

Hertsmere Borough Council
Green Belt Assessment (Stage 1)
Annex Report - Green Belt Parcel
Assessment Pro-formas

249570-4-05-03

Rev B | 04 January 2017

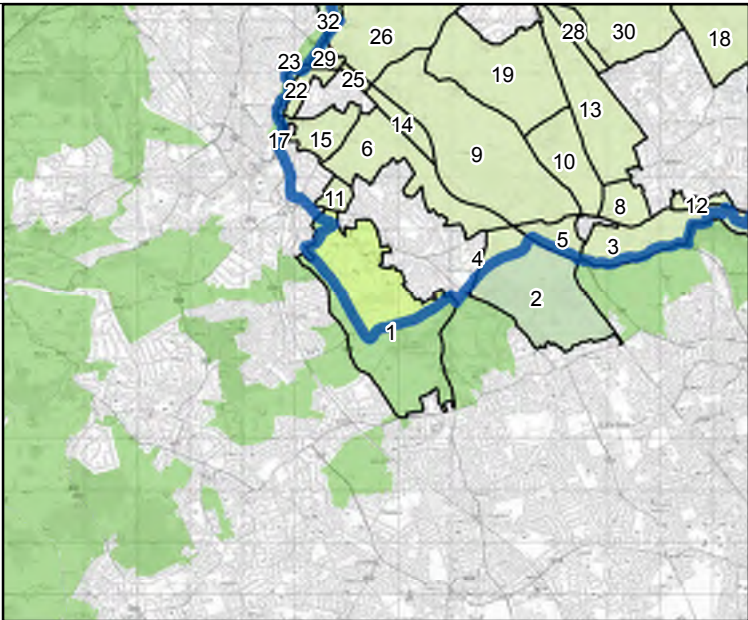
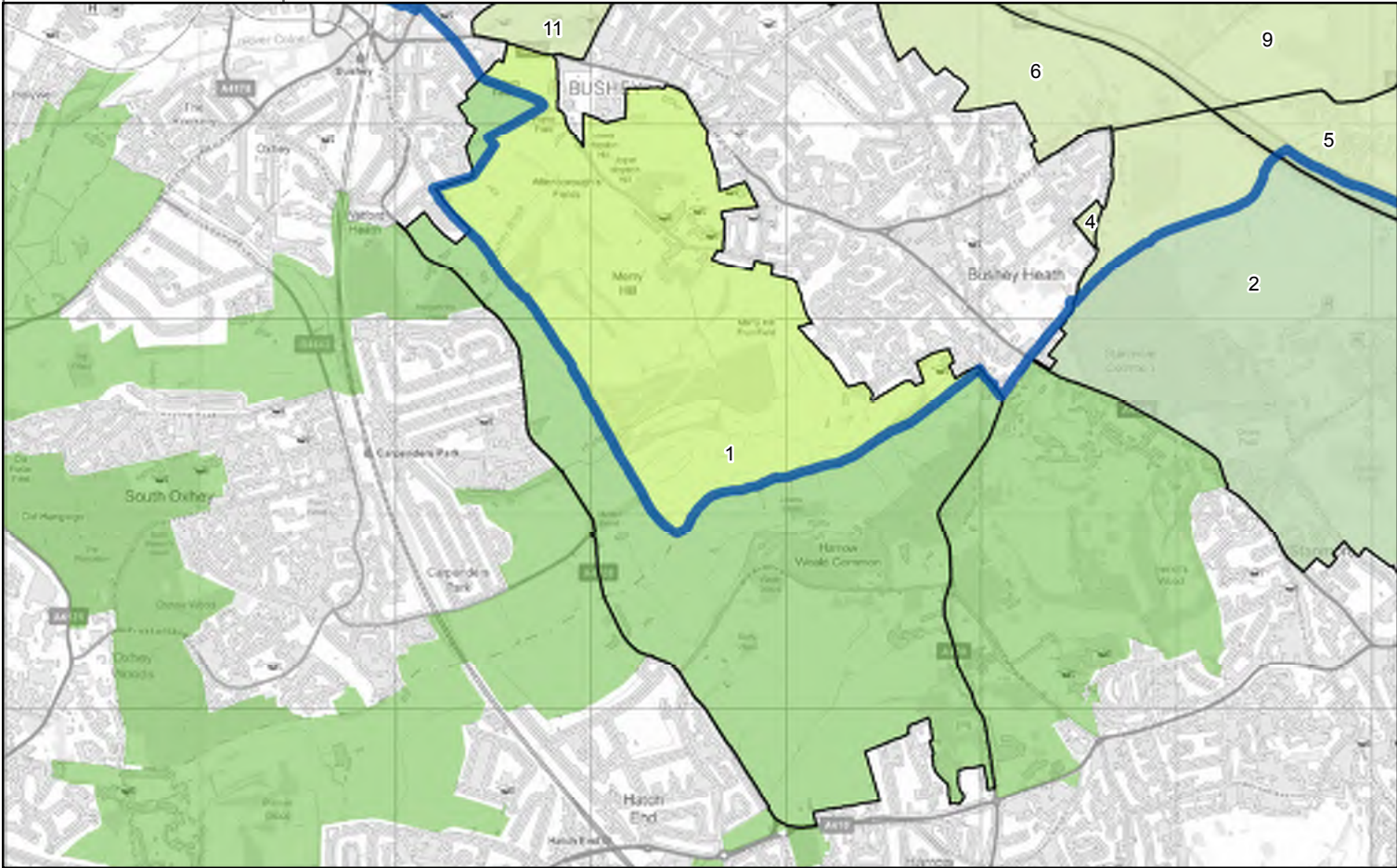
This report takes into account the particular instructions and requirements of our client.

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 249570-00

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ARUP

Green Belt Parcel	1	
Area (ha)	587.8	
Local Authority	Hertsmere / London Borough of Harrow / Three Rivers / Watford	
		
Description	The parcel is located to the south-west of Bushey, south-east of Watford and east of South Oxhey. It is bounded to the west by the A4008 (Oxhey Lane), to the south by the edge of Greater London, to the east by the A409 (Brookshill) and the edge of Bushey and to the north by the edge of Watford and the A411 (London Road).	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Greater London and Watford large built-up areas.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is contiguous with the large built-up areas of Greater London and Watford, preventing their outward sprawl into open land. These large built-up areas are bounded by a mixture of physical features, but predominantly those which are lacking in durability, including softer natural features at the edges of residential properties which may not likely be permanent. The Green Belt provides a barrier to sprawl in the absence of any durable features.	5+

Purpose 1 Total Score

5+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Watford and Bushey Village/Bushey Heath, which is very small in scale, and also the wider gaps between Watford and Bushey Village/Bushey Heath, and South Oxhey and Greater London (Harrow). The northern part of the parcel is particularly important for preventing the merging of Watford and Bushey Heath/Bushey Village, preventing further ribbon development along the A411 (London Road). Development here would significantly visually and physically reduce the perceived and actual distance between these settlements.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Overall, approximately 3% of the parcel is covered by built form and the majority is characterised by strong openness and a rural character. There are long vistas facing southwards from Merry Hill Road across open countryside, which consists of agricultural and pastoral fields interspersed with small wooded plantations, though distant views of London diminish the sense of remoteness somewhat. There are occasional clusters of built form which, locally, diminish the openness of the Green Belt. These are primarily concentrated around Merry Hill Road in the north of the parcel and in the south around Old Redding, and include clusters of residential properties, as well as school buildings, garden centres, hotels and recreation facilities. The very north of the parcel, north of Merry Hill Road, feels more detached from the wider countryside as a result of dense planting at the southern edge of Bushey Country Club, as well as topography. This area, although open, has a more managed feel and includes a higher proportion of built form. Overall, the parcel maintains a largely rural character.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Although the parcel abuts the historic core of Bushey Village, it makes a limited contribution to the broader setting of the historic core, which is generally inward facing and has a relatively weak relationship with the surrounding countryside. There are occasional glimpses towards Bushey Country Club, which constitutes a significant area of open land immediately to the south of the High Street. However, views to/from the wider countryside to/from Bushey High Street and St James's Church are limited, obscured by topography and tree cover.	1

Purpose 4 Total Score

1 / 5

Site Photos



Photograph 1 View north across Bushey Country Club, looking south from Bushey High Street



Photograph 2 View south-east across open land from public footpath, south of Merry Hill Road, with agricultural building in the foreground

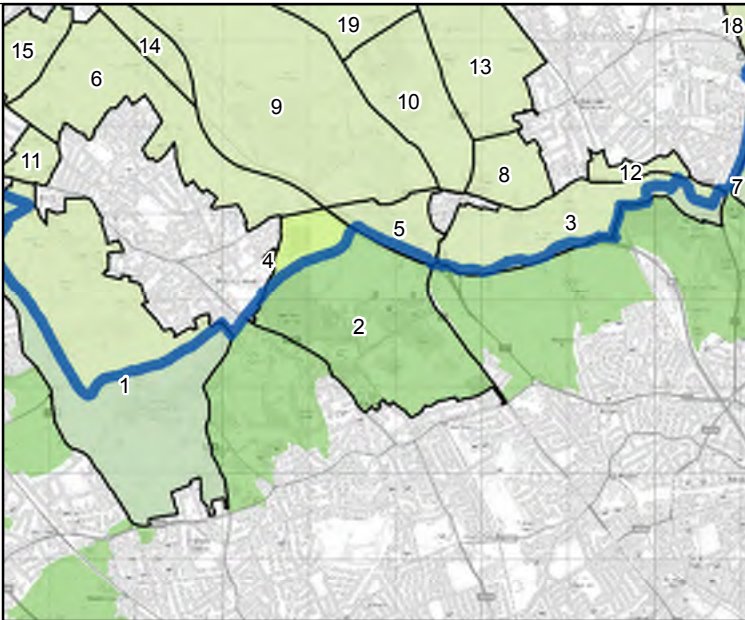
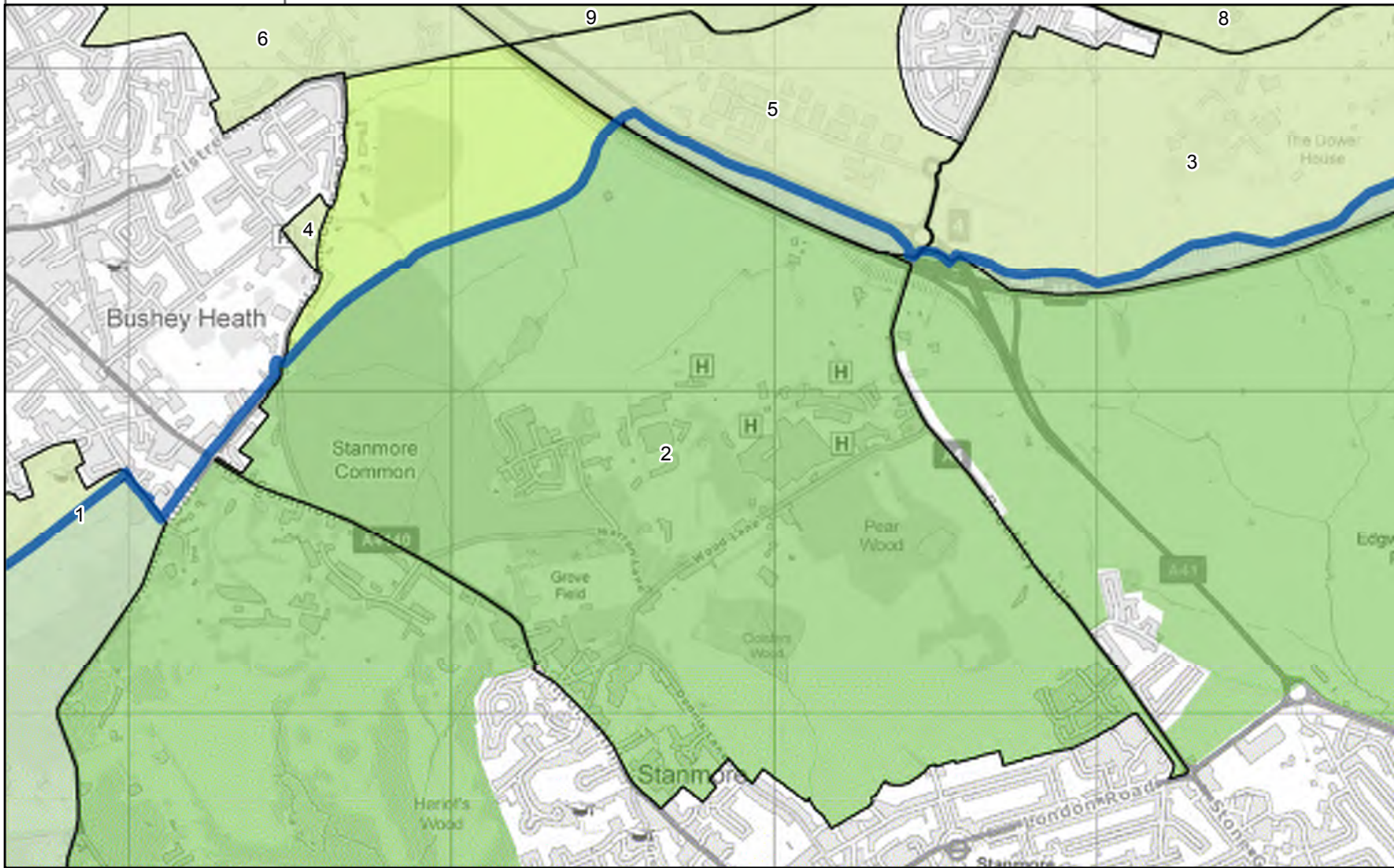
Site Photos



Photograph 3 View south from the edge of Bushey, looking towards Greater London



Photograph 4 Facing north across Bushey Country Club

Green Belt Parcel	2	
Area (ha)	370.1	
Local Authority	Hertsmere / London Borough of Harrow	
		
Description	The parcel is located to the south-east of Bushey and to the north of London (Stanmore). It is bounded to the east by the A5 (Brockley Hill), to the west by the A4140 (The Common / Stanmore Hill) and A409 (Heathbourne Road) and to the north by the A411 (Elstree Road) and M1. The south of the parcel directly abuts the edge of London.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Greater London large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected with the large built-up area of Greater London, preventing its outward sprawl into open land. The large-built up are is predominantly bounded by features which are lacking in durability, including the backs of residential gardens which are irregular in shape weakly defined by softer, natural features. The Green Belt provides a barrier to sprawl in the absence of another durable feature.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Greater London (Stanmore) and Bushey Village/Bushey Heath, and part of the essential gap between Bushey Village/Bushey Heath and Elstree, and the wider gap between Greater London (Stanmore) and Elstree. In particular, the western part of the parcel is particularly important for preventing the merging of Greater London (Stanmore) and Bushey Village/Bushey Heath. There is substantial ribbon development along A4140 (Stanmore Hill) which perceptually reduces the gap between these settlements. Further development here would lead to the merging of the settlements.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Overall, approximately 6% of the parcel is covered by built form. The northern part of the parcel within Hertsmere remains largely free from development, characterised by arable fields and dense areas of woodland, with some long vistas across open countryside. However, the central and southern areas of the parcel have been subject to more substantial encroachment, in the form of executive housing around Brightwen Grove, light industrial buildings north-east of Wood Lane and buildings associated with the Royal National Orthopedic Hospital. There are also more substantial clusters of residential development around Dennis Lane and Brockley Hill. This part of the Green Belt has a more fragmented, semi-urban feel. Overall, with some clear differences in character between different area, the parcel overall maintains a largely rural, open character.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

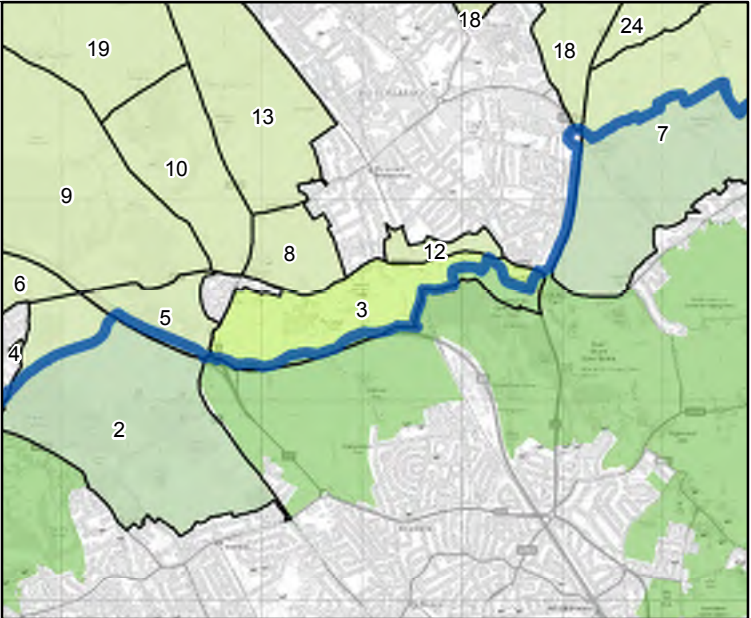
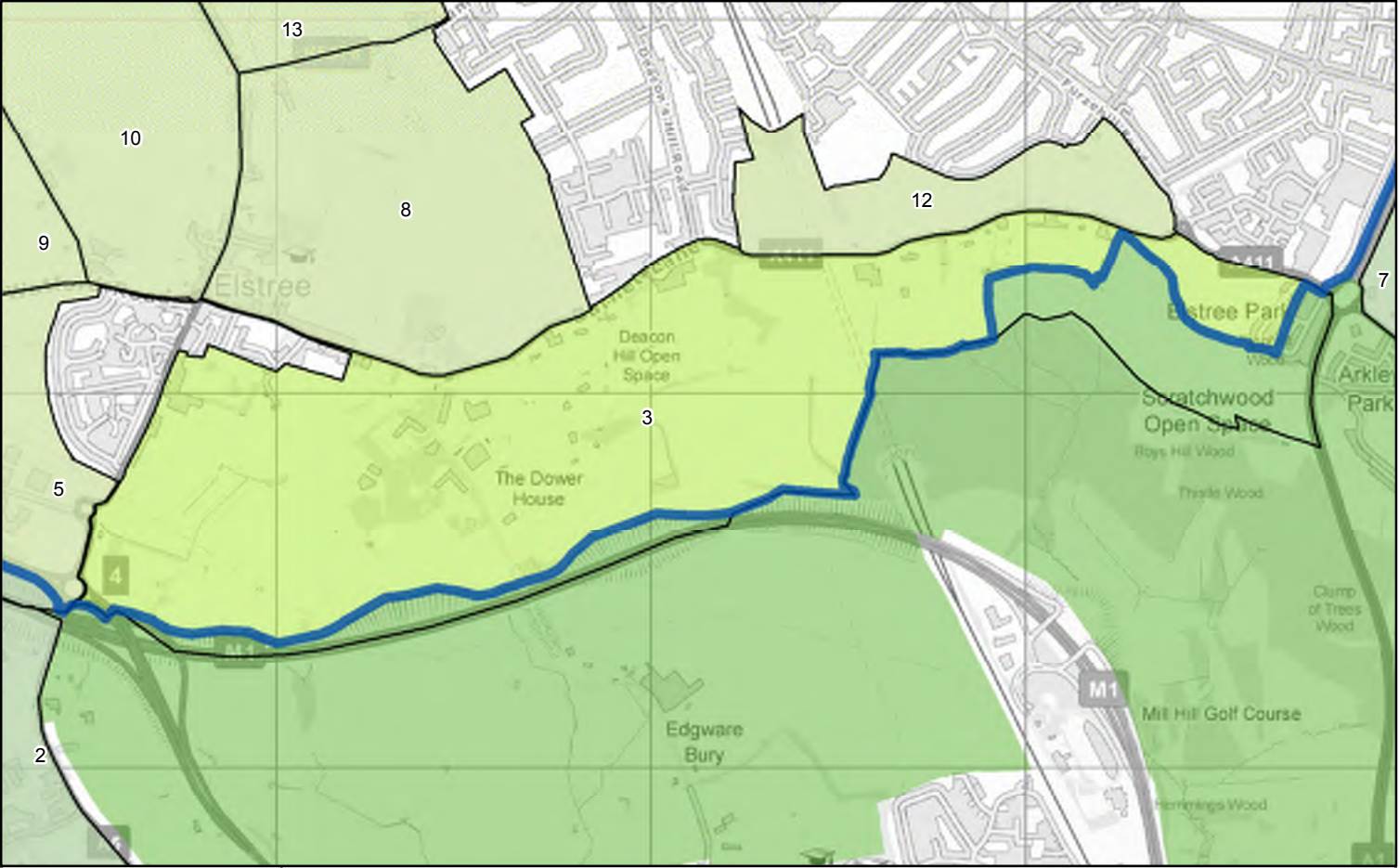
Site Photos



Photograph 1 View north along un-named farm track towards Grove Farm, in the centre of the parcel



Photograph 2 View east from the south-eastern edge of the parcel, facing towards Edgware

Green Belt Parcel	3	
Area (ha)	185.7	
Local Authority	Hertsmere / London Borough of Barnet	
		
Description	The parcel is located south of Borehamwood, south-east/east of Elstree and north of London (Edgware). It is bounded by Elstree Hill South and High Street to the west, the A411 (Barnet Lane) to the north, wooded areas and the A1 (Barnet Way) to the east and the M1 to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected with the large built-up area of Borehamwood, preventing its outward sprawl into open land. The large built-up area is largely bounded by the A411 (Barnet Lane) which is a durable, permanent and consistent boundary feature. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Borehamwood and Elstree, although this gap is already severely compromised by ribbon development along the A411 (Barnet Lane). The parcel also forms a large part of the wider gap between Borehamwood, Elstree and Greater London (Chipping Barnet/High Barnet).	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 5% built-form and possesses a strong unspoilt rural character overall. The south of the parcel is characterised by long views and very open fields generally uninterrupted by development. The north of the parcel is characterised by more dense development along the A411 (Barnet Lane) which continues through the central of the parcel at Edgwarebury Lane. A composting site in the south-west and scrap metal storage in the north-east further detracts from the overall sense of rurality.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

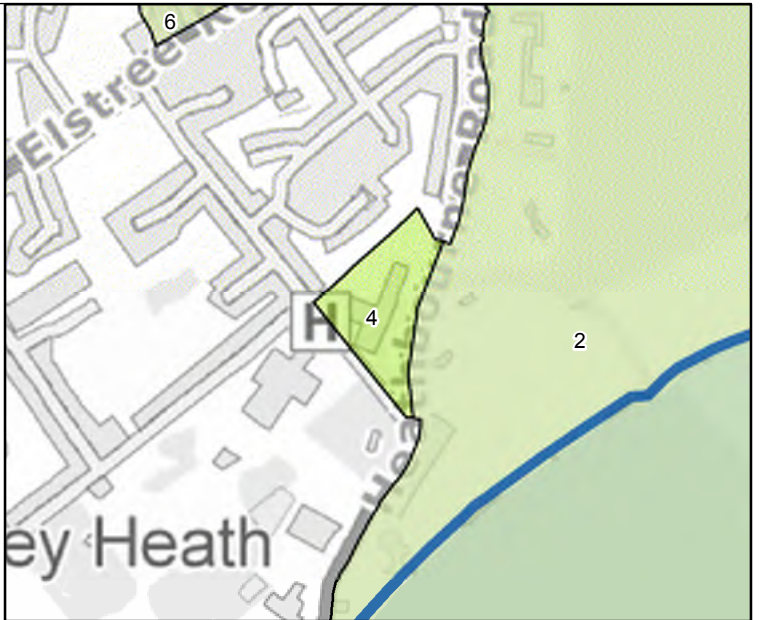
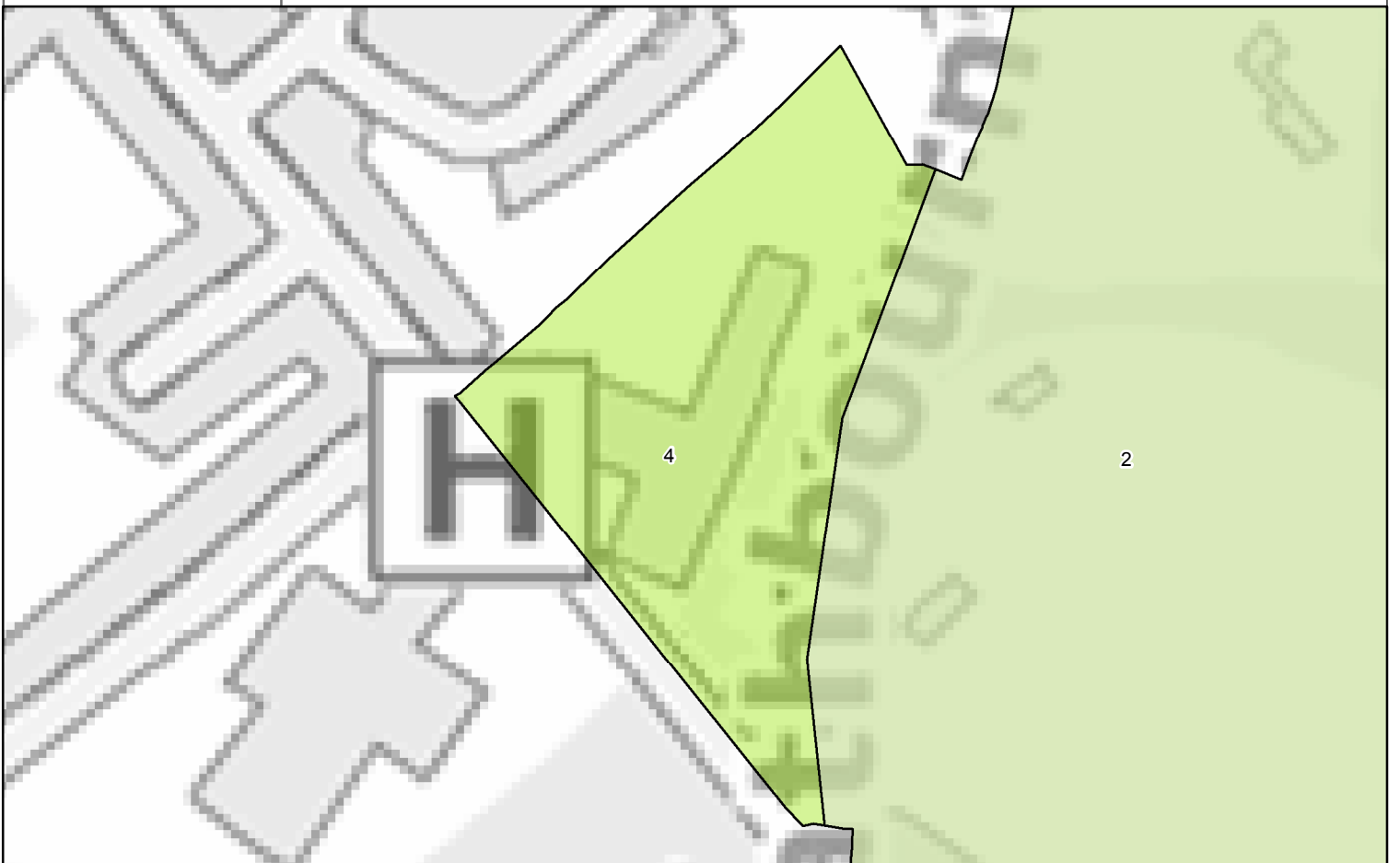
0 / 5



Photograph 1 Groundworks immediately to the south of Barnet Lane in the north of the parcel



Photograph 2 View south from the north of the parcel, facing towards Scratch Wood

Green Belt Parcel	4	
Area (ha)	1.6	
Local Authority	Hertsmere	
		
Description	The parcel is located at the south-eastern edge of Bushey Heath/Bushey Village. It directly abuts the settlement to the north and west and the A409 (Heathbourne Road) to the east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 effective enclosure within the settlement of Bushey Heath/Bushey Village, the parcel does not provide a gap between any settlements and makes no discernable contribution to separation.	0

Purpose 2 Total Score

0 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Overall, approximately 49% of the parcel is covered by built form. The whole of the parcel is a hospital site, consisting of substantial built-structures and areas of hard standing, and possesses an urban character.	0

Purpose 3 Total Score

0 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

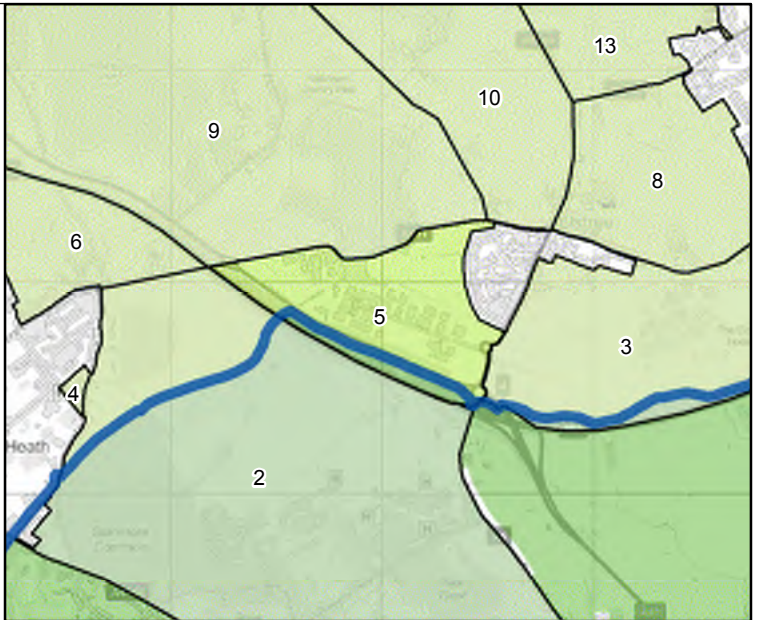
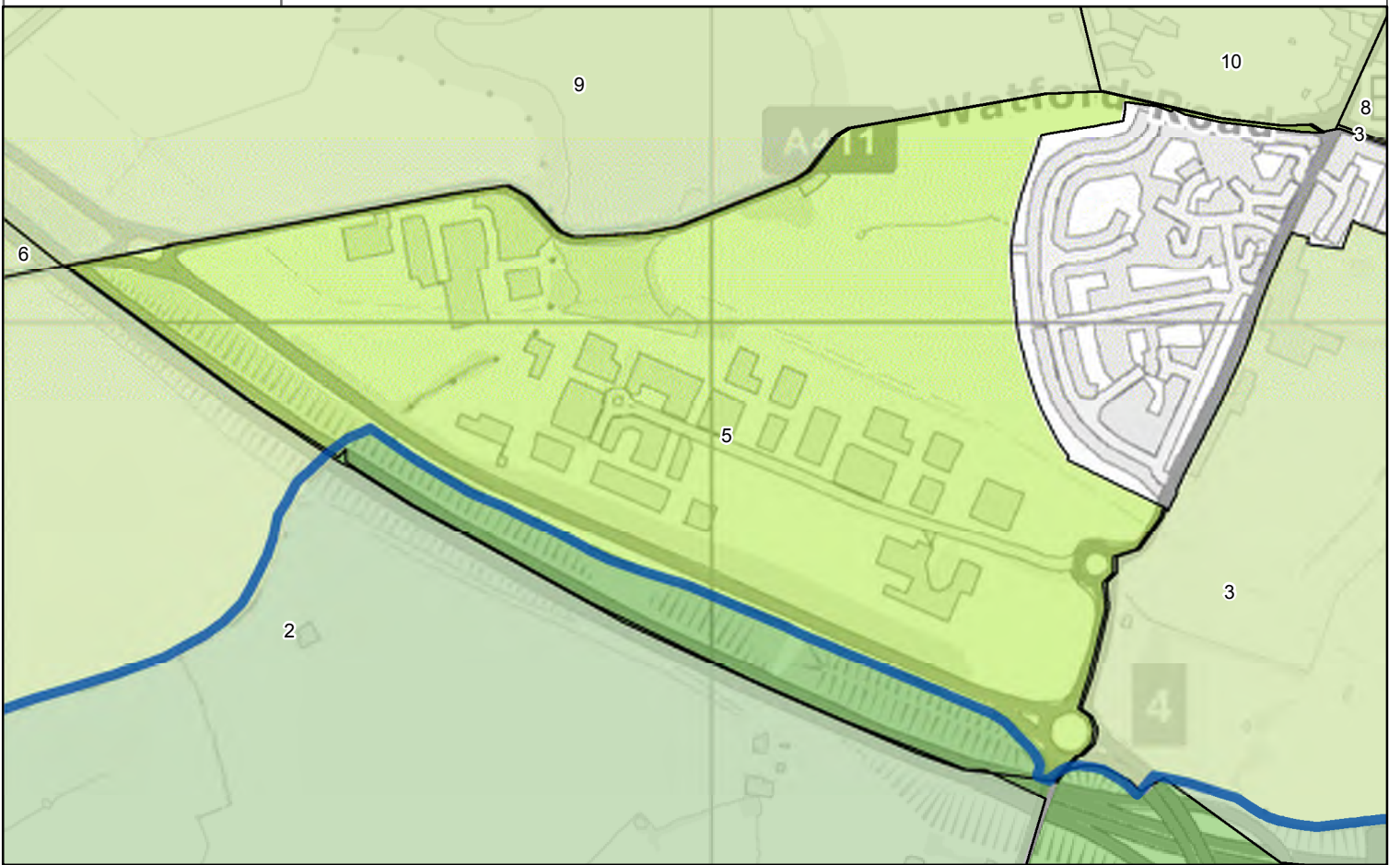
Purpose 4 Total Score

0 / 5

Site Photos



Photograph 1 View of the Spire Hospital, which occupies the whole of the parcel

Green Belt Parcel	5	
Area (ha)	61.6	
Local Authority	Hertsmere / London Borough of Harrow	
		
Description	The parcel is located to the west of Elstree. It is bounded by the M1 to the south, the A411 (Elstree Road / Watford Road) to the north and west and partially to the east by the A5183 (Elstree Hill Street). It directly adjoins Elstree along its eastern edge.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms 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 and Edgware). In particular, the north of the parcel is important for preventing ribbon development along the A411 (Watford Road / Elstree Road) which would perceptually reduce the distance between these settlements. While views between Elstree and Bushey Heath/Bushey Village are currently restricted by areas of woodland across the parcel, a further intensification of development would substantially reduce the physical distance between the settlements.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 27% of the parcel is covered by built development (primarily focused in the southern part) and there is a strong character change across the parcel. The southern area, around Centennial Avenue, has been subject to extensive encroachment, consisting of a landscaped business park with a range of office and commercial premises. The A41 and M1 are additional urbanising influences. However, the north of the parcel has a more open character, consisting of the semi-managed Elstree Hill Open Space, small wooded areas and a small area of pastoral agricultural land. Encroachment is limited to a small scale business park in the north-west and sporadic commercial premises on the A411 (Watford Road). This area has stronger links with the wider countryside and limited visual interaction with the business park to the south, which is sheltered by dense planted buffers. Overall, the different characteristics across the parcel contribute to a semi-urban character.	2

Purpose 3 Total Score

2 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

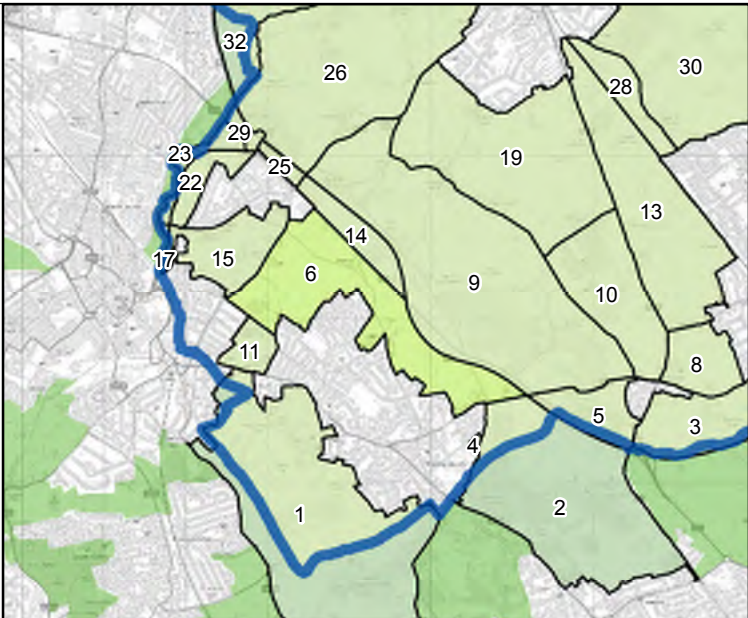
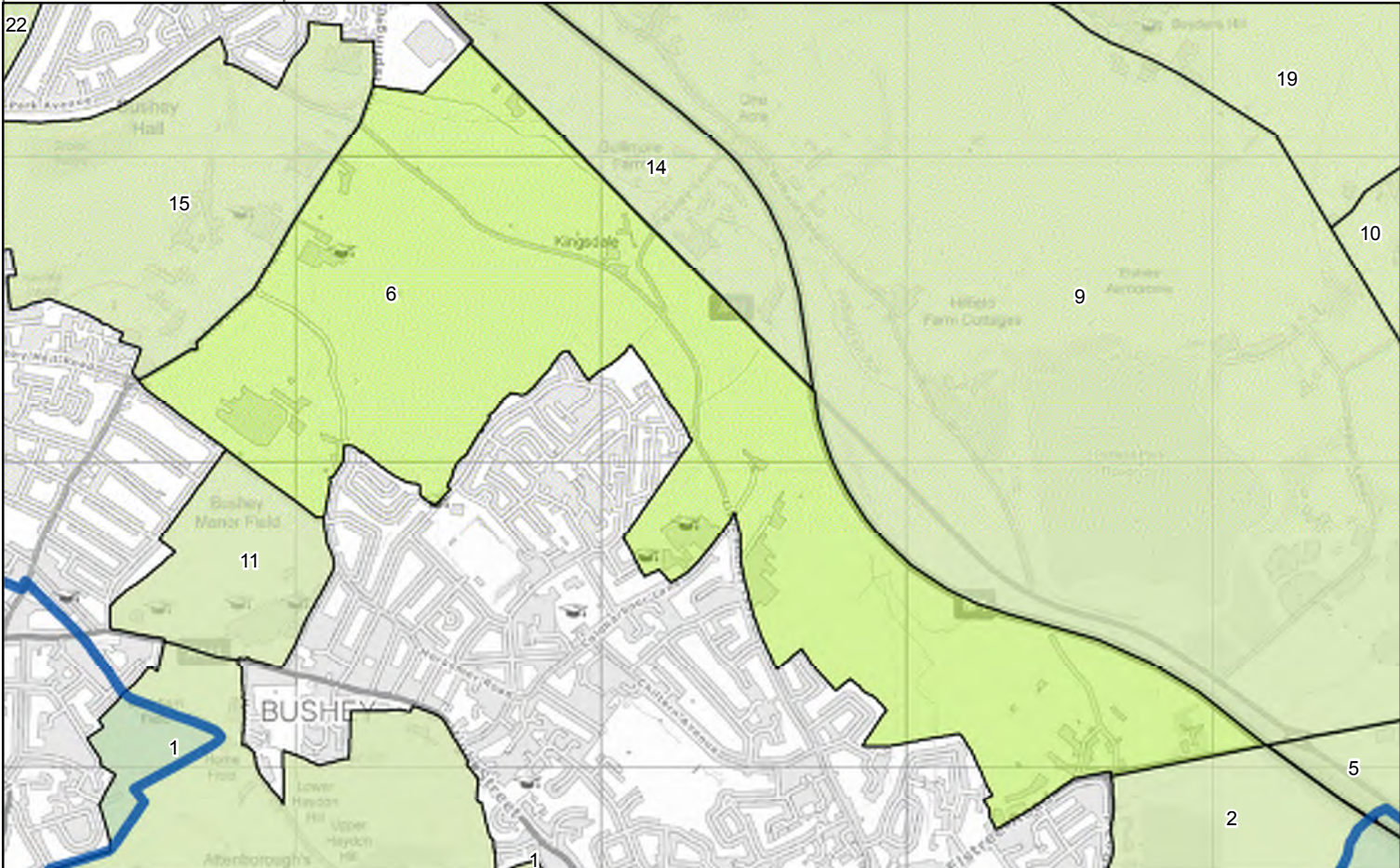
Purpose 4 Total Score

