AECOM

Hertsmere Green Belt Assessment

Final Report Update

Hertsmere Borough Council

August 2026

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Quality information

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Table 1.1. Acronyms

Acronym	Meaning
AA	Assessment area
GBA	Green Belt Assessment
HBC	Hertsmere Borough Council
LBUA	Large built up area
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance

1. Introduction

1.1 Project overview and scope

1.1.1 AECOM have been commissioned by Hertsmere Borough Council (HBC) to produce a Green Belt Assessment (GBA) using the latest Planning Practice Guidance (PPG) to inform preparation of the emerging Local Plan. The study evaluates the existing Green Belt across the study area and, as required by the National Planning Policy Framework (NPPF), seeks to identify grey belt.

1.1.2 The focus of this study is an assessment of the contribution that Green Belt land makes to Green Belt purposes and the identification of land that may fall within the definition of grey belt in national policy.. The PPG on Green Belt (27 February 2025)[1] sets out the following key steps to do this in a Green Belt Assessment:

- Identify the location and appropriate scale of area/s to be assessed
- Evaluate the contribution each assessment area makes to Green Belt purposes A, B, and D, using the criteria identified below
- Consider whether applying the policies relating to the areas or assets of particular importance in footnote 7 to the NPPF (other than Green Belt) would potentially provide a strong reason for refusing or restricting development of the assessment area
- Identify grey belt land
- Identify if the release or development of the assessment area/s would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan

1.1.3 This report applies the above steps in order.

1.1.4 The study area encompasses the entirety of Hertsmere's designated Green Belt. Green Belt covers the entirety of the borough, with the exception of the inset settlements of Borehamwood, Bushey, part of Elstree, Potters Bar, Radlett and part of Shenley.

1.1.5 This report contains a limited number of updates around Borehamwood to the original version published in April 2026. In response to comments received through the Regulation 18 consultation, a focused review has taken place of whether assessment areas are adjacent or near to the large built up area. This has been undertaken in cases where i. there is existing development in the Green Belt adjacent to that part of Borehamwood that is inset from the Green Belt, and/or ii. where there is a planning consent. The review has involved two assessment areas being split into more granular ones, as per the PPG for those adjacent to settlements, and a review of contributions towards the Green Belt purposes.

1.2 National policy context

1.2.1 This GBA is undertaken in line with the Green Belt PPG which sets out advice on the role of the Green Belt in the planning system.

1.2.2 In particular, the PPG sets out (emphasis added):

*"the considerations involved in assessing the contribution Green Belt land makes to Green Belt purposes, **where relevant to identifying grey belt**."*.

1.2.3 This report has been prepared under the December 2025 NPPF, which defines grey belt as:

"… land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."

[1] Available at: https://www.gov.uk/guidance/green-belt

1.2.4 Grey belt is covered at paragraphs 148 and 155 of the NPPF, but focusing on paragraph 148 this states:

"Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations."

1.2.5 This establishes a broad policy preference for previously developed land and grey belt to be considered before other Green Belt locations where Green Belt release is required. However, this is not a strict sequential approach, such that grey belt will not always be more appropriate for development than other land in the Green Belt given wider planning and sustainability factors.[2]

1.2.6 At this point it is important to differentiate between the following terms:

- "assessment" of Green Belt means differentiating between Green Belt in terms of contribution to purposes and identifying grey belt.
- "review" of Green Belt means deciding which areas of Green Belt to release (typically for development) in light of GBA and wider factors.

1.2.7 In this regard, the PPG explains:

"… the review and alteration of Green Belt boundaries should take place, where necessary, as part of the plan making process. In doing so, we expect authorities to identify grey belt land to inform this review..."

1.2.8 Therefore, this report will be used to inform decisions in the new local plan about which land that is currently in the Green Belt might be allocated for development.

1.2.9 It is important to re-emphasise that being identified as grey belt or provisional grey belt does not necessarily mean that the land should be developed or allocated for development. Paragraph 155 of the NPPF sets out the criteria for development in the Green Belt not to be regarded as inappropriate. Amongst others, these include being on grey belt land that would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan, and being in a sustainable location. It is expected that much grey belt land may not meet these criteria.

[2] The PPG explains: *"Where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. Such decisions should also be informed by an overall application of the relevant policies in the National Planning Policy Framework (NPPF)."*

Also, the PPG explains: *"Where land is identified as grey belt land, any proposed development of that land should be considered against paragraph 155 of the NPPF, which sets out the conditions in which development would not be inappropriate on grey belt land."*

2. Methodology

2.1 Overview

2.1.1 As noted above, this report faithfully applies the Planning Practice Guidance. Whilst the overall process in the PPG is clear, some elements are open to interpretation. With that in mind, this chapter sets out the approach taken and the methodological assumptions made.

2.2 Identifying assessment areas

2.2.1 The PPG requires that:

- All Green Belt in the plan area should be considered.
- Assessment areas should be sufficiently granular, such as around existing settlements or public transport hubs or corridors, to enable their variable contribution to the purposes.

2.2.2 The process for identifying assessment areas for this study has involved:

- Using the parcels from previous Hertsmere GBAs as a starting point
- Sub-dividing these parcels into more granular ones around existing settlements and throughout the existing Green Belt, using:
  - Clearly defined, defensible and likely to be permanent boundaries, such as motorways, A and B roads, railway lines, watercourses, existing development and well-established woodland boundaries; and
  - Assets or constraints listed in footnote 7 of the NPPF, such as flood risk, sites of special scientific interest, ancient woodland and conservation areas. This was done to facilitate meaningful footnote 7 assessment (see section 2.5 below).

2.2.3 Using this approach, the existing Green Belt has been divided into 203 assessment areas, as shown in figure 2.1. They are typically smaller around settlements and larger away from them, enabling the full assessment to be undertaken for the whole of Hertsmere.

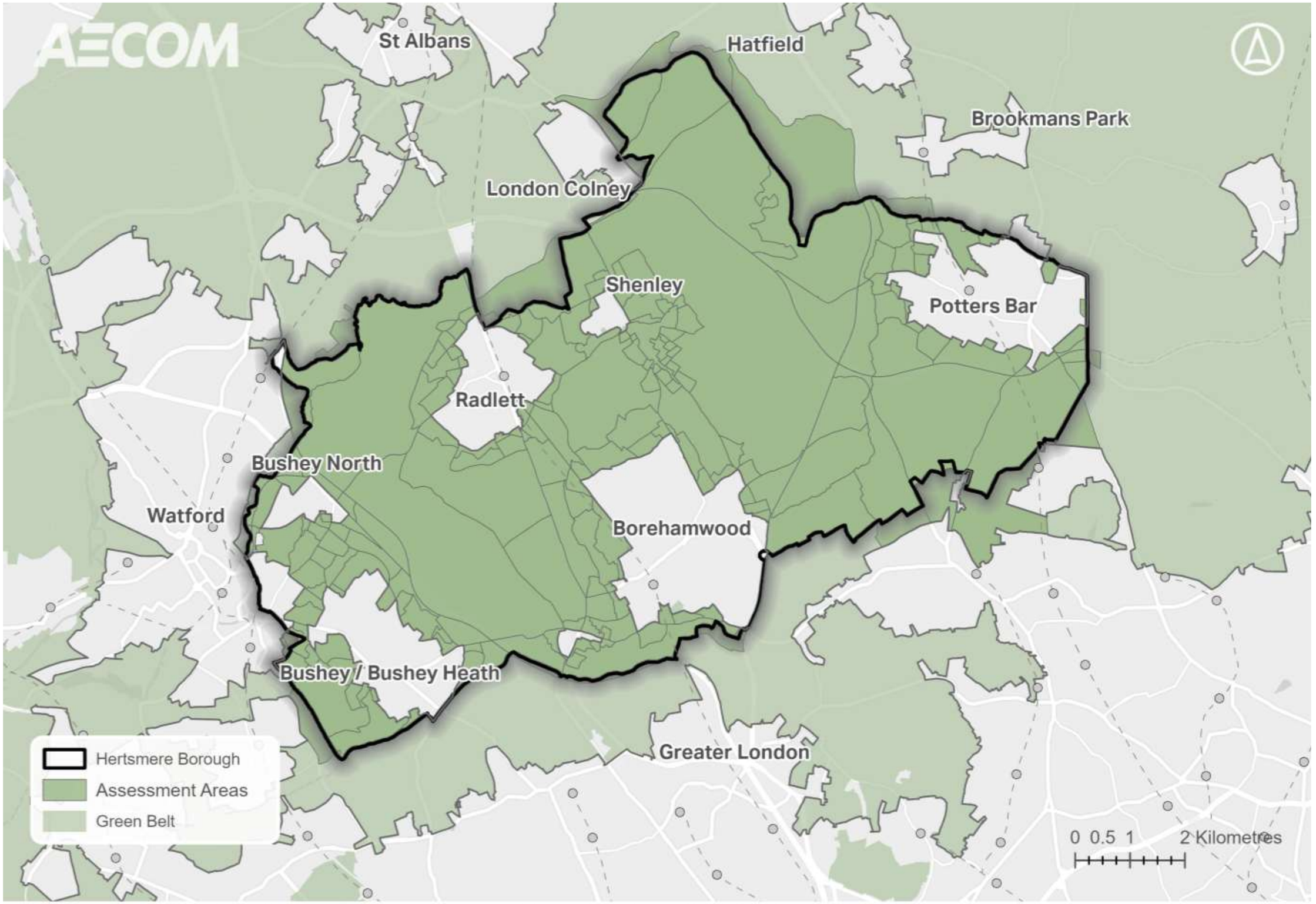


Figure 2.1 Assessment areas

2.3 Settlement classification

2.3.1 For the purposes of a Green Belt Assessment, it is necessary to classify settlements as:

- large built up areas (LBUA), to be assessed against purpose A
- towns, to be assessed against purpose B
- historic towns, to be assessed against purpose D

2.3.2 The PPG does not provide guidance on the classification apart from to say that none of the purposes should relate to villages.

2.3.3 As well as those within Hertsmere, it is necessary to classify settlements in neighbouring plan areas where the development of Green Belt land in Hertsmere would directly relate to them, such as being an extension to a town that abuts the borough boundary.

2.3.4 Beyond Greater London's self-evident status as a large built up area, the basis for classifying is the existing **settlement hierarchy**, as defined for settlements within the borough in the Hertsmere Settlement Hierarchy (2019)[3] and for those in Hertfordshire but outside Hertsmere in the South West Herts Settlement Hierarchy Study (2023)[4].

2.3.5 Borehamwood is the only tier 1 settlement in the Hertsmere hierarchy and so is considered for this study to be in only large built up area within the borough. The other key settlements (tier 2 and 3) in the Hertsmere hierarchy are Potters Bar, Bushey and Radlett, so these are considered to be towns for this study. All other settlements in Hertsmere are villages.

