be permanent.</p>
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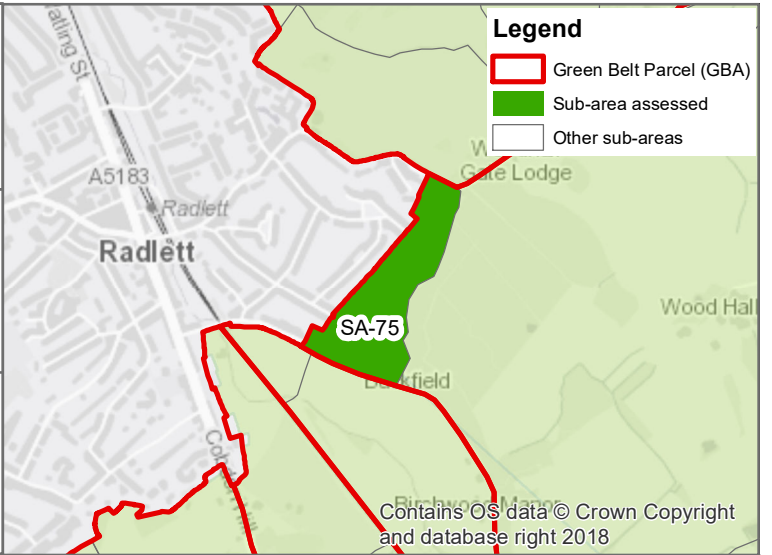

Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, and makes an important contribution to the wider strategic Green Belt. Not recommended.
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Site Photos



Photograph 1 View of SA-74 facing south-east from Dagger Lane, showing open fields with views towards residential properties on the edge of London beyond.

Sub-area	SA-75	 <div>Legend</div> <div><div></div> Green Belt Parcel (GBA)</div> <div><div></div> Sub-area assessed</div> <div><div></div> Other sub-areas</div> <div>Contains OS data © Crown Copyright and database right 2018</div>
Area (ha)	13.63	
Green Belt Parcel (GBA)	30	
 <div>Contains OS data © Crown Copyright and database right 2018</div>		
Description	The sub-area is located to the east of Radlett. It is bounded by Shenley Road to the north-east, the edge of The Gorse woodland to the south-east, Theobald Street to the south-west and a regular line of residential properties and gardens on Newberries Avenue/Williams Way/Faggotts Close to the north-west. The western boundary of the sub-area directly adjoins Radlett.	

Step 4A: Assessment of Sub-area Against NPPF Purposes 1-4

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Land parcel is at the edge of one or more distinct large built-up areas	The sub-area is not at the edge of a distinct large built-up area, in physical or perceptual terms.	Fail
	(b) Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	n/a	0

Purpose 2 Assessment

(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements	The sub-area forms a small part of the gap between Radlett and Borehamwood and prevents ribbon development from Radlett. There may be scope for some development, but the overall openness and the scale of the gap is important to restricting merging. The Gorse Woodland, the south-eastern boundary of the sub-area, serves as an additional barrier to sprawl and prevents visual links between the settlements.	3
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Purpose 3 Assessment

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development	<p>Approximately 3% of the sub-area is covered by built form. The sub-area is tightly bounded by a regular line of residential properties and gardens to the north-west and a thick woodland to the south-east and south-west, contributing to an enclosed feel. There are few visual links to surrounding countryside as a result. The interior of the sub-area comprises an open field with a relatively strong sense of rurality, however there are also strong visual connections to the settlement fringe and the residential properties that bound the sub-area to the north-west. In addition, Newberries Primary School is located in the south-west of the sub-area, diminishing a wholly rural feel.</p> <p>Overall, the sub-area has a largely rural character.</p>	3
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Purpose 4 Assessment

(4) To preserve the setting and specific character of historic towns	Protects land which provides immediate and wider context for a historic town	The sub-area does not abut an identified historic settlement core and does not meet this Purpose.	0
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Step 4B: Assessment of Impacts on the Wider Green Belt

Green Belt Parcel (GBA) and Scores	GBA Parcel no.	Purpose 1	Purpose 2	Purpose 3	Purpose 4
	30	3+	3	5	0
Assessment of wider impact	<p>The sub-area is within Green Belt Parcel (30) which was identified as performing moderately against Purpose 1 as it connected to the large built-up area of Borehamwood and for Purpose 2 in its role in forming the wider gap between Borehamwood, Radlett and Shenley. The Parcel performs strongly against Purpose 3 given the very rural character, long views to wider countryside and general absence of built-form. It does not meet Purpose 4.</p> <p>At the more granular level, the sub-area performs less strongly against Purposes 1 and 3, as it is not adjacent to a large built-up area and is less important for preventing encroachment into the countryside as a result of existing built-form and strong visual connections to the settlement edge. It performs similarly against Purpose 2 as the wider Parcel, forming a wider part of the gap between Radlett and Borehamwood. In line with the Parcel, the sub-area does not meet Purpose 4.</p> <p>SA-75 adjoins a small part of SA-35 to the north-east, and a small part of SA-40 to the south-west. It is judged that the removal of SA-75 would have a limited effect on the performance of the adjoining sub-areas as its removal would not significantly diminish a separation gap between settlements. Further, SA-35 (Porters Park Golf Club) already has a semi-urban character and there is limited physical and visual connection to both adjoining sub-areas as a result of mature tree screens.</p> <p>Overall, the sub-area is visually enclosed and has strong links to the settlement edge, and its loss would not compromise the performance of the neighbouring sub-areas or the role of the wider strategic Green Belt. The outer boundary would act as a strong barrier to further sprawl. Further development is possible in the sub-area without reducing the overall openness and scale of the Green Belt and wider countryside.</p>				

Step 4C: Consideration of Boundaries

Commentary on boundary features and impact on green belt boundary strength	<p>The sub-area has a strong inner boundary with the built-up area of Radlett, which is readily recognisable and likely to be permanent. The boundary comprises a regular line of residential properties and gardens on Newberries Avenue/Williams Way/Faggotts Close to the north-west.</p> <p>The outer boundaries are also strong and defensible, comprising:</p> <ul style="list-style-type: none"> - Shenley Road to the north-east; - The edge of The Gorse woodland to the south-east; and - Theobald Street to the south-west. <p>If released, the sub-area would therefore result in the designation of a Green Belt boundary of similar strength as the existing inner Green Belt boundary.</p>
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Step 5: Categorisation

Sub-area category	Meets Purpose assessment criteria moderately, but makes a less important contribution to the wider strategic Green Belt. Recommended for further consideration.
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Site Photos



Photograph 1 View of SA-35 facing north-east from Theobald Street, showing view of dense woodland adjoining the southern boundary.



Photograph 2 View of SA-75 facing south-east from Shenley Road, showing view of open field and dense woodland to the east of the sub-area.