0 / 5

Site Photos



Photograph 1 View north-west from within Centennial Business Park in the centre of the parcel

Green Belt Parcel	6	
Area (ha)	253.7	
Local Authority	Hertsmere	
		
Description	The parcel is located to the north of Bushey Heath/Bushey Village, the east of Watford and the south-west of North Bushey. It is bounded to the north by the M1 and the A41, partially to the south by the A411 (Elstree Road) and The Avenue and to the west by the B462 (Aldenham Road). It directly adjoins Watford to the south-west, Bushey Heath/Bushey Village to the south and North Bushey to the north-west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Watford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Watford, preventing its outward sprawl into open land. The boundary between the parcel and Watford is durable and permanent, consisting of The Avenue. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gaps between Watford and Bushey Heath/Bushey Village and part of the essential gaps between Watford, Bushey Heath/Bushey Village and North Bushey, as well as Bushey Heath/Bushey Village and Elstree. In particular, the extreme eastern and western parts of the parcel are particularly important for preventing further ribbon development along key transport routes, which would lead to the perceptual (and potentially physical) merging of these settlements. A small area to the south of Little Bushey Lane, at Bushey Meads School, would be less important for preventing coalescence.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 8% of the parcel is covered by built form. Much of the parcel has a very open and unspoilt feel, particularly the central and eastern areas of the parcel at the edge of Bushey Heath/Bushey Village. This area is characterised by large, very open pastoral fields, with the topography of the landscape curtailing views southwards towards the edge of the settlement and creating a sense of remoteness. The western and extreme eastern parts of the parcel have a contrasting character, with more substantial ribbon development along Elstree Road and Aldenham Road. Aldenham Road has a more urban feel, characterised by educational buildings and a sports ground. The Jewish Cemetery diminishes the rurality of the parcel in the north but does not unduly reduce its overall openness. Overall, the parcel maintains a largely rural character.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this Purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Aldenham Road in the west of the parcel, looking north



Photograph 2 Aldenham Road in the west of the parcel, looking south

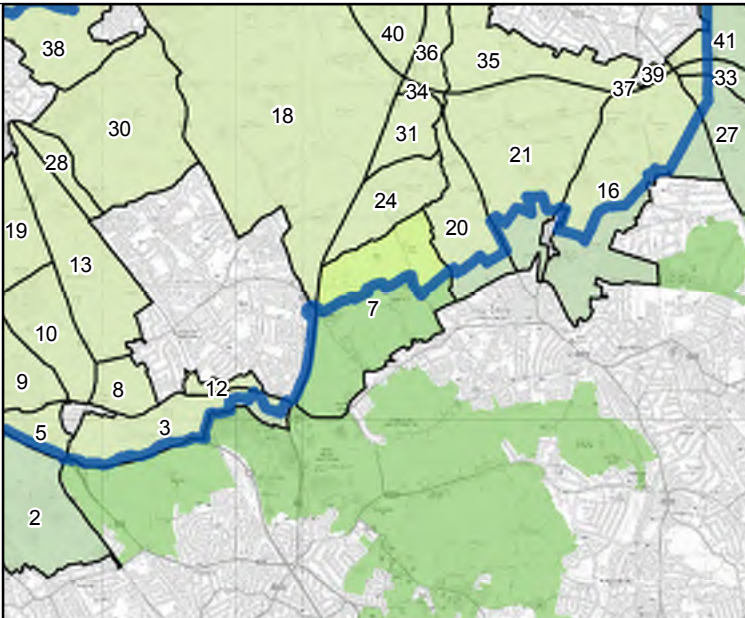
Site Photos



Photograph 3 Facing south across open fields towards the edge of Bushey Heath, north of Bushey Heath Lane



Photograph 4 Looking north-east from the east of the parcel towards Bushey Jewish Cemetery

Green Belt Parcel	7	
Area (ha)	400.7	
Local Authority	Hertsmere / London Borough of Barnet	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood and Greater London large built-up areas.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is contiguous with the large built-up areas of Borehamwood and Greater London (Chipping Barnet/High Barnet), preventing outward sprawl into open land. The boundary between the parcel and Borehamwood consists of the durable and permanent boundary of the A1. The boundary between the parcel and Greater London built-up area lacks in durability and permanence, consisting largely of residential back gardens, hedgerows and sports grounds. The Green Belt is particularly important for preventing the outward sprawl of the Greater London built-up area in the absence of durable features.	5+

Purpose 1 Total Score

5+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Borehamwood and Greater London (Chipping Barnet/High Barnet). The Green Belt forms an important function here as the gap is very narrow. Development would significantly reduce the perceived and actual distance between Borehamwood and Greater London (Chipping Barnet/High Barnet) however the risk of coalescence is somewhat reduced by the A1 separating both settlements.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 10% built-form and possesses a largely rural character overall. The north of the parcel is characterised by open fields with longer views with Rowley Lane Sports Ground and the Dinosaur Safari Adventure Golf course in the centre-west of the parcel. The south of the parcel consists of more enclosed fields and is heavily wooded in the south-west. There is substantial ribbon development along the A411 (Barnet Road) in the south of the parcel and further ribbon development along the southern portions of Rowley Lane in the centre of the parcel and Galley Lane in the east.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

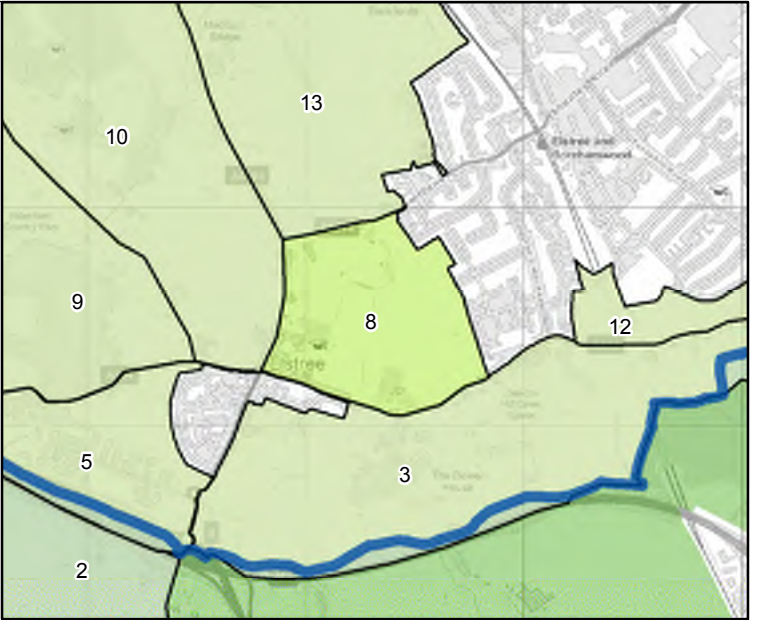
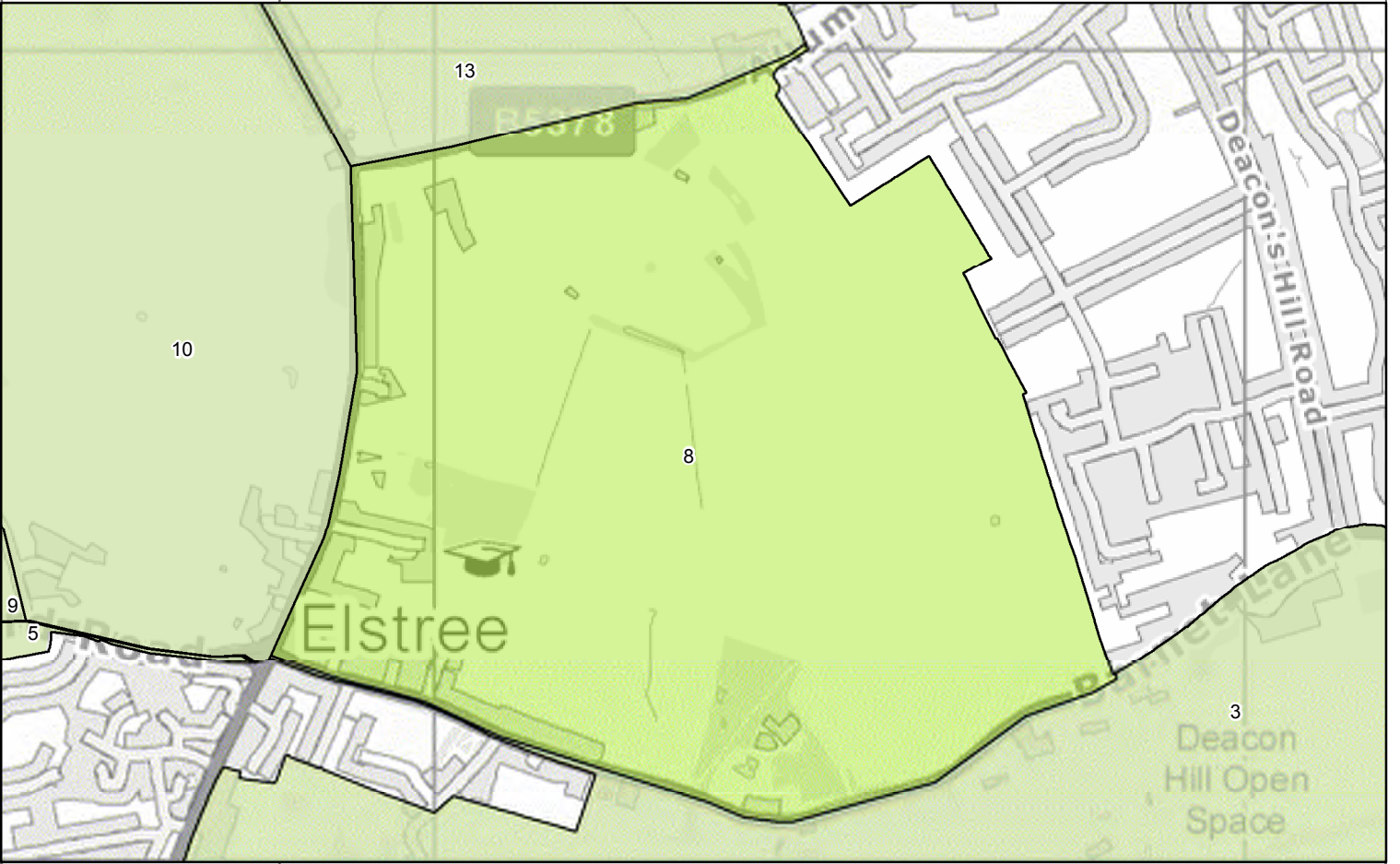
Site Photos



Photograph 1 Facing south from Galley Lane across open fields, typical of the majority of the parcel



Photograph 2 Facing north from Arkley Lane across the parcel, with dispersed residential properties in the rear of the shot

Green Belt Parcel	8	
Area (ha)	66.3	
Local Authority	Hertsmere	
		
Description	The parcel is located west of Borehamwood and north-east of Elstree. It is bounded by Elstree Hill North to the west, Elstree to the south-west, Allum Lane to the north, Borehamwood to the east and the A411 (Barnet Lane) to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Borehamwood, preventing outward sprawl into open land. The boundary between the parcel and Borehamwood is predominantly weak, consisting of features lacking in durability and permanence such as hedgerows and residential back gardens with patches of more durable features such as wooded areas.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Borehamwood and Elstree. The Green Belt forms an important function here as the gap is narrow. Development would significantly reduce the actual and perceived gap between Borehamwood and Elstree however much of the gap has already been eroded by ribbon development along Barnet Lane. The north-east of the parcel, east of the waste recycling centre, as well as the more developed parts of the parcel at the edge of Elstree in the south-west are less important for preventing coalescence.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 10% built form and possesses a largely rural character overall. There is an open and very rural character in the centre of the parcel however the neighbouring settlement of Borehamwood is visible throughout the centre and north of the parcel. The southern portion of the parcel is separated from the north, and comprises a large wooded area with residential dwellings (part of Elstree) in the south-west. There are urbanising influences close to all of the parcel boundaries with a cemetery and household waste centre in the north at Allum Lane and ribbon development along all boundaries.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Recycling centre in the north of the parcel



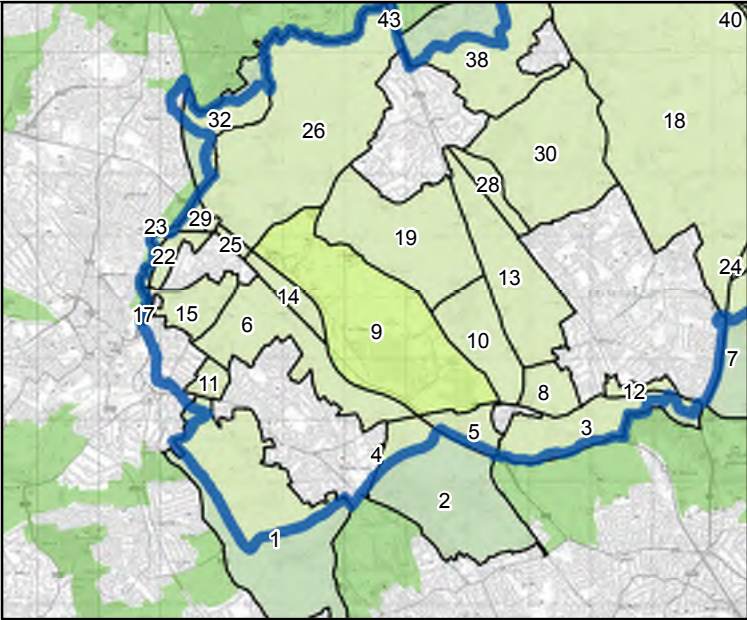
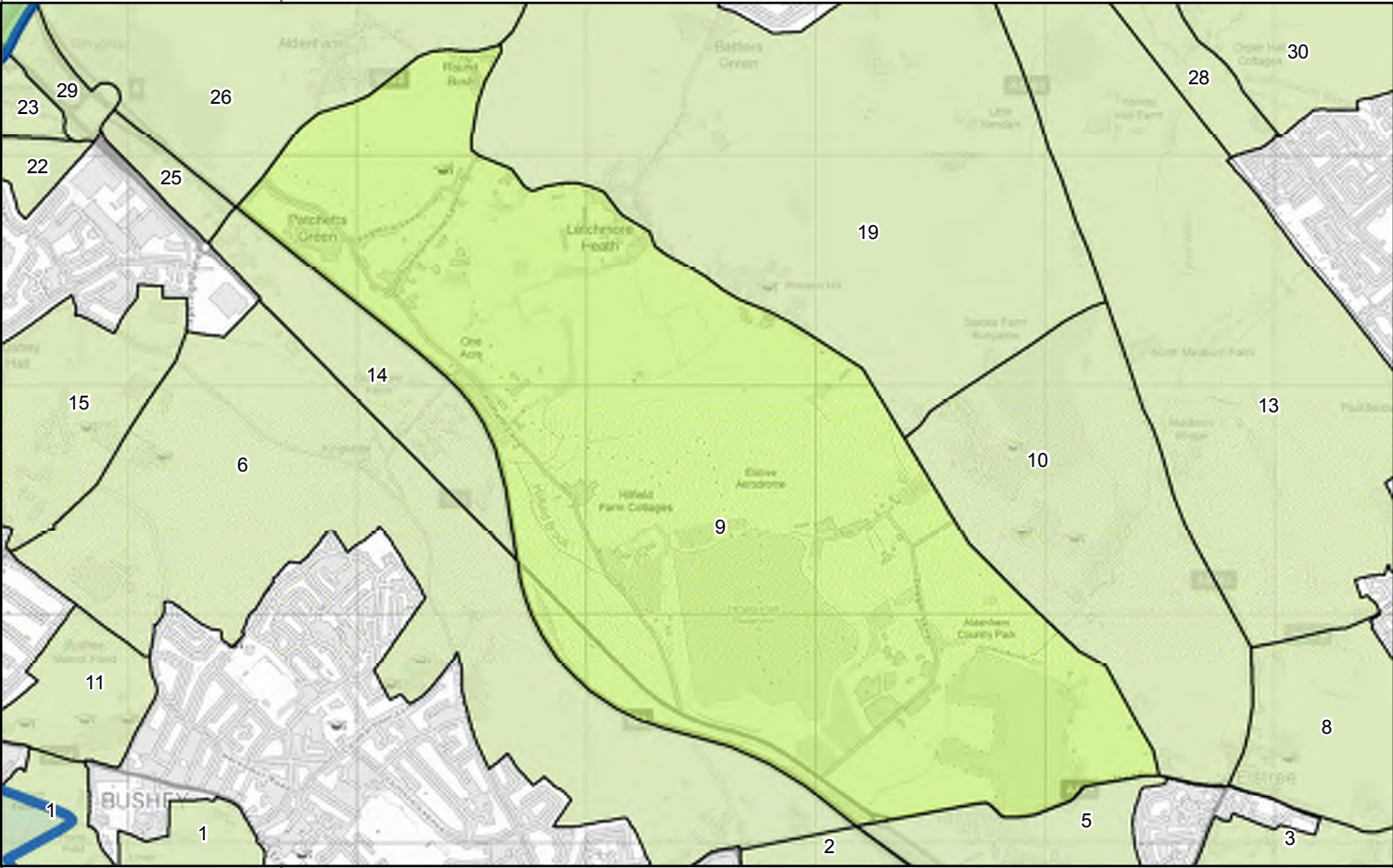
Photograph 2 View of the far east of the parcel, illustrating the visual influence of Borehamwood's urban fringe



Photograph 3 Facing south from the cemetery towards the edge of Elstree



Photograph 4 Cemetery in north-west of the parcel

Green Belt Parcel	9	
Area (ha)	553.1	
Local Authority	Hertsmere	
		
Description	The parcel is located to the east of Bushey Heath/Bushey Village and North Bushey, to the north-west of Elstree and the west of Borehamwood. It is bounded to the north by the B462 (Radlett Road), to the west by the M1, to the south by the A411 (Elstree Road / Watford Road) and to the east by Aldenham Road/Grange Lane.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms 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. The parcel plays an important role in maintaining the general scale and openness of these gaps, with the gently undulating character of the parcel affording some distant views northwards towards Watford and south-westwards towards Bushey Heath/Bushey Village. In particular, the very north and south of the parcel are important for preventing ribbon development along the B462 (Radlett Road) and the A411 (Elstree Road / Watford Road), which would reduce the perceptual distances between these settlements. However, the parcel is compartmentalised in some areas, particularly in the centre around the Green Belt settlement of Patchett's Green, and may be less important for preventing coalescence.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 7% of the parcel is covered by built form. The parcel maintains a largely open character, particularly the far northern and central parts which consist of open arable fields bounded by hedgerows of varying density and consistency. This landscape, together with the gently undulating topography, allows for some long views across open countryside to the edges of settlements. The southern area of the parcel, as well as the area around Letchmore Heath / Patchett's Green, have been subject to a greater level of encroachment. Built form in the south includes commercial and research facilities along Dagger Lane and the Elstree Aerodrome, though it should be noted that these developments do not substantially detract from the general rurality of the wider parcel. The villages in the north represent a more substantial concentration of residential built form, which is clustered around The Green and dispersed more widely along Aldenham Road and Grange Lane, including the extensive Bhaktivedanta Manor site.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Facing west across Elstree Aerodrome, located in the south of the parcel



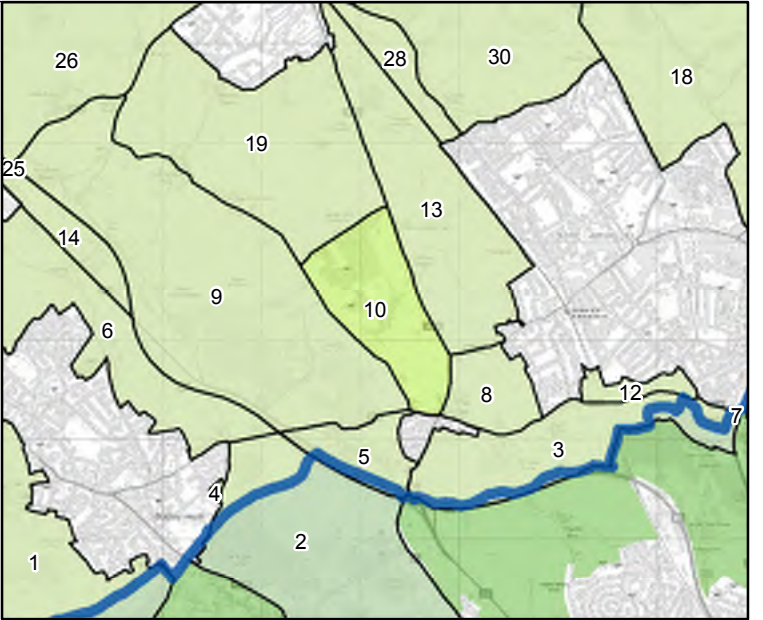
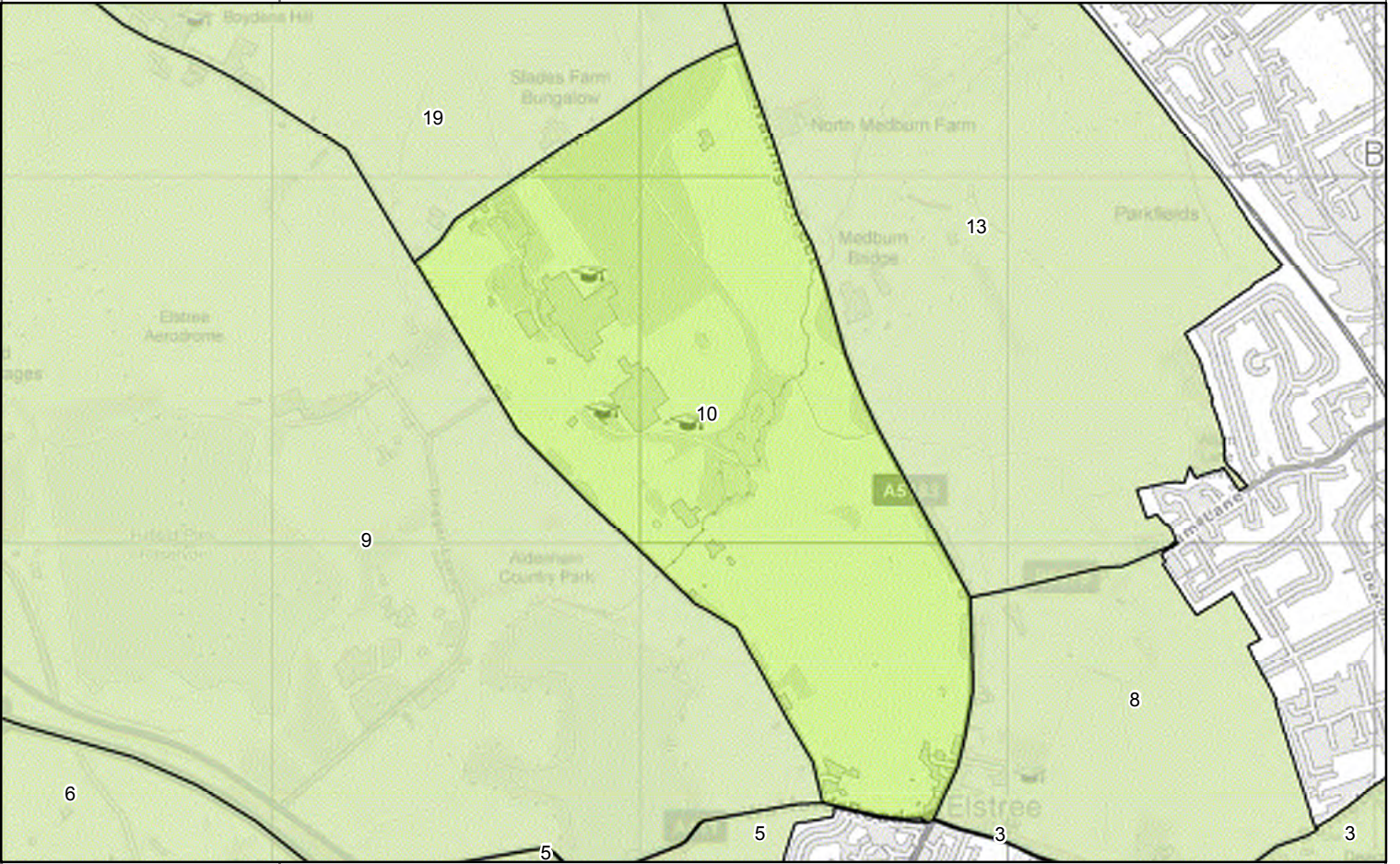
Photograph 2 Letchmore Heath pond



Photograph 3 Facing west from Summerhouse Lane with pony paddocks in the foreground and longer views towards Watford



Photograph 4 Facing north from the Bhaktivedanta Manor access road across open, undulating field

Green Belt Parcel	10	
Area (ha)	152.6	
Local Authority	Hertsmere	
		
Description	The parcel is located immediately north of Elstree, west of Borehamwood, north-east of Bushey Heath/Bushey Village and south of Radlett. It is bounded by Butterfly Lane to the north, the A5183 (Watling Street / Elstree Hill North) to the east, the A411 (Watford Road) to the south, and Aldenham Road to the west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Elstree, Borehamwood, Radlett, and Bushey Heath/Bushey Village where the scale of the gap is such that there is little risk of settlements coalescing, but where the overall openness is important to preserving the perceived gap between settlements. The very south of the parcel is less important for preventing coalescence.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 8% of the parcel is covered by built form and it is characterised by a largely rural character throughout. There is piecemeal low density development throughout the parcel and particularly in the west adjacent to Aldenham Road including a large complex of buildings associated with The Haberdasher's Aske's School for Boys, a car sales business and a number of structures at the edge of Elstree further south. The remainder of the parcel consists of Aldenham Park, a campsite and arable farming fields. The parcel feels enclosed from the wider countryside with wooded areas separating fields and development into contained plots.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

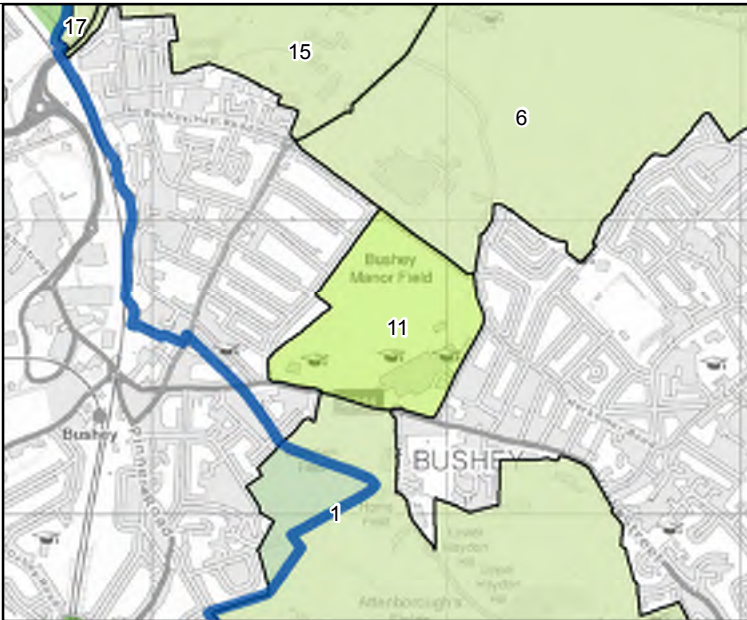
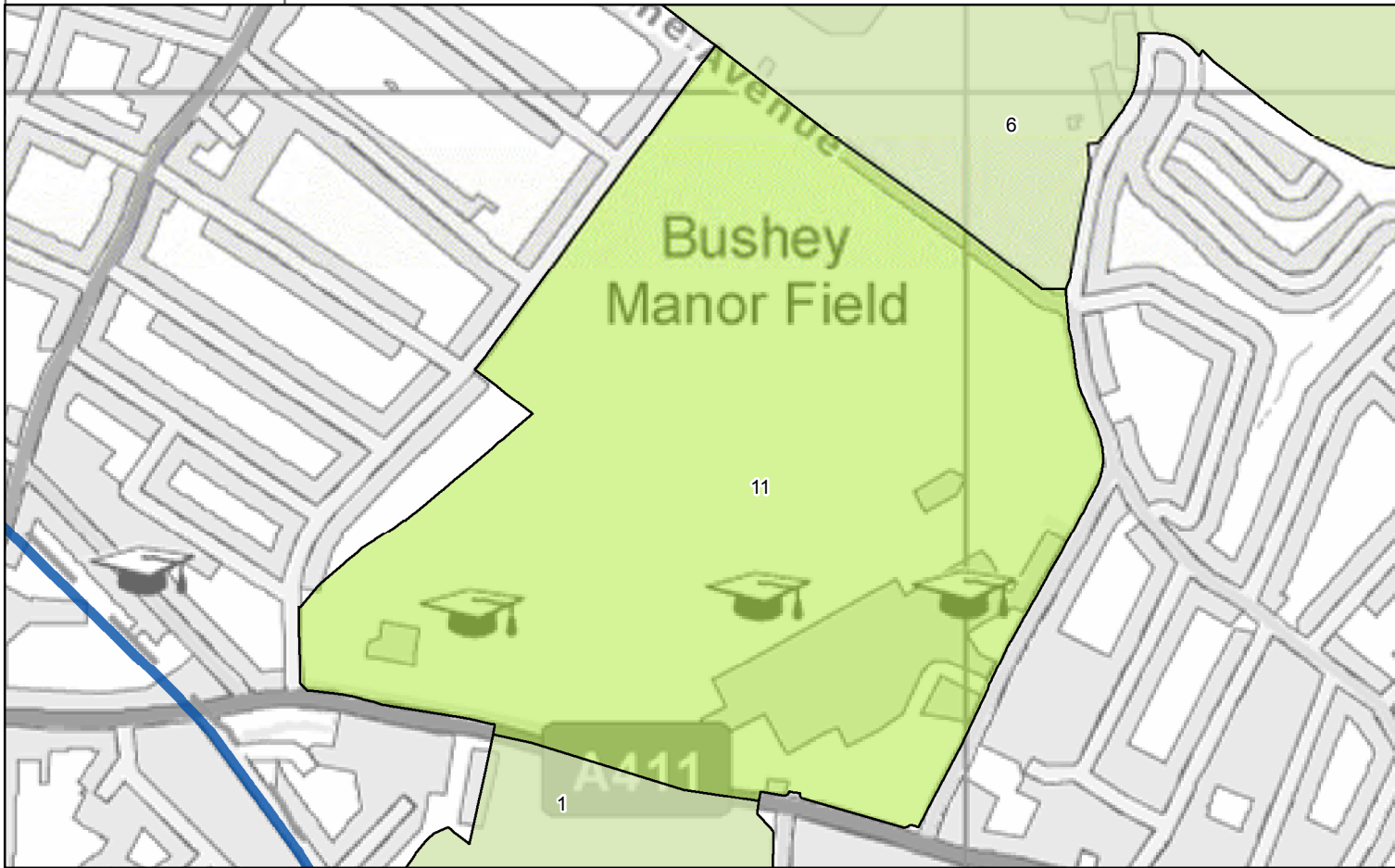
0 / 5



Photograph 1 View north across the more open area of the parcel, north of Elstree



Photograph 2 Sports grounds in the north-west of the parcel

Green Belt Parcel		11	
Area (ha)		30.6	
Local Authority	Hertsmere		
			
Description	The parcel is located immediately east of Watford and west of Bushey Heath/Bushey Village. It is bounded to the west by Grange Road and residential back gardens in Watford, to the south by London Road, to the east by Falconer Road and Finch Lane in Bushey Heath/Bushey Village and to the north by The Avenue.		

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Watford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Watford, preventing its outward sprawl into open land. The boundary between the parcel and Watford is defensible, consisting of Grange Road and the backs of rectilinear properties with strongly defined, regular gardens. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Watford and Bushey Heath/Bushey Village. This gap feels particularly narrow along London Road, where there is limited physical separation between the settlements. The parcel plays an important role in preventing ribbon development along this road and The Avenue to the north, that would result in the coalescence of the settlements.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 15% of the parcel is covered by built form. Although it provides a definitive break in built-form, maintaining a largely open character, the parcel is semi-urban in character. The south and south-east of the parcel contain substantial built form, specifically The Bushey Academy and Bushey Manor Junior School. The wider parcel is undeveloped but has a more managed feel, consisting of school grounds and playing fields.	2

Purpose 3 Total Score

2 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	Although the parcel abuts the historic core of Bushey Village, it plays no role in maintaining its historic character. There are no visual connections between the more open areas of the parcel in the west and the historic area. Furthermore, the parcel itself has a semi-urban character and is almost completely enclosed by densely planted edges, thus making no contribution to the wider setting of the town. Overall it is judged that the parcel does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Bushey Manor School, in the south-west corner of the parcel



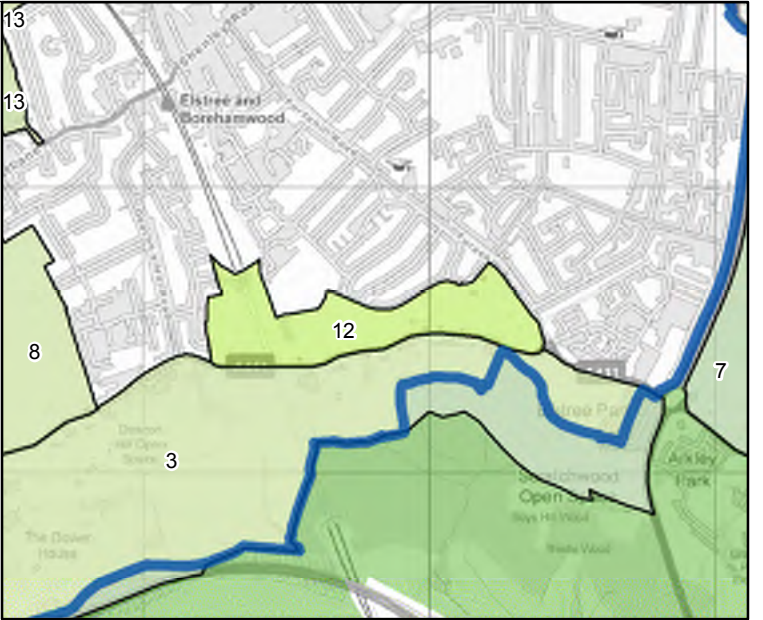
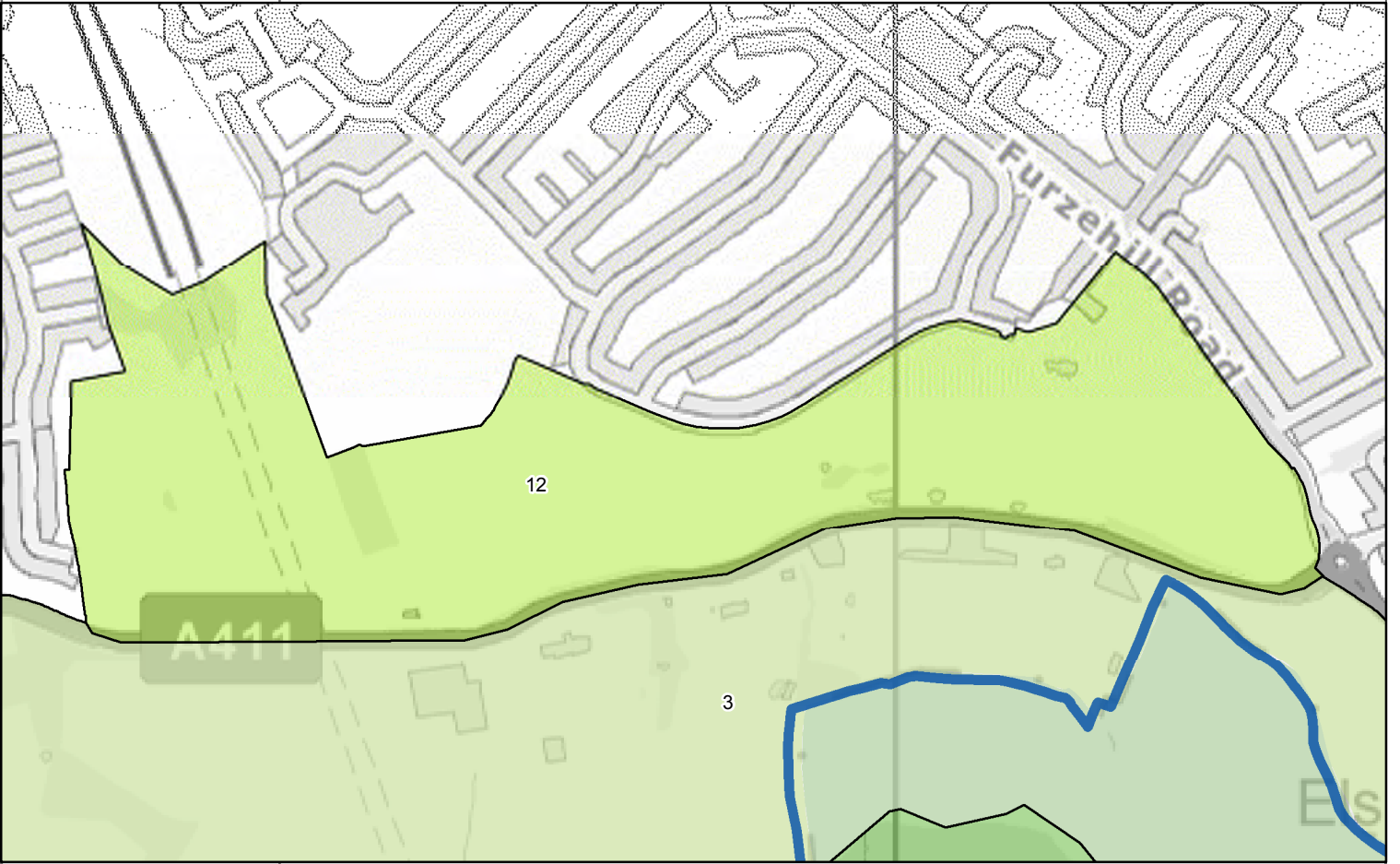
Photograph 2 Facing north-west from the south side of London Road