2.3.6 In neighbouring plan areas, the South West Herts Settlement Hierarchy has only Watford as a Category I, Level 1 settlement (regional centre). As such, it is a large built up area. It identifies South Oxhey and London Colney as Category III, Level 5 settlements (small towns and large villages with a rail station), so these are considered to be towns for this study. Outside South West Hertfordshire, Hatfield is considered to be a LBUA, which is consistent with the Welwyn Hatfield Local Plan's[5] focus on the top two tiers of its settlement hierarchy for growth.

2.3.7 The classifications were shared and agreed with the neighbouring authorities.

2.3.8 To be considered as a historic town in a GBA, it is necessary for there to be a direct relationship between the historic parts of the town and the Green Belt. This could include a conservation area extending out into the Green Belt or the Green Belt forming a defining element of the town's setting. Having historic core or areas that do not have a direct relationship with the Green Belt does not meet this criterion. Against this definition, for the purposes of this study, there are no historic towns in or adjacent to the Hertsmere Green Belt, meaning that purpose D is not engaged. However, heritage assets throughout the plan area are considered as part of the footnote 7 assessment.

2.3.9 The study uses the settlement classification in table 2.1.

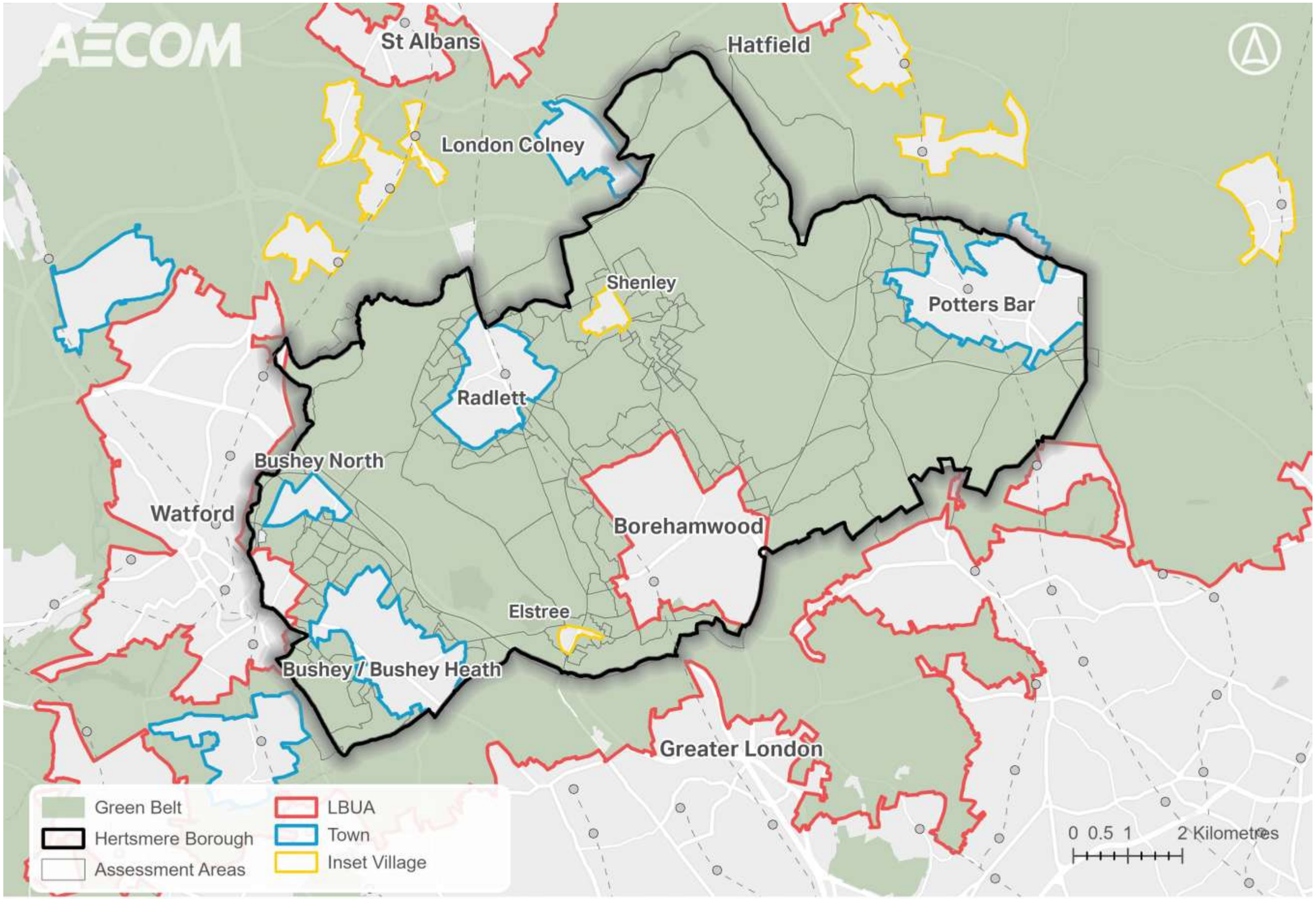
Table 2.1 Settlement classification

Hertsmere Borough Council	Neighbouring Authorities
Large Built Up Areas	
Borehamwood	Greater London (Barnet, Enfield, Harrow)
	Hatfield (Welwyn Hatfield)
	Watford (Watford)
Towns	
Bushey	London Colney (St Albans)
Potters Bar	South Oxhey (Three Rivers)
Radlett	

[3] Hertsmere Borough Council, Planning for Growth, Settlement Hierarchy and Accessibility Mapping Analysis, Technical Study
[4] Technical Note: Establishing a South West Hertfordshire Settlement Hierarchy, August 2023
[5] Welwyn Hatfield Local Plan 2016-2036

2.3.10 Regarding the extent of the settlements, the study uses the existing Green Belt boundaries where settlements are inset. This means, for example, that, only the part of Bushey that is inset as part of Watford is considered by the study to be part of the Watford LBUA, and South Oxhey is not part of the Greater London or Watford LBUAs.

2.3.11 The settlement classification is shown in figure 2.2.



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Figure 2.2 Settlements

2.4 Purposes assessment

2.4.1 As no settlements have been identified as 'historic towns' for the purposes of Green Belt assessment, Purpose D has not been applied in the purposes scoring. This leaves the identification of grey belt to assessment against purposes A and B, as described in turn in this section, and the NPPF footnote 7 considerations, including heritage, as described in section 2.5 below.

2.4.2 In each assessment area, the contribution that the land makes to the relevant purpose is judged to be strong, moderate, or weak or none. The Planning Practice Guidance sets out considerations to inform these judgements.

2.4.3 If there are allocations or permitted development in or adjacent to an AA, the assessments treat that as if it was developed although can, in its own right, only lead to a conclusion of 'not grey belt' or 'provisional grey belt' to reflect any possible delivery uncertainties.

2.4.4 Assessments have been undertaken using a combination of desk-based analysis and site visits.

Purpose A – to check the unrestricted sprawl of large built up areas

2.4.5 For purpose A, PPG includes the following considerations (presented as "illustrative features") against each level of contribution:

Table 2.2 Purpose A illustrative features

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: • be adjacent or near to a large built up area • if developed, result in an incongruous pattern of development (such as an extended "finger" of development into the Green Belt)
Moderate	Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land's contribution to this purpose a, such as (but not limited to): • having physical feature(s) in reasonable proximity that could restrict and contain development • be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development • contain existing development • being subject to other urbanising influences
Weak or none	Assessment areas that make only a weak or no contribution are likely to include those that: • are not adjacent to or near to a large built up area • are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development

Source: Green Belt PPG (2025)

2.4.6 As the PPG offers no further definition of the considerations, it is necessary clarify some of them here:

- "Free of existing development" is defined as meaning largely but not necessarily entirely free of development, as it is unlikely an AA to be entirely free of development. In particular, development listed in NPPF paragraph 154 as not being inappropriate in the Green Belt, which includes buildings for agriculture, does not count as being development in this definition.
- "Adjacent to…a large built up area is defined as meaning sharing a boundary with. "Near to" is assessed on a case by case basis but is generally defined as being close enough that any gap would effectively be closed if the land was developed.
- "Incongruous pattern of development" is defined as meaning a pattern of development that is notably different from the prevailing pattern in the settlement. Note that an extended finger of development into the Green Belt will not necessarily be incongruous if such fingers already exist, such as along valleys. Development that joins the LBUA with a nearby village that then forms an extended finger could be incongruous.
- "Physical features…that could restrict and constrain development" can include natural and landscape features, including topography, as well as built features.

- "Partially enclosed by existing development, such that new development would not result in an incongruous pattern of development" is defined as having development (not natural or landscape features) on at least two sides.
- "Largely enclosed by significant existing development" is defined as having development (not natural or landscape features) on at least three sides.

2.4.7 As per the settlement classification above, purpose A is applied to Borehamwood, Watford and Greater London.

Purpose B – to prevent neighbouring towns merging into one another

2.4.8 For purpose B, PPG includes the following considerations (presented as "illustrative features") against each level of contribution:

Table 2.3 Purpose B illustrative features

Contribution	Illustrative features
Strong	Assessment areas that contribute strongly are likely to be free of existing development and include all of the following features: • forming a substantial part of a gap between towns • the development of which would be likely to result in the loss of visual separation of towns
Moderate	Assessment areas that contribute moderately are likely to be located in a gap between towns, but include one or more features that weaken their contribution to this purpose, such as (but not limited to): • forming a small part of the gap between towns • being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation
Weak or none	Assessment areas that contribute weakly are likely to include those that: • do not form part of a gap between towns, or • form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation

Source: Green Belt PPG (2025)

2.4.9 The study applies some of the terms in the considerations above in the following ways:

- As with purpose A, "free of existing development" is defined as meaning largely but not necessarily entirely free of development and, in particular, does not include the Green Belt exceptions in NPPF paragraph 154. The most relevant of these exceptions is buildings for agriculture and forestry.
- "Substantial part of a gap between towns" and "a small part of the gap between towns" are reviewed on a case-by-case basis, depending on local circumstances such as topography, physical connections and the size of the gap.
- "Towns merging into one another" is primarily defined as the loss of physical separation between towns. Visual separation (defined for this study as the ability to see one town from another) and perceived separation (defined as the extent to which people appreciate there to be a gap) can also be considerations, albeit more subjective ones.

2.4.10 Purpose B applies to those settlements defined as LBUAs as well as those defined as towns.

2.4.11 The gaps that are relevant to this assessment are between:

- Borehamwood and Bushey
- Borehamwood and Greater London
- Borehamwood and Radlett
- Borehamwood and Potters Bar
- Bushey and Bushey, where different parts of this town are separately inset from the Green Belt
- Bushey and Greater London
- Bushey and South Oxhey

- Bushey and Watford
- Potters Bar and Greater London
- Potters Bar and Hatfield
- Radlett and London Colney
- London Colney and Hatfield

2.5 Footnote 7 assessment

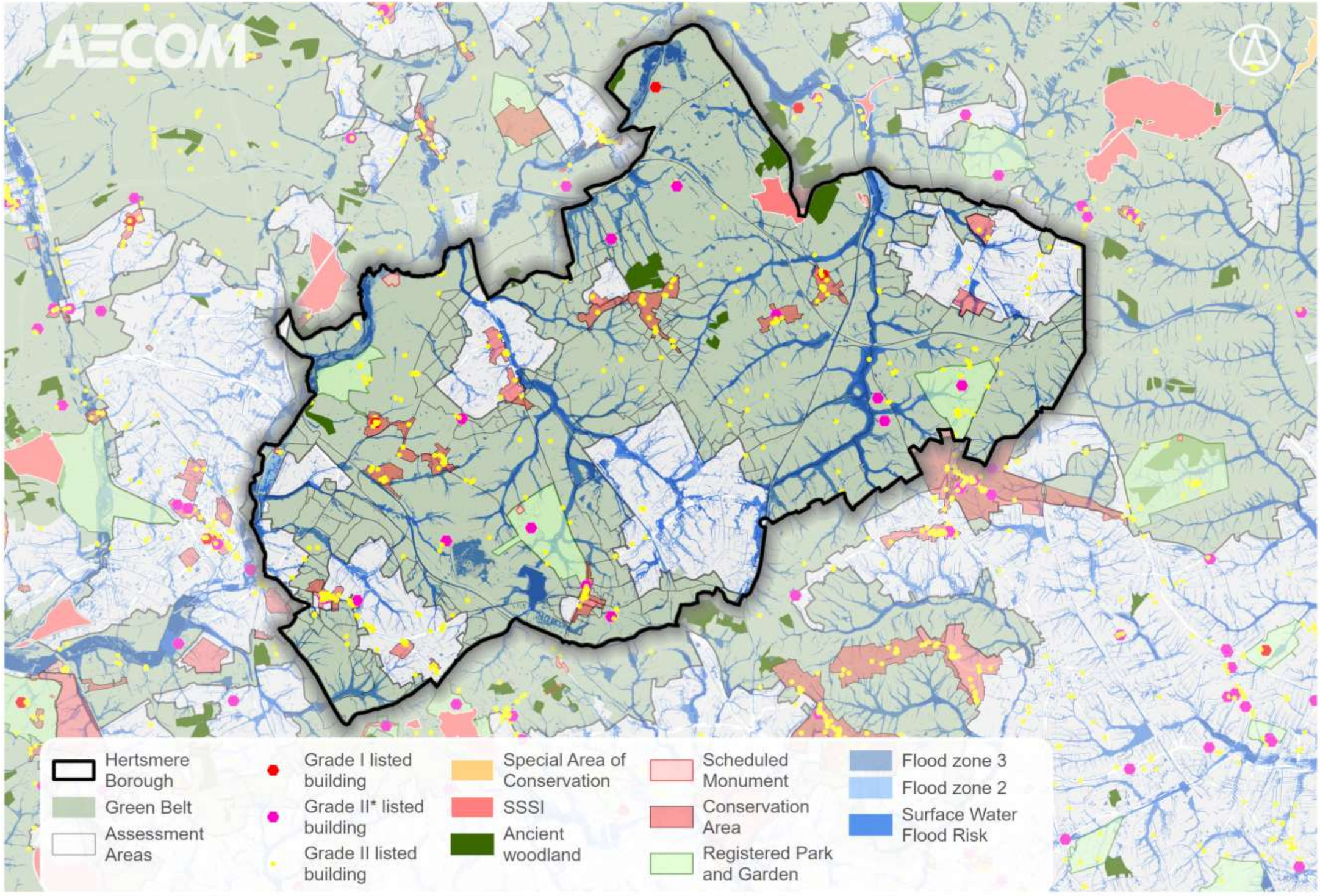
2.5.1 The study judges whether any NPPF footnote 7 areas and assets would provide a strong reason for refusing or restricting development on the assessment area using a GIS analysis that categorises under three the three headings in table 2.4. These criteria are used as a guide to inform judgements based on the specific local circumstances.

Table 2.4 Footnote 7 matrix

Footnote 7 feature	No strong reason for refusing or restricting development	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation
Biodiversity	No protected sites	Presence of or adjacency to protected sites	Extensive or total presence of protected sites
Local Green Space	Not entirely Local Green Space	Presence of some Local Green Space	Entirely Local Green Space
Irreplaceable habitats	No irreplaceable habitats	Presence of or adjacency to irreplaceable habitats	Extensive or total presence of irreplaceable habitats
Historic environment	Not entirely covered by statutory heritage designations	Presence of or adjacency to statutory heritage designations	Entirely covered by statutory heritage designations
Flood risk	No or little flood risk as defined by a guideline up to 25% coverage of fluvial flood risk zones and areas at high risk of flooding from surface water.	Significant flood risk as defined by a guideline 26%-75% coverage of fluvial flood risk zones and areas at high risk of flooding from surface water.	More than 75% (guideline) covered by fluvial flood risk zone 3 and areas at high risk of flooding from surface water.

2.5.2 The word ‘mitigation’ is used in the footnote 7 assessment in a broad sense, including to describe where development could or couldn’t take place in those parts of the AA away from the feature in question. This often applies to larger AAs.

2.5.3 The footnote 7 areas and assets that are included in this assessment are shown in figure 2.3.



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Figure 2.3 Footnote 7 areas and assets

Biodiversity

2.5.4 Footnote 7 refers to habitats sites, SSSI and sites listed in paragraph 194 of the NPPF. None of the paragraph 194 sites are present in or adjacent to Hertsmere.

2.5.5 Habitats sites are defined in the NPPF as *"any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites."*

2.5.6 As such, for the purpose of this Green Belt Assessment, the Biodiversity category refers to SSSIs, of which Redwell Wood and Castle Lime Works Quarry are the only ones within Hertsmere.

Local Green Space

2.5.7 Local Green Space (LGS) is a designation of green space which serves as a local, valuable and significant resource for a community. The only designated LGS in Hertsmere is the Spinney Woodland and connected hedge system, Shenley, designated in the Shenley Neighbourhood Plan.

Irreplaceable habitats

2.5.8 Irreplaceable habitat includes some of England's most ecologically valuable terrestrial and intertidal habitat. In Hertsmere, it includes ancient woodland and ancient and veteran trees.

Historic environment

2.5.9 Historic environment refers to statutory heritage designations including scheduled monuments, conservation areas, registered parks and gardens, and listed buildings. All of these are present in Hertsmere.

Flood risk

2.5.10 Flood risk refers to fluvial flood zone 2 and 3 and areas at high risk of flooding from surface water.

2.6 Grey belt conclusions

2.6.1 Under the December 2024 NPPF, grey belt is identified via either the purposes assessment (section 2.4 above) or the footnote 7 assessment (section 2.5 above), or both. This identification is based on the matrix in table 2.5.

Table 2.5 Grey belt conclusions matrix

Contributes strongly to Purpose A, B or D	NPPF footnote 7 constraints potentially provide a strong reason for refusing or restricting development?	Conclusion
Yes	n/a	Not grey belt
No	Yes, with no possibility of mitigation	Not grey belt
No	Yes, with possibility of mitigation	Provisional grey belt
No	No	Grey belt

2.6.2 Note that the conclusions relate to full assessment areas and each is assessed individually. It is possible that there would be different conclusions for smaller sites within the AAs or for combinations of AAs.

3. Assessment

3.1 Introduction

3.1.1 Each of the 203 assessment areas has been assessed against the relevant Green Belt purposes and the footnote 7 assets, as described in chapter 2.

3.1.2 A proforma for each AA is included in Appendix A[6]. This chapter summarises the findings.

3.2 Purpose A

3.2.1 The purpose A assessment findings are presented in figure 3.1.

[6] Note assessment areas BU-012, OGB-007 and OGB-025 were omitted at a late stage due to mapping amendments.

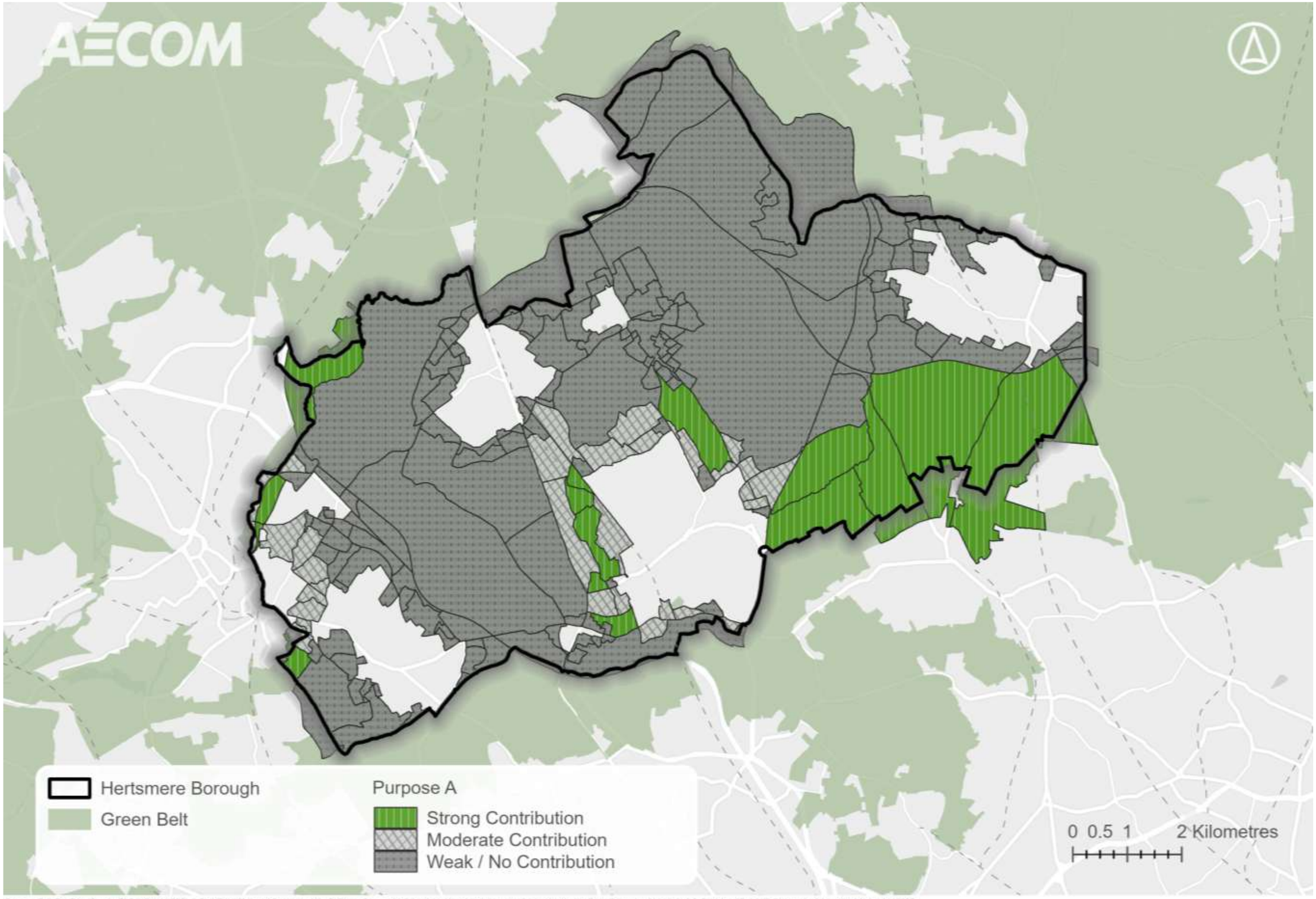


Figure 3.1 Purpose A assessment

3.2.2 Fifteen assessment areas were assessed as contributing strongly to purpose A, which is to check the unrestricted sprawl of large built up areas.