Photograph 3 Car park at Bushey Academy, in the south-west corner of the parcel



Photograph 4 Bushey Academy / Arena, south-west corner of the parcel

Green Belt Parcel	12	
Area (ha)	24.5	
Local Authority	Hertsmere	
		
Description	The parcel is located south of Borehamwood. It is bounded to the west, north and east by Borehamwood and to the south by the A411 (Barnet Lane).	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected with the large built up area of Borehamwood. The boundary between the parcel and Borehamwood is a mixture of durable and non-durable boundary features. The majority of the boundary consists of roads, including Furzehill Road and Carrington Avenue in the east/north. In the west and north-west of the parcel, the boundary is weaker, consisting of the back gardens of residential properties, hedgerows and narrow tree lines.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a small part of the less essential gap between Borehamwood and Greater London (Edgware), which is of sufficient scale and character that development is unlikely to cause merging between settlements. In addition, the presence of the A411 (Barnet Lane) and the M1 further south is likely to contribute to the prevention of coalescence of Borehamwood and Greater London (Edgware).	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains approximately 1% built-form and possesses a largely rural character overall. The parcel consists of small meadows throughout, sub-divided by wooded areas and has an enclosed feel overall. The land inclines from west to east and lacks development overall however the parcel's proximity to Borehamwood creates a sense of urban open space throughout.	3

Purpose 3 Total Score 3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score 0 / 5

Site Photos



Photograph 1 View east across the parcel from Furzehill Road



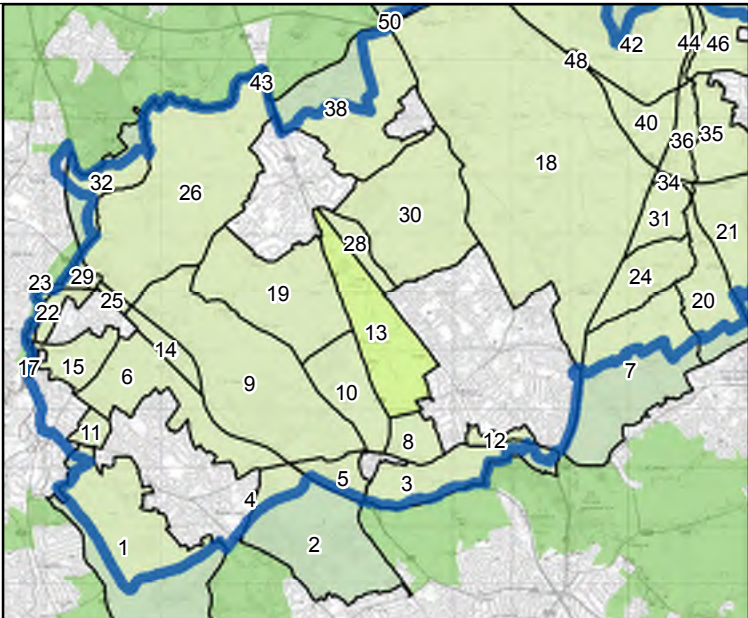
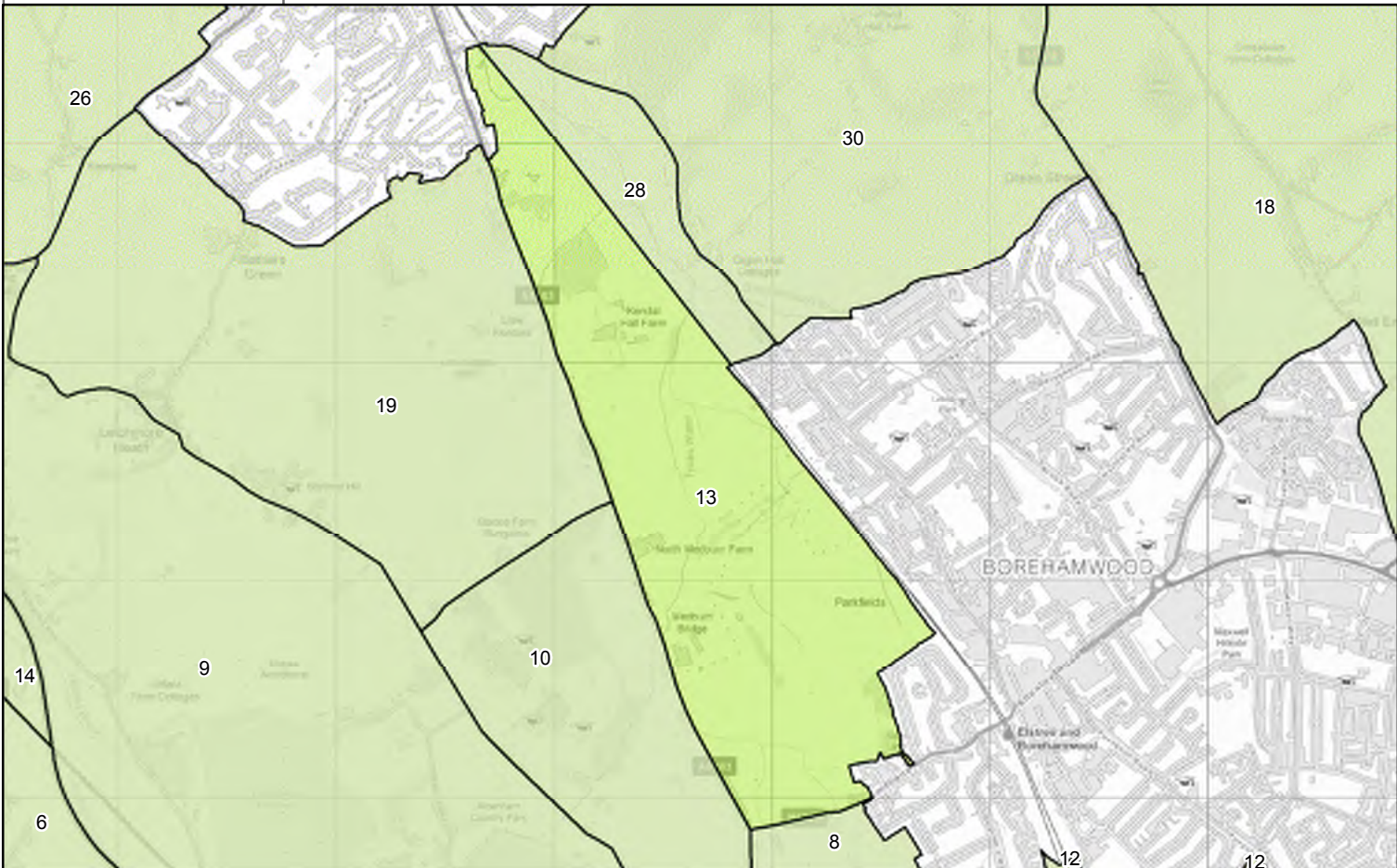
Photograph 2 Facing south across Woodcock Hill Village Green



Photograph 3 Facing west along Masefield Avenue, with the edge of the parcel to the left



Photograph 4 View west from Vale Avenue in the north of the parcel

Green Belt Parcel	13	
Area (ha)	264	
Local Authority	Hertsmere	
		
Description	The parcel is located north-west of Borehamwood and south of Radlett. It is bounded by the A5100 (Watling Street / Cobden Hill) to the west, Radlett to the north, the Midland Main Line railway line to the east (beyond which lies Borehamwood in the southern half of the parcel), and Borehamwood / Allum Lane to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Borehamwood, preventing outward sprawl into open land. The boundary between the parcel and Borehamwood is a mixture of durable and non-durable boundary features. Much of the boundary is formed by the Midland Main Line railway line. However, in the south-east of the parcel the boundary consists of residential back gardens which are less durable in nature.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the wider gap between the settlements of Borehamwood and Radlett maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. The parcel prevents ribbon development along the A5100 (Watling Street) between Borehamwood and Radlett, thus ensuring that this gap is not reduced perceptually.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 10% built -form and possesses a largely rural character overall. The parcel contains fields in the west, centre and north and is generally very open throughout with long views. However, ribbon development along the western boundary at the A5100 (Watling Street), views of Borehamwood in the east and a large golf course in the south all detract from the sense of rurality overall.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel makes a limited contribution to the broader setting of Radlett (South) Conservation Area by providing a countryside setting for a historic core which is inward facing, and has a weak relationship with the surrounding countryside. There is limited sense of convergence between the parcel and the historic core, with limited views into the parcel from the historic core, and from the historic core into the parcel. In addition, only a small part of the parcel is in close proximity to the Radlett (South) Conservation Area.	1

Purpose 4 Total Score

1 / 5

Site Photos



Photograph 1 Facing north from Allum Lane across open fields



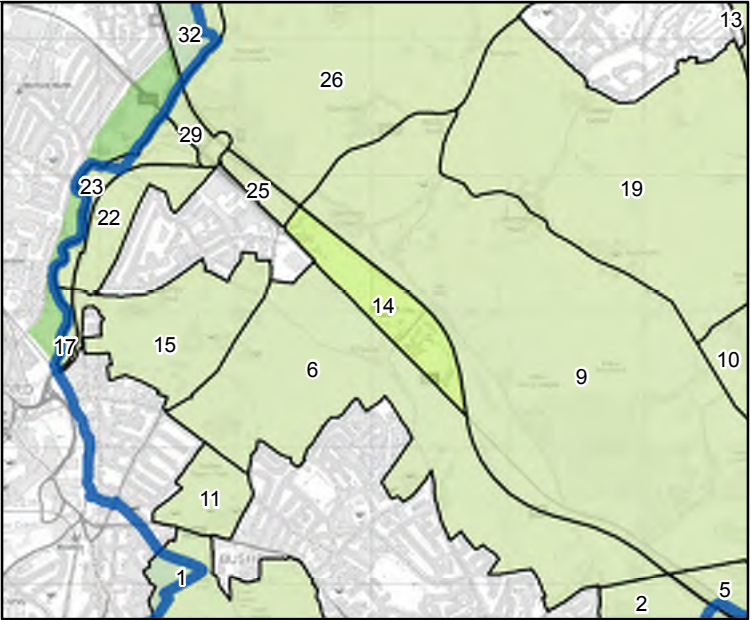
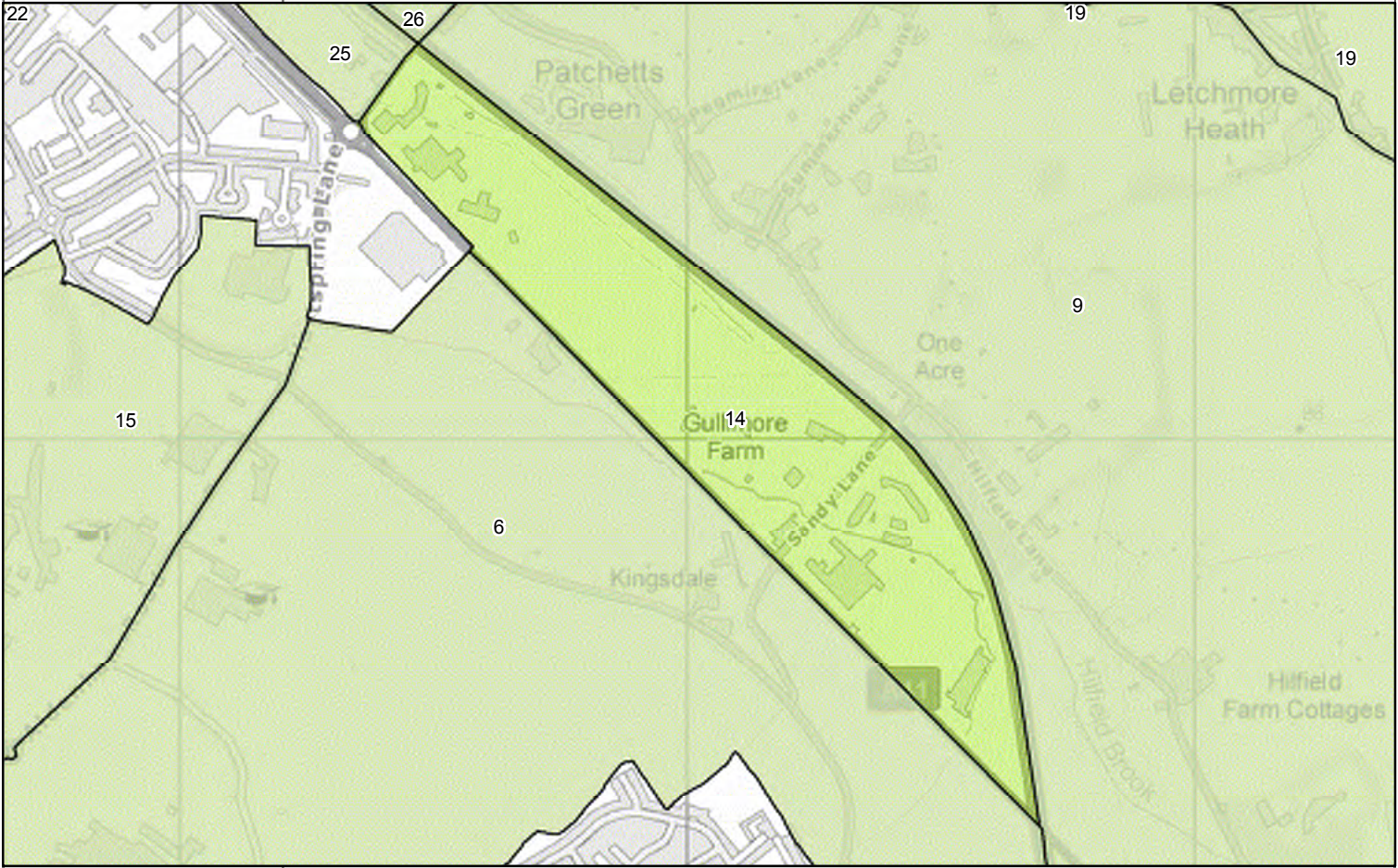
Photograph 2 View west across Radlett Park Golf Course



Photograph 3 Golf course club house in centre of the parcel



Photograph 4 View north-west from the centre of the parcel

Green Belt Parcel	14	
Area (ha)	50.5	
Local Authority	Hertsmere	
		
Description	The parcel is located to the south-east of North Bushey and to the north of Bushey Heath/Bushey Village. It is bounded to the north-east by the M1, to the south-west by the A41 and to the north by the B452 (Radlett Road). It directly adjoins North Bushey to the north-west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms only a small part of the essential gap between Bushey Heath/Bushey Village and North Bushey, and the wider gap between Radlett and North Bushey. It maintains the overall openness of the axis between these two settlements, preventing further ribbon development along the A41 that would physically and perceptually reduce the gap between these settlements. However, the parcel is physically detached from the bulk of this gap by the A41 and, perceptually, feels distant from the edge of Bushey Heath/Bushey Village and North Bushey. The northern and north-western parts of the parcel in particular are less important for preventing coalescence.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 15% of the parcel is covered by built form. The northern area around Radlett Road and the southern area around Sandy Lane have both been subjected to significant encroachment and are largely developed. Built form includes hotels, pubs/restaurants and a number of light industrial and commercial premises. Although the centre of the parcel consists of open, pastoral fields, much of the parcel has a semi urban character.	2

Purpose 3 Total Score

2 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

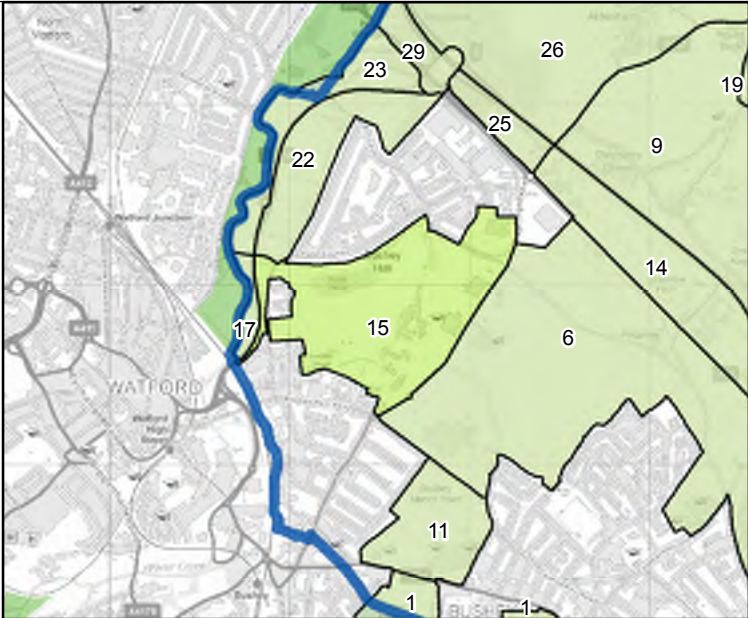
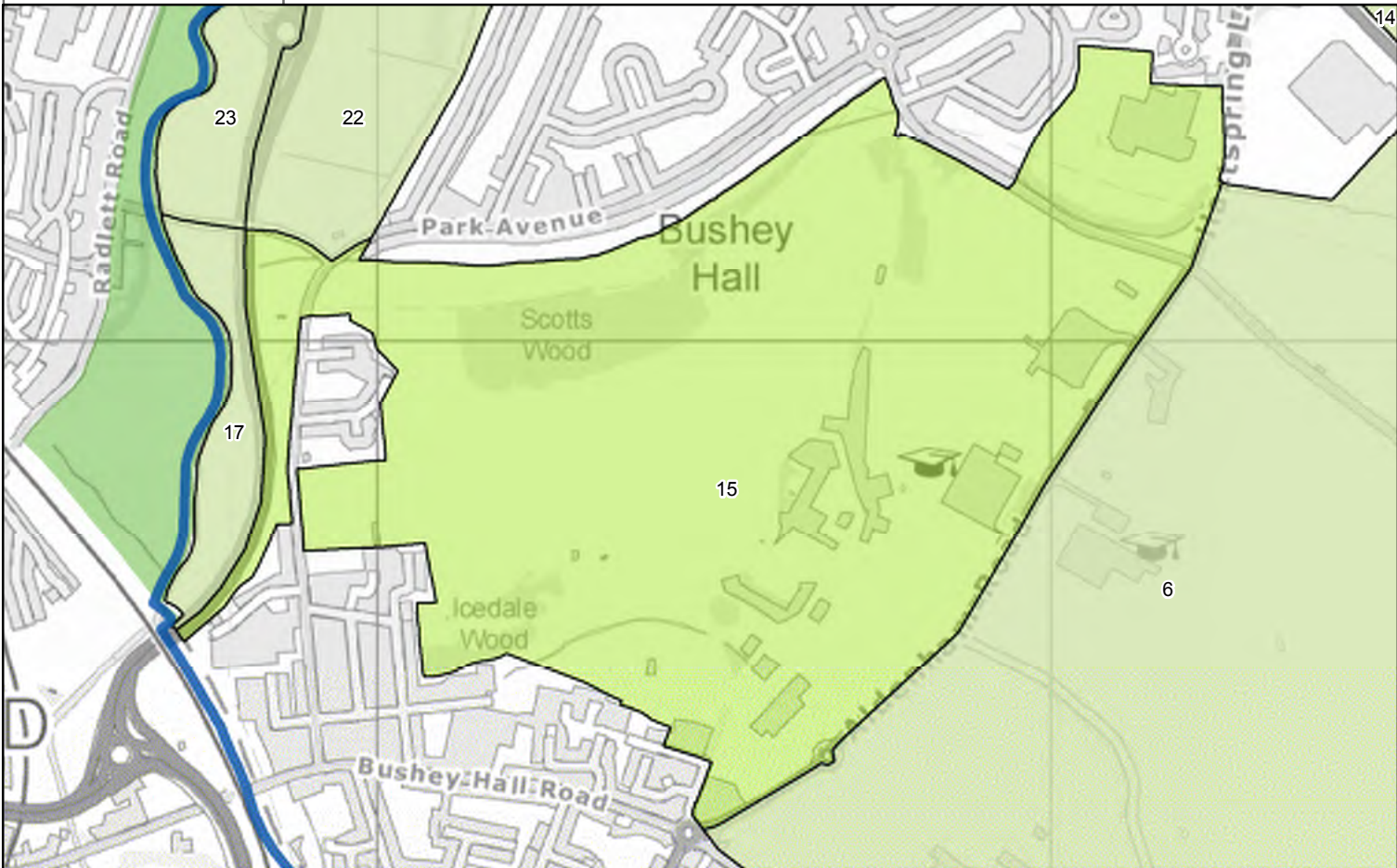
0 / 5



Photograph 1 Restaurant in north-west of the parcel



Photograph 2 Hotel in north-west of the parcel

Green Belt Parcel	15	
Area (ha)	88	
Local Authority	Hertsmere	
		
Description	The parcel is located to the south of North Bushey, and north and east of Watford. It is bounded to the east by the B462 (Aldenham Road) and to the west by the A4008 (Stephenson Way). It directly adjoins North Bushey to the north and Watford to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Watford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Watford, preventing its outward sprawl into open land. The Watford large built-up area is largely bounded by features which are lacking in durability, including softer natural features to the north of Walton Road and Golf Close. The boundary cuts across open land at Flora Road. The Green Belt provides a barrier to sprawl in the absence of another durable feature.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between North Bushey and Watford. This gap is very narrow in scale physically, and perceptually the separation between these settlements has already been compromised by ribbon development along Aldenham Road in the south-east of the parcel. The parcel therefore plays an important role in preventing the further loss of openness here and the reduction in the scale of this gap. The far north-east of the parcel, north of Bushey Mill Lane, is almost completely developed and feels detached from this gap, making little contribution to separation. However, any further development throughout the wider parcel would likely result in physical coalescence between North Bushey and Watford.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 13% of the parcel is covered by built-form. Development is primarily concentrated in the east of the parcel, along the B462 Aldenham Road, which has been subjected to significant encroachment. This consists of a series of school buildings and sports centres, as well as piecemeal low density commercial buildings around Lincoln Field. The west of the parcel has a more open feel, consisting of a golf course and small patches of woodland interspersed with grassed fields and scrubland. However, there is little connectivity between the parcel and the wider countryside and overall the parcel maintains a semi-urban character.	2

Purpose 3 Total Score

2 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

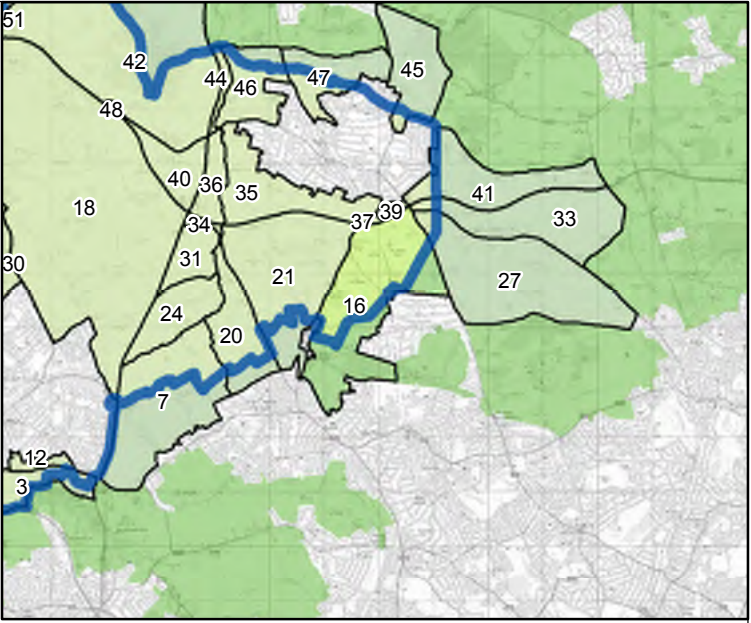
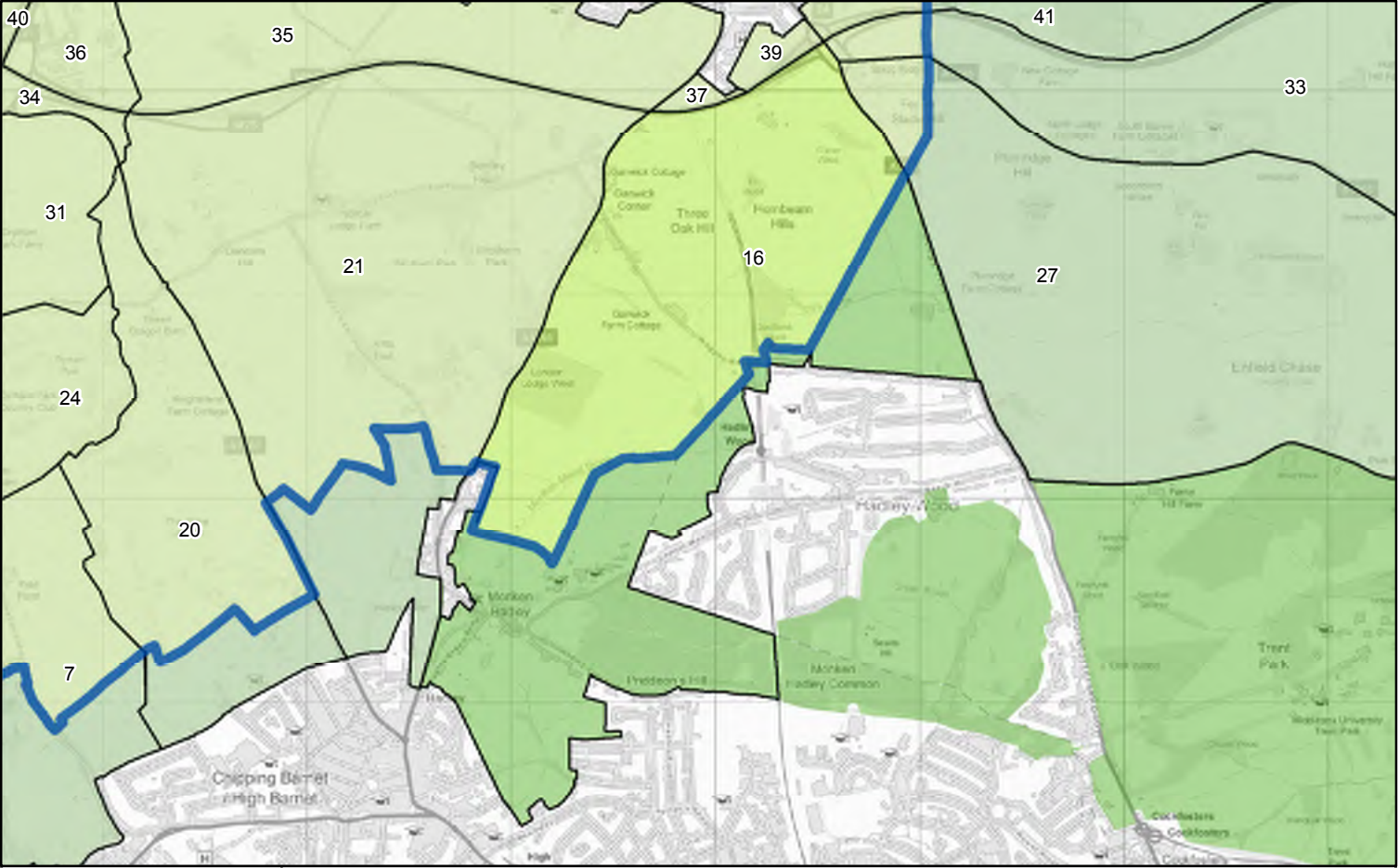
0 / 5



Photograph 1 Low density structures at Lincoln Field in the east of the parcel



Photograph 2 Facing east from Park Avenue across open space, north of Flora Road

Green Belt Parcel	16	
Area (ha)	454.3	
Local Authority	Hertsmere / London Borough of Barnet/ London Borough of Enfield	
		
Description	The parcel is located to the north and west of Greater London (Chipping Barnet/High Barnet and Hadley Wood) and to the south of Potters Bar. It is partially bounded to the east by the A111 (Stagg Hill), to the north by the M25 and to the west by the A1000 (Barnet Road). The parcel directly adjoins Chipping Barnet/High Barnet to the south and Hadley Wood to the east and south-east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Greater London large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of London, preventing its outward sprawl into open land. The Greater London large built-up area is predominantly bounded by features which are lacking in durability. The boundary cuts across open land in several places, in particular around Meadway, to the east of Hadley Highstone and to the north of Hadley Wood station, and is often aligned with the backs of gardens which are irregular in shape and weakly bounded by softer natural features. Much of the boundary is not defensible and the Green Belt provides a barrier to sprawl in the absence of another durable feature.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms much of the wider gap between Greater London (Hadley Wood and Chipping Barnet/High Barnet) and Potters Bar. The parcel plays an important role in maintaining the general scale and openness of the gap, in particular by preventing ribbon development along Stag Hill which would perceptually reduce the scale of this gap. Although the topography of the landscape affords long vistas across open countryside, there is no direct intervisibility between the settlements. The far south of the parcel, which is physically separated from the wider parcel, is less important for preventing coalescence.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. The north of the parcel is very open and rural in character. Aside from occasional piecemeal structures, generally low density agricultural or commercial premises, it is largely undeveloped, consisting of large arable and pastoral fields occasionally interspersed with small woodland plantations. The southern area at the edge of Chipping Barnet/High Barnet around Monken Hadley Common, has been subjected to some encroachment including a series of residential properties around Hadley Common and Hadley Green Road, as well as two schools. This area has a different character to the wider parcel and feels detached from the wider countryside as a result of dense woodland to the north of the common. However, it maintains the character of a rural village despite its close proximity to the edge of London. Overall, the more developed area in the south does not detract from the rurality and openness of the wider parcel and the parcel as a whole maintains and unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Facing south-east towards Waggon Road from public footpath, south of parcel



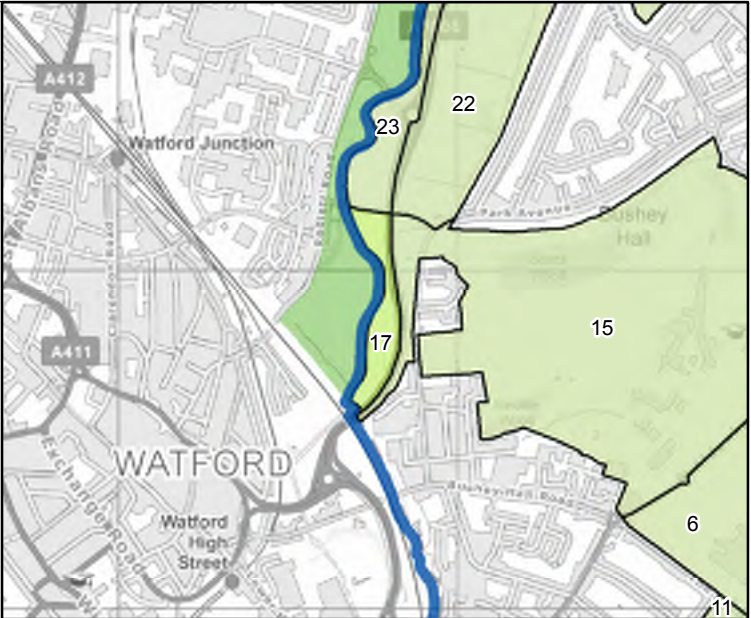
Photograph 2 Facing north across the parcel from Waggon Road



Photograph 3 Facing north across the parcel from Waggon Road, with the East Coast Main Line in the right of the shot



Photograph 4 Monken Hadley Common in the south of the parcel

Green Belt Parcel	17	
Area (ha)	4.3	
Local Authority	Hertsmere	
		
Description	The parcel is located to the east and north of Watford. It is bounded to the west by the River Colne, to the north by Link Road and to the east by the A4008. The parcel directly adjoins Watford to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Watford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Watford, preventing its outward sprawl northwards along the Colne Valley into open land. Only a small part of the parcel is directly connected to the Watford, but it is noted that this is strongly bounded by the west coast mainline, which forms a strong, readily recognisable edge to the settlement. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the essential gap between Watford and North Bushey, preventing development that would lead to the merging of the settlements. The gap along the River Colne corridor is very small in scale and any further development would likely result in coalescence, perceptually or physically.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 4% of the parcel is covered by built form. The parcel serves as a very narrow strip of largely open land between the River Colne and the A4008. It feels very self-contained, though shares similar characteristics with parcel 15 immediately to the east. It is predominantly woodland and scrubland, though a traveller sites diminishes its openness in the north. Large-scale infrastructure such as the west coast mainline and the A4008 further detract from its sense of rurality. Although the rurality of the parcel is somewhat diminished, it continues to contribute to the largely rural character of the Colne Valley.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

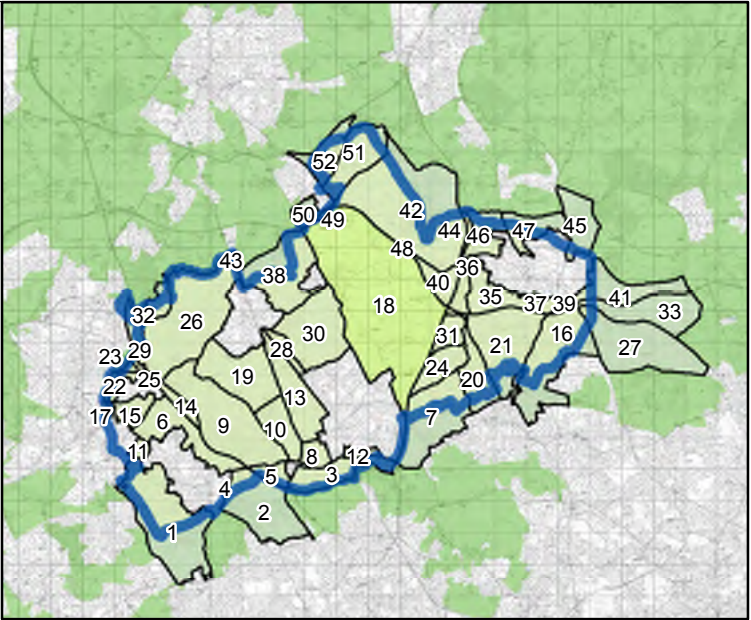
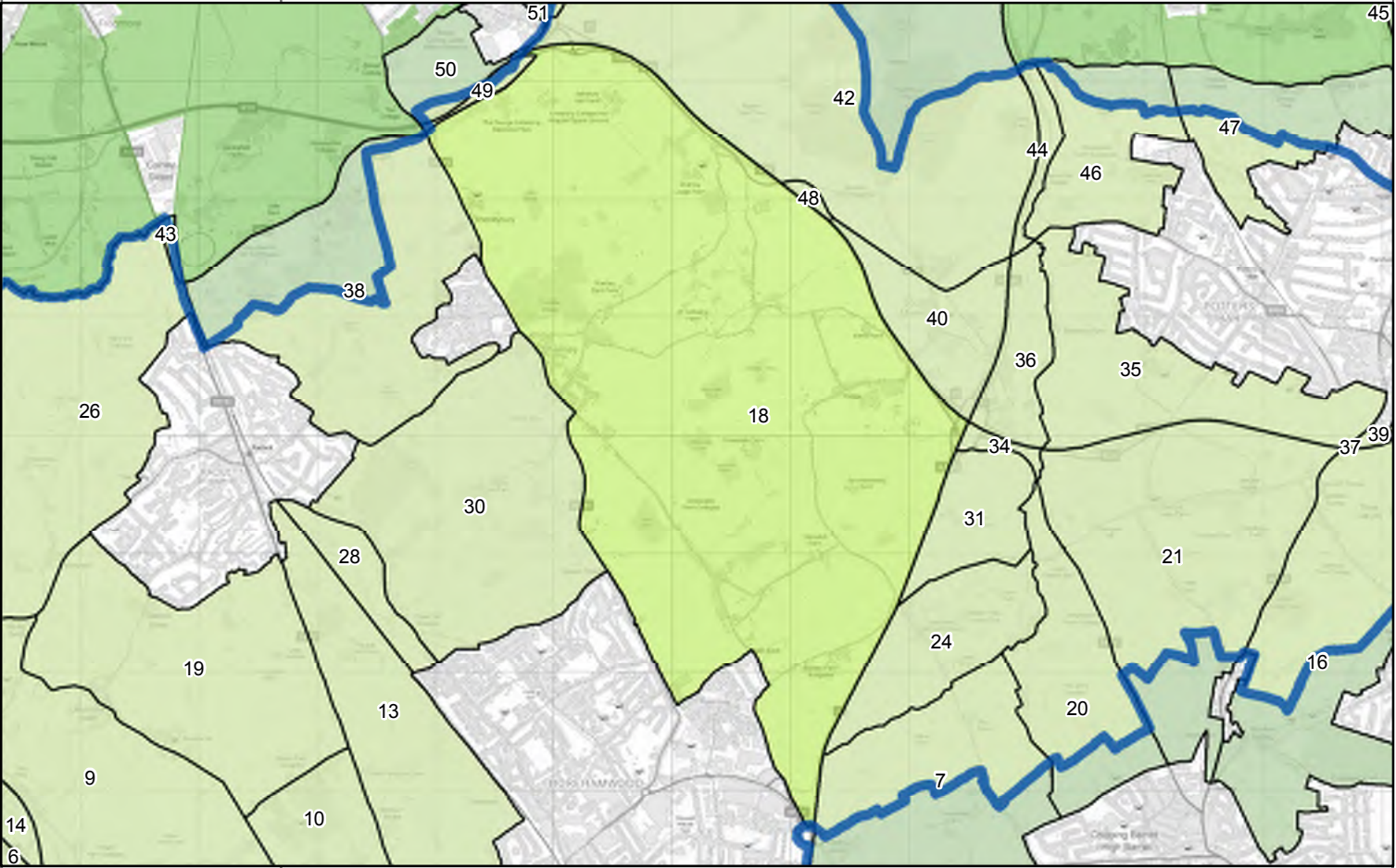
0 / 5



Photograph 1 View into parcel from Link Road



Photograph 2 Limited accessibility/visibility from public areas. Aerial view of parcel from the east © Bing Maps