3.2.3 The strongly performing AAs are:

- To the north of the Greater London LBUA around High Barnet and Hadley Wood.
- To the east and west of Borehamwood, including between Borehamwood and Elstree.
- On the eastern edge of Watford.

3.2.4 In all of these cases, the AAs are largely free of development, lack physical features that could restrict and contain development, and, if developed, would be developed in an incongruous pattern.

3.2.5 Full details by AA are in the proformas in Appendix A.

3.3 Purpose B

3.3.1 The purpose A assessment findings are presented in figure 3.2.

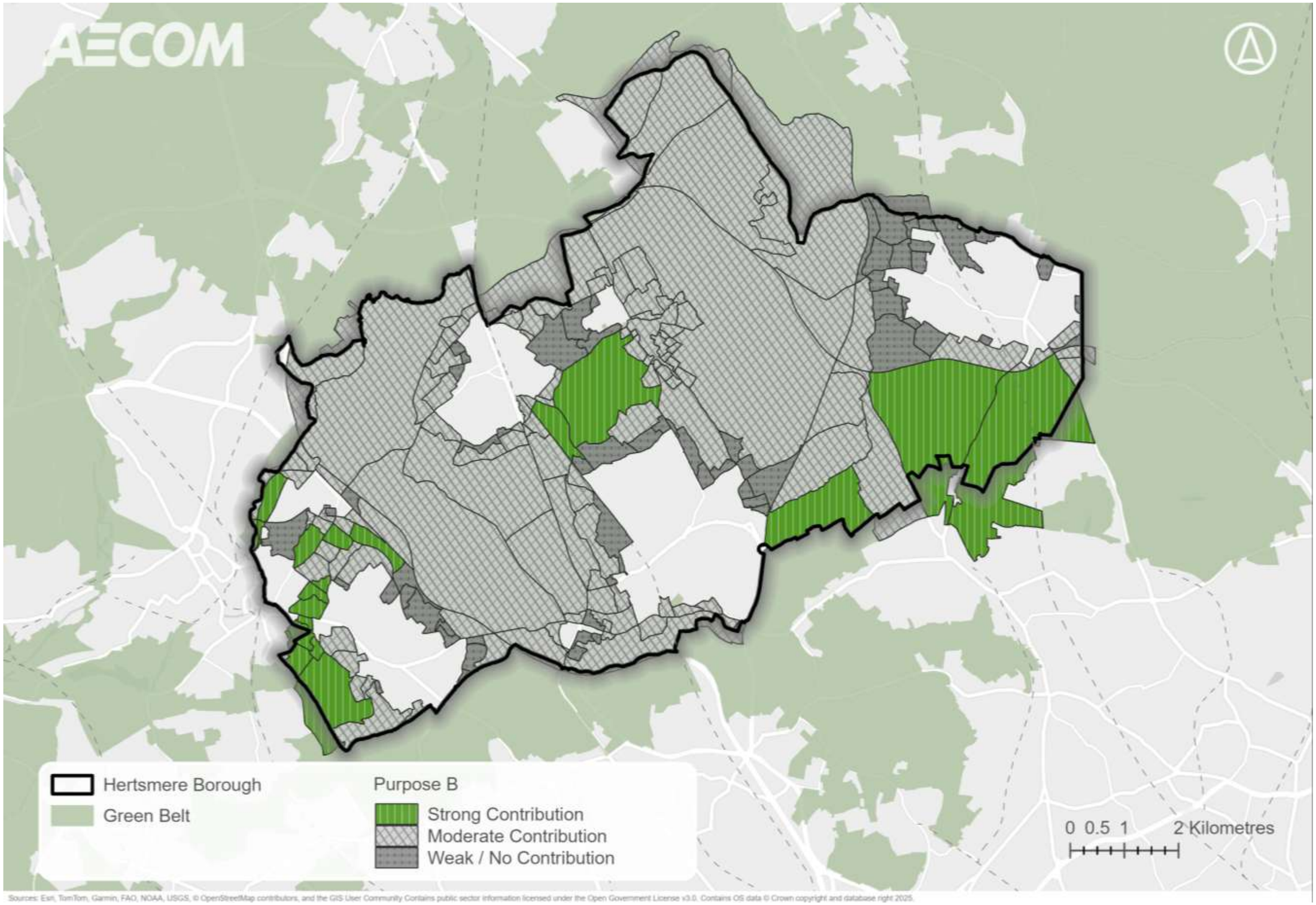


Figure 3.2 Purpose B assessment

3.3.2 Nineteen assessment areas were assessed as contributing strongly to purpose B, which is to prevent neighbouring towns merging into one another.

3.3.3 The strongly performing AAs are in in three broad clusters.

3.3.4 The first cluster is preventing the Great London built up area merging into both Borehamwood and Potters Bar. These are very sensitive gaps of largely open countryside that have the A1 Barnet Bypass and M25 as important western and northern boundaries, but with few features to the east and south of these highways that would preserve the separation.

3.3.5 The second cluster is the sensitive gap between Borehamwood and Radlett, which is just a little over a mile at the narrowest point. The more granular AAs on the immediate edges of each town have no real function in preventing coalescence, but the larger AAs certainly do.

3.3.6 The third cluster is between Watford/South Oxhey and Bushey and between Bushey and Bushey North, which are separated by an existing Green Belt gap. This is a sensitive gap. It is very narrow – less than 300 metres – in parts and has seen significant levels of development that the NPPF defines as inappropriate in the Green Belt. The possibility of Bushey merging into the other settlements is very real and the AAs are small, meaning that around three quarters of the strongly performing AAs are in this gap.

3.3.7 It is important to note that all of the other gaps between towns listed in section 2.4 above are important and some of them are very sensitive. They do not, however, have strongly contributing AAs for a number of reasons, principally because the sizes of the gaps relative to the sizes of the AAs usually mean that their development could not result in the towns merging, and because topography, natural landscape elements and the presence of structures including buildings and infrastructure mean that they currently lack visual connectivity. For these reasons, the majority (117) of AAs have been assessed to perform moderately against purpose B. These areas will be returned to in chapter 4 below, which considers whether the release or development of AAs would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across Hertsmere.

3.3.8 The gap between Bushey and Greater London (Stanmore) is especially sensitive and narrow. However, much of this gap lies outside the Hertsmere Local Plan area and this study is restricted to the assessment of the Green Belt role of land within the borough.

3.3.9 Full details by AA are in the proformas in Appendix A.

3.4 Footnote 7

3.4.1 The footnote 7 assessment findings are presented in figure 3.3.

3.4.2 145 assessment areas are directly or indirectly (where adjacent) impacted by the presence of footnote 7 assets. However, only four of these is judged as having a strong reason for refusing or restricting development with little or no possibility of mitigation. One of these is the Combe Wood ancient woodland and three have high levels of flood risk.

3.4.3 The other 141 were AAs where the footnote 7 area and assets could possibly be mitigated including because they may only be present in part of the AA or because a design solution could be implemented, such as to address the setting of a listed building.

3.4.4 Full details by AA are in the proformas in Appendix A.

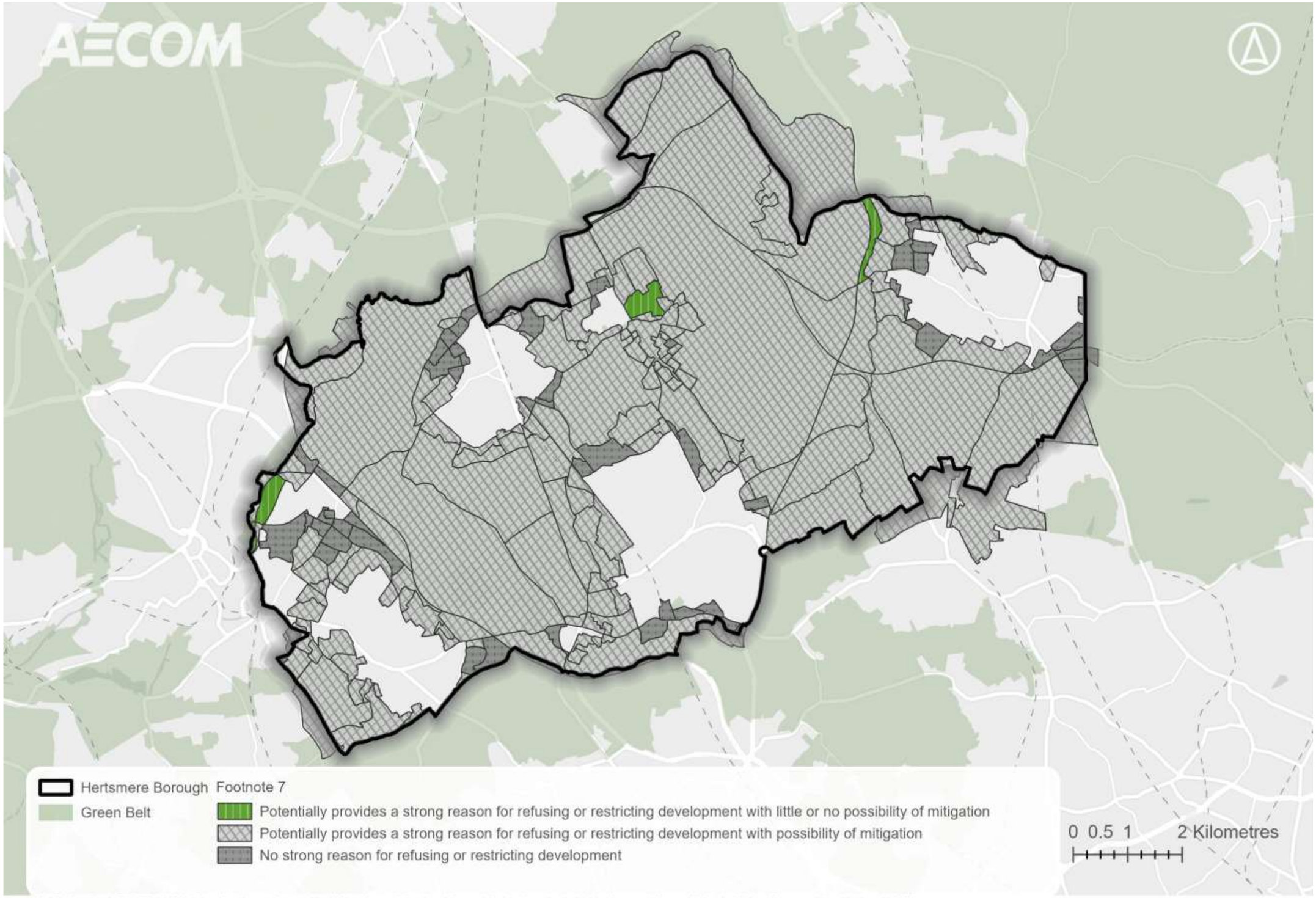
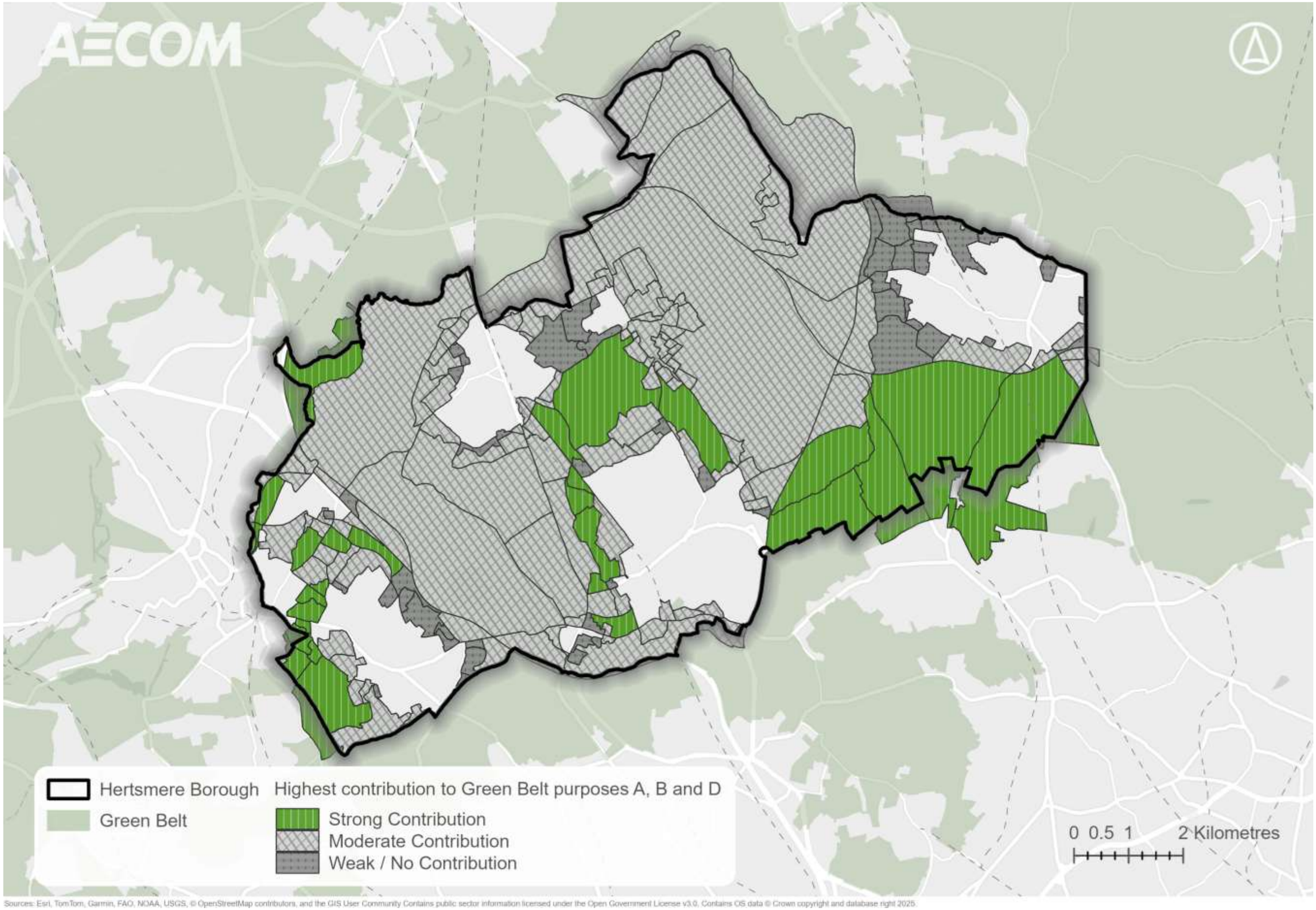


Figure 3.3 Footnote 7 assessment

3.5 Grey belt identification

3.5.1 Following the government guidance, the first characteristic of land that can be identified as grey belt is that is does not contribute strongly to Green Belt purposes A, B or D. In Hertsmere, the identification of grey belt primarily relates to purposes A and B, as no settlements have been identified as historic towns for the purposes of Purpose D (see section 2.3 above).

3.5.2 Figure 3.4 shows **in grey** those AAs that are not making a strong contribution towards purpose A or B.



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Figure 3.4 Highest contribution towards grey belt purposes

3.5.3 The other characteristic of land that can be identified as grey belt is that the application of policies in footnote 7 of the NPPF (other than Green Belt) do not provide a strong reason for refusing or restricting development. Where these cannot be mitigated, the land cannot be grey belt. As figure 3.3 above shows, this applies to one AA.

3.5.4 Where the application of policies in footnote 7 could possibly be mitigated, that land is identified as provisional grey belt. If development proposals come forward on this land, they will need to demonstrate why the footnote 7 assets do not provide a strong reason for refusing or restricting development for the land to be considered as grey belt for the purposes of decision making.

3.5.5 Figure 3.5 shows the AAs that this study has identified as grey belt (56 AAs), provisional grey belt (117 AAs) and not grey belt (30 AAs).

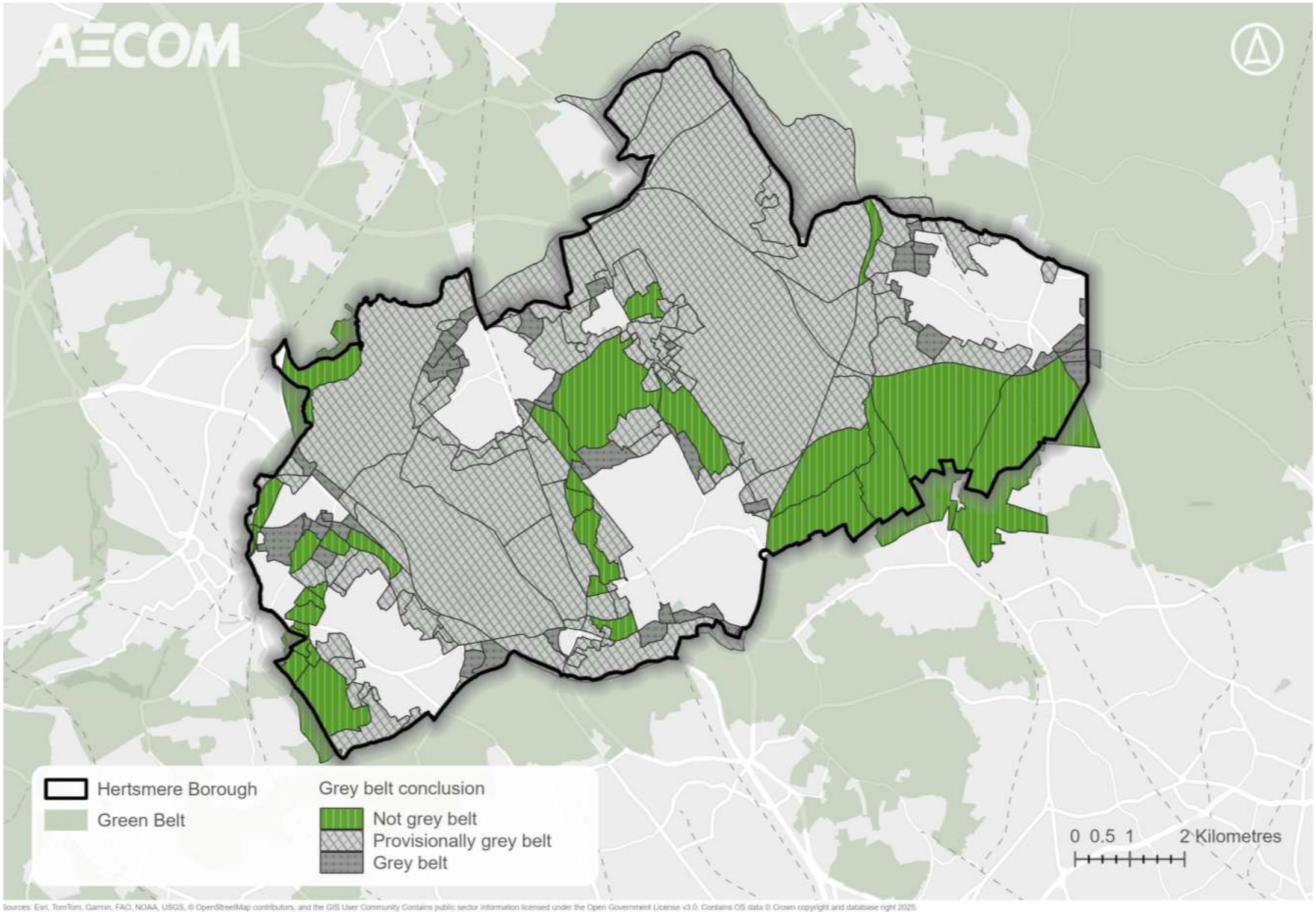


Figure 3.5 Grey belt conclusions

4. Fundamentally undermining the remaining Green Belt

4.1 Introduction

4.1.1 The final step in the Planning Practice Guidance process is to identify if the release or development of the assessment area/s would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.