Green Belt Parcel	18	
Area (ha)	1480.1	
Local Authority	Hertsmere	
		
Description	The parcel is located north-east of Borehamwood, south of London Colney and east of Shenley. It is bounded by the B5378 (Green Street / Shenleybury) to the west, the B556 (Bell Lane) to the north, the M25 to the north and east, and the A1/A1(M) to the south-east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Borehamwood, preventing outward sprawl into open land. The boundary between the parcel and Borehamwood is a mixture of durable and non-durable boundary features. Much of the boundary is formed by roads including Rowley Lane, Well End Road, Potter's Lane, Cowley Lane and Green Street. Parts of the boundary are however formed by residential back gardens, hedgerows and narrow tree lines.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the wider gap between the non-Green Belt settlements of Borehamwood and London Colney, and part of the wider gap between Borehamwood, London Colney, Potters Bar and Greater London (Chipping Barnet/High Barnet). The parcel maintains the overall openness of the gap and ensures its overall physical scale is protected. The parcel prevents ribbon development along Green Street, London Road, Well End Road and Mimms Lane, thus ensuring that the gap is not reduced perceptually.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 5% built form and is characterised by a strong rural character throughout. There are small washed over villages throughout the parcel however the villages are very rural in character. There are urbanising influences throughout the parcel, such as the A1(M) Motorway, areas of encroachment around the edge of Borehamwood, as well as longer distance vistas towards Greater London. However, the visibility of urban areas and infrastructure is largely attributable to long, unbroken views and the parcel's undulating topography. The National Institute for Biological Standards and Control laboratory represents a more substantial cluster of built form in the east of the parcel, as does Shenley in the north-east, which includes residential properties, public houses and various other structures. The majority of the parcel however consists of open fields with long views and maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Research facility in east of the parcel



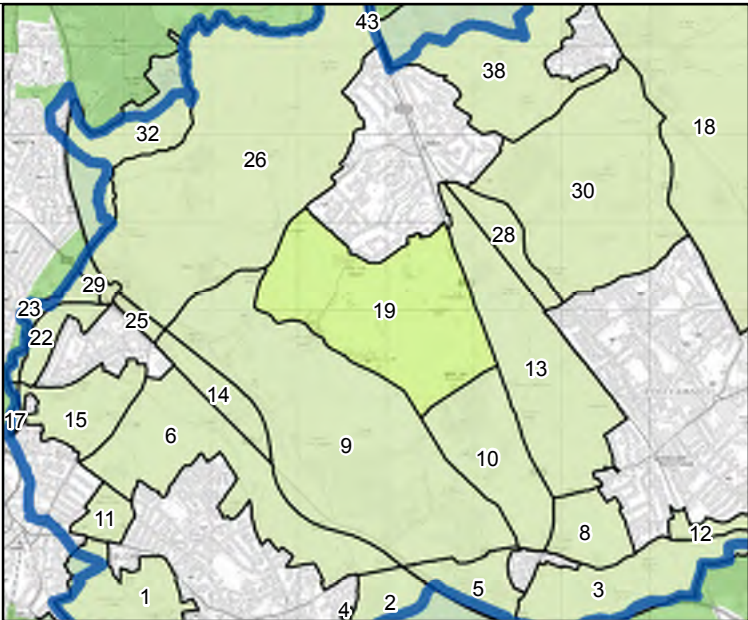
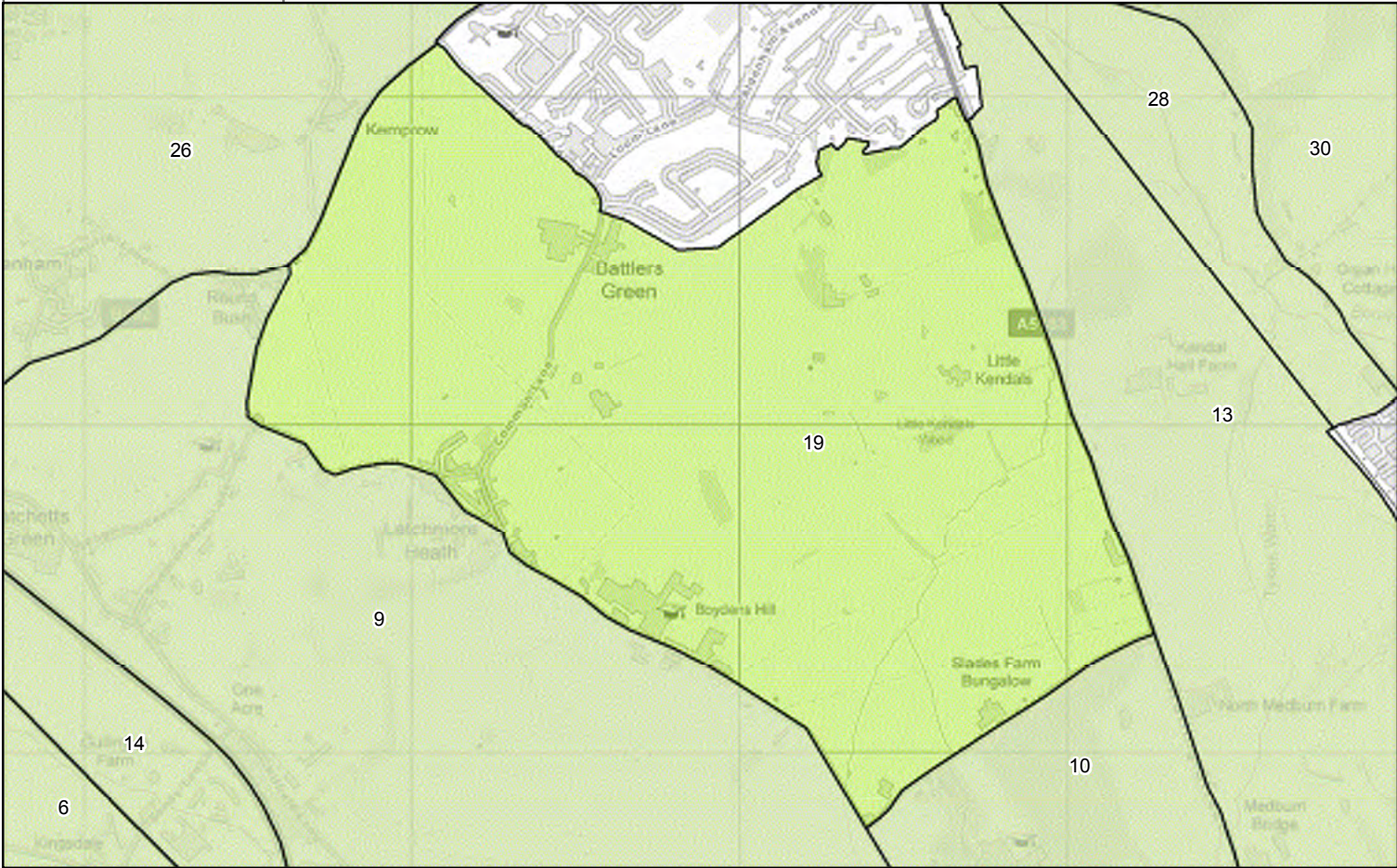
Photograph 2 View of south of the parcel from Ridge



Photograph 3 Facing south-east from Holmshill Lane across the parcel



Photograph 4 Facing east from Deeves Hall Lane across paddock fields

Green Belt Parcel	19	
Area (ha)	349.6	
Local Authority	Hertsmere	
		
Description	The parcel is located immediately south of Radlett, north-west of Borehamwood, north-east of Bushey Heath/Bushey Village and east of North Bushey. It is bounded by Radlett to the north, the A5183 (Cobden Hill / Watling Street) to the east, Butterfly Lane to the south-east, Aldenham Road, The Green and Grange Lane to the south-west and Primrose Lane and Radlett Road to the north-west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Radlett, Borehamwood, Elstree, Bushey Heath/Bushey Village and North Bushey, where the scale of the gap is such that there is little risk of settlements coalescing, but where the overall openness is important to preserving the perceived gap between settlements. The parcel plays a role in preventing ribbon development between Radlett and Elstree Village at Cobden Hill and Watling Street.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 3% of the parcel is covered by built form and it is characterised by a strong rural character throughout. The only significant development in the parcel is at Letchmore Heath at the western boundary and Aldenham School and Aldenham School Sports Centre at the south-western boundary. There is a small number of agricultural buildings throughout the parcel and Battlers Green Shopping Village in the north adjacent to Radlett. The remainder of the parcel consists of very open agricultural fields with long views and very little development.	5

Purpose 3 Total Score

5 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel protects open land which has a strong connection to the historic core, contributing to its immediate historic setting. The parcel's historic character is defined not by the town's historic setting, but the historic field pattern and soft edge between the settlement and countryside in the north-east of the parcel. There are views between Radlett's historic area and the parcel although they are mostly obscured by tree cover.	3

Purpose 4 Total Score

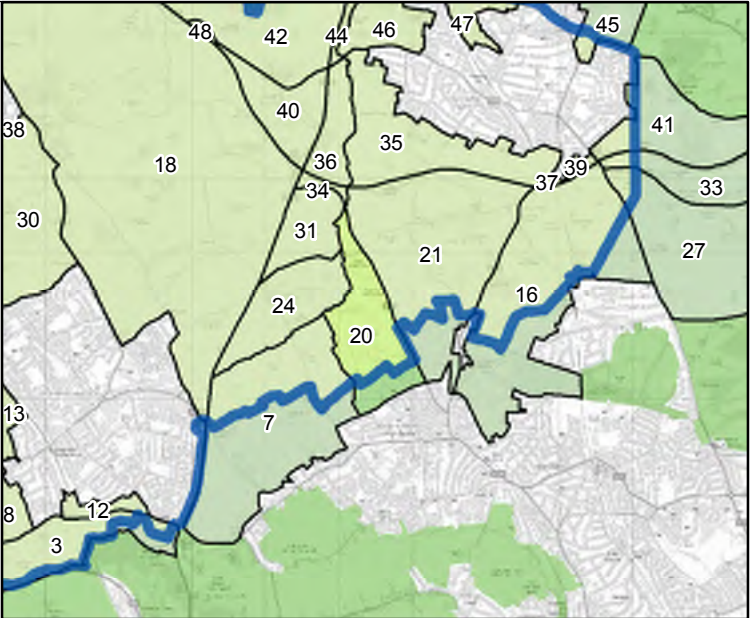
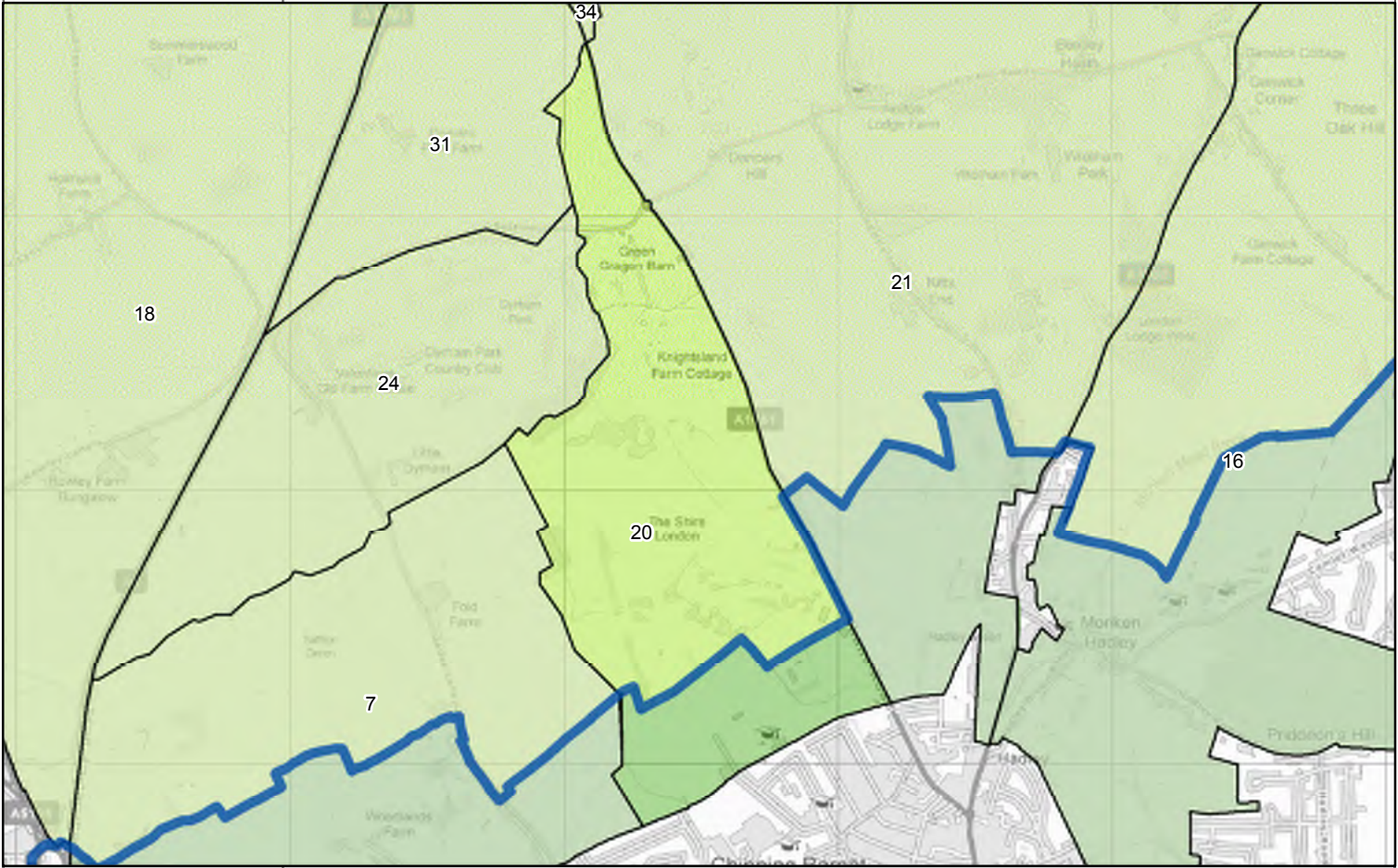
3 / 5



Photograph 1 Facing north towards the historic area of Radlett in the right rear of the photograph



Photograph 2 Facing north across the parcel from Butterfly Lane

Green Belt Parcel	20	
Area (ha)	168.6	
Local Authority	Hertsmere / London Borough of Barnet	
		
Description	The parcel is located to the north of Greater London (Chipping Barnet/High Barnet), the south-west of Potters Bar and east of Borehamwood. It is bounded by the A1081 (St Albans Road) to the east and the Mimms Hall Brook to the west and north. The parcel directly adjoins Chipping Barnet/High Barnet to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Greater London large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Greater London, preventing its outward sprawl into open land. The edge of the Greater London large built-up area consists of the edges of rectilinear residential properties with regular gardens, that are well defined by dense planted buffers. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a substantial part of the wider gap between Greater London (Chipping Barnet/High Barnet) and Potters Bar. The parcel maintains the overall openness and scale of the gap and plays a particularly important role in preventing ribbon development along the A1081 (St Albans Road), which would perceptually reduce the scale of this gap. However, long vistas across the parcel are often curtailed by wooded areas and planted buffers, particularly around the edge of the golf course in the southern part of the parcel. The scale of the gap, both physically and in terms of intervisibility, is sufficiently large in scale that the very southern part of the parcel is less important for preventing the merging of settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. The parcel has a very open feel, particularly the northern part which consists of arable and pastoral fields with strong intervisibility to the surrounding countryside and limited views towards Greater London and other surrounding settlements. The southern half of the parcel also remains predominantly open, though has a less unspoilt character. A large golf course, as well as floodlit playing fields and allotments, contribute to a greater sense of the urban fringe location and urban context to the south. Built form is limited to an electrical substation, a school, low density structures associated with a nature reserve and very occasional isolated dwelling houses and pubs further to the north. Overall, aside from a small area in the south, the wider parcel maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

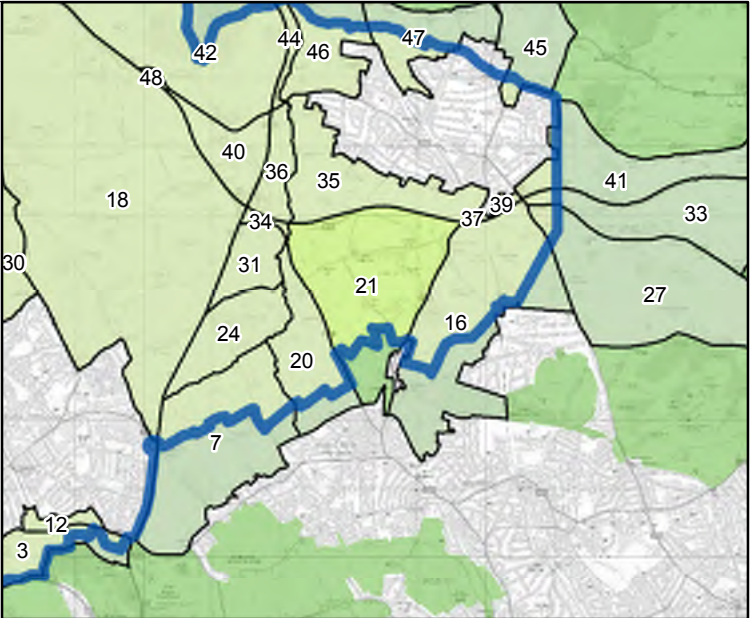
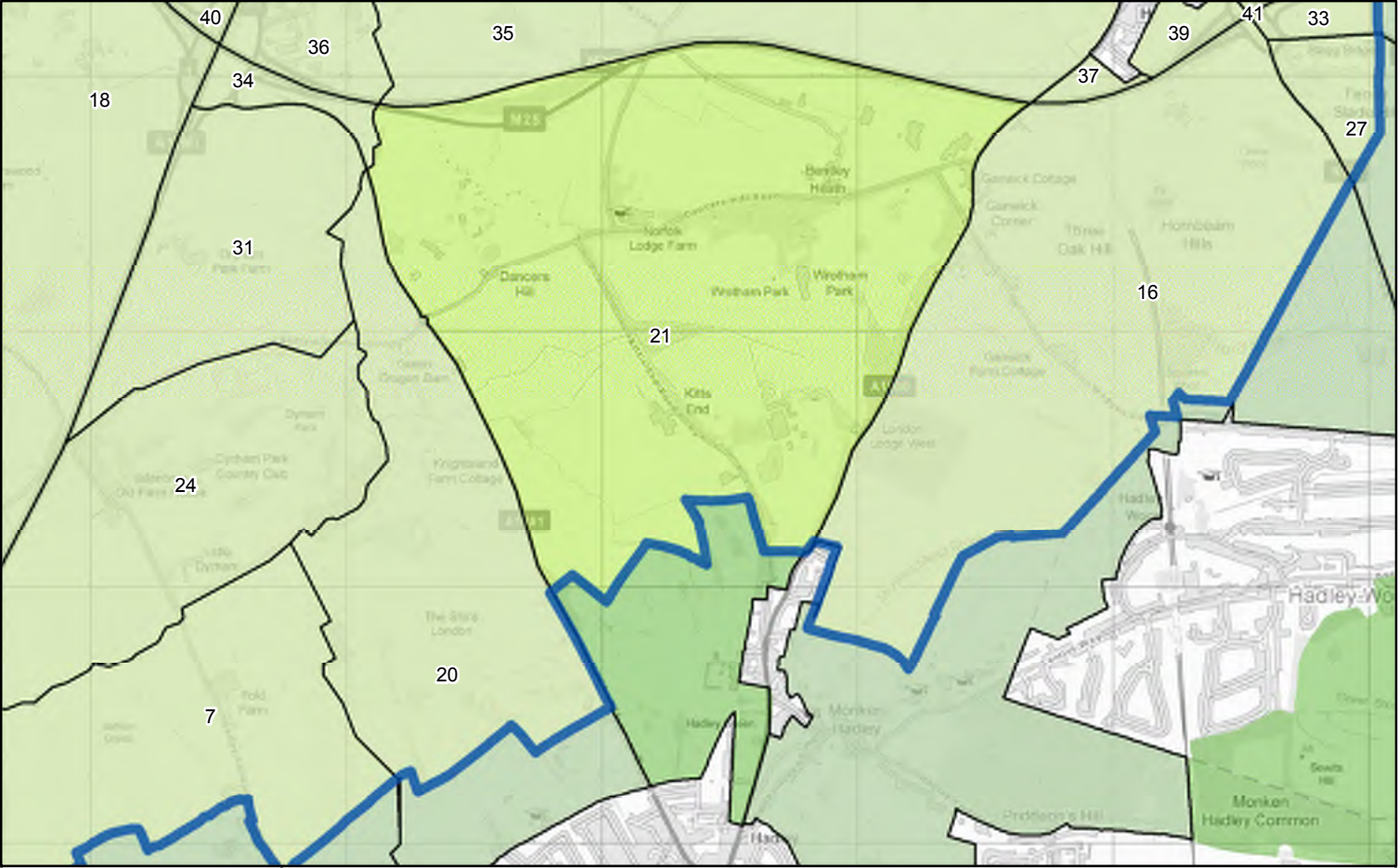
Site Photos



Photograph 1 Facing west from St Albans Road, illustrating very enclosed nature of south of the parcel



Photograph 2 Facing south-west across the parcel from the Green Dragon public house

Green Belt Parcel	21	
Area (ha)	415.9	
Local Authority	Hertsmere / London Borough of Barnet	
		
Description	The parcel is located to the north of Greater London (Chipping Barnet/High Barnet) and the south of Potters Bar. It is bounded to the west by the A1081 (St Albans Road), partially to the east by the A1000 (Barnet Road) and to the north by the M25. The parcel directly adjoins Greater London to the south and south-east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Greater London large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Greater London, preventing its outward sprawl into open land. The edge of Greater London is bounded by a mixture of physical features, including Old Ford Lane which is readily recognisable and likely to be permanent. However, much of the boundary follows features which are lacking in durability, including the backs of large residential properties with irregular gardens, weakly bounded by softer natural features. Around Hadley Highstone the Green Belt boundary is not aligned with any readily recognisable feature, cutting across open land. The Green Belt provides a barrier to sprawl in the absence of another durable feature.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the majority of the wider gaps between Greater London (Monken Hadley) and Potters Bar, as well Greater London (Chipping Barnet/High Barnet) and Potters Bar. The parcel maintains the general openness and scale of these gaps, preventing development along the A1000 (Barnet Road), Kitts End Road and the A1081 (St Albans Road), which may physically and perceptually reduce the gap between these two settlements. In particular, the eastern part of the parcel is most important for maintaining this separation, with existing ribbon development perceptually diminishing its scale. However, while there are long vistas across open land, as well as some occasional views between the two settlements, the gap remains physically substantial at approximately 2000m, and the western area is less important for preventing coalescence.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. The parcel has a very open, unspoilt feel. The majority consists of large, open arable fields, interspersed with occasional small wooded areas. Wrotham Park in the east of the parcel represents a typical English landscape park with open pasture land interspersed with occasional trees. The southern half of the parcel also remains predominantly open, though its rurality is diminished somewhat by a large, managed golf course. Built form is generally limited to occasional low density structures, including isolated residential properties and farm buildings, which are dispersed throughout the parcel. There is a particular cluster of buildings around Dancers Hill Road in the north of the parcel, including residential properties, a nursery, chapel, public house and commercial premises, including a garden centre and garage. However, despite the presence of built form, the parcel maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

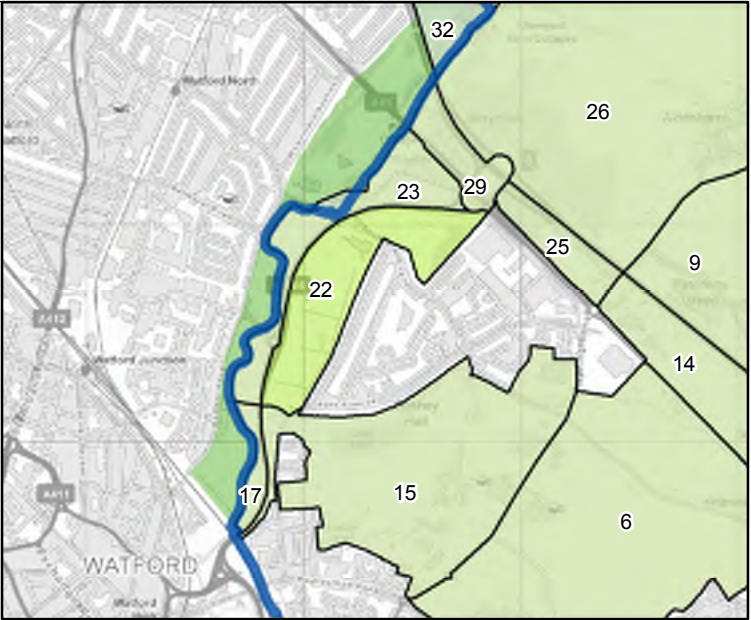
Site Photos



Photograph 1 Facing south-east across the parcel from St Albans Road (A1081) at the Green Dragon public house



Photograph 2 Facing east across the parcel from St Albans Road (A1081) at the Green Dragon public house

Green Belt Parcel	22	
Area (ha)	34.7	
Local Authority	Hertsmere	
		
Description	The parcel is located to the east of Watford and to the west of North Bushey. It is bounded by the A408 to the north and west and Link Road to the south. The parcel directly adjoins North Bushey to the east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area, though it is noted that the western edge of the parcel is within close proximity to Watford. Only a very small area of Green Belt (lying entirely within Watford), as well as the River Colne, separates the parcel from the edge of the large built-up area. Development in the west may constitute sprawl.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the majority of the essential gap between Watford and North Bushey, preventing development that would result in the merging of these settlements. The gap is particularly narrow in scale, around 500m wide, and there is strong intervisibility between the edge of North Bushey and Watford beyond. Although the A4008 forms a barrier, preventing complete physical coalescence of the settlements, any further development would result in them to merge perceptually and would diminish the open character of this very small gap.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 3% of the parcel is covered by built form. Although the parcel is largely free from development, consisting of arable fields and grazing land, it is small in scale with poor linkage to the wider countryside. It is subject to a number of urbanising influences, including the A4008 immediately to the west, as well as direct visibility to large commercial units to the north-east, North Bushey and large scale development in Watford towards the south-west. Built form within the parcel is limited to a small cluster of agricultural buildings in the centre of the parcel. The parcel maintains a largely rural character in an urbanised setting.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

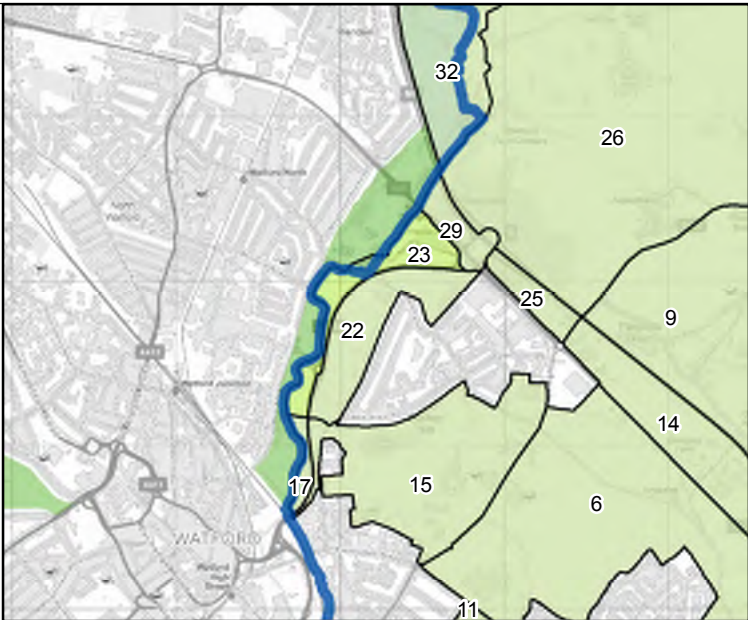
0 / 5



Photograph 1 Facing east from Bushey Mill Lane across the north of the parcel towards industrial units



Photograph 2 View of farm structures in the south of the parcel from Bushey Mill Lane

Green Belt Parcel	23	
Area (ha)	22.9	
Local Authority	Hertsmere / Watford	
		
Description	The parcel is located to the east of Watford and to the west of North Bushey. It is bounded by the A4008 to the east, by the River Colne to the west, by Link Road to the south and by the A41 (Colne Way) to the north.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area, though it is noted that the western edge of the parcel is within close proximity to Watford. Only a very small area of Green Belt (parcel 23, as well as an additional area of Green Belt to the west within Watford), as well as the A4008, separates the parcel from the edge of the large built-up area. Development in the west may constitute sprawl.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the essential gap between Watford and North Bushey, preventing development that would result in the merging of these settlements. The gap is particularly narrow in scale, around 500m wide. Although the A4008 forms a barrier, preventing complete physical coalescence of the settlements, any further development would result in them to merge perceptually.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. Although the parcel is largely free from development, consisting of floodplain meadows, scrubland and dense planted buffers, it is very small in scale and subject to a number of urbanising influences. This includes the A4008 immediately to the east, the access road between the A4008 and Radlett Road, as well as a series of playing fields to the west of the River Colne, beyond which the edge of Watford is clearly visible. Built form within the parcel is limited to a small cluster of low density buildings in the north, part of a B&B. The parcel maintains a largely rural character in an urbanised setting.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

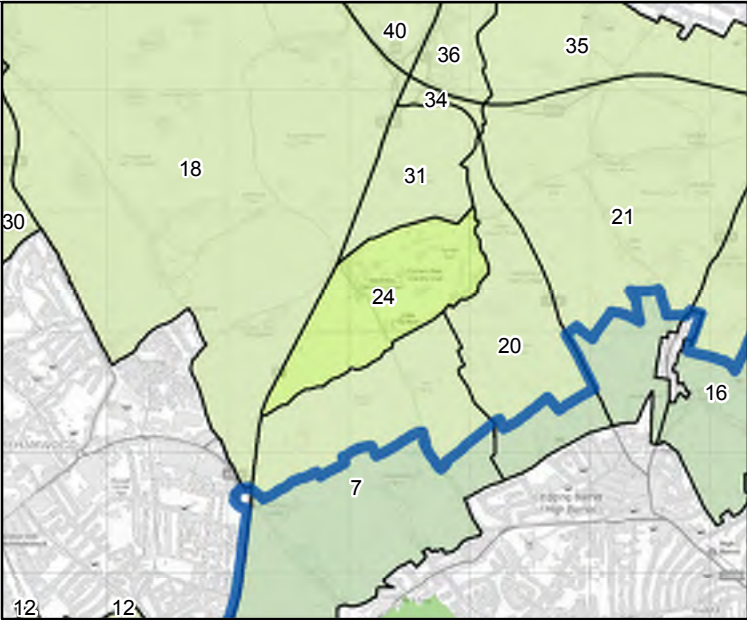
Site Photos

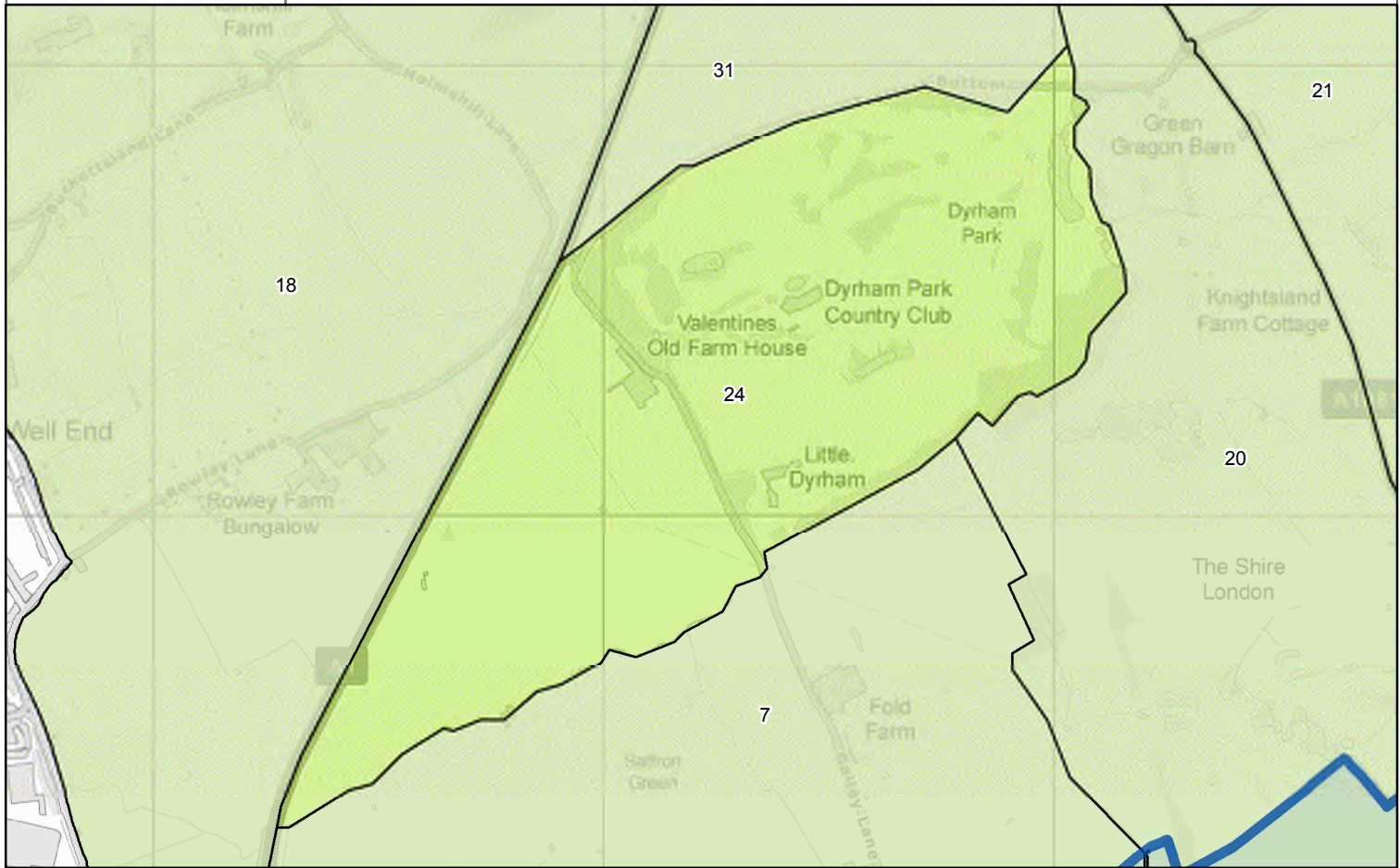


Photograph 1 River Colne in east of the parcel



Photograph 2 View of meadows in north of the parcel

Green Belt Parcel	24	
Area (ha)	135.1	
Local Authority	Hertsmere	



Description	The parcel is located between Borehamwood, Potters Bar and Greater London (Chipping Barnet/High Barnet). It is bounded by the A1 (Barnet By-Pass) to the west, and Mimms Hall Brook to the north, east and south.	
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Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a small part of the wider gap between Borehamwood, Potters Bar and Greater London (Chipping Barnet/ High Barnet), maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. The parcel prevents ribbon development along Galley Lane, Trotters Bottom and St Albans Road.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 10% built form and possesses a largely rural character overall. The parcel is however not very open. East of Galley Lane it consists largely of a golf course and manicured lawns related to the Dyrham Park Country Club development. West of Galley Lane there are arable farming fields at Valentines Farm with scrubland west of Arkley Lane.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

Site Photos



Photograph 1 Country club car park in the east of the parcel



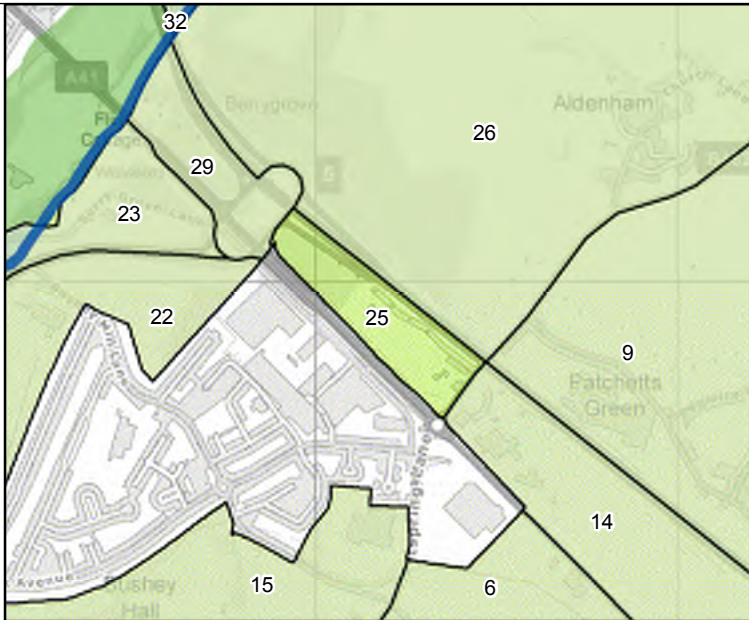
Photograph 2 Wooded area around Mimms Hall Brook in the south of the parcel



Photograph 3 Residential properties in the south of the parcel



Photograph 4 Enclosed field pattern to the west of Galley Lane

Green Belt Parcel	25	
Area (ha)	11	
Local Authority	Hertsmere	
		
Description	The parcel is located to the north-east of North Bushey. It is bounded to the north-east by the M1, the M1 Junction 5 roundabout, the south-west by the A41 and the south-east by the B462 (Radlett Road). It directly adjoins the edge of North Bushey to the south-west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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	Although the parcel forms a very small part of the gap between North Bushey and Radlett, it makes little discernable contribution to their separation.	0

Purpose 2 Total Score

0 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. Although the parcel is largely free from development, consisting largely of arable fields and woodland, it is small in scale with poor linkage to the wider countryside. A small part of the south of the parcel has suffered encroachment, consisting of residential properties along Hartspring Lane and Berry Grove Lane which contribute to a more semi-urban character here. Additionally, other urbanising influences such as large transport infrastructure (the M1 and A41), which surround the parcel, diminish its sense of rurality. Overall, the parcel maintains a largely rural character in an urbanised setting.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