4.1.2 This assessment is intended to inform future decisions by Hertsmere Borough Council in the light of NPPF paragraph 146, which states that "if [exceptional circumstances for Green Belt release have been established], authorities should review Green Belt boundaries… and propose alterations to meet [housing needs] in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan."

4.1.3 The only elaboration in the PPG is the statement that "in reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way".

4.1.4 The purposes not hitherto considered in this report, because they are not relevant to the identification of grey belt, are:

- Purpose C: to assist in the safeguarding of the countryside from encroachment; and
- Purpose E: to assist in urban regeneration, by encouraging the regeneration of derelict and other urban land.

4.1.5 As all parts of the Green Belt play an equal role in respect of purpose E, the new variables introduced as this stage of the assessment are:

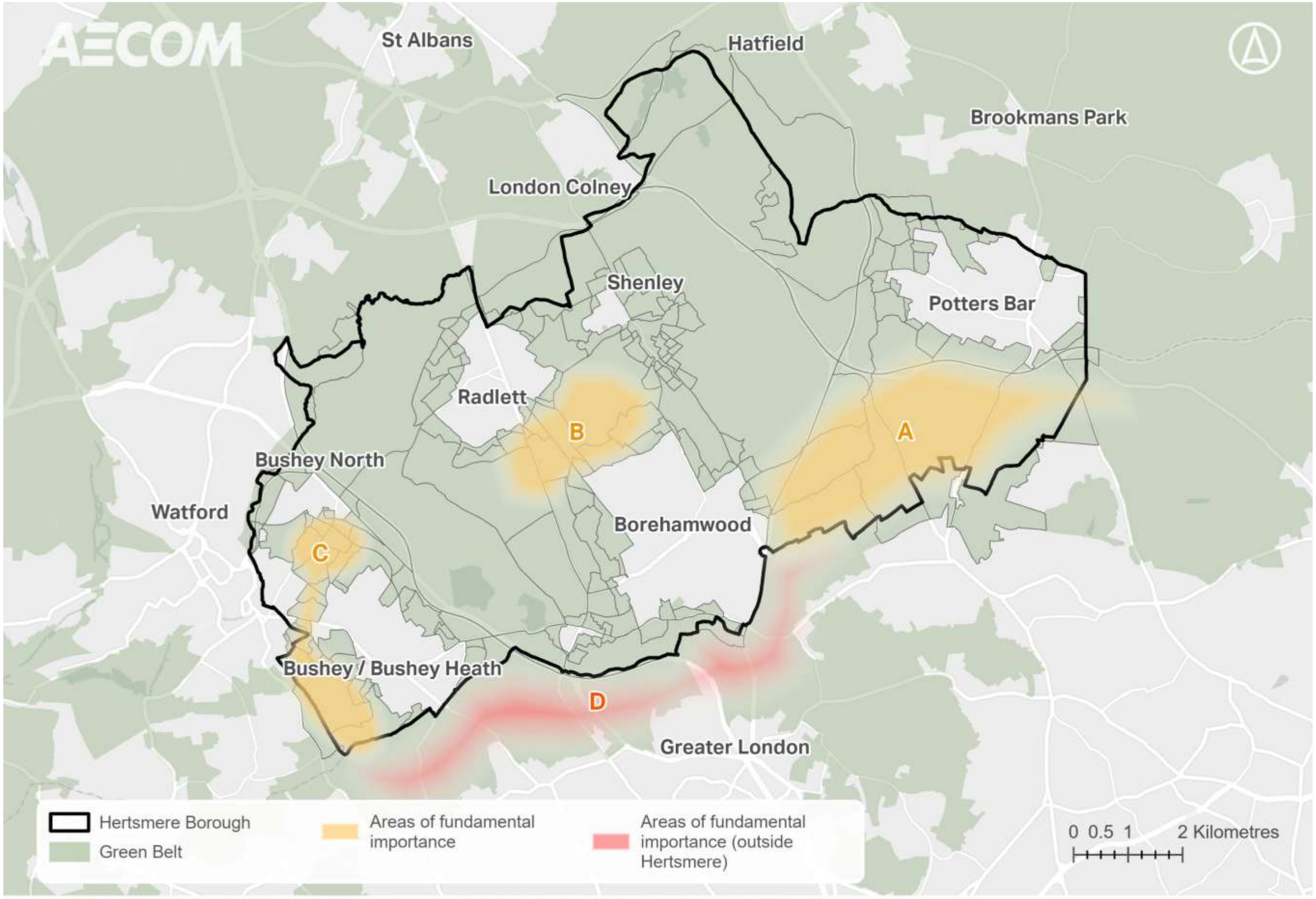
- Safeguarding countryside that is currently open and/or free from encroachment (purpose C); and
- Protecting countryside that is of fundamental importance to the Green Belt in Hertsmere as a whole. This may include Green Belt land that is sensitive because it is strategically important but to some extent encroached, making it vulnerable to be eroded with further development.

4.1.6 The areas that are identified to be fundamentally important to the Green Belt across the area of the plan as a whole are introduced below.

4.2 Fundamentally important areas of Green Belt

4.2.1 Whilst all Green Belt contributes to the strategic purposes of the Green Belt designation, some areas play a particularly important role in maintaining the overall integrity and function of the Green Belt across Hertsmere.

4.2.2 The areas below, illustrated in figure 4.1, are judged to be of fundamental importance because they contain AAs that contribute strongly to purposes A and B in the assessment presented in chapter 3 and they also contain AAs that are particularly sensitive to encroachment. As no settlements in Hertsmere are identified as historic towns for the purposes of this Green Belt Assessment, and an equal contribution to Purpose E is assumed, references to "all purposes" are taken to mean Purposes A, B and C.



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Figure 4.1 Fundamentally important areas of Green Belt

Area A: between Greater London and Borehamwood/Potters Bar within Hertsmere

4.2.3 AAs in this area are judged above to contribute strongly to both purposes A and B, reflecting the proximity of both of the Hertsmere towns to the built up parts of Barnet and the real possibility of them being subsumed into London.

4.2.4 Most of this area is southeast of the A1 and south of the M25. Containing no settlements beyond the hamlet at Ganwick Corner, this part of the area is very free of encroachment and so makes a strong contribution to purpose C as well as purposes A and B.

Area B: between Borehamwood and Radlett

4.2.5 As noted in section 3.3 above, the gap between Borehamwood and Radlett comes close be being just one mile at the narrowest point. It contributes more strongly to purpose B than purpose A, largely because the topography to the north of Borehamwood means that it is possible to develop on that edge without losing the sense of separation.

4.2.6 Away from the settlement edges and some ribbon development along Theobald Street, the part of the area east of the railway line is free from encroachment by inappropriate development. The same is also largely true of the part of the area west of the railway line, with the exception of long-established educational uses. Therefore, contribution to purpose C can also be said to be strong.

Area C: between Bushey and Watford/South Oxhey, and between Bushey and Bushey North

4.2.7 Bushey is a town in its own right and manages to maintain separation from the settlements to the north, west and south by sometimes narrow margins. This makes the Green Belt gap in these directions sensitive. This is reflected by AAs in the area that contribute strongly to both purposes A and B.

4.2.8 Aided by the variable topography, parts of the area, such as around Merry Hill, are free of encroachment, although urban views are rarely far away. However, other parts of the area, such as along and around Aldenham Road, have seen notable levels of encroachment. The contribution to purpose C is, therefore, mixed across the area. The possibility of further encroachment is a factor in the sensitivity of this gap, thus contributing to this being a fundamentally important area of Green Belt.

Area D: between Greater London and Bushey/Borehamwood

4.2.9 This area is mostly not within the study area. As such, it is beyond the scope of this report to assess the land in it against the Green Belt purposes. However, it is identified here because, like area A, is crucial to the separation of London and the Hertsmere settlements. The GBAs in this area may confirm strong contribution to purposes A, B and, in parts, C, and may also note that there are some parts of this very sensitive gap that have been eroded.

4.3 Possible impacts on the wider Green Belt of the development of clusters of assessment areas

4.3.1 The focus of this section is those AAs that have been identified in chapter 3 as being grey belt or provisional grey belt. Note that for the rest of this section, the term grey belt is used as a shorthand to also incorporate provisional grey belt.

4.3.2 The first part of the analysis is to consider the alignment of clusters of grey belt with the fundamentally important areas of Green Belt identified in section 4.2 above. Where there is alignment, it may be judged that development would be inappropriate despite the grey belt conclusions.

4.3.3 Relatively small amounts of grey belt are present in areas A and B.

4.3.4 The grey belt clusters in **area A** are mainly in the less sensitive parts north of the M25 and north west of the A1. Development in these parts of the area would not fundamentally undermine the remaining Green Belt. There are two AAs in this cluster that are south of the M25. The first is OGB-017, which is a very small AA immediately adjacent to the A1/M25 junction and contains the Mimms Caravan Park; it could be developed without fundamentally undermining the remaining Green Belt. The second is the adjacent OGB-016, which is not encroached by inappropriate development and could not be developed without fundamentally undermining the remaining Green Belt.

4.3.5 The grey belt clusters in **area B** are mainly on the edge of settlements and could be developed without fundamentally undermining the remaining Green Belt. However, judgements will need to be made about the eastern part of OGB-035 and OGB-041, either side of Watling Street, the development of which possibly could fundamentally undermine the remaining Green Belt.

4.3.6 There are two grey belt clusters in **area C**. The first cluster is on the western edge of Bushey, in the gap towards South Oxhey and Watford. There is some encroachment within the eastern part of this gap and it is possible that the grey belt AAs BU-019 and BU-020 could be developed without fundamentally undermining the remaining Green Belt. However, it is unlikely that the rest of the grey belt cluster in this area, BU-015 to BU-018 inclusive, could be developed without fundamentally undermining the remaining Green Belt because of the open nature of this sensitive gap.

4.3.7 The second grey belt cluster in area C is between Bushey North and Bushey. The gap is small and has been significant levels of encroachment that means that some of the grey belt AAs, including WA-004, WA-005, OGB-038c, BU-033 and BU-035, could be developed without fundamentally undermining the remaining Green Belt. The same cannot be said for the remainder of the grey belt cluster and there is a policy decision to be made about the future of the Green Belt between Bushey North and Bushey.

4.3.8 This report makes no further comment on any grey belt clusters in **area D**, which is almost entirely outside the study area.

4.3.9 A substantial proportion of the Green Belt outside the most strategically important areas has been identified as potentially falling within the definition of grey belt, reflecting the detailed AA-based assessment undertaken. This does not imply that such areas should be released for development, as any decisions on Green Belt release must consider the full range of planning, environmental and sustainability factors through the Local Plan process.

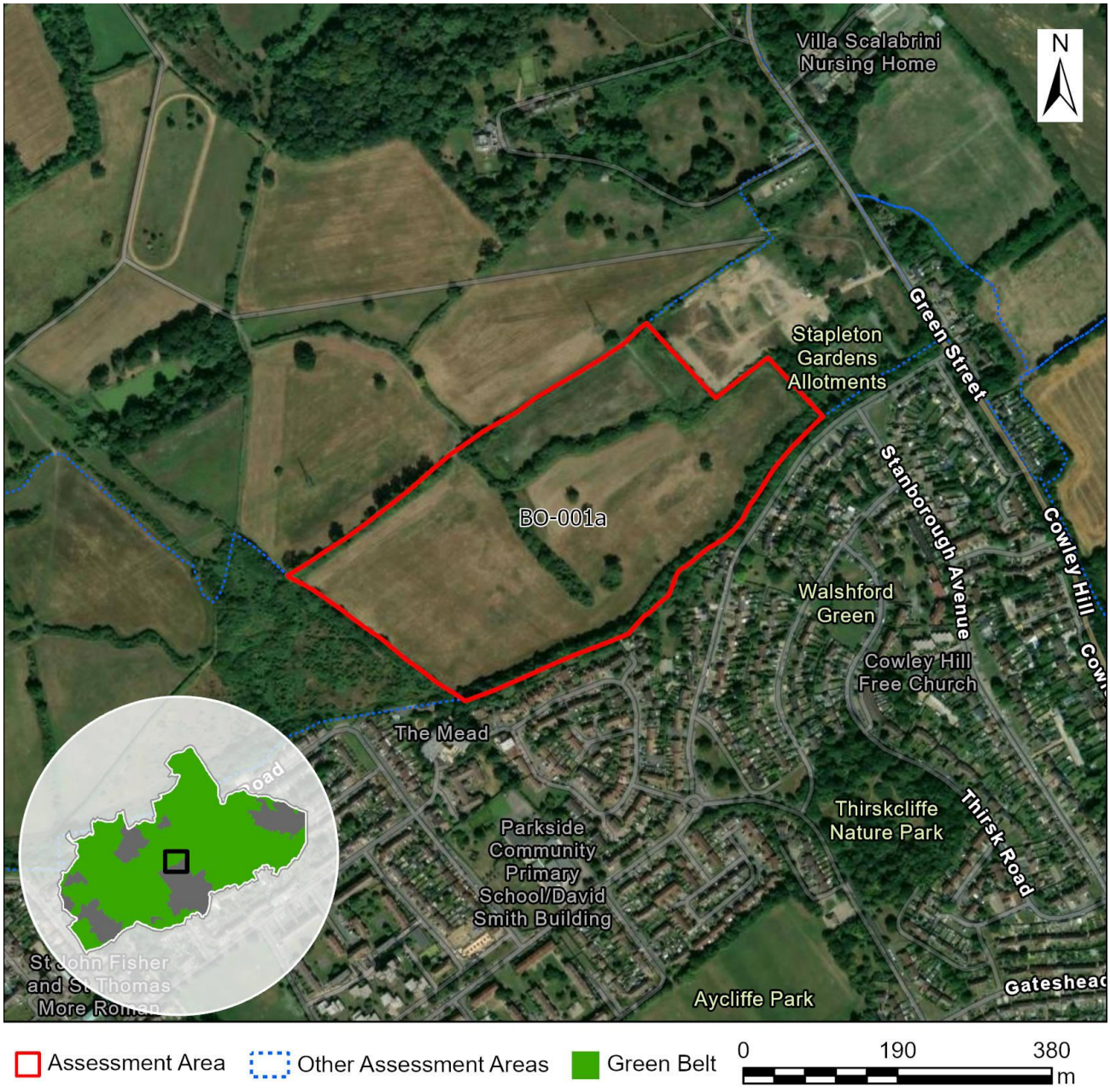
4.3.10 In this context, it is important to be clear that there is no realistic scenario whereby all of these AAs are released for development. The Local Plan that must consider locations for growth, and any decisions to allocate a site for development would account for this Green Belt Assessment and wider evidence/factors, including the requirement for development to be in sustainable locations.

Appendix A – Assessment proformas

Assessment Area BO-001a

Assessment Area

Reference	BO-001a
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains no existing development. There are no physical features in reasonable proximity that could restrict and contain development. The AA will become partially enclosed by existing development when the consented scheme (24/0451/FUL) to the northeast is completed. As such, development of the AA would not result in an incongruous pattern of development.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Borehamwood and Radlett. The AA does not make any contribution to visual separation.

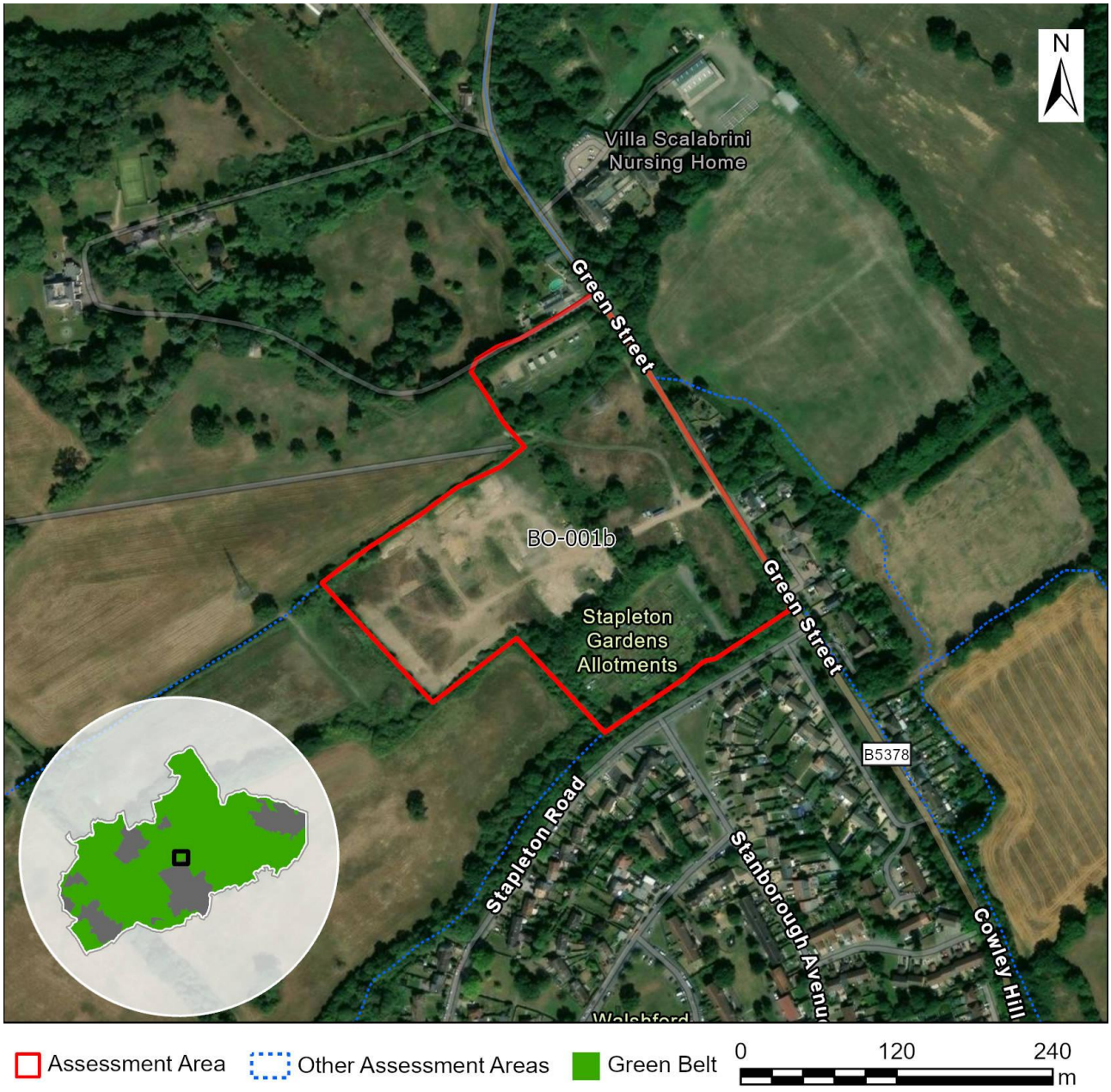
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Edge of existing development, edge of consented site, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-001b

Assessment Area

Reference	BO-001b
Settlement	Borehamwood (LBUA)



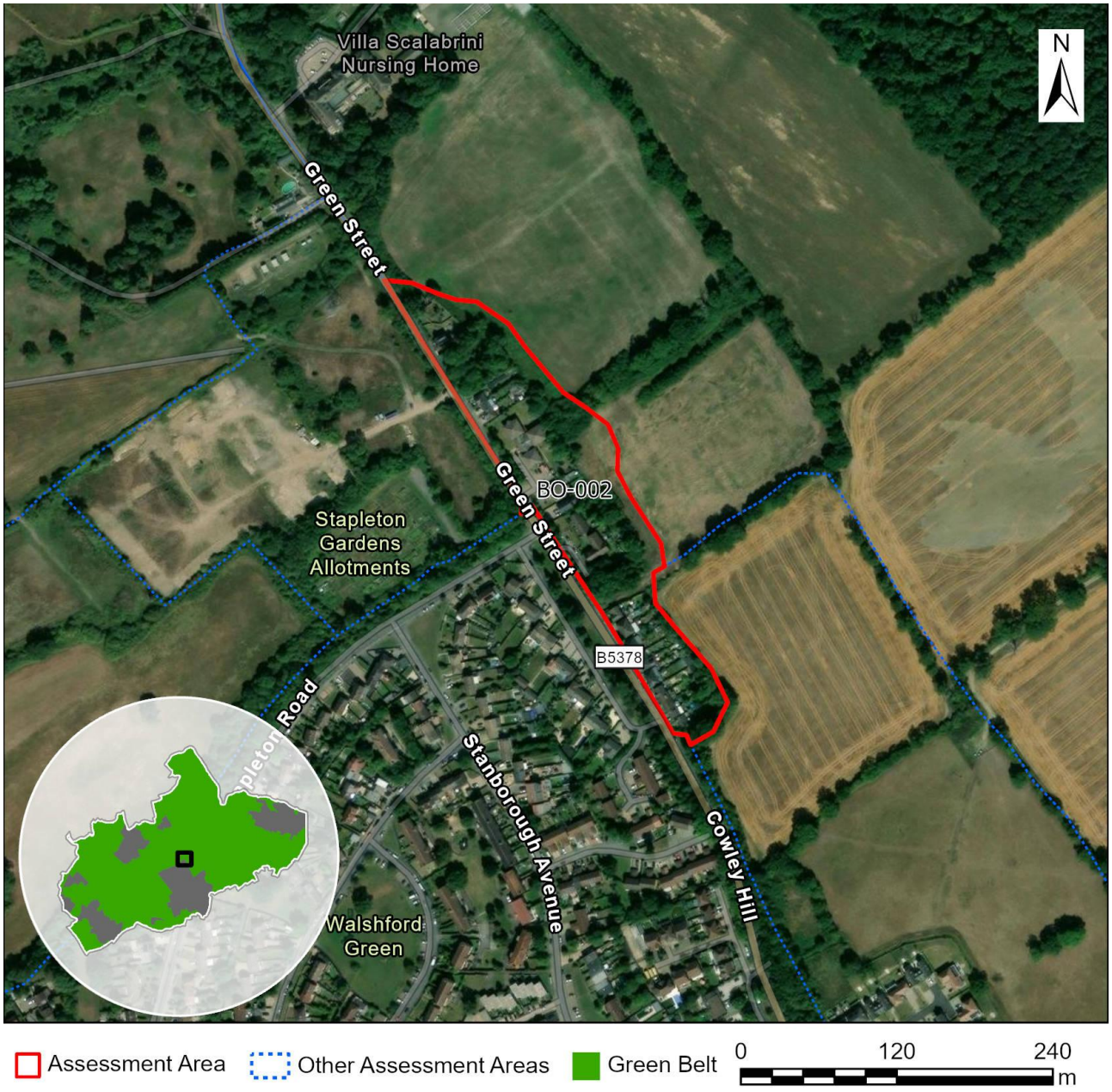
Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA includes a consented scheme (24/0451/FUL) for 186 units and is currently under development.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Borehamwood and Radlett. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Consented site, field boundaries, road
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-002