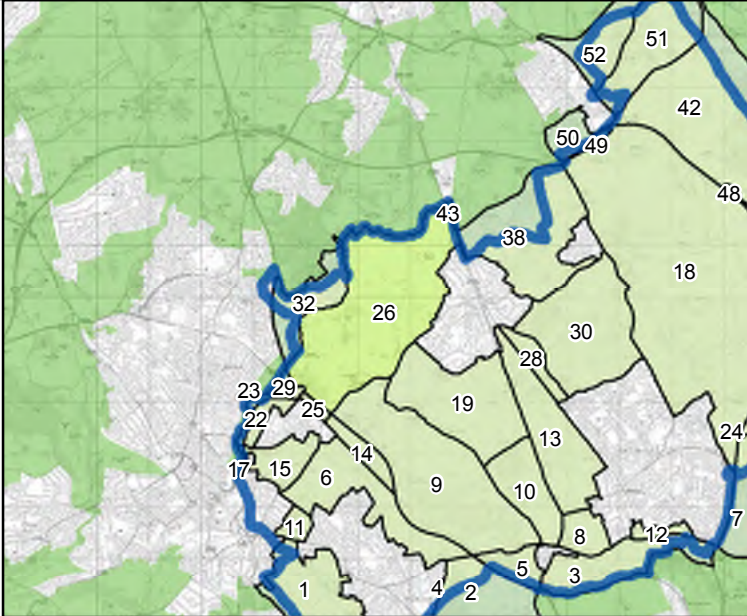
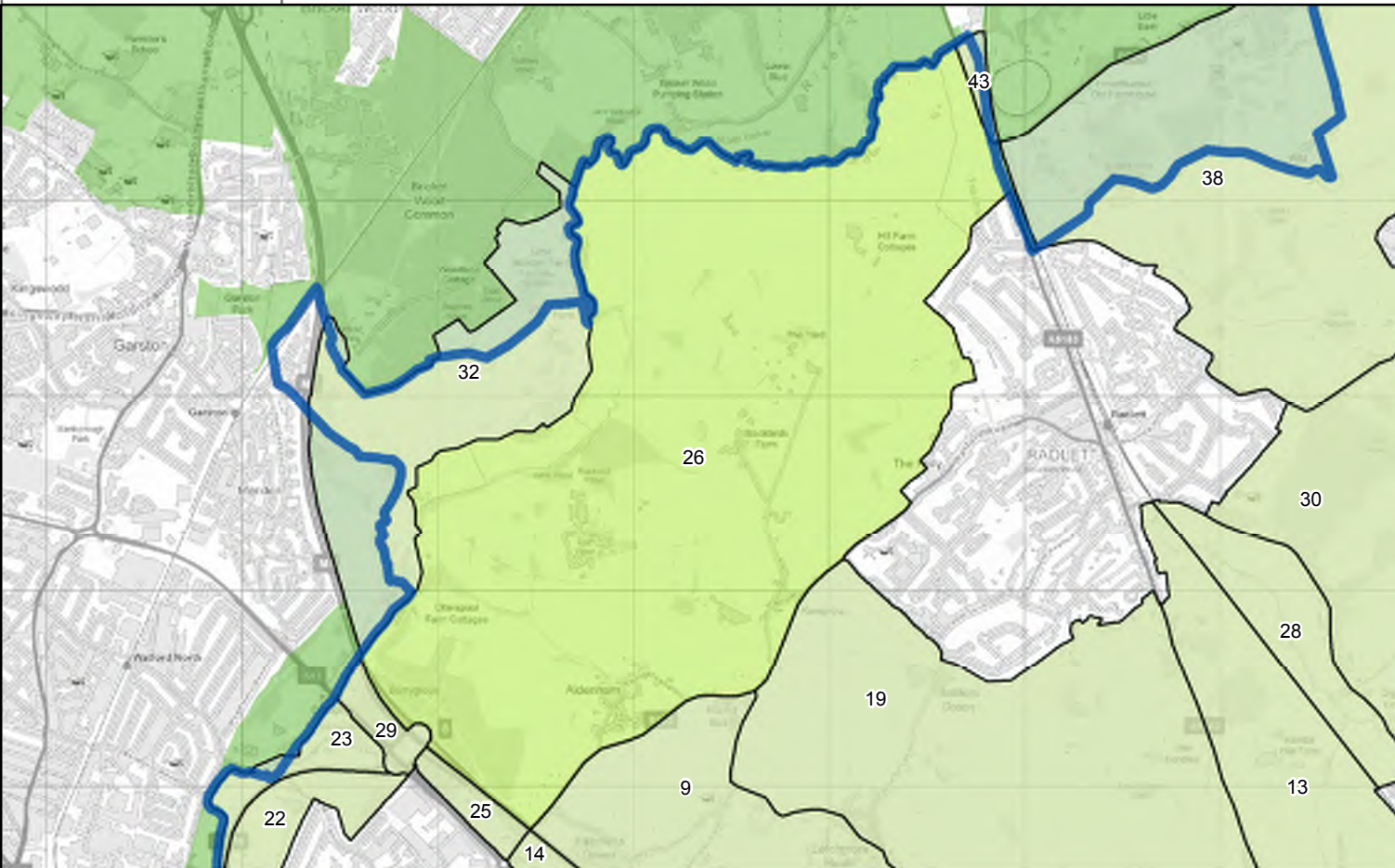
0 / 5



Photograph 1 Residential properties on Berry Grove Lane in the south-east of the parcel



Photograph 2 View of the centre of the parcel, facing south from Berry Grove Lane

Green Belt Parcel	26	
Area (ha)	660.5	
Local Authority	Hertsmere	
		
Description	The parcel is located to the north-east of North Bushey, to the east of Watford and to the west of Radlett. It is bounded to the south-east by the B462 (Radlett Road) and to south-west by the M1, to the west and north by the River Colne and partially to the east by the A5183 (Watling Street). The parcel directly adjoins Radlett to the east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area, though it is noted that the western edge of the parcel is within close proximity to Watford. Only a very small area of Green Belt (lying entirely within Watford), as well as the M1, separates the parcel from the edge of the large built-up area. Development in the west may constitute sprawl.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1 Total Score			0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the wider gaps between Watford, North Bushey and Radlett, as well as the essential gap between Radlett and Colney Street and part of the wider gaps between Radlett and Bricket Wood, How Wood and Park Street. A small area in the north-east of the parcel is important for preventing the coalescence of Radlett and Colney Street, preventing ribbon development along Watling Street. The wider parcel maintains the openness and scale of the wider gap. There are long vistas across open land, though no direct intervisibility between these settlements as a result of the flat topography and occasional wooded areas. The eastern part of the parcel at the very edge of Radlett, east of Oakridge Lane, is less important for preventing the merging of settlements.	3
Purpose 2 Total Score			3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 3% of the parcel is covered by built form. The parcel maintains a strong level of openness throughout, and largely comprises of large arable and pastoral fields, interspersed with woodland and densely planted hedges. The village of Aldenham, located in the south, encompasses a small cluster of residential properties and other low density structures, including a church and social club. However, it does not detract from the wider rurality of the parcel. Other built form is limited to dispersed isolated residential properties, agricultural buildings, a school and a sewage works. Overall, the parcel maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Facing east from Church Lane across open land, with Radlett Road to the left of the shot



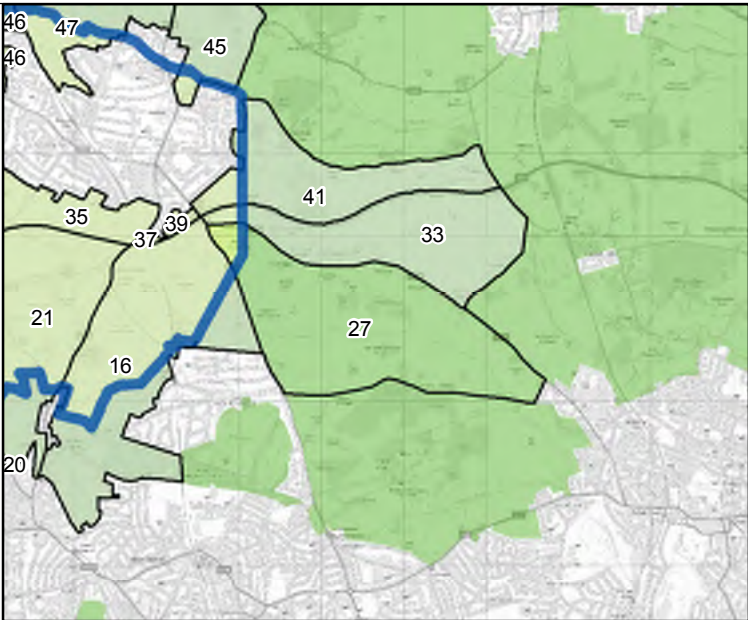
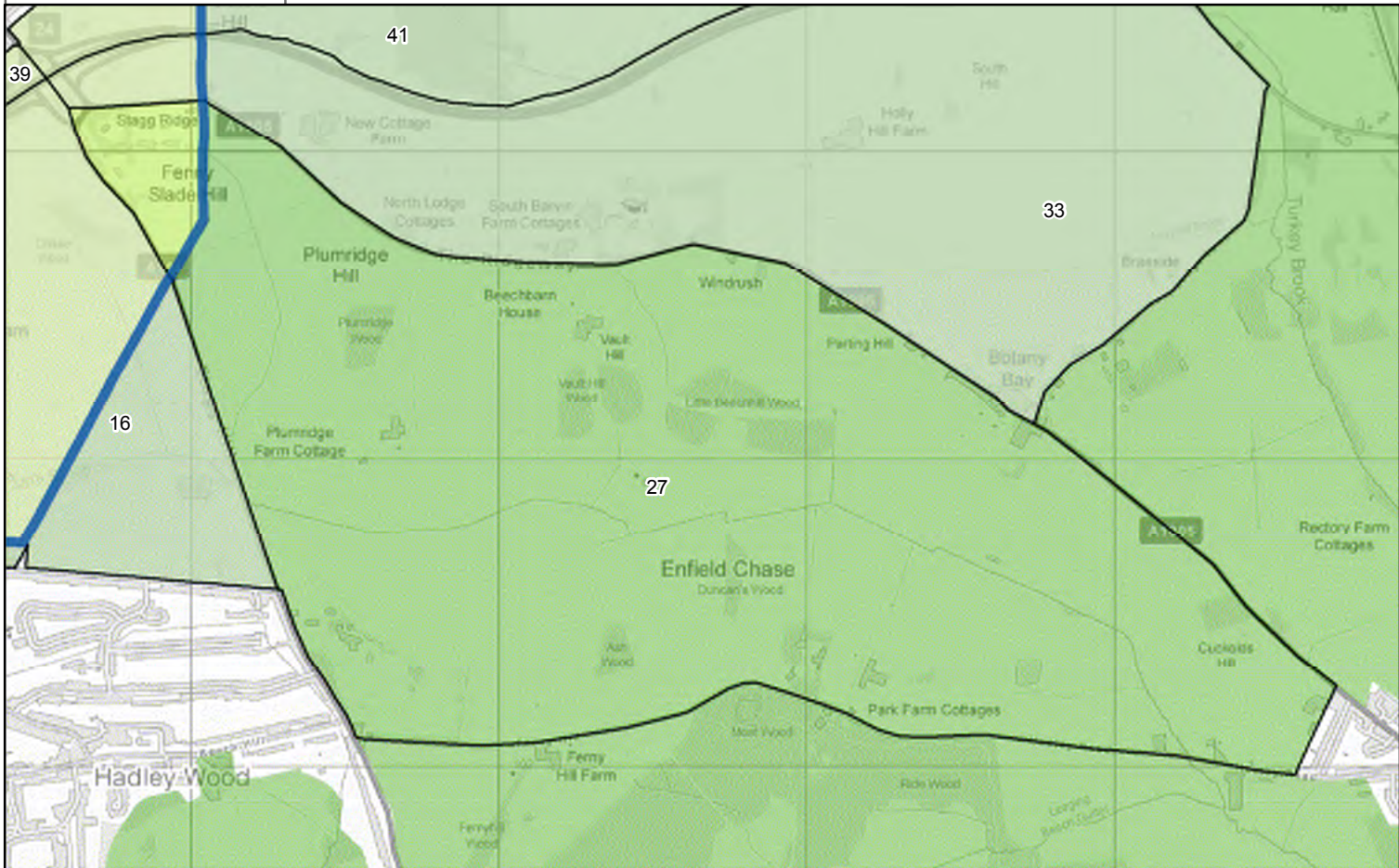
Photograph 2 Residential properties in Aldenham in the south-west of the parcel



Photograph 3 Facing east from Wall Hall Lane across open fields in the centre of the parcel, typical of its general character



Photograph 4 Facing west from Wall Hall Lane across open fields in the centre of the parcel

Green Belt Parcel	27	
Area (ha)	467.1	
Local Authority	Hertsmere / London Borough of Enfield	
		
Description	The parcel is located to the south-east of Potters Bar and the north of Greater London (Hadley Wood and Gordon Hill). It is bounded to the north by the A1005 (The Ridgeway), to the west by the A111 (Stagg Hill) and to the south by Ferry Hill / Hadley Road. It directly adjoins Greater London (Gordon Hill) to the east and west (Hadley Wood).	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Greater London large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Greater London to both the east and west, preventing its outward sprawl into open land. To the east, the edge of the large built-up area consists of the backs of regular, rectilinear properties with well-defined gardens, whilst to the west it is bounded by Cockfosters Road, a durable and readily recognisable physical feature. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the wider gap between Greater London (Hadley Wood) and Potters Bar, as well between Greater London (Gordon Hill) and Potters Bar. The western edge of the parcel is particularly important for preventing ribbon development along the A111 (Stagg Hill) which would physically and perceptually reduce the scale of this gap. The wider parcel also plays an important role in maintaining the general openness and scale of these gaps, and as a result of the topography of the lands there are long vistas across open land towards the edge of Greater London. However, there is no direct intervisibility between Potters Bar and Greater London, and the eastern and southern parts of the parcel are less important for preventing merging between these settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. The parcel maintains a very open character throughout, largely characterised by arable fields interspersed with small woodland plantations, as well as paddocks towards the east. Built form is largely restricted to the very north of the parcel along The Ridgeway, consisting of two schools and a cluster of residential dwellings at Botany Bay. Aside from a small number of isolated agricultural buildings and other low density structures, the remainder of the parcel is undeveloped, though southwards views towards London are a slight urbanising influence. Overall though, the parcel maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this Purpose.	0

Purpose 4 Total Score

0 / 5

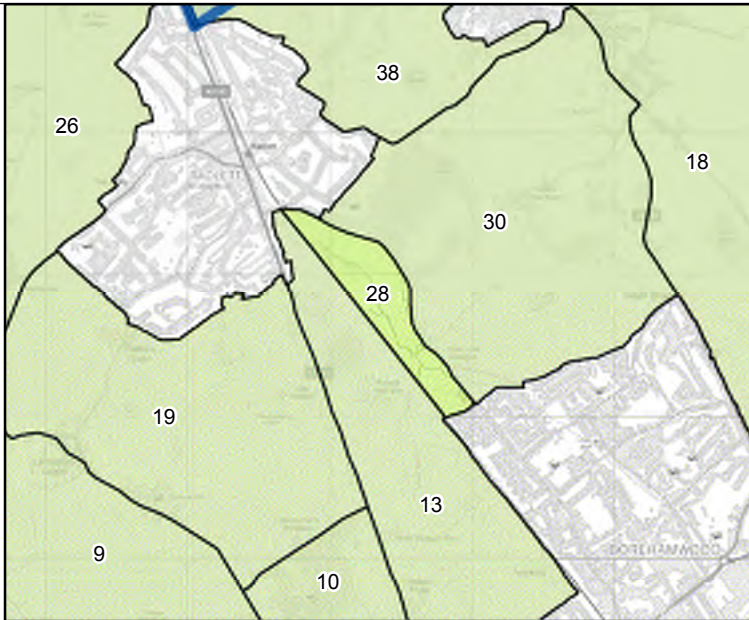
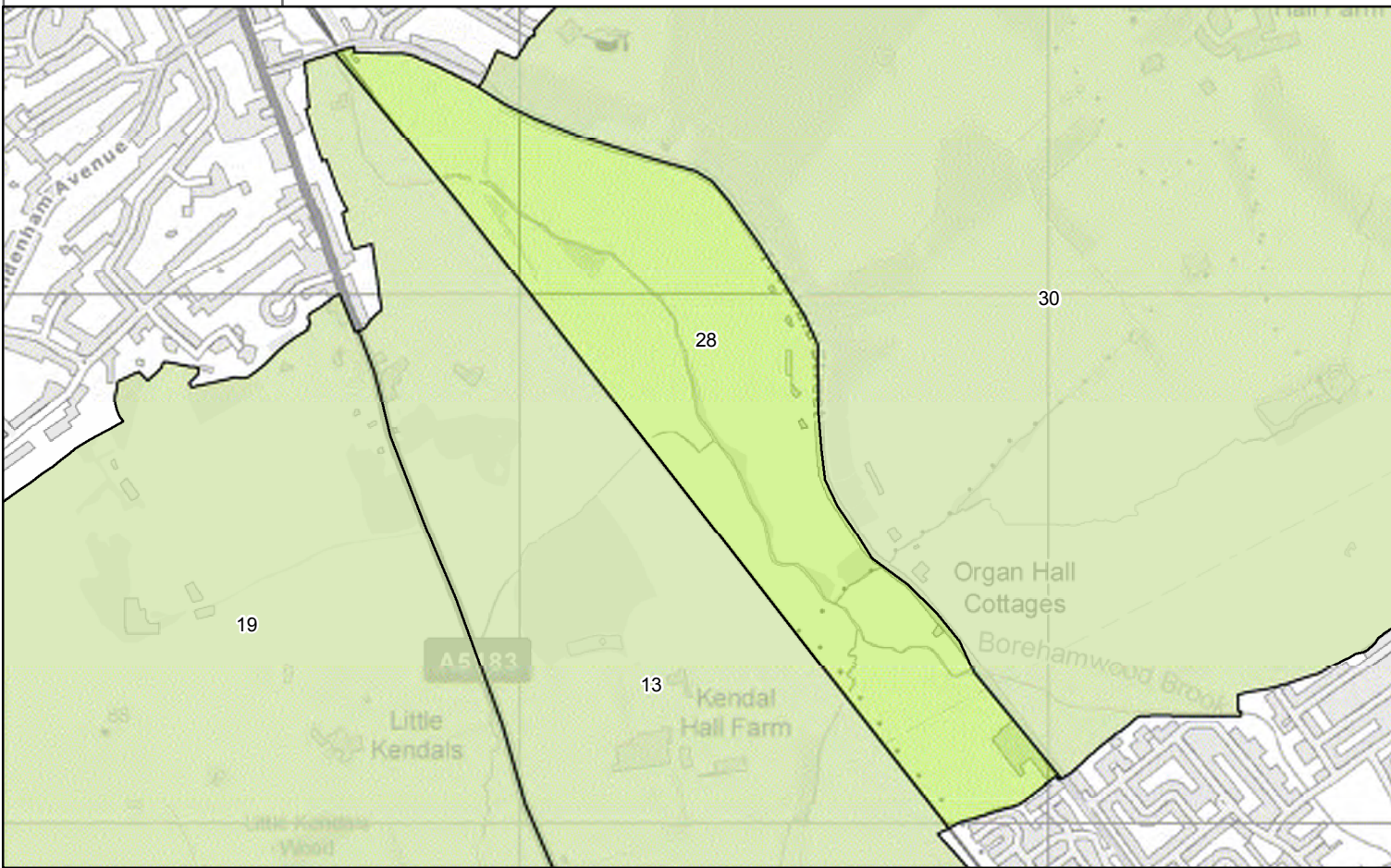
Site Photos



Photograph 1 Facing south-west across the parcel from The Ridgeway towards agricultural buildings



Photograph 2 Facing south-east across the parcel from The Ridgeway towards Fenny Hill

Green Belt Parcel	28	
Area (ha)	49.5	
Local Authority	Hertsmere	
		
Description	The parcel is located to the north-west of Borehamwood and south-east of Radlett. It is bounded to the north by Radlett, to the east by Theobald Street, to the south by Borehamwood and to west by the Midland Main Line railway line.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Borehamwood. The boundary between the parcel and Borehamwood consists of non-durable boundary features and consists entirely of hedgerows at the back gardens of residential dwellings. The Green Belt is particularly important for preventing the outward sprawl of Borehamwood in the absence of durable boundary features.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between Borehamwood and Radlett. The parcel is particularly important in preventing ribbon development along Theobald Street along which there is already piecemeal development between the two settlements. Furthermore, the parcel forms a valley around The Brook and would be particularly susceptible to ribbon development.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Less than 3% of the parcel is covered by built form and it is characterised by a strong rural character throughout. The parcel is somewhat enclosed by a wooded area to the east and a tree line around The Brook. The parcel is physically connected to the centre of Radlett although the sense of connection is lost by tree cover at the parcel's boundary. Ribbon development on Theobald Street and the railway line to the west detract from the overall sense of rurality.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel makes a limited contribution to the broader setting of Radlett (South) Conservation Area by providing a countryside setting for a historic core which is inward facing, and has a weak relationship with the surrounding countryside. There is limited sense of convergence between the parcel and the historic core, with limited views into the parcel from the historic core, and from the historic core into the parcel. In addition, only a small part of the parcel is in close proximity to the Radlett (South) Conservation Area.	1

Purpose 4 Total Score

1 / 5

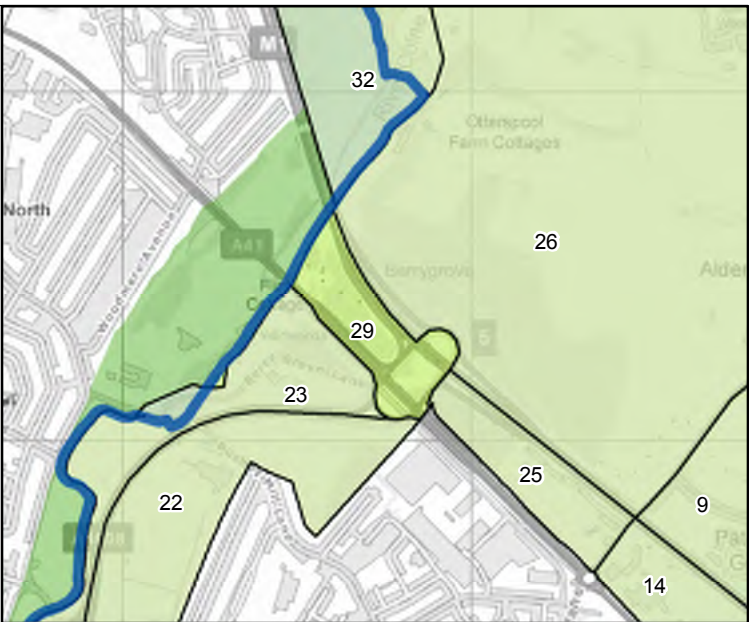
Site Photos

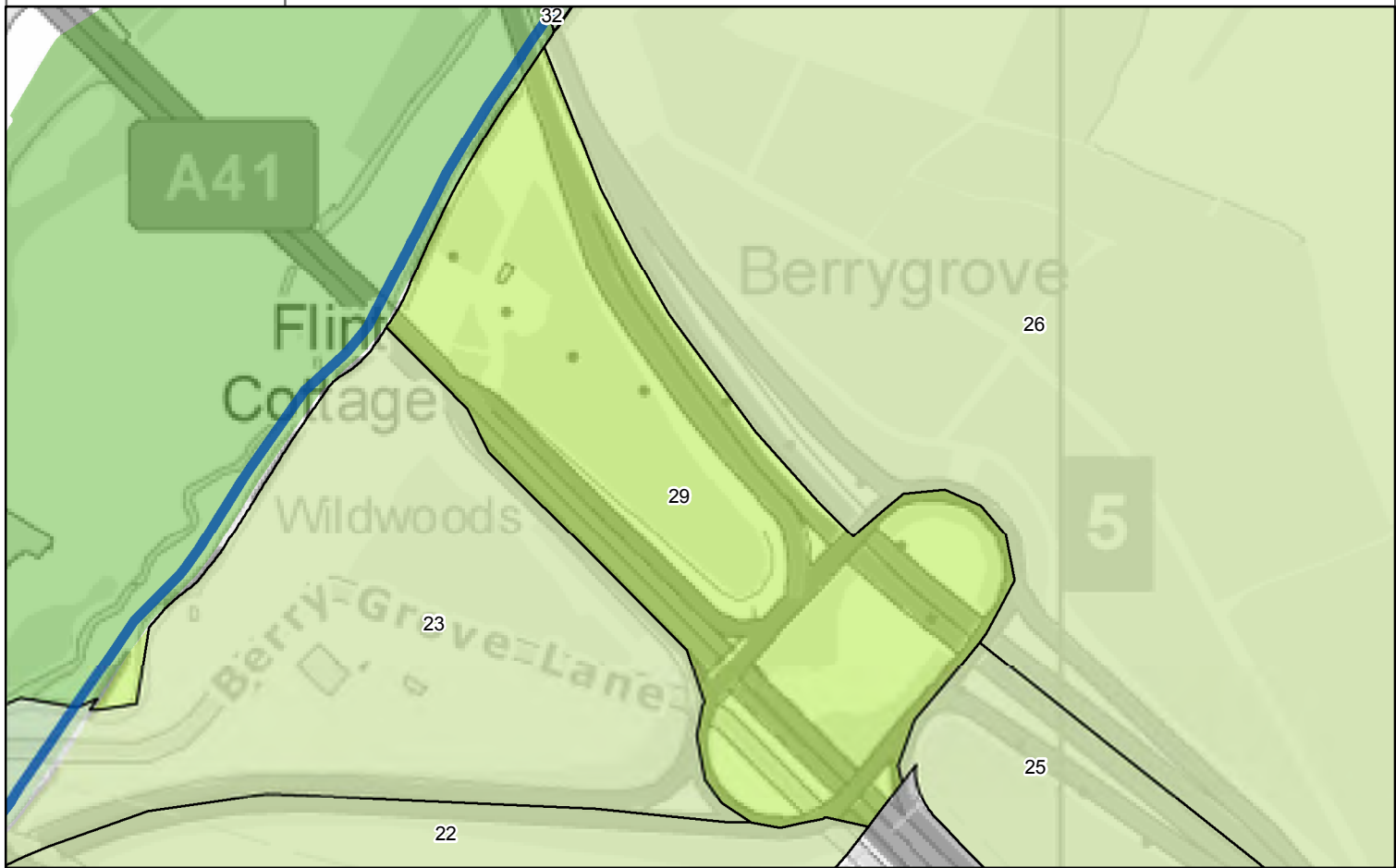


Photograph 1 Views across open fields in the centre of the parcel towards the edge of Radlett, from Theobald Street



Photograph 2 Facing south-west from Theobald Street

Green Belt Parcel		29	
Area (ha)		10.9	
Local Authority	Hertsmere		



Description	The parcel is located to the north-west of North Bushey. It is bounded to the north-east by the M1, the north west by the River Colne, the south-east by the M1 Junction 5 roundabout, and the south-west by the A41.		
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Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area, though it is noted that the western edge of the parcel is within close proximity to Watford. Only a very small area of Green Belt (lying entirely within Watford), as well as the River Colne, separates the parcel from the edge of the large built-up area. Development in the west may constitute sprawl.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the essential gap between Watford and North Bushey, preventing development that would result in the merging of these settlements. The gap is particularly narrow in scale, around 800m wide. Although a number of physical features form barriers preventing complete physical coalescence of the settlements, including M1 Junction 5 and the River Colne, any further development here would constitute ribbon development and may result in the settlements merging perceptually.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 4% of the parcel is covered by built form. The parcel is small in scale and predominantly covered by dense woodland. Built-form is limited to a small cluster of residential properties in the east. Although the rurality of the parcel is diminished slightly by the presence of large scale infrastructure to the north and south, the M1 and A41, overall it maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

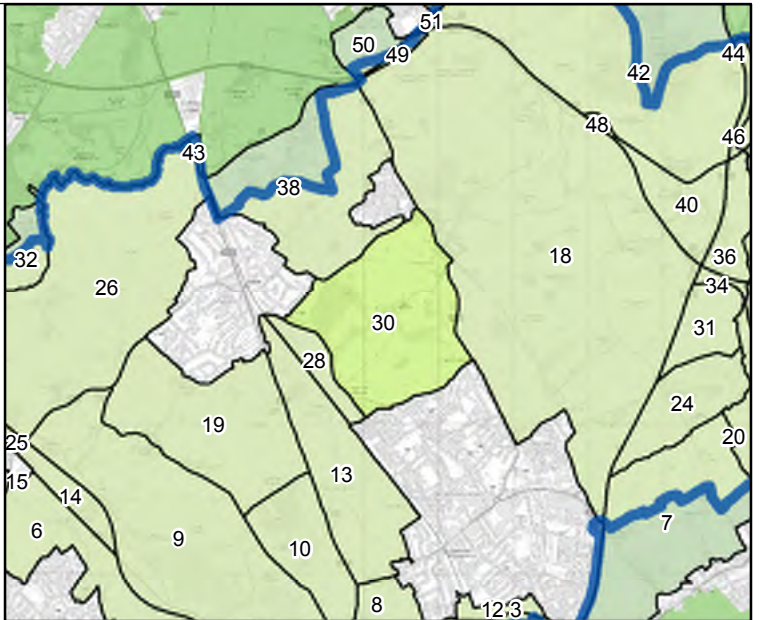
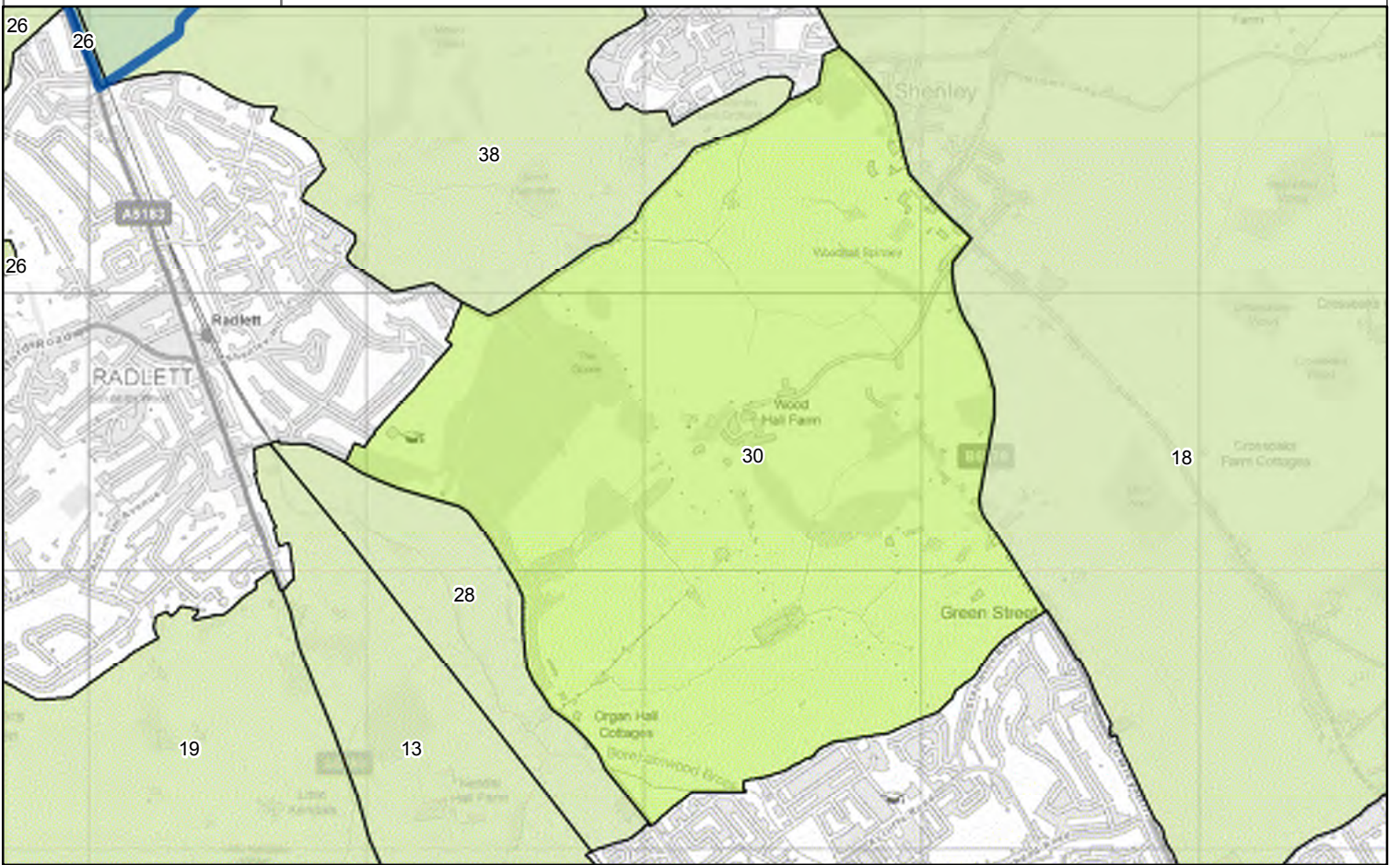
Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Parcel not accessible or visible from public areas. Aerial view of parcel from the south-west, © Bing Maps

Green Belt Parcel		30	
Area (ha)		384.6	
Local Authority	Hertsmere		
			
Description	The parcel is located immediately south-east of Radlett, immediately south-west of Shenley and immediately north of Borehamwood. It is bounded by Radlett, Shenley Road / Radlett Lane to the north, the B5378 (London Road / Green Street) to east, Borehamwood to the south and Theobald Street to the west.		

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of Borehamwood large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the south by the large built-up area of Borehamwood, preventing its outward sprawl into open land. The boundary consists of weak boundary features including residential back gardens and hedgerows.	3+

Purpose 1 Total Score

3+ / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the wider gaps between the non-Green Belt settlements of Borehamwood, Radlett and Shenley, where the scale of the gap is such that there is little risk of settlements coalescing, but where the overall openness is important to preserving the perceived gap between settlements. The far western, eastern and northern areas of the parcel are particularly important for preventing ribbon development along Theobald Street, Green Street and Radlett Lane respectively, which may lead to both perceptual and physical reductions in the scale of these gaps. However, the southern and north-eastern parts of the parcel are less important for preventing coalescence.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered in built-form and it is characterised by a strong rural character throughout. There is a concentration of development in the north-east of the parcel at the washed over section of the settlement of Shenley and in the centre of the parcel at Wood Hall Estate. The remainder of the parcel is very rural in character and is characterised by open undulating fields with long views in the north-east and smaller plots subdivided by tree lines in the south and west. There is a large area of woodland in the north-west of the parcel which largely obscures the settlement of Radlett from the remainder of the parcel. Aside from very few agricultural buildings and dwelling houses, the majority of the parcel is comprised of arable farming fields.	5

Purpose 3 Total Score

5 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

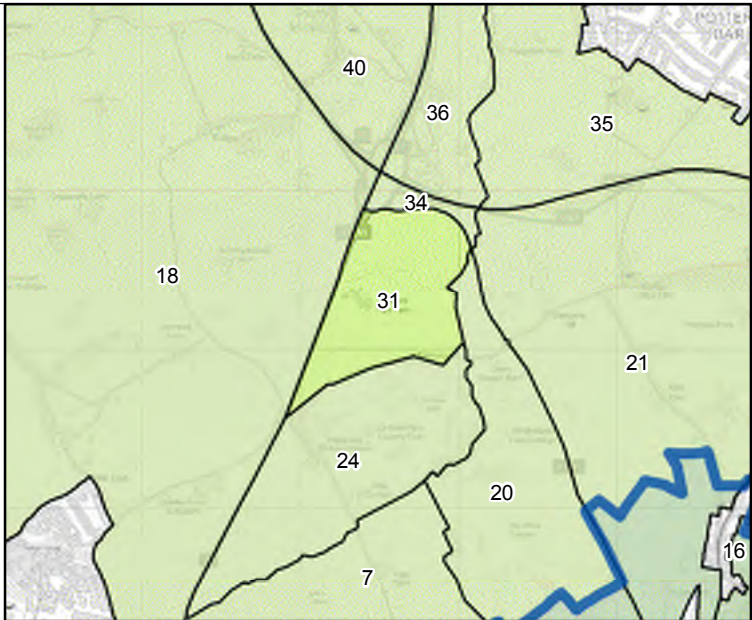
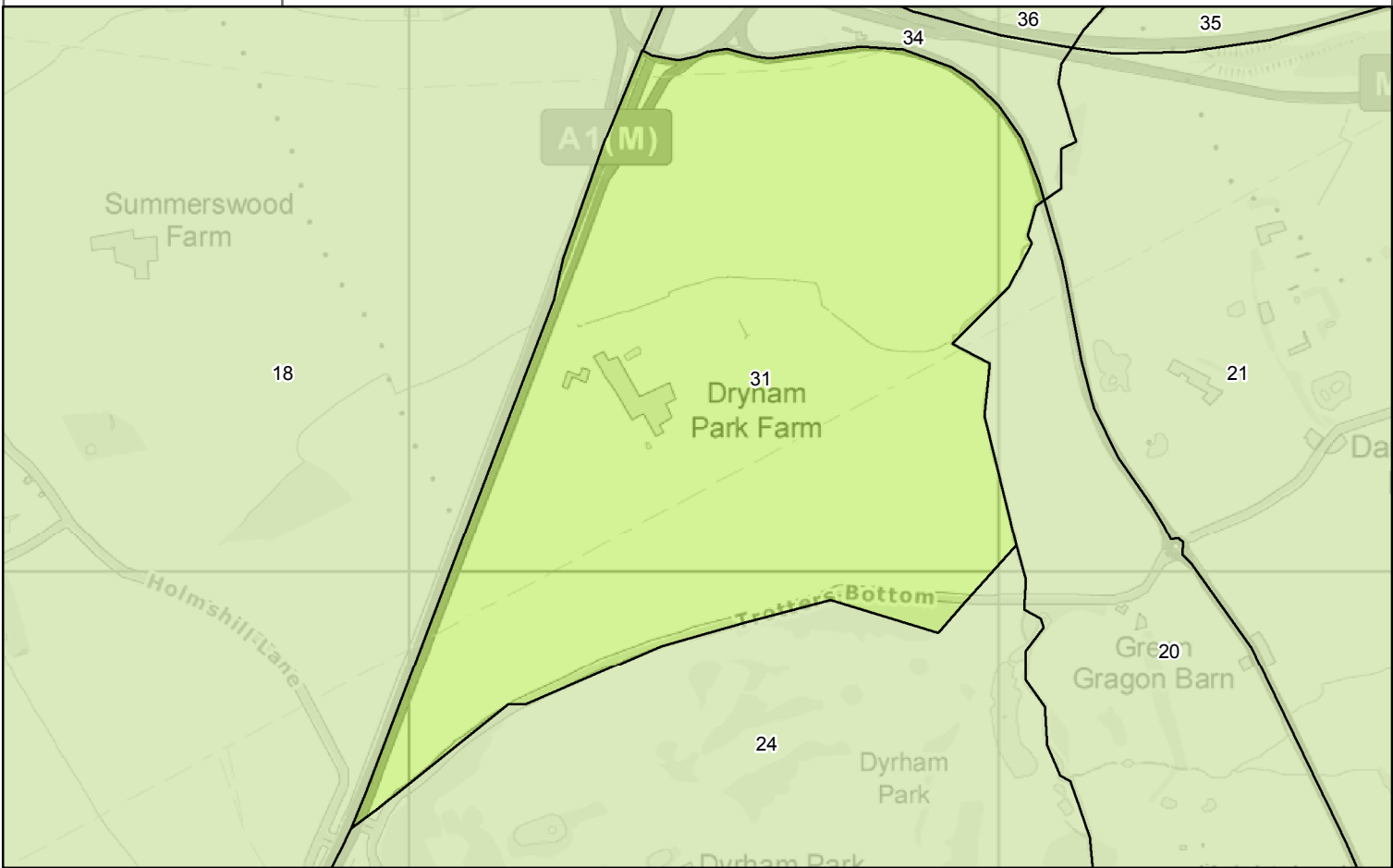
0 / 5



Photograph 1 Shenley in east of the parcel



Photograph 2 Facing south from Shenley Park across open fields

Green Belt Parcel	31	
Area (ha)	82.6	
Local Authority	Hertsmere	
		
Description	The parcel is located south of South Mimms Services (M25/A1(M)) and north of Dyrham Park Country Club. It is bounded to the north by the A1081 (St Albans Road), to the east and south by Mimmshall Brook, and to the west by the A1 / A1(M).	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between the non-Green Belt settlements of Borehamwood, Potters Bar and Greater London (Chipping Barnet/High Barnet), maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. The M25 to the north and the A1 (Barnett By-Pass) to the west also act as barriers to coalescence. The parcel plays a minor role in preventing ribbon development along the A1081 (St Albans Road).	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel contains less than 3% built-form and possesses a largely rural character overall. The parcel is largely open throughout with long views however wooded areas to the south interrupt long views south of the parcel. The entire parcel consists of arable farming fields with a few agricultural buildings in the west of the parcel, adjacent to the A1/A1(M).	5

Purpose 3 Total Score

5 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

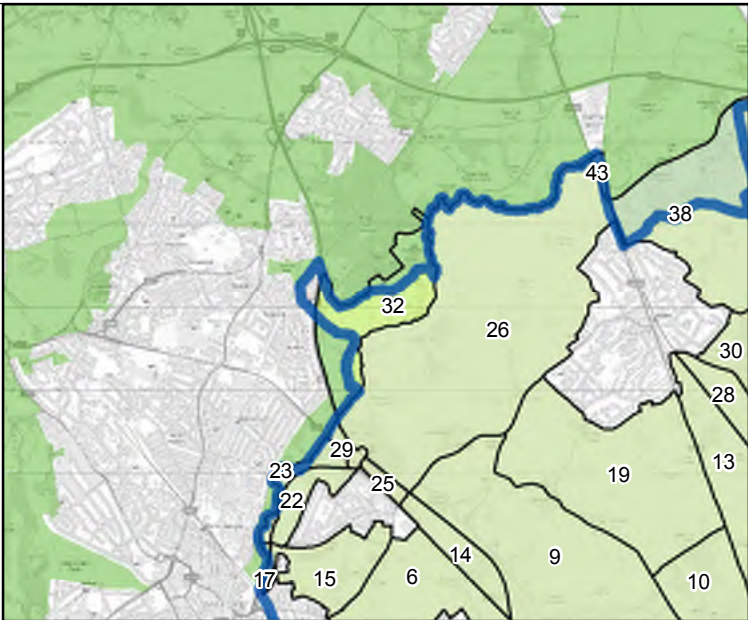
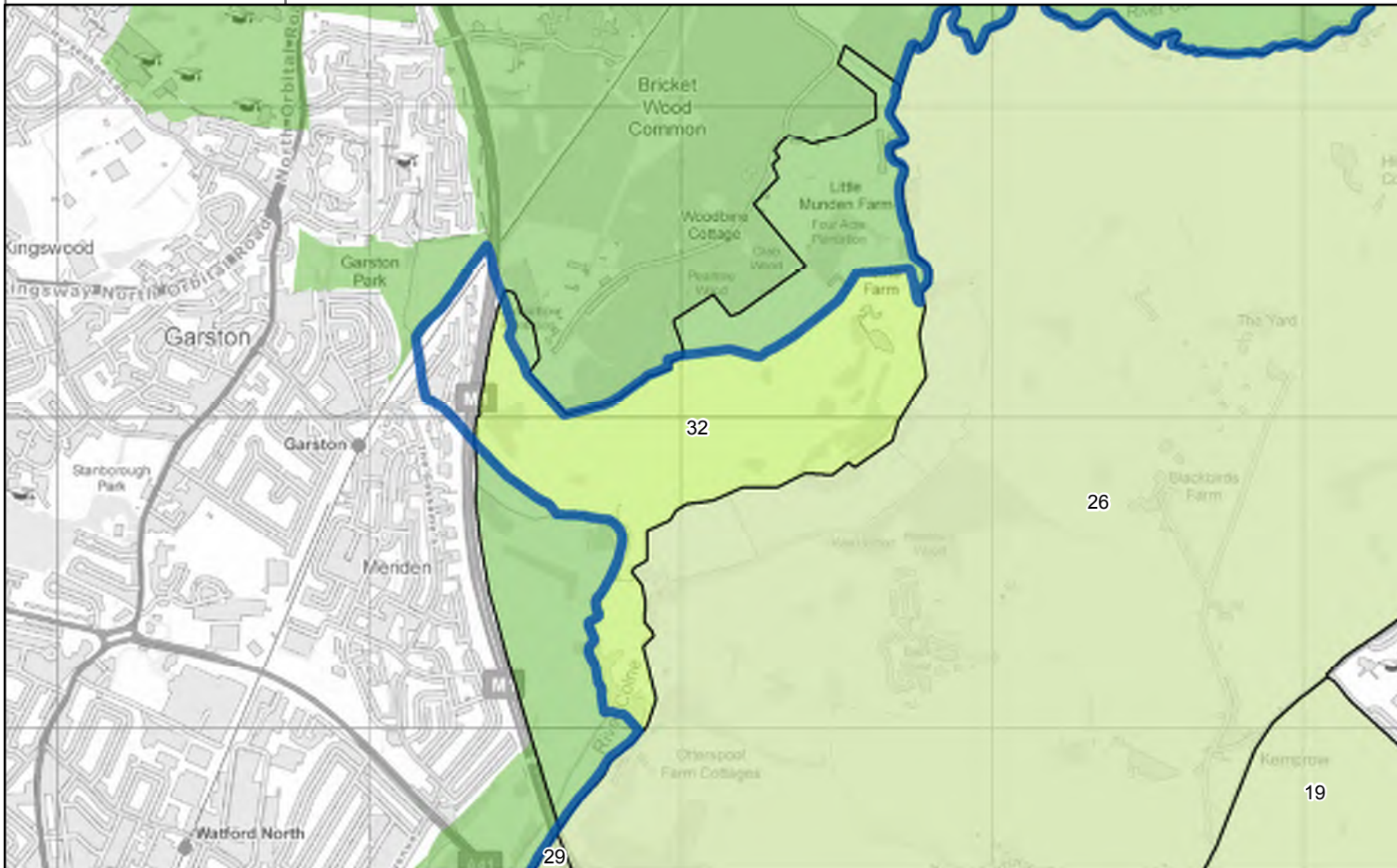
Site Photos



Photograph 1 Facing north-west across open fields from Trotters Bottom



Photograph 2 Facing north-east across open fields from Trotters Bottom

Green Belt Parcel	32	
Area (ha)	136	
Local Authority	Hertsmere / St Albans / Watford	
		
Description	The parcel is located to the east of Watford and to the south of Bricket Wood. It is bounded to the south and east by the River Colne, to the west by the M1 and to the north by the edge of Bricket Wood Common.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is at the edge of the Watford large built-up area.	PASS
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The parcel is connected to the large built-up area of Watford, preventing its outward sprawl into open land. The boundary between the parcel and Watford is durable and permanent, consisting of the M1. The Green Belt provides an additional barrier to sprawl.	3

Purpose 1 Total Score

3 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Watford and Radlett. The parcel is important for maintaining the overall scale and openness of this gap, though the western part is less important for preventing coalescence between settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 1% of the parcel is covered by built form. The parcel is almost completely free of development, with built form restricted to a small number of isolated agricultural buildings. The remainder of the parcel consists of arable and pastoral fields with dispersed wooded copses and plantations. The parcel maintains an unspoilt rural character.	5

Purpose 3 Total Score

5 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Parcel not accessible or visible from public areas. Aerial view of parcel from the south © Bing Maps

Green Belt Parcel	33	
Area (ha)	277.7	
Local Authority	Hertsmere / London Borough of Enfield	
Description	The parcel is located south-east of Potters Bar, north of Greater London (Enfield / Hadley Wood). It is bounded by the A1005 (The Ridgeway) to the south, East Lodge Lane / Cattlegate Road to the east, the M25 Junction 24 to the west, and the M25 to the north.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Potters Bar, Greater London (Enfield) and Cuffley and a small part of the wider gap between Potters Bar and Greater London (Hadley Wood), maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. The parcel plays a minor role in preventing ribbon development along The Ridgeway.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Less than 3% of the parcel is covered by built form and it is characterised by a strong rural character throughout. The parcel is very open with long views into the wider countryside and surrounding settlements. The overall sense of rurality is slightly diminished by the visibility of Greater London from within the parcel. There is piecemeal ribbon development along The Ridgeway. Due to the undulating topography of the parcel the M25 is not visible from much of the parcel.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

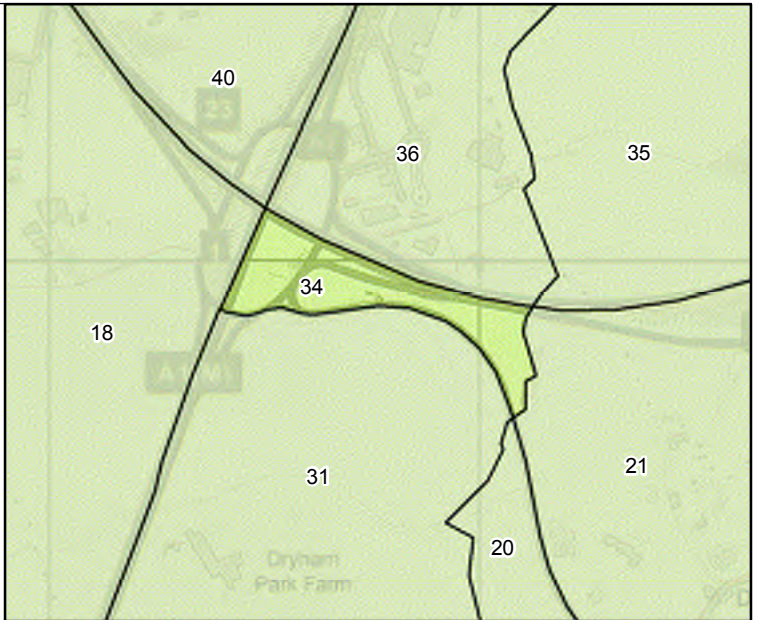
0 / 5



Photograph 1 Residential property in the north-west of the parcel



Photograph 2 View north-east from The Ridgeway across open fields

Green Belt Parcel	34	
Area (ha)	10.1	
Local Authority	Hertsmere	
		
Description	The parcel is located south of South Mimms Services, south-east of Potters Bar, north-west of Greater London (Hadley Wood) and north of Greater London (Chipping Barnet/High Barnet), and north-east of Borehamwood. It is bounded to the north by the M25, to the west by the A1(M), to the south by the A1081 (St Albans Road) and to the east by Mimmshall Brook.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a less essential part of the wider gap between Potters Bar and Greater London (Hadley Wood and Chipping Barnet/High Barnet). It is of a very small scale but maintains the overall openness and scale of the gap.	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 5% of the parcel is covered by built form with a travellers' site in the centre west of the parcel between the A1081 (St Albans Road) and the M25 Junction 23 slip road and possesses a largely rural character. The west of the site is surrounded by road infrastructure on all sides and consists of unmanaged open space. The remainder of the parcel east of the travellers' site also consists of unmanaged open space.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

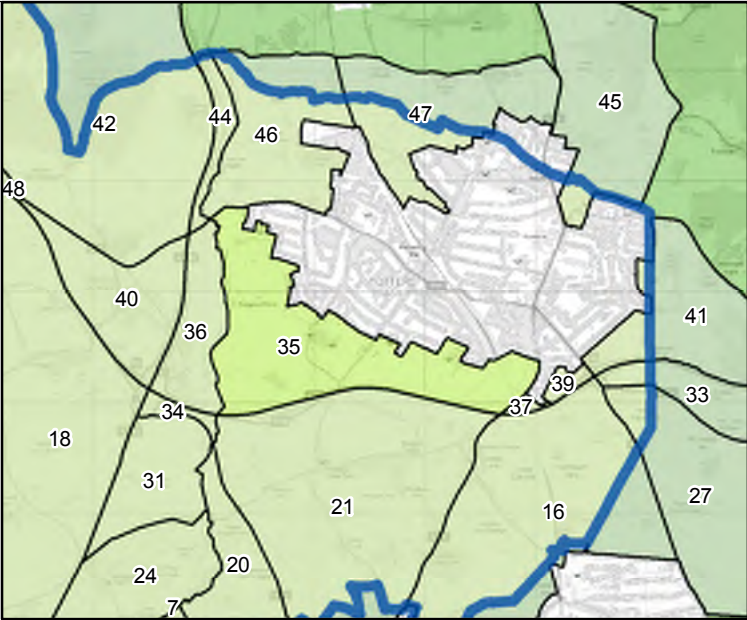
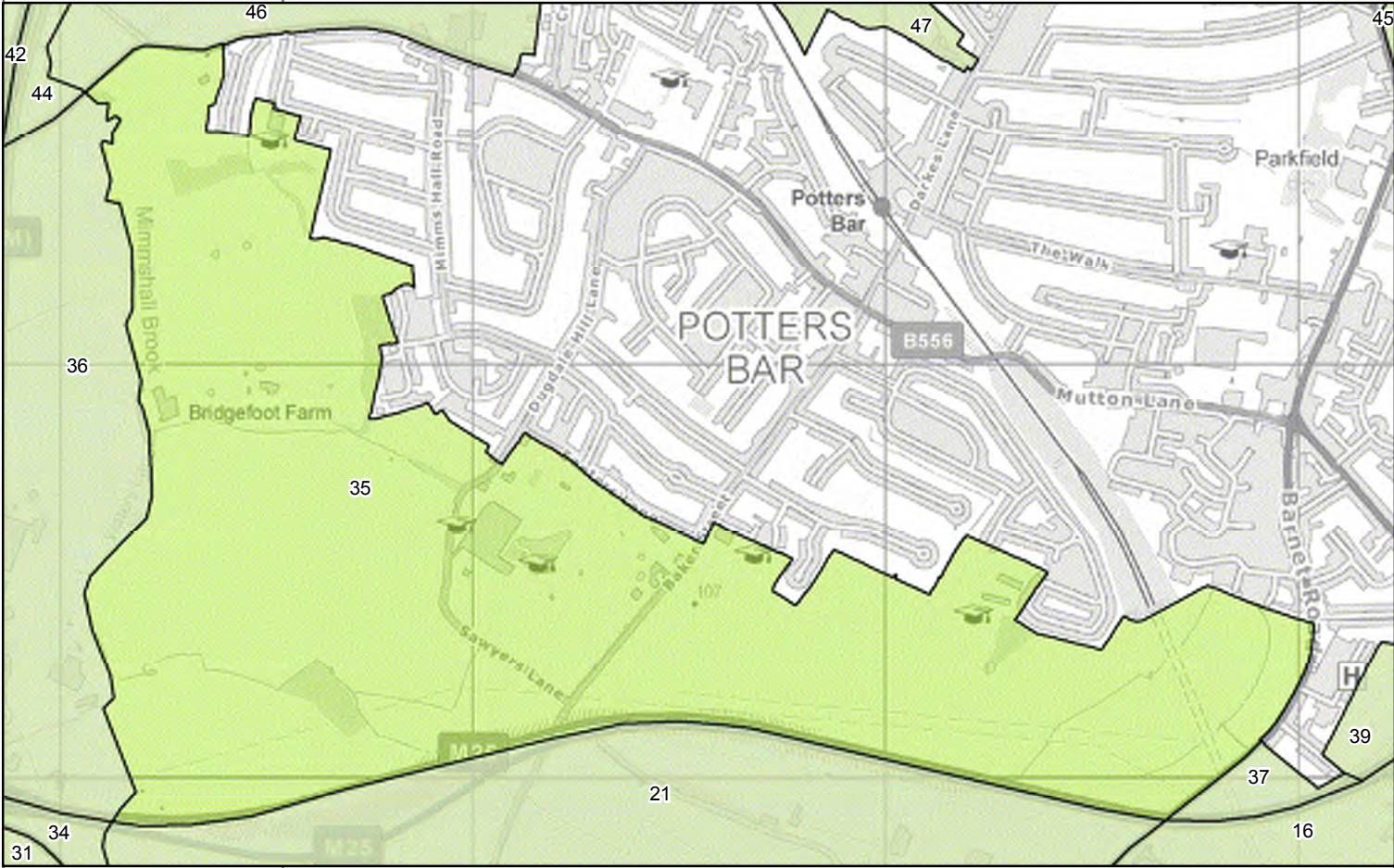
Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Parcel not accessible or visible from public areas. Aerial view of parcel from the north © Bing Maps

Green Belt Parcel	35	
Area (ha)	223.1	
Local Authority	Hertsmere	
		
Description	The parcel wraps around the south and west of Potters Bar. It is bounded by the M25 to the south, the A1000 (Barnet Road) to the east, the B556 (Mutton Lane) partially to the north and Mimms Hall Brook to the west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a small, less essential part of the gap between Potters Bar and Greater London (Chipping Barnet/High Barnet and Hadley Wood). The scale and character of the overall gap is such that the parcel is less important for restricting the merging of these settlements, in particular the area immediately to the south-west and west of Potters Bar, west of Baker Street and north of Sawyers Lane and Bridgefoot Lane.	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 3% of the parcel is covered by built form. The parcel maintains a largely open character, particularly the areas to the far west and to the east (east of Baker Street), which are characterised by large, open arable fields interspersed with occasional wooded copses. Built form tends to be restricted to occasional isolated dwelling houses, though the area to the west of Baker Street has been subject to some encroachment, including a school, a cluster of residential properties and low density commercial premises. There are also a number of schools with associated playing fields located at the fringes of Potters Bar, which diminish the sense of rurality slightly. Despite this, overall, the parcel maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

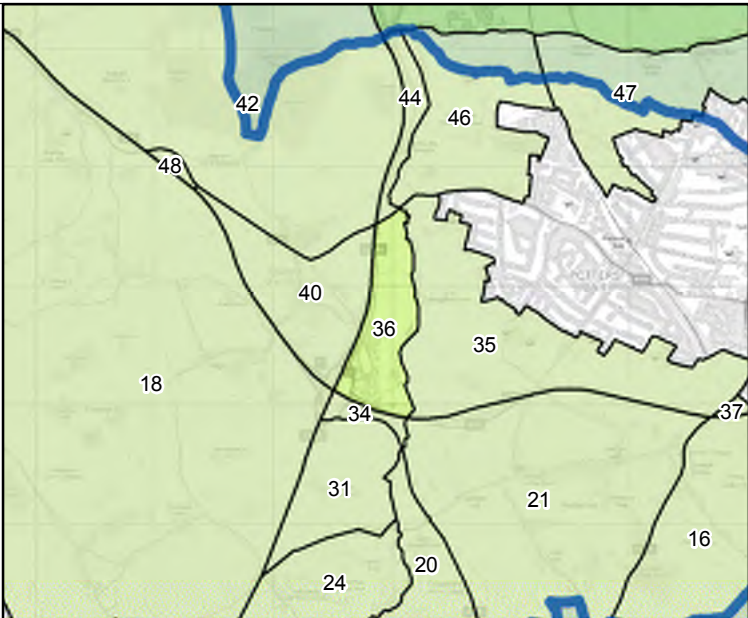
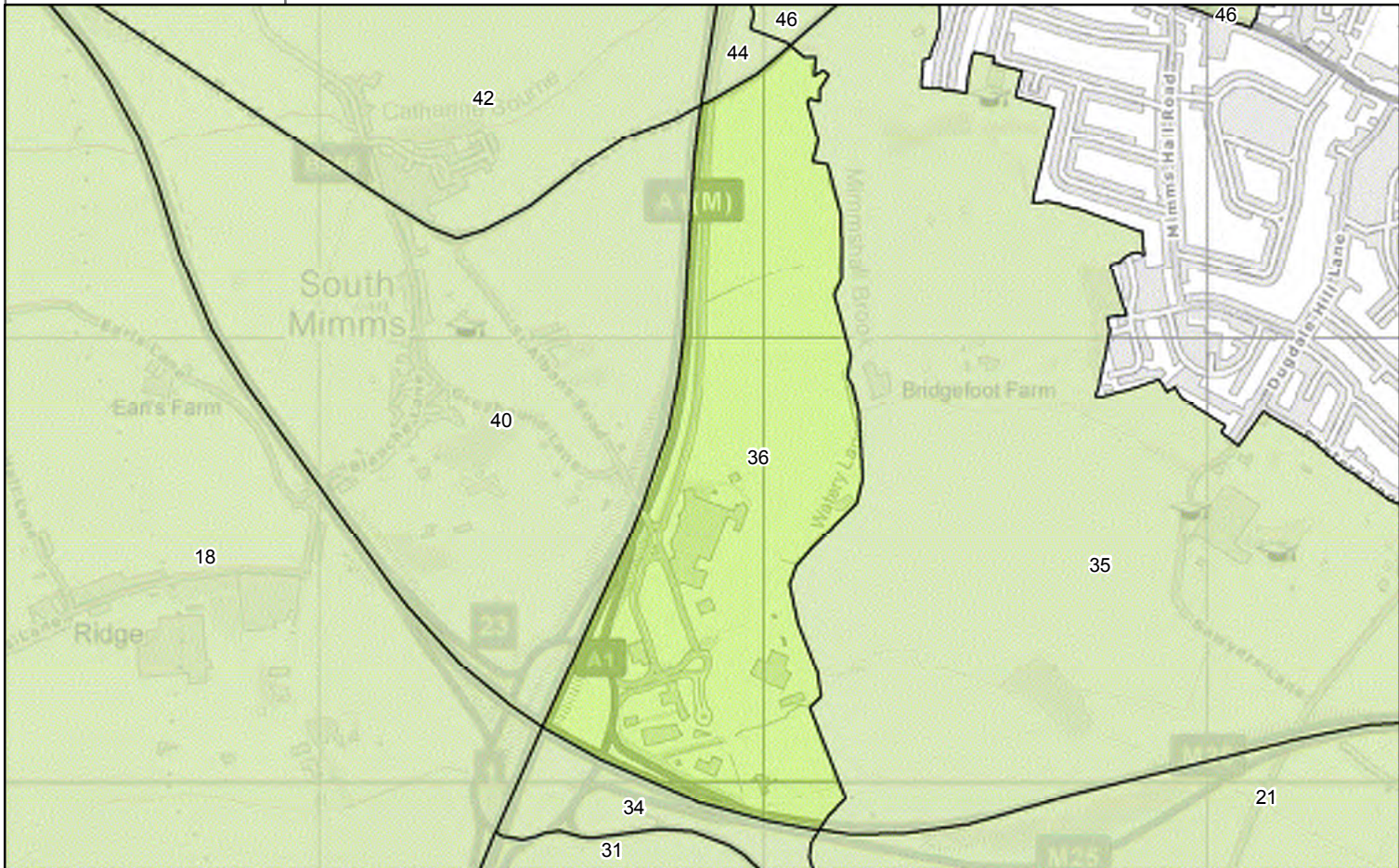
0 / 5



Photograph 1 View south-west from Baker Street



Photograph 2 View north from Bridgefoot Lane into more enclosed areas of the parcel at the edge of Potters Bar

Green Belt Parcel	36	
Area (ha)	68.7	
Local Authority	Hertsmere	
		
Description	The parcel is located west of Potters Bar, north-west of Greater London (Chipping Barnet/High Barnet and Hadley Wood), north-east of Borehamwood and east of Shenley. It is bounded to the west by the A1(M), to the north by the B556 (Cecil Road), to the east by Mimmshall Brook and to the south by the M25.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel 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 plays a minor role in preventing ribbon development along the B556 (Cecil Road) towards Potters Bar.	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 19% of the parcel is covered by built-form however the parcel has a mixed character overall. The north of the parcel is very different in character, consisting of arable farming fields that are open within the parcel but enclosed from the wider countryside. South of Wash Lane the character of the parcel changes significantly with the South Mimms Services occupying a substantial portion of land including a significant amount of development and hard standing.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

Site Photos



Photograph 1 View east across the parcel from Swanland Road



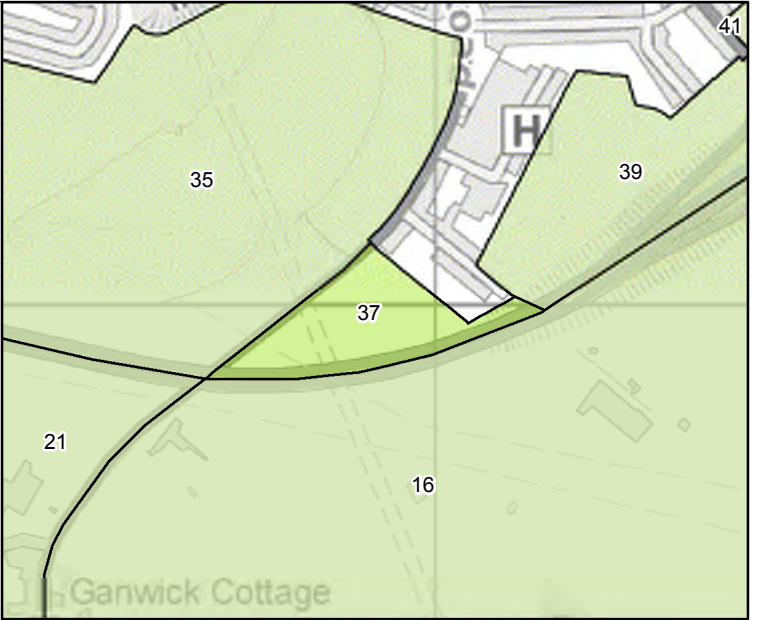
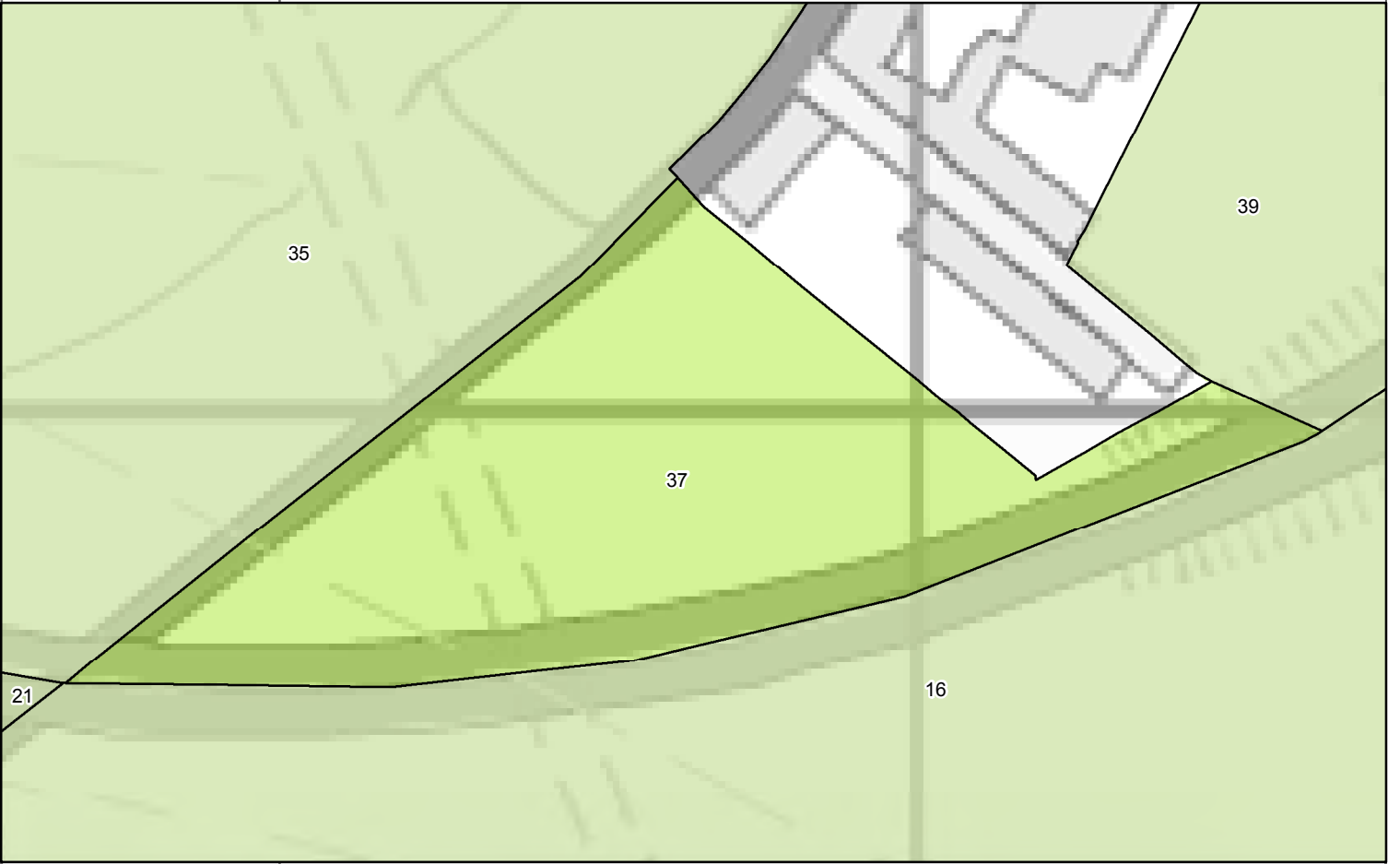
Photograph 2 View north from Wash Lane across open fields in the north of the parcel



Photograph 3 South Mimms Services in the south of the parcel



Photograph 4 South Mimms Services in the south of the parcel

Green Belt Parcel	37	
Area (ha)	3.8	
Local Authority	Hertsmere	
		
Description	The parcel is located to the south of Potters Bar. It is bounded to the north-west by the A1000 (Barnet Road) and to the south by the M25. It adjoins Potters Bar to north- the east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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	Although the parcel forms a very small part of the gap between Potters Bar and Greater London (Hadley Wood), it makes little discernable contribution to their separation.	0

Purpose 2 Total Score

0 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 5% of the parcel is covered by built form, consisting of a traveller site / area of hard standing in the west. The remainder of the parcel consists of scrubland and shrubland. Although the parcel is largely undeveloped, it is of a very small scale and is enclosed by large infrastructure, the A1000 (Barnet Road) and the M25. These are a significant urbanising influence on the parcel, as well as the edge of Potters Bar immediately to the north, and there is little which connects the parcel to the wider countryside to the east. Overall, despite the high level of openness, the site maintains a semi-urban character.	2

Purpose 3 Total Score

2 / 5

Purpose 4 Assessment

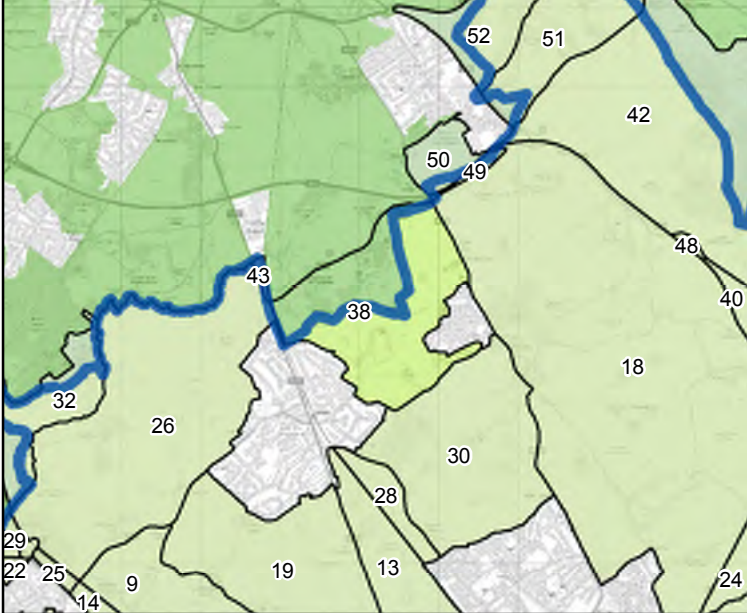
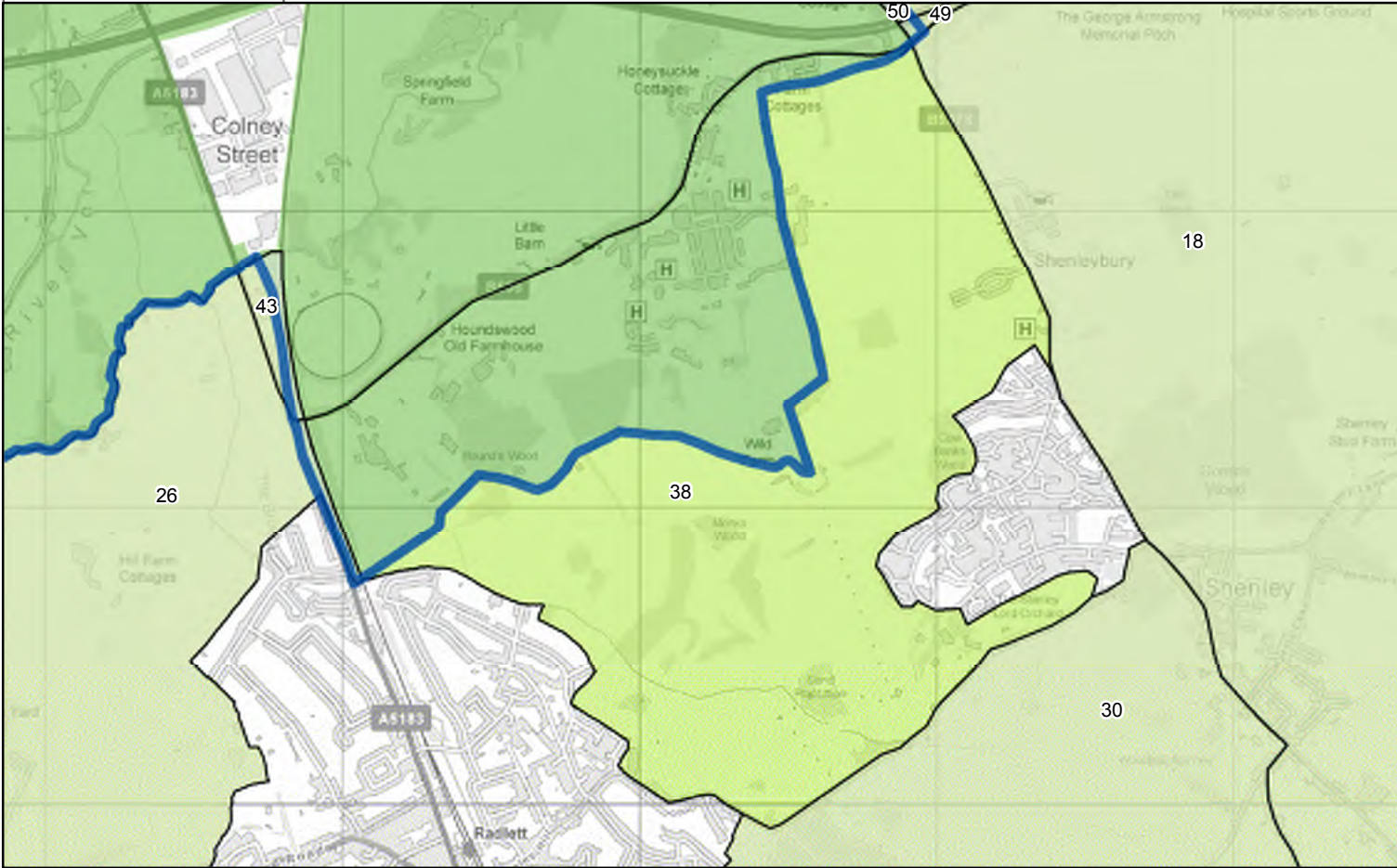
Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 Parcel not accessible or visible from public areas. Aerial view of parcel from the south, © Bing Maps

Green Belt Parcel	38	
Area (ha)	372.6	
Local Authority	Hertsmere / St Albans	
		
Description	The parcel is located immediately east of Radlett, immediately west of Shenley and south-east of Colney Street. It is bounded to the north by the B556 (Harper Lane), to the east by the B5378 (Shenleybury) and the settlement of Shenley, to the south by Radlett Lane, Shenley Road, Shenley Hill and the settlement of Radlett, and to the west by the Midland Main Line railway line.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between the non-Green Belt settlements of Radlett and Shenley, where development would significantly reduce the actual and perceived distance between settlements.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 6% of the parcel is covered by built form and it is characterised by a largely rural character however there are urbanising influences throughout. The south of the parcel is largely characterised by leisure uses including Porters Park Golf Club, Shenley Cricket Centre and tennis courts as well as an orchard. In the north of the parcel is Kingsley Green Hospital site. Some of the large complex of buildings are still in use with many abandoned. Further west of Harper Lane is a care home, golf driving range and car maintenance units. The remainder of the parcel consists of arable farming fields and wooded areas.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this Purpose.	0

Purpose 4 Total Score

0 / 5

Site Photos



Photograph 1 Facing west across open fields from Shenleybury



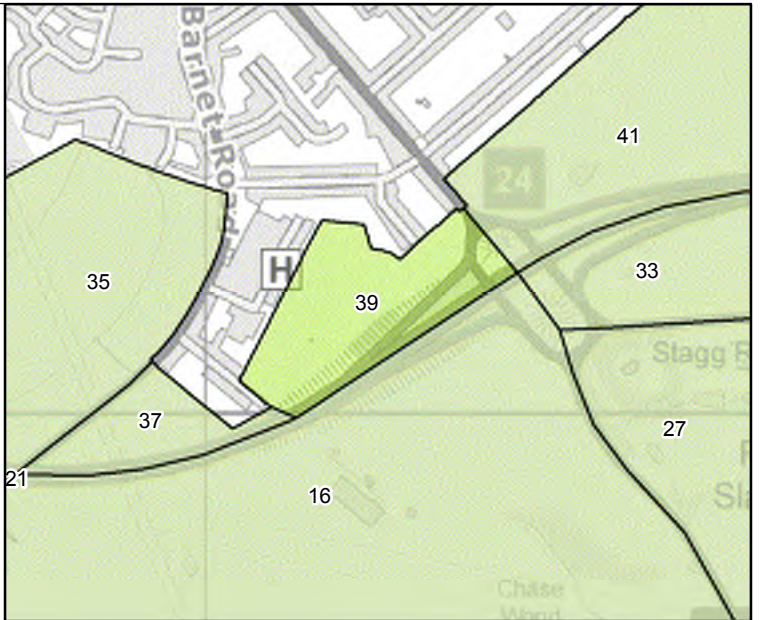
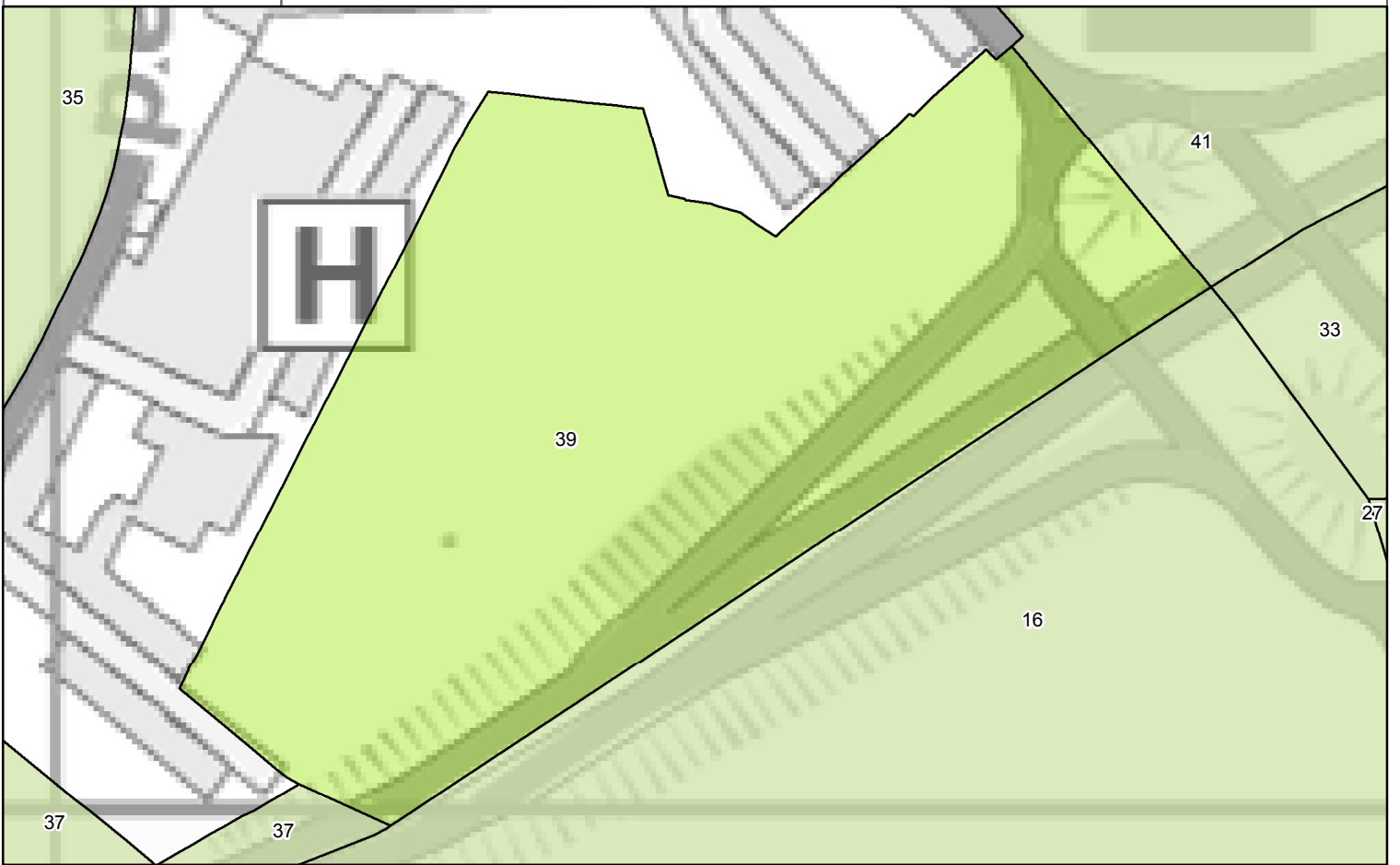
Photograph 2 Facing south-west across open fields from Shenleybury, towards Shenleybury Cottages



Photograph 3 Facing west in Shenley Park car park, south of the parcel



Photograph 4 View of abandoned wing of Harperbury Hospital, north of the parcel

Green Belt Parcel		39	
Area (ha)		8.2	
Local Authority	Hertsmere		
			
Description	The parcel is located to the south of Potters Bar. It is bounded to the south and east by the M25, and immediately adjoins Potters Bar to the north and west.		

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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	Although the parcel forms a very small part of the gap between Potters Bar and Greater London (Hadley Wood), it makes little discernable contribution to their separation.	0

Purpose 2 Total Score

0 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Less than 1% of the parcel is covered by built form. The parcel is almost completely undeveloped, consisting of paddocks and a dense planted buffer along the M25. However, it is of a very small scale and is enclosed by the hospital site to the north and the M25 to the south. These are a significant urbanising influence on the parcel and there is little which connects the parcel to the wider countryside to the south. Overall, despite the high level of openness, the site maintains a semi-urban character.	2

Purpose 3 Total Score

2 / 5

Purpose 4 Assessment

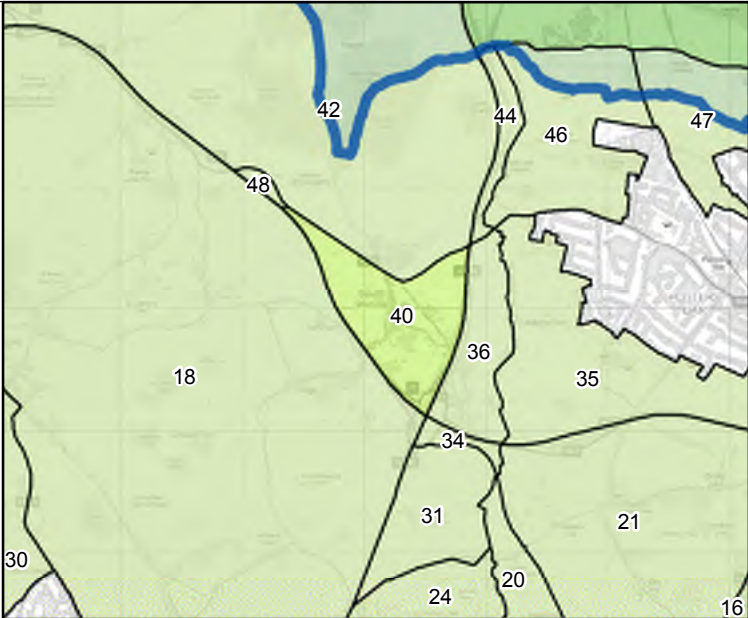
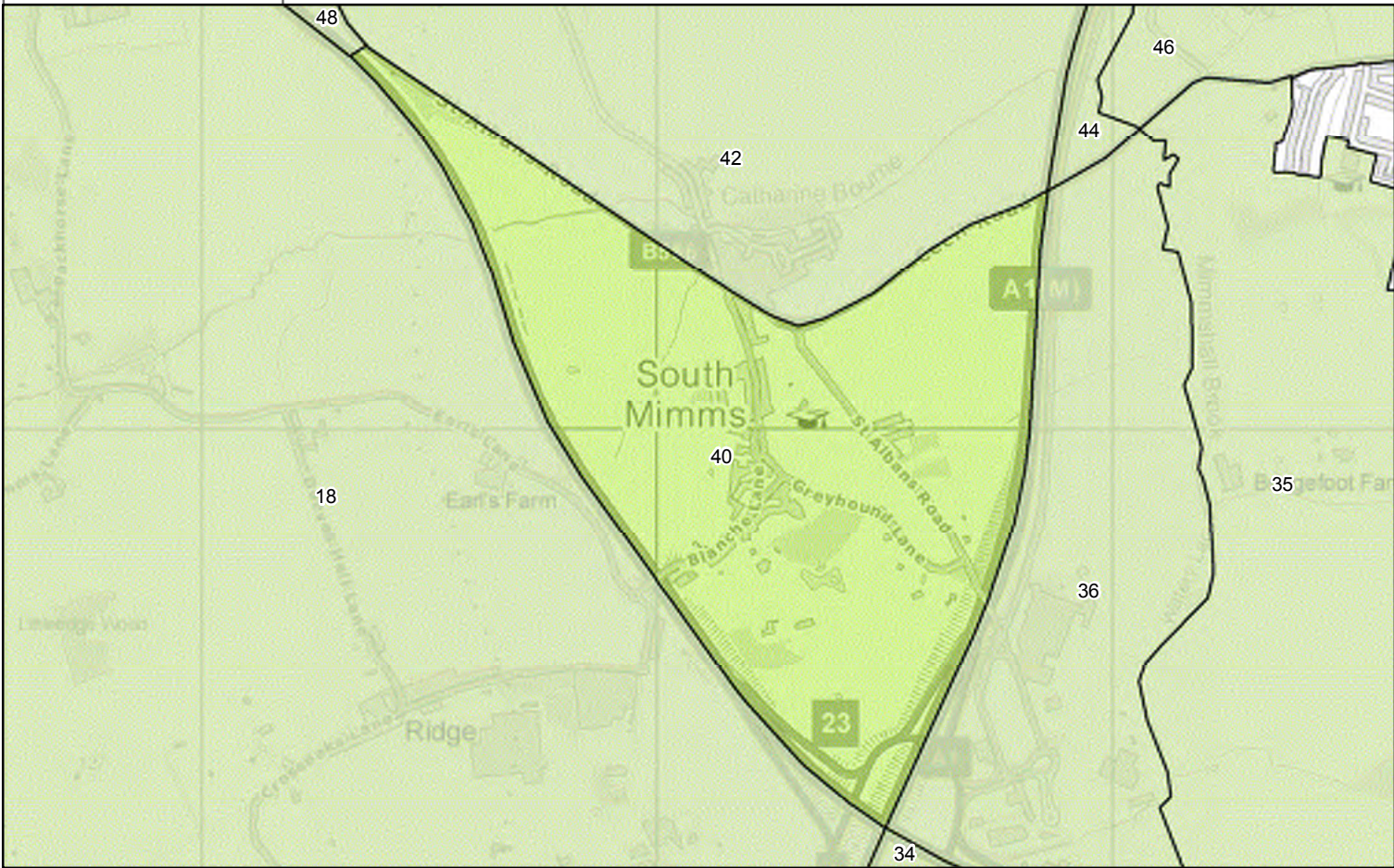
Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this Purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 View north-east from Dove Lane

Green Belt Parcel	40	
Area (ha)	103.1	
Local Authority	Hertsmere	
		
Description	The parcel is located west of Potters Bar, east of Shenley, north-east of Borehamwood and north-west of Greater London (Chipping Barnet/High Barnet). It is bounded by the M25 to the south-west, the A1(M) to the east and the B556 (Cecil Road / St Albans Road) to the north.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of 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 has ribbon development throughout its centre at the washed over village of South Mimms. However the parcel does play a role in preventing further development that could reduce the actual and perceived gap between settlements.	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 4% of the parcel is covered by built-form and it has a largely rural character overall however the parcel contains piecemeal development throughout much of its centre at the washed over village of South Mimms. The village is weakly bounded with ribbon development as opposed to nucleated development resulting in a lack of distinction between the settlement and the surrounding countryside. The M25 and A1M are urbanising influences throughout the parcel.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

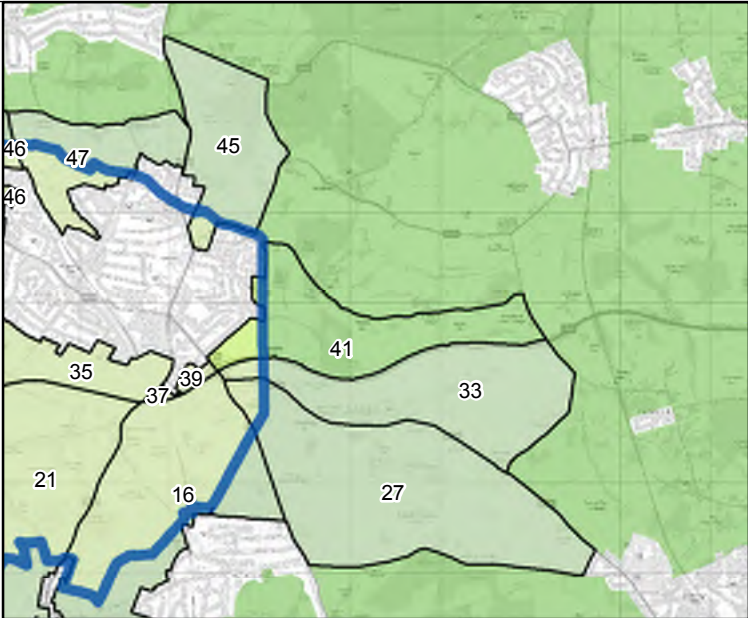
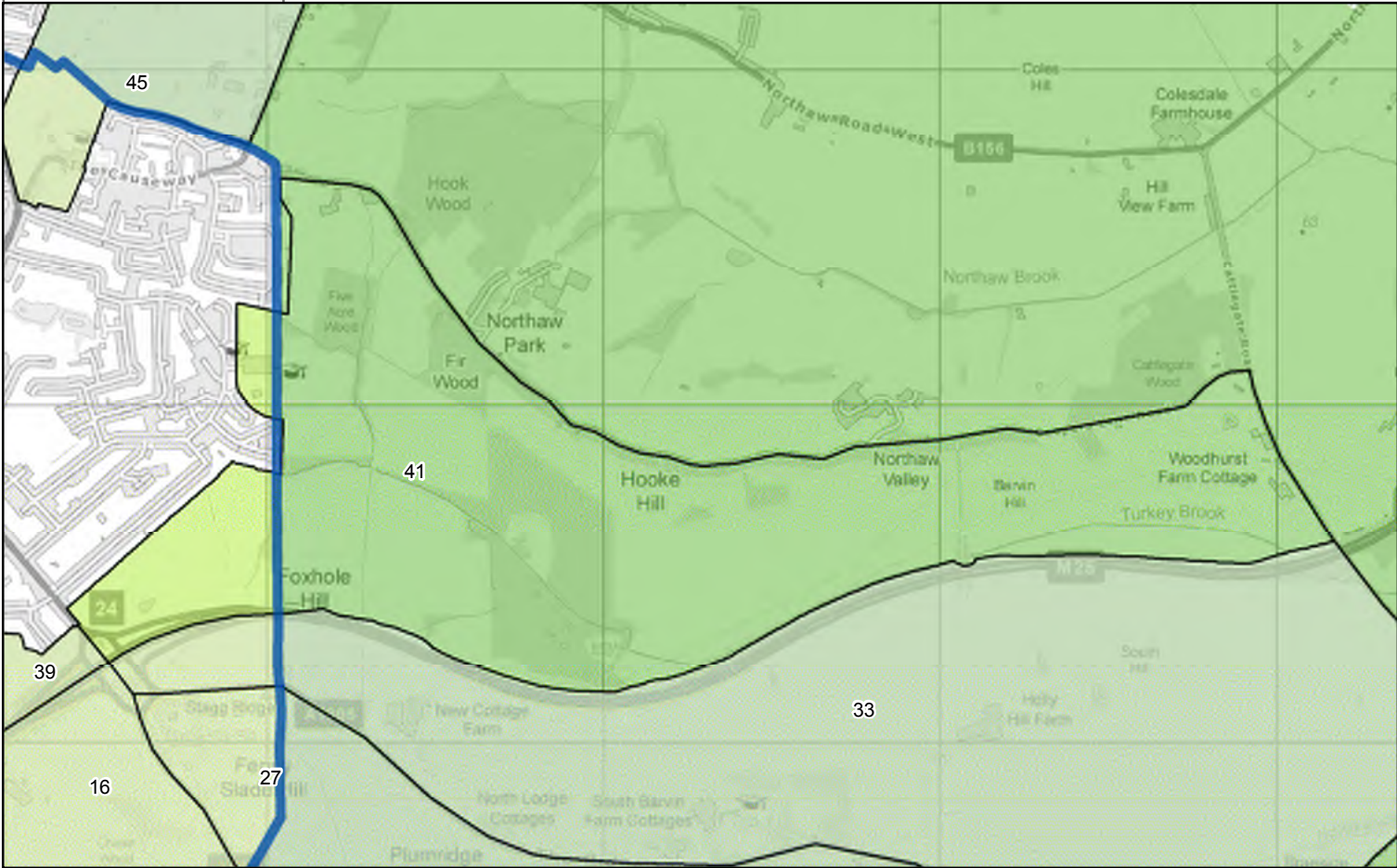
0 / 5



Photograph 1 View of east of parcel, facing south-west from St Albans Road



Photograph 2 South Mimms in the centre of the parcel

Green Belt Parcel	41	
Area (ha)	223.8	
Local Authority	Hertsmere / Welwyn Hatfield	
		
Description	The parcel is located immediately east of Potters Bar, north of Greater London (Hadley Wood / Enfield), and south-west of Cuffley. It is bounded by the M25 to the south, Cattlegate Road to the east, Coopers Lane Road to the north, and the built-up area of Potters Bar to the west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Potters Bar and Cuffley, maintaining the overall openness of the gap and ensuring its overall physical scale is maintained. The parcel plays a role in preventing ribbon development along Coopers Lane Road and Cattlegate Road.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 1% of the parcel is covered by built-form and it has a strong rural character overall. There are patches of woodland throughout the parcel with a particular concentration in the centre of the parcel. The remainder of the parcel consists of arable farming fields with long views into the surrounding countryside. Potters Bar is visible from the west of the parcel although much of the settlement is obscured by tree cover. The only development in the parcel are farm and residential buildings on the eastern and northern boundaries.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

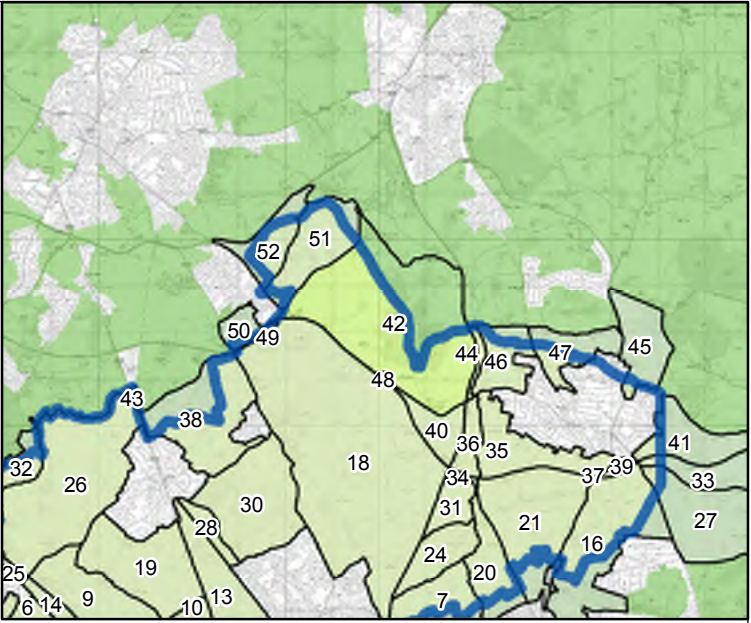
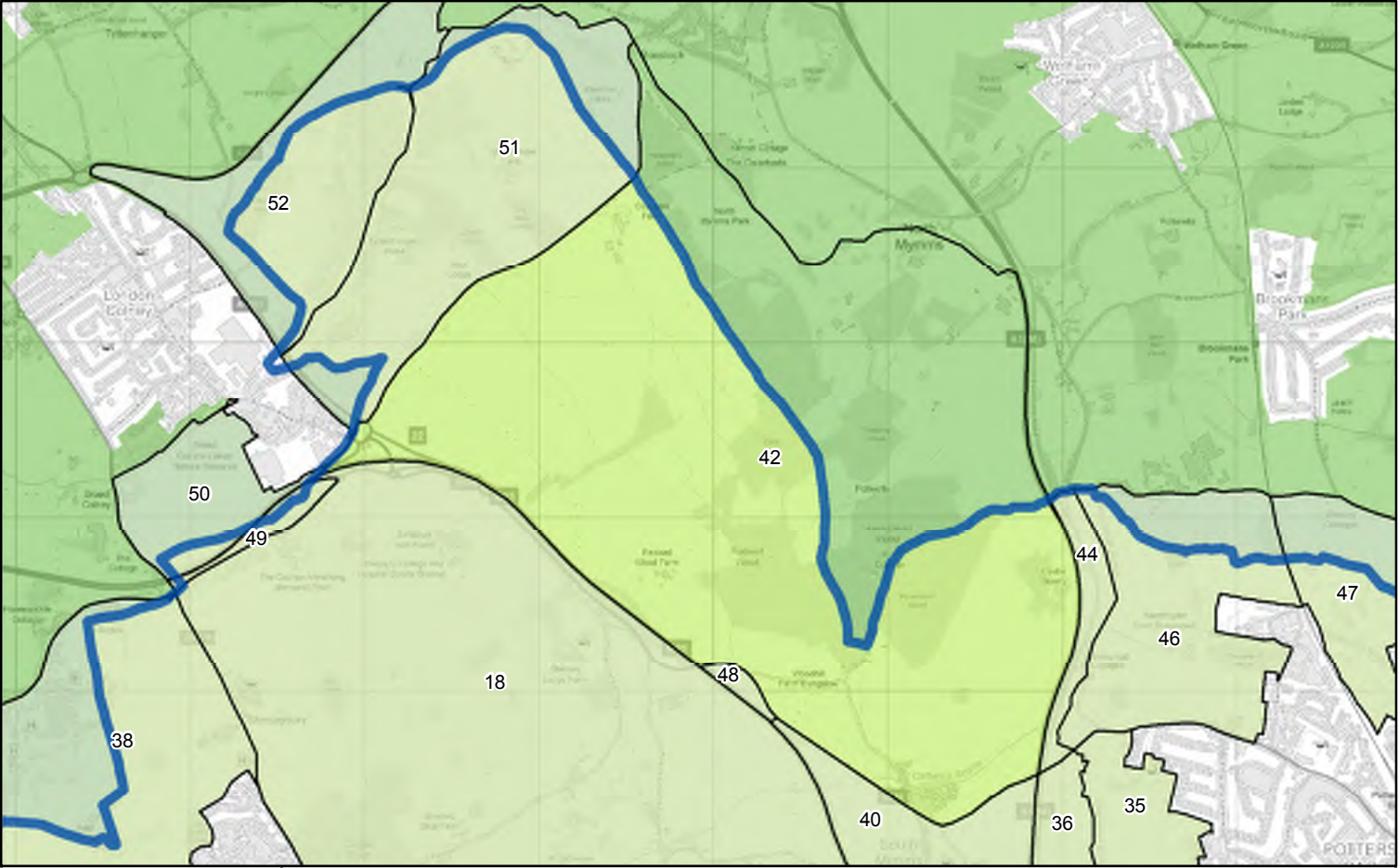
Site Photos



Photograph 1 View of west of parcel, facing south-west from Coopers Lane Road



Photograph 2 Facing south from Chace Avenue, with parcel 41 in the rear of the shot

Green Belt Parcel	42	
Area (ha)	924	
Local Authority	Hertsmere / St Albans / Welwyn Hatfield	
		
Description	The parcel is located immediately south-east of London Colney, south-west of Hatfield, west of Welham Green and Brookmans Park, north-west of Potters Bar and north-east of Shenley. It is bounded by London Colney, The Bell Roundabout and Coursers Road to the north-west, the River Colne to the north-east, the A1(M) to the east, the B556 (Cecil Road) to the south-east, and the B556 (St Albans Road / Blackhorse Lane) and the M25 to the south-west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a significant part of the wider gap between the non-Green Belt settlements of London Colney, Potters Bar, Brookmans Park, Welham Green and Hatfield, where the scale of the gap is such that there is little risk of settlements coalescing, but where the overall openness is important to preserving the perceived gap between settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 6% of the parcel is covered in built-form and it is characterised by a strong rural character throughout. There is very little development throughout the parcel with the most significant developments being ribbon development from South Mimms in the south of the parcel, North Mymms Cricket Club and St Mary's Church in the east and clusters of employment uses on the north and eastern boundaries. Overall the parcel is very open and largely consists of arable farming fields. There are large wooded areas in the centre of the parcel which creates a sense of enclosure in the central parts of the parcel and obstruct views from west to east.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

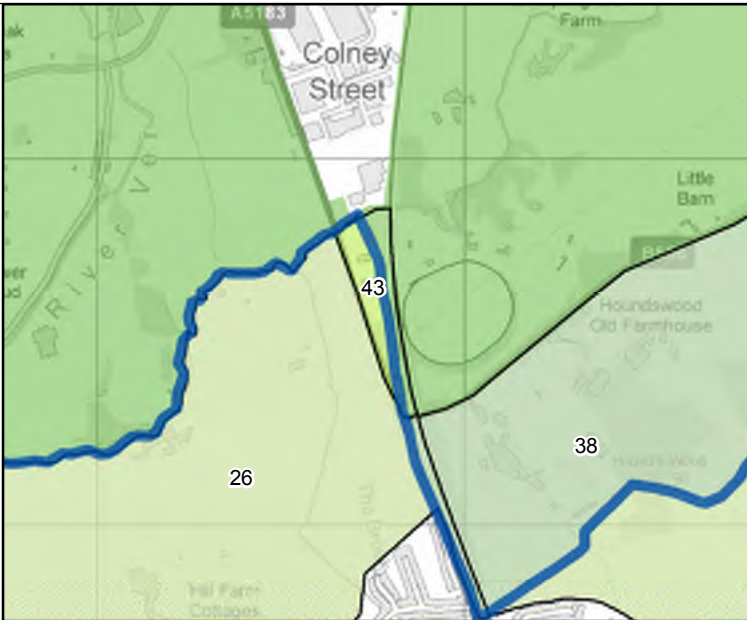
0 / 5



Photograph 1 Facing north from South Mimms across open fields in the south of the parcel



Photograph 2 Wooded area in the north of the parcel, facing east from Coursers Road

Green Belt Parcel	43	
Area (ha)	5.2	
Local Authority	Hertsmere / St Albans	
		
Description	The parcel is located immediately north of Radlett and south of Colney Street. It is bound by the A5183 (Watling Street) to the west, the Midland Main Line railway line to the east and the River Colne to the north.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms the essential gap between the non-Green Belt settlements of Radlett and Colney Street. Development would significantly visually and physically reduce the perceived and actual distance between these settlements. Existing piecemeal development along the A5183 (Watling Street) has already reduced the sense of separation between Radlett and Colney Street.	5

Purpose 2 Total Score

5 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 19% of the parcel is covered by built-form and the parcel has a semi-urban character overall. Pockets of the parcel are undeveloped however much of the parcel contains development including a business park and associated hard standing and car parks.	1

Purpose 3 Total Score 1 / 5

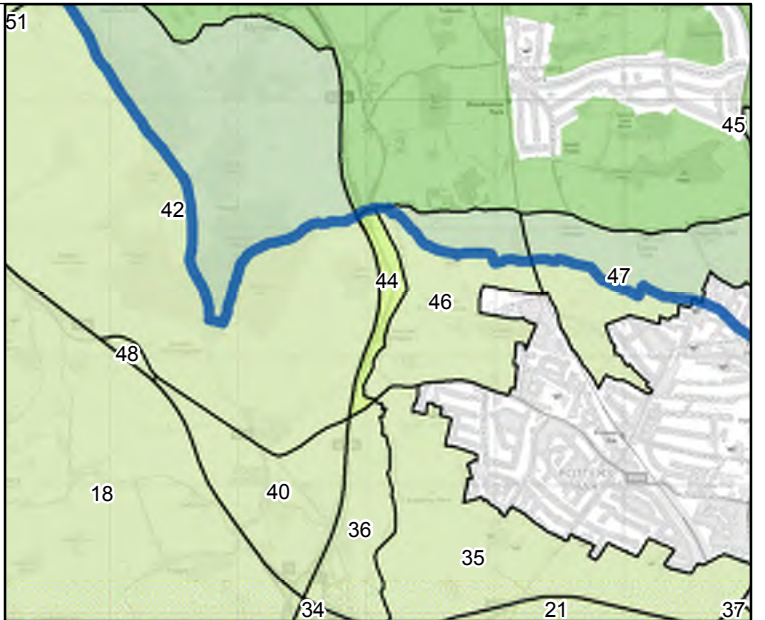
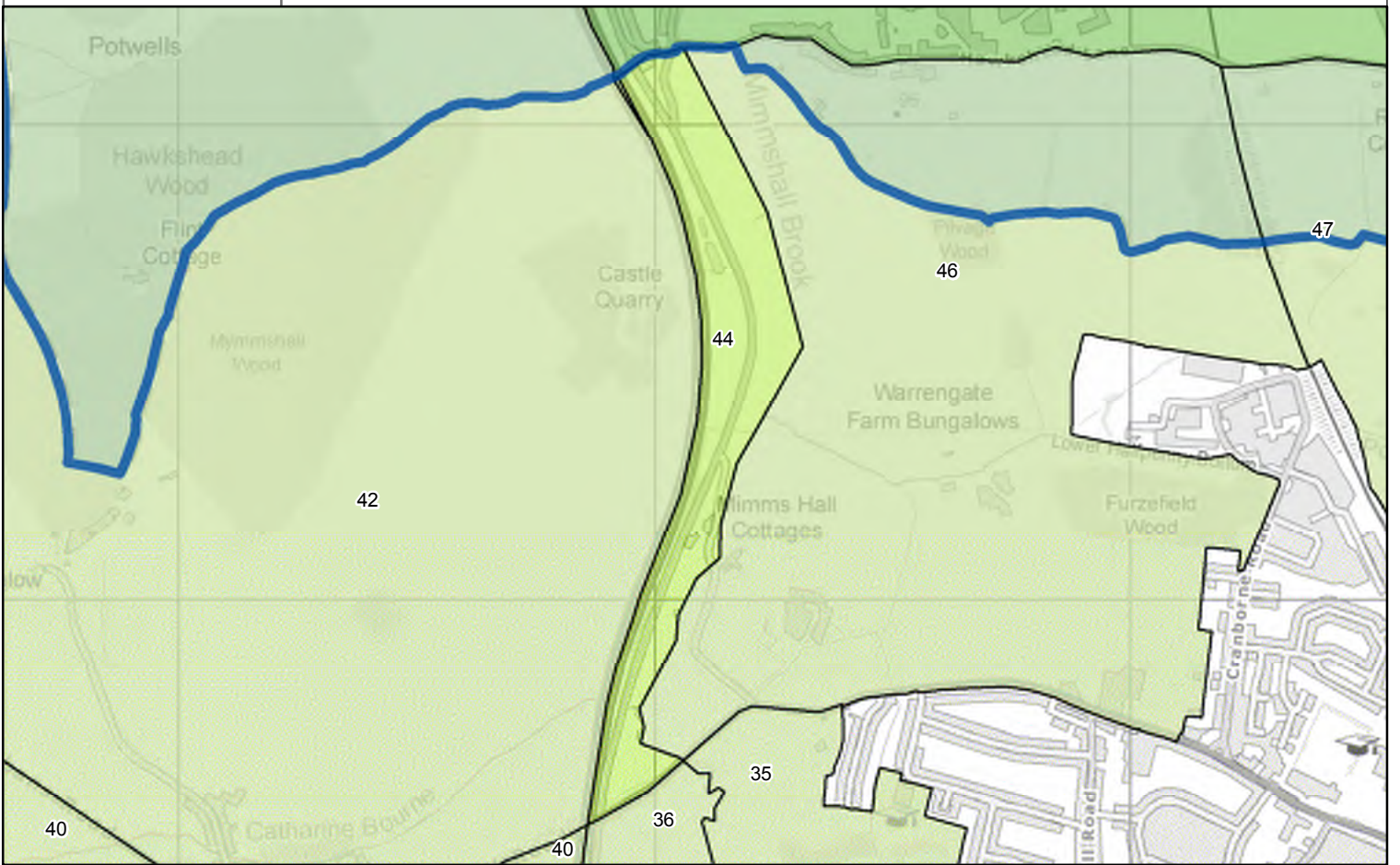
Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score 0 / 5



Photograph 1 Car park in centre of the parcel

Green Belt Parcel	44	
Area (ha)	22.5	
Local Authority	Hertsmere	
		
Description	The parcel is located to the north-west of Potters Bar and south-west of Brookmans Park. It is bounded to the west by the A1(M), to the north by Swanland Road and Hawkshead Lane, to the east by Mimmshall Brook and to the south by the B556 (Cecil Road).	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Potters Bar and Welham Green. The parcel plays an important role in preventing ribbon development along Swanland Road, which would perceptually reduce the scale of the gap between these settlements, and also contributes to the overall scale and openness of the overall gap.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered by built form. The parcel maintains a largely open character, with built form restricted to a small number of isolated residential properties and agricultural buildings. The A1(M) and Swanland Road are slight urbanising influences, but the parcel has strong visual connectivity with the wider countryside to the east. Overall, the parcel maintains an unspoilt rural character.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

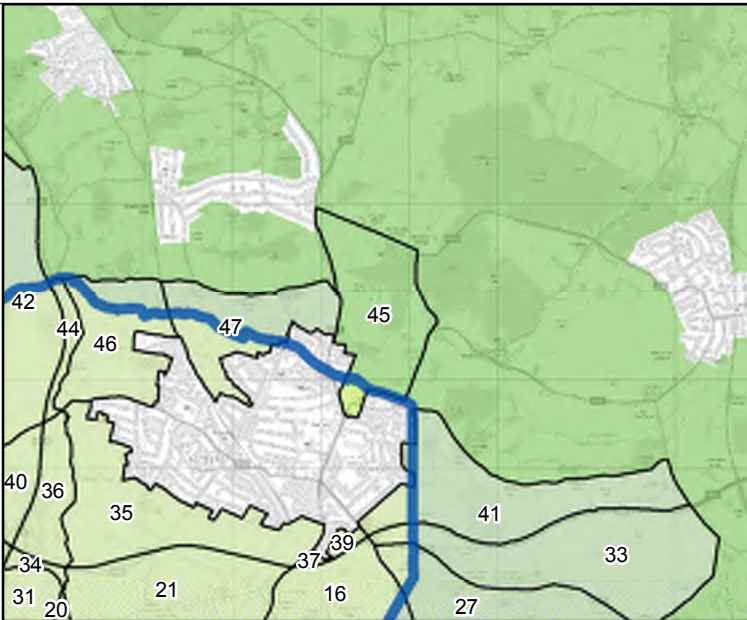
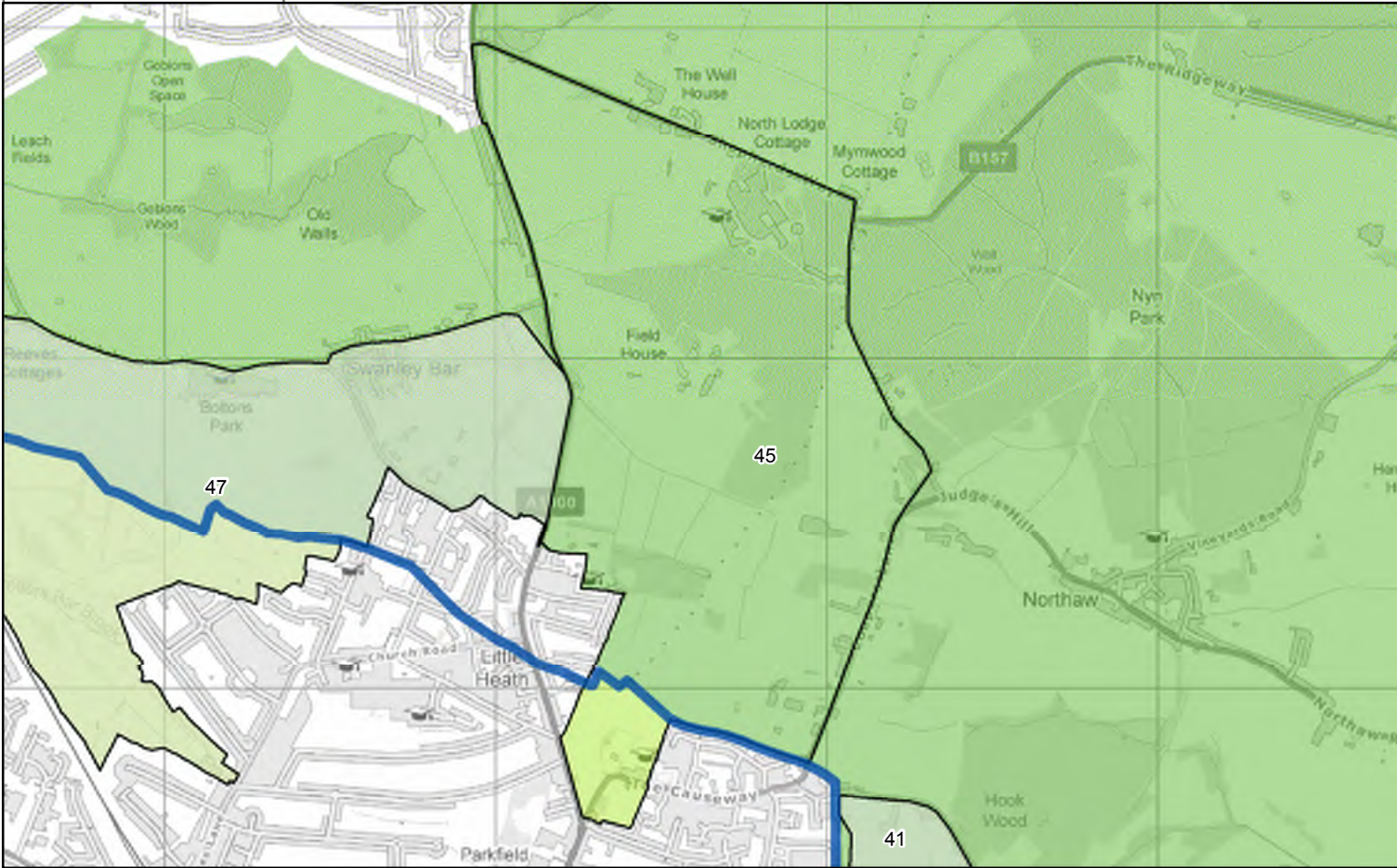
0 / 5



Photograph 1 Mimmshall Brook in the north of the parcel



Photograph 2 Facing north from Cecil Road across the south of the parcel

Green Belt Parcel	45	
Area (ha)	182.8	
Local Authority	Hertsmere / Welwyn Hatfield	
		
Description	The parcel is located immediately north-east of Potters Bar and immediately east/south-east of Brookmans Park. It is bounded to the north by the B157 (Shepherds Way), to the east by Well Road / Coopers Lane, to the south by the built-up area of Potters Bar, and to the west by the A1000 (Great North Road) and Brookmans Park.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Potters Bar and Brookmans Park. It also forms a very small part of the less essential gap between Potters Bar and Cuffley. The parcel maintains the overall openness of these gap and ensures their overall physical scale is protected. The western part of the parcel is particularly important for preventing further ribbon development along the A1000 (Great North Road) which may result in the perceptual merging of these settlements. The very south of the parcel, at Morven Park, is less important for preventing coalescence between settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 5% of the parcel is covered by built form. Development is generally concentrated in the east of the parcel, though this is of a relatively sporadic nature, consisting of Queenswood School and a tennis complex in the north-east, low density residential development along Coopers Lane and a recycling site and sports ground in the south east. A small part of the parcel in the south is more enclosed within built areas of Potters Bar. The area south of The Causeway is small in scale and almost completely severed from the wider countryside, but to the north the Green Belt retains a very open and rural character as part of Morven Park, with strong connections to the wider countryside. The remainder of the parcel is largely open in character, comprising agricultural fields and wooded areas with occasional low density housing. Overall, the parcel maintains a largely rural character.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

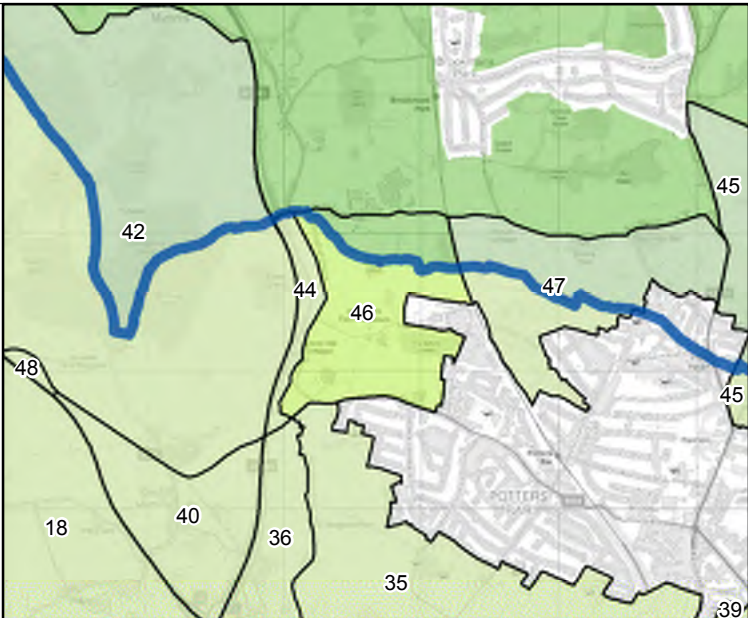
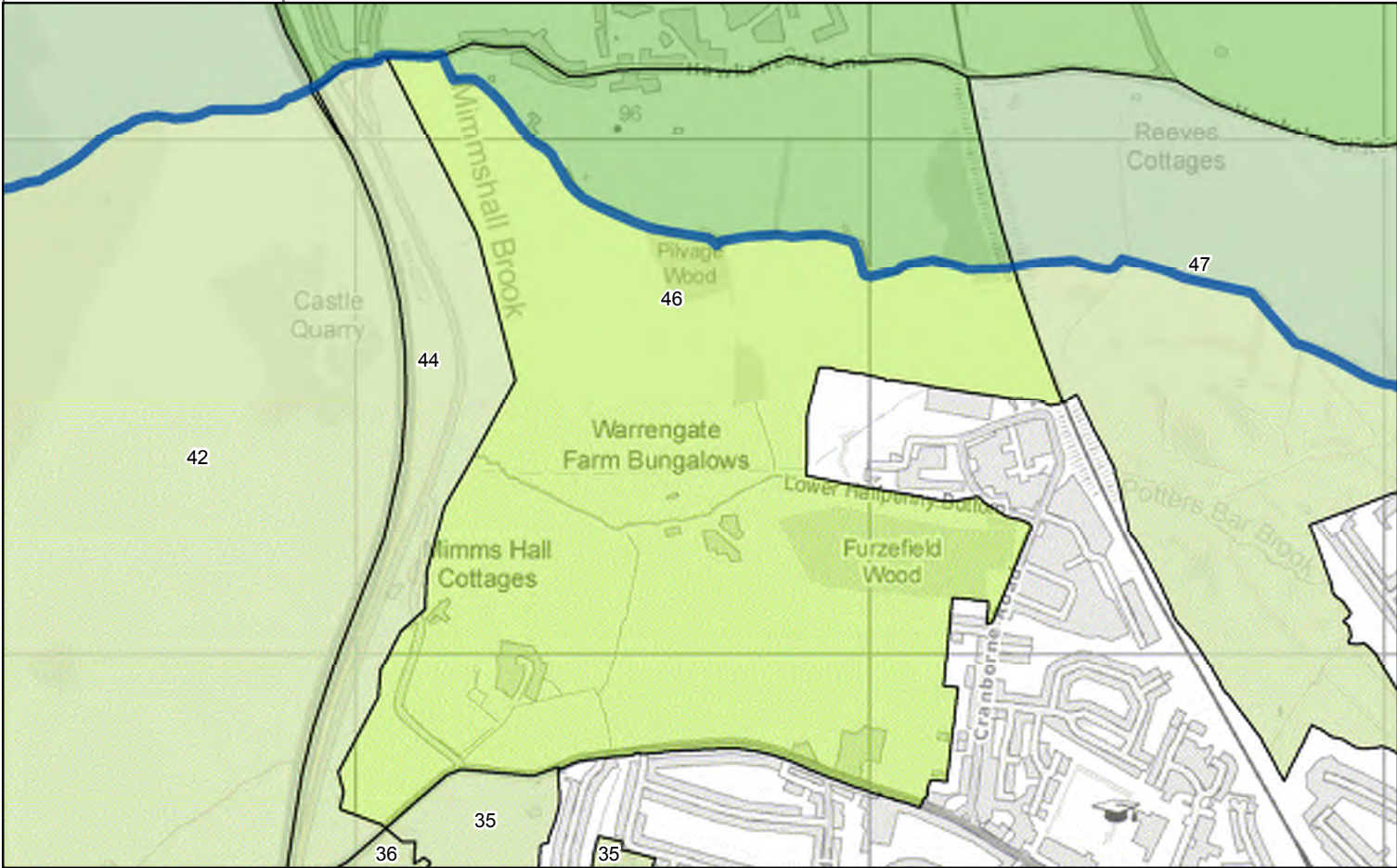
0 / 5



Photograph 1 View north, near the junction of High Street and Hatfield Road



Photograph 2 Panoramic view north of High Street / The Causeway

Green Belt Parcel	46	
Area (ha)	140.7	
Local Authority	Hertsmere / Welwyn Hatfield	
		
Description	The parcel is located to the north-west of Potters Bar and south-west of Brookmans Park. It is partially bounded to the east by the East Coast Main Line, to the north by Hawkshead Lane, to the west by Mimmshall Brook and partially to the south by the B556 (Mutton Lane). It directly adjoins Potters Bar to the south.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gaps between Potters Bar, and Brookmans Park and Welham Green. It is important for maintaining the overall scale and openness of these gaps, though the south-east of the parcel to the south of the Potters Bar Brook would be less important for preventing the merging of these settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 4% of the parcel is covered by development. Most of the parcel maintains an open character, characterised by large arable and pastoral fields with sweeping views across the countryside, particularly towards the west, interspersed with occasional agricultural buildings. Built form is primarily concentrated in the north of the parcel, with a cluster of residential properties along Hawkshead Lane as well as structures associated with a sports ground. This diminishes the openness the parcel here. Additionally, in the south-east, structures associated with the Furzefield Leisure Centre diminish the openness of the parcel, while development to the south of the B556 (Mutton Lane) is an urbanising influence, though it is noted that there is limited intervisibility between the countryside and Potters Bar to the east as a result of dense planting along the fringe of the settlement. Overall, the parcel maintains a largely rural character.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

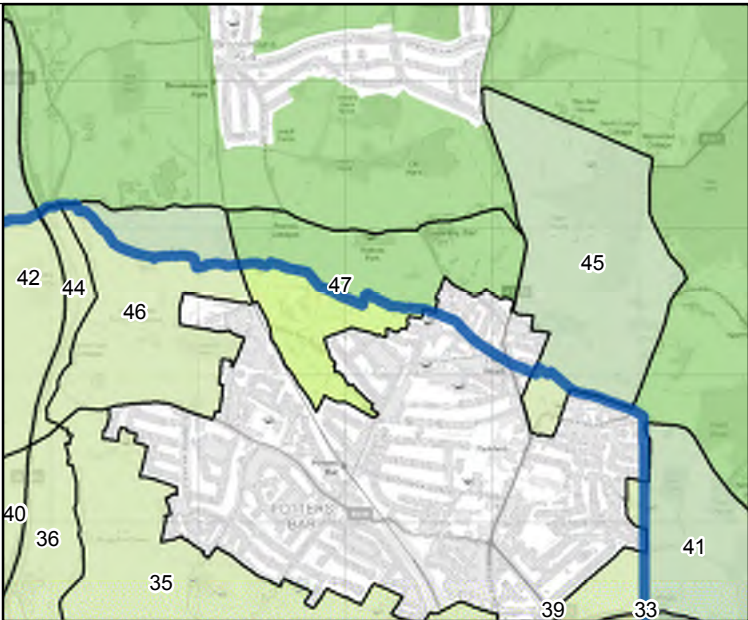
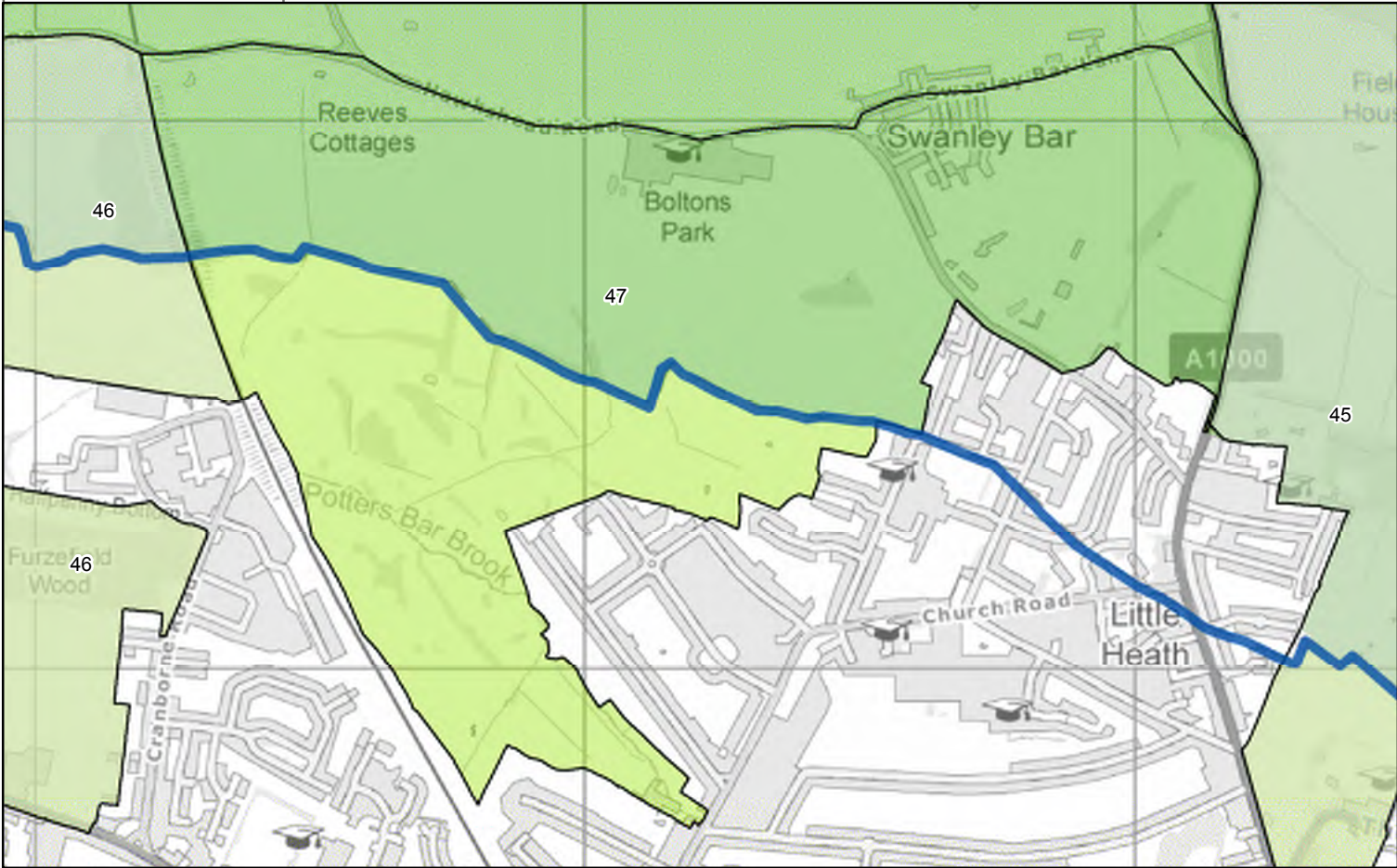
0 / 5



Photograph 1 Facing north-west from Mutton Lane, the southern boundary of the parcel



Photograph 2 Recreation ground in south-east of parcel

Green Belt Parcel	47	
Area (ha)	141.5	
Local Authority	Hertsmere / Welwyn Hatfield	
		
Description	The parcel is located to the north of Potters Bar and south of Brookmans Park. It is partially bounded to the west by the East Coast Main Line, to the north by Hawkshead Lane, and to the east by the A1000 (Great North Road). It directly adjoins Potters Bar to the south and west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
Purpose 1 Total Score			0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between Potters Bar and Brookmans Park. The eastern part of the parcel is particularly important for preventing further ribbon development along the A1000 (Great North Road) which may result in the perceptual merging of these settlements. Although the gap is physically small, the topography of the land and the prominence of Hawkshead Lane as a visual buffer in the landscape means that perceptually this separation feels more substantial, with no intervisibility between the settlements. The parcel maintains the overall openness and scale of the gap, though the south-western area around the Potters Bar Golf Club is less important for preventing merging between settlements. It is effectively enclosed within the settlement and visually separated from the countryside to the north by dense planted buffers.	3
Purpose 2 Total Score			3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 3% of the parcel is covered by built form. Most of the parcel maintains an open character, characterised by large arable and pastoral fields with sweeping views across the countryside. There is a cluster of low density structures at the College of Animal Welfare in the north of the parcel, but these do not have a substantial impact on its overall openness. The area to the east of Hawkshead Road has a contrasting character and has suffered some encroachment. This includes a cluster of residential properties at Swanley Crescent, a Jehovah's Witnesses hall and several other isolated dispersed structures. The Potters Bar Golf Club, in the south west of the parcel, has a managed, semi-urban character, with the rurality further diminished by the presence of denser development to the east, west and south. This are also has little visual linkage to the countryside beyond. Overall, the parcel maintains a largely rural character.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

Site Photos



Photograph 1 Golf course in south of parcel



Photograph 2 Golf course in south of parcel



Photograph 3 View south-east from Hawkshead Road in north of the parcel



Photograph 4 View south-west from Hawkshead Road in north of the parcel

Green Belt Parcel	48	
Area (ha)	5	
Local Authority	Hertsmere	
		
Description	The parcel is located north-west of the washed over settlement of South Mimms. It is not located close to any non-Green Belt settlements however the closest non-Green Belt settlements are Potters Bar to the south-east, Shenley to the south-west and London Colney to the north-west. It is bounded by the M25 to the south-west and the B556 (Blackhorse Lane / St Albans Road) to the north and east.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a small part of the less essential gaps between Potters Bar and London Colney, and Potters Bar and Shenley, which are of sufficient scale and character that development is unlikely to cause merging between settlements. The parcel also plays a very small role in preventing ribbon development from South Mimms along Blackhorse Lane.	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	The parcel is almost completely free of development and has a largely rural character overall. The west of the parcel comprises an arable farming field while the eastern portion of the parcel is an unmanaged field between the B556 and the M25. The close proximity to road infrastructure on all sides of the parcel detracts from the sense of rurality overall.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

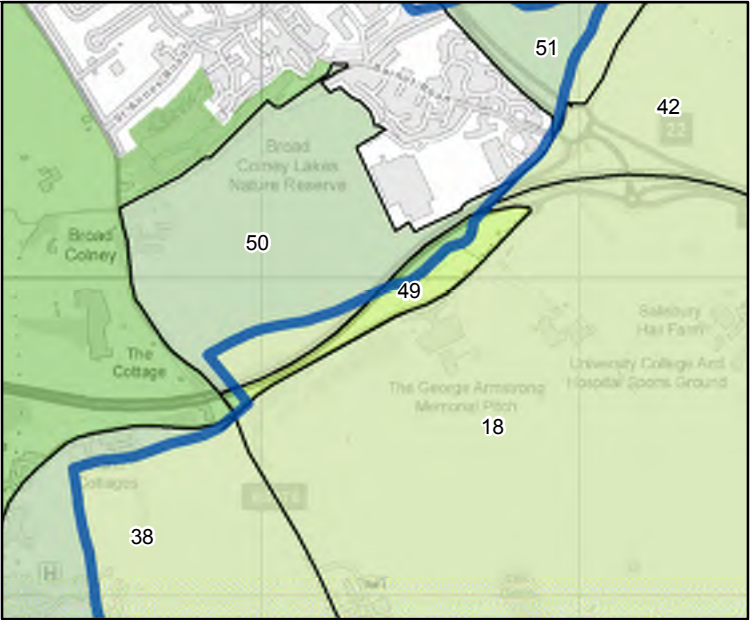
Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 View of parcel from Blackhorse Lane

Green Belt Parcel	49	
Area (ha)	9.5	
Local Authority	Hertsmere	
		
Description	The parcel is located south of London Colney. It is bounded to the north by the M25, to the north-east by the M25 Junction 22 slip road, to the south by the B556 (Bell Lane) and to the south-west by the B5378 (Shenley Lane).	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a small part of the less essential gap between the non-Green Belt settlements of London Colney and Shenley, which is of sufficient scale and character that development is unlikely to cause merging of settlements. The parcel is bounded by strong boundary features with road infrastructure on all sides (including the M25) which further reduces the risk of settlements merging. The parcel plays a small role in preventing ribbon development along the B556 (Bell Lane).	1

Purpose 2 Total Score

1 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 2% of the parcel is covered in built-form and it is characterised by a largely rural character throughout. The parcel itself is almost completely free of development however there are urbanising influences on all boundaries of the site including houses along the B556 (Bell Lane) in the south-east and the M25 in the north-west. There is a high level of noise pollution from nearby roads and little sense of tranquillity throughout the parcel.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

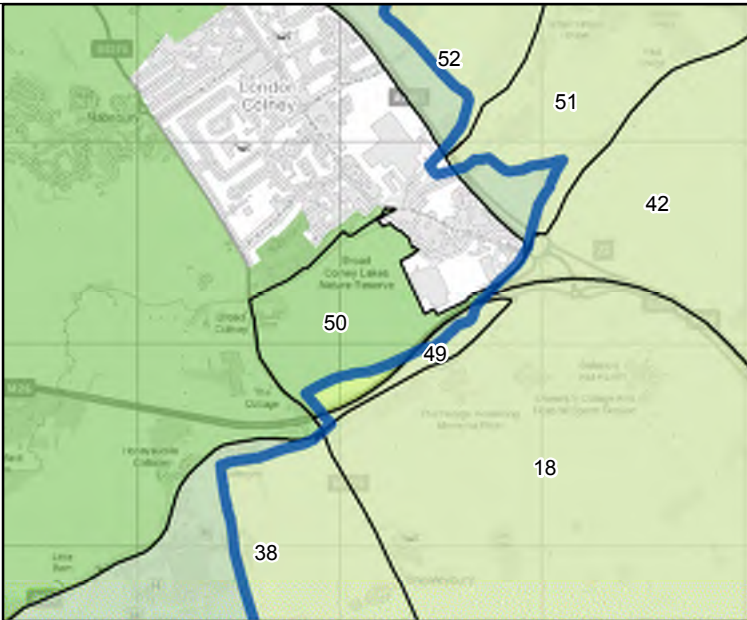
Site Photos

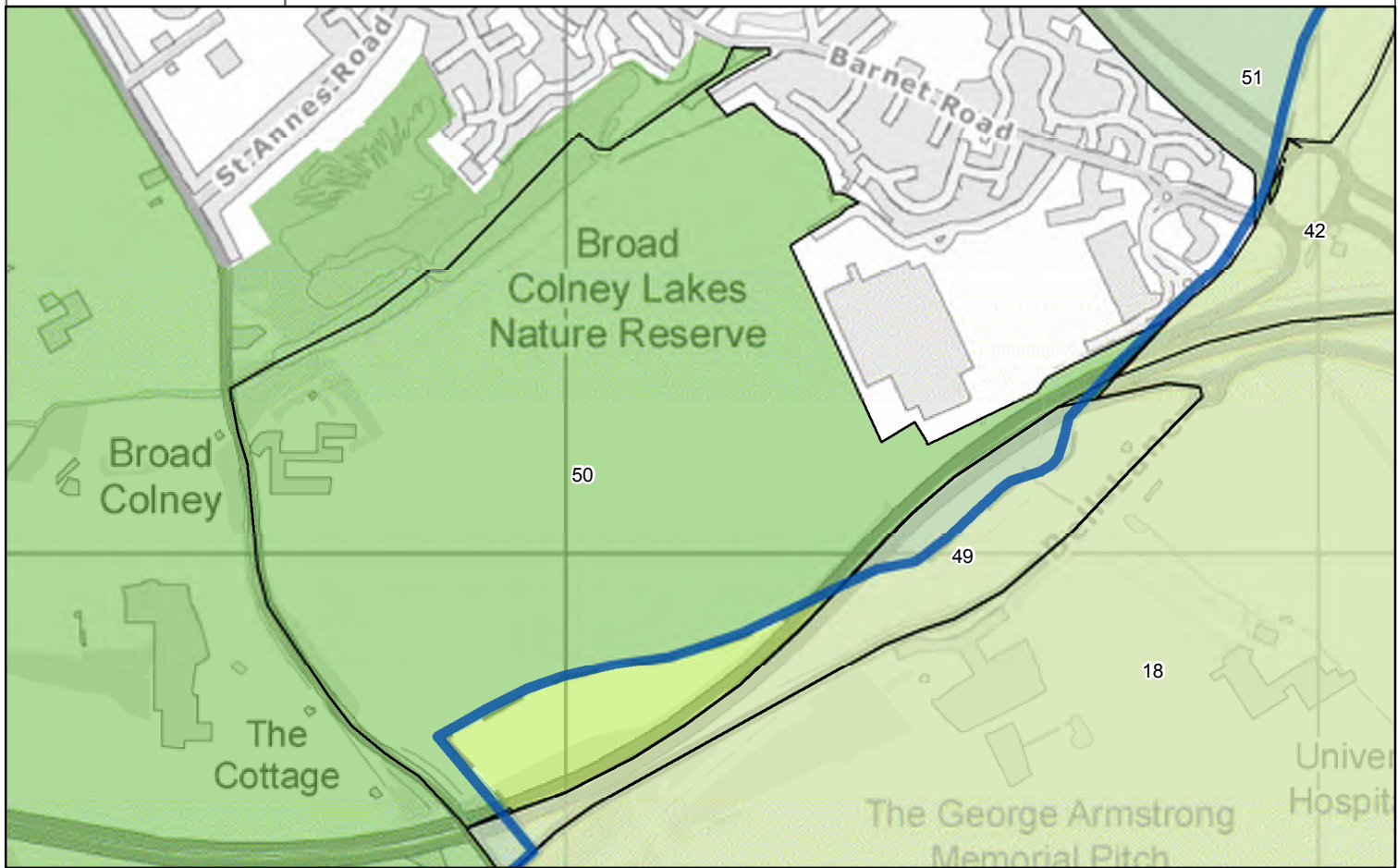


Photograph 1 View west from centre of the parcel



Photograph 2 View east from centre of the parcel

Green Belt Parcel		50	
Area (ha)		57	
Local Authority	Hertsmere / St Albans		



Description	The parcel is located immediately south and west of London Colney. It is bounded to the east by London Colney, to the south of the M25, to the west by the B5378 (Shenley Lane) and to the north by the River Colne.		
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Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between the non-Green Belt settlements London Colney and Shenley, where limited development may be possible without coalescence between settlements. The parcel is bounded by strong road infrastructure boundary features to the south and west which reduces the risk of settlements merging.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 6% of the parcel is covered in built-form and it is characterised by a strong rural character throughout. Despite urbanising influences on its boundaries (including the M25) the parcel is very open throughout, consisting largely of pastoral farming fields. Longer views are limited by a flat topography and tree lines at site boundaries. There is noise pollution from the M25 in the south of the parcel; however the parcel is relatively tranquil overall. The only significant development is an automobile storage facility in the west of the site off the B5378 (Shenley Lane).	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

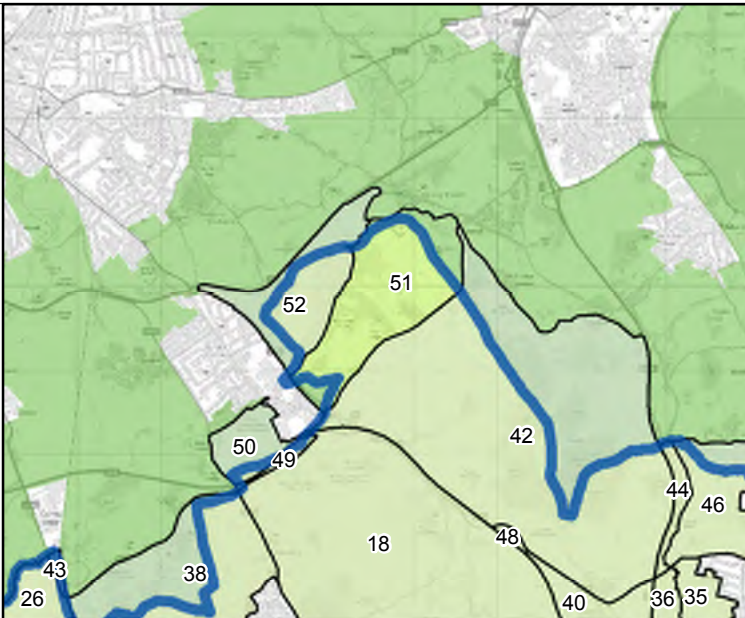
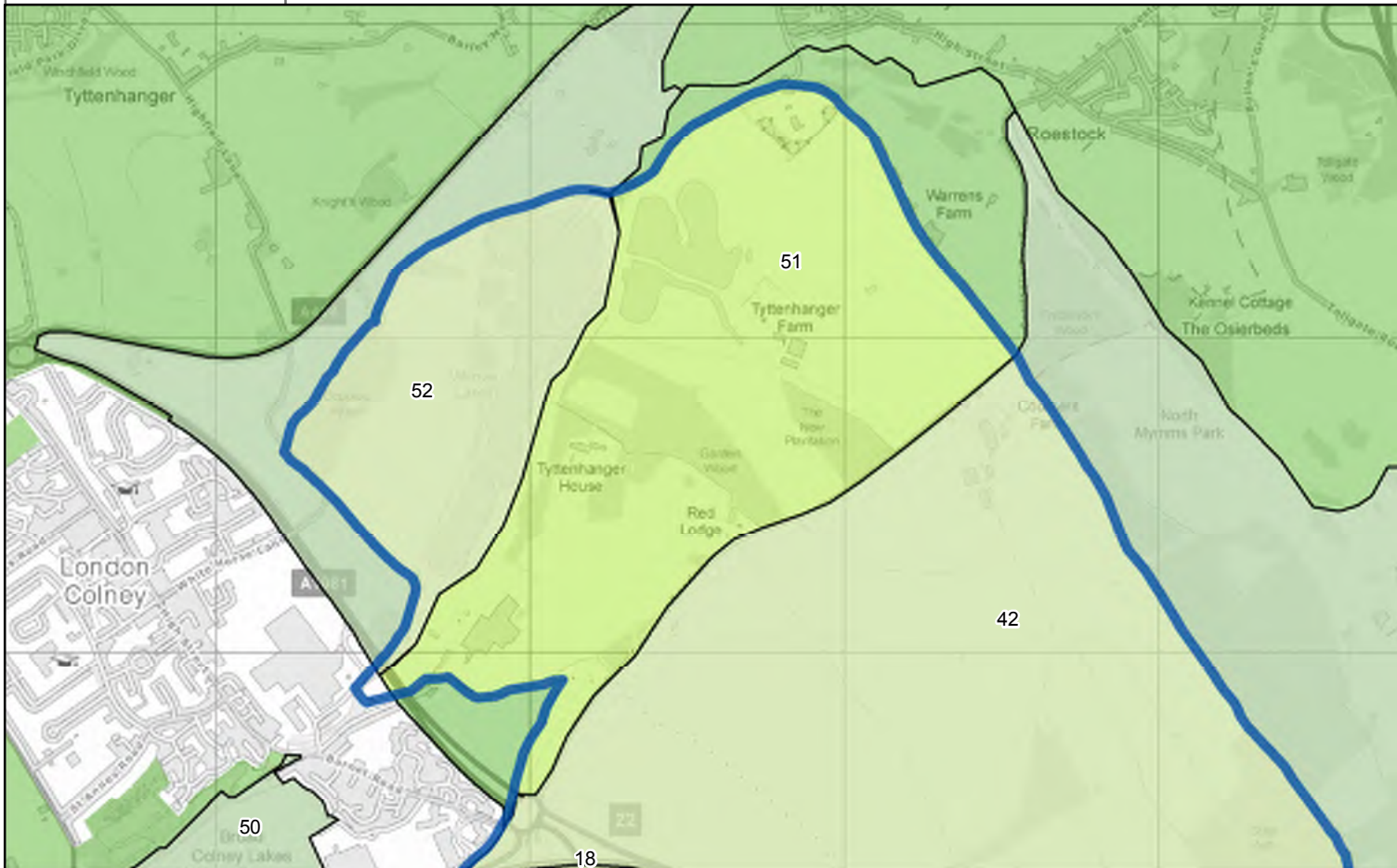
Site Photos



Photograph 1 View east from Shenley Lane, the western boundary of the parcel



Photograph 2 View north-east from Shenley Lane, the western boundary of the parcel

Green Belt Parcel	51	
Area (ha)	231.5	
Local Authority	Hertsmere / St Albans / Welwyn Hatfield	
		
Description	The parcel is located immediately east of London Colney, south-east of St Albans and south-west of Hatfield. It is bounded by the A1081 to the south-west, Coursers Road to the south-east and east and the River Colne to the north and west.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms a significant part of the wider gap between the non-Green Belt settlements of London Colney, St Albans and Hatfield, where the scale of the gap is such that there is little risk of settlements coalescing, but where the overall openness is important to preserving the perceived gap between settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 4% of the land parcel is covered in built-form and it is characterised by a strong rural character overall. There is little linkage to surrounding settlements which are generally obscured by tree cover despite some encroachment from Colney Heath and Roestock in the north of the parcel. The parcel has a very rural and open character overall. A sense of enclosure is however created by large wooded areas in the centre of the parcel. The main developments in the parcel are a timber supply store in the centre and a nursery and activity farm in the south. There are a few agricultural buildings, silos and small dwellings throughout the parcel. The sense of rurality is slightly diminished in the south-west of the parcel by noise pollution from the adjacent A1081.	4

Purpose 3 Total Score

4 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5

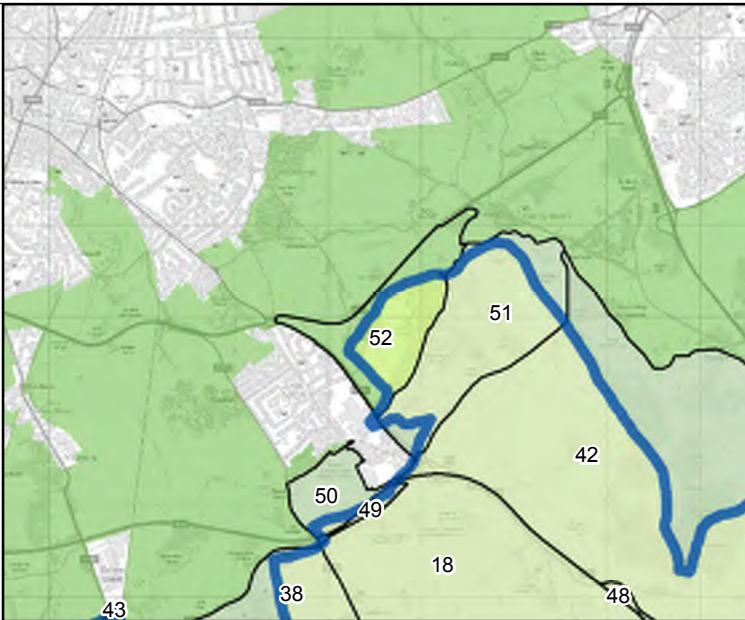
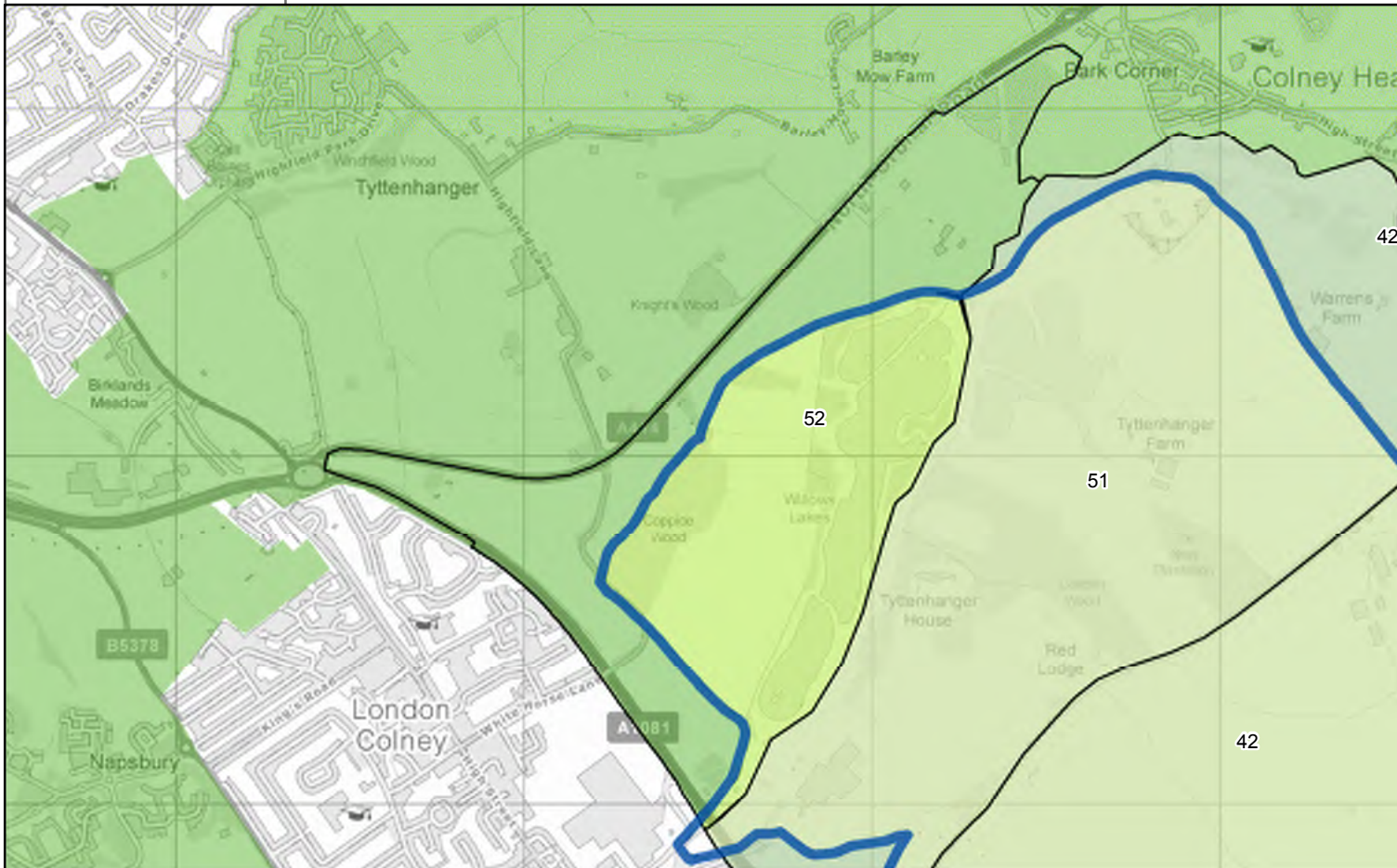
Site Photos



Photograph 1 View of east of parcel, facing north from Coursers Road



Photograph 2 Facing north towards builders' merchants in the centre of the parcel, with open fields to the right of the shot

Green Belt Parcel	52	
Area (ha)	149	
Local Authority	Hertsmere / St Albans	
		
Description	The parcel is located immediately north-east of London Colney, south-east of St Albans and south-west of Hatfield. It is bounded to the north by the A414 (North Orbital Road), to the east by the River Colne, and to the south-west by the A1081.	

Purpose 1 Assessment

Purpose	Criteria	Assessment	Score
(1) To check the unrestricted sprawl of large built-up areas	(a) Parcel is at the edge of one or more distinct large built-up areas	The parcel is not at the edge of a distinct large built-up area.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0

Purpose 1 Total Score

0 / 5

Purpose 2 Assessment

Purpose	Criteria	Assessment	Score
(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 parcel forms part of the wider gap between the non-Green Belt settlements of London Colney, St Albans and Hatfield. The scale of the gap is such that there is little risk of coalescence of settlements, however the overall openness is important to protecting the perceived gap between settlements.	3

Purpose 2 Total Score

3 / 5

Purpose 3 Assessment

Purpose	Criteria	Assessment	Score
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of countryside and is least covered by development	Approximately 6% of the parcel is covered in built-form and it is characterised by a largely rural character throughout. Despite the A414 (North Orbital Road) and A1081 being urbanising influences, the settlements of London Colney, St Albans and Hatfield are obscured by tree cover at the boundaries of (and within) the parcel. The parcel has a relatively open feel in parts however it is split into fields that are visually separated by wooded areas with Willows Lakes in the east adjacent to the River Colne. The only significant development in the parcel is a concrete plant and petrol station in the north-east of the parcel.	3

Purpose 3 Total Score

3 / 5

Purpose 4 Assessment

Purpose	Criteria	Assessment	Score
(4) To preserve the setting and special character of historic towns	Protects land which provides immediate and wider context for historic settlement, including views and vistas between the settlement and the surrounding countryside	The parcel does not abut an identified historic settlement core and does not meet this purpose.	0

Purpose 4 Total Score

0 / 5



Photograph 1 View south-east across the south-western part of the parcel from White Horse Lane



Photograph 2 View across an enclosed field in the north-west of the parcel from White Horse Lane