Assessment Area	
Reference	BO-002
Settlement	Borehamwood (LBUA)



Purposes Assessment

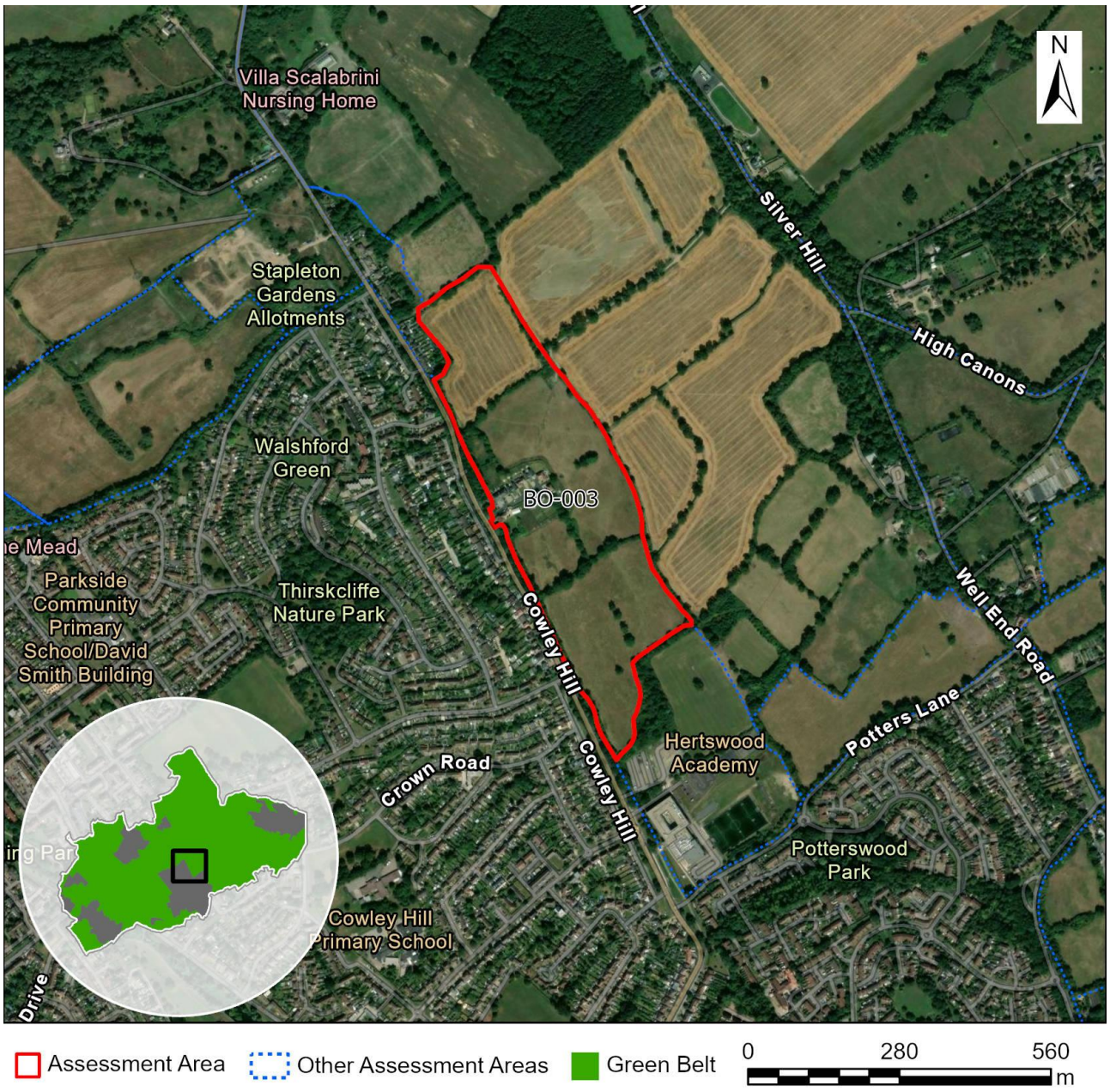
Purpose A	**2. Moderate Contribution:** The AA contains significant existing development across the whole parcel and the AA is not enclosed by existing development. There are no physical features in reasonable proximity that could restrict and contain development. Existing development on the AA is already forming a small finger extending north. Development of the AA would not result in an incongruous pattern of development as it would continue an established pattern of development along the eastern edge of Borehamwood.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-003

Assessment Area	
Reference	BO-003
Settlement	Borehamwood (LBUA)



Purposes Assessment	
Purpose A	**2. Moderate Contribution:** The AA contains some existing development along the western boundary. The AA is partially enclosed by existing development, including the school to the south. There are no physical features in reasonable proximity that could restrict and contain development.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-004

Assessment Area

Reference	BO-004
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA is already largely developed.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

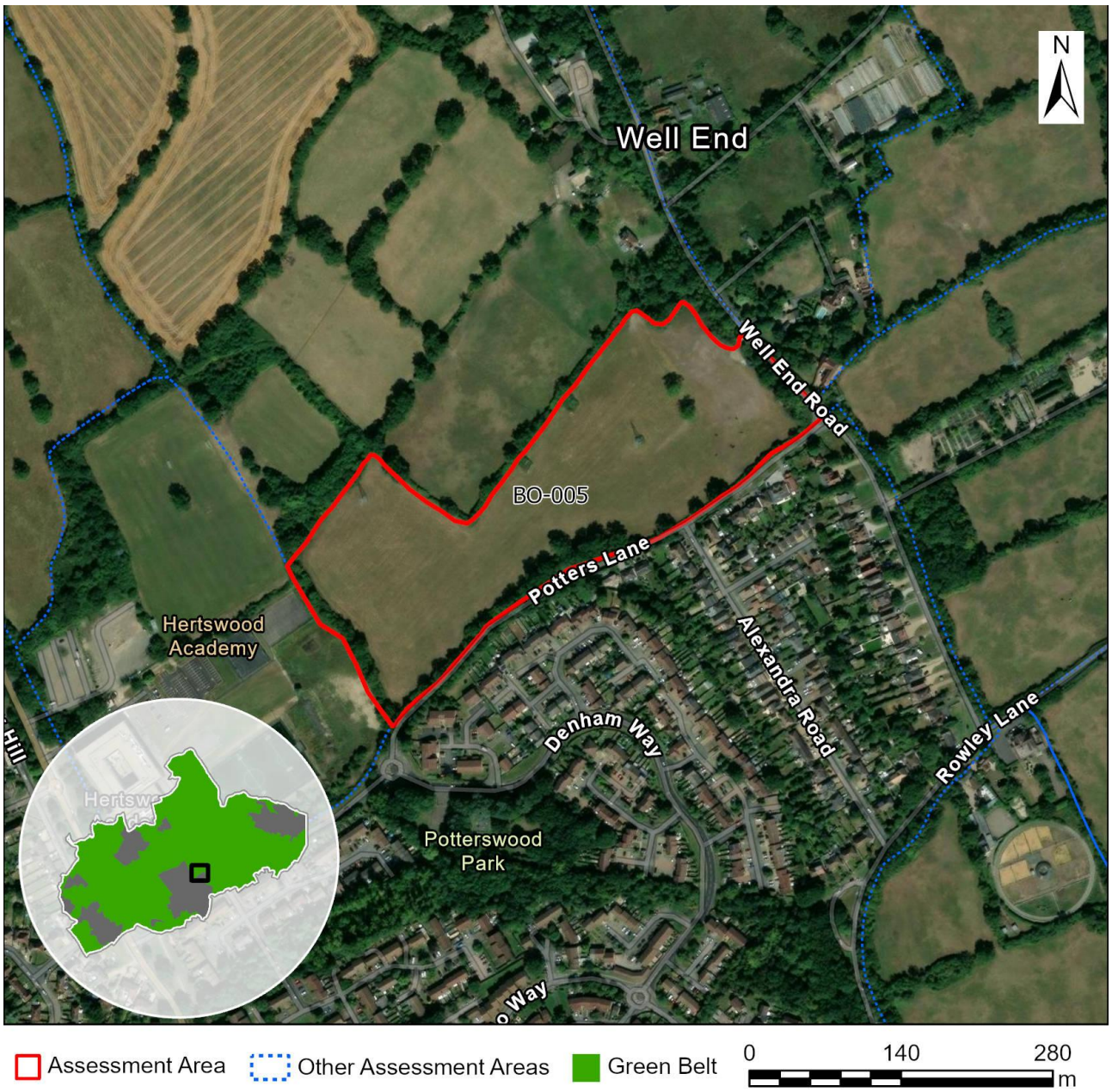
Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-005

Assessment Area

Reference	BO-005
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains no existing development and the AA is partially enclosed by existing development to the west and south. There are no physical features in reasonable proximity that could restrict and contain development. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-006a

Assessment Area

Reference	BO-006a
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains some development and the AA is not enclosed by existing development. There are no physical features in reasonable proximity that could restrict and contain development. Development of the AA would result in an incongruous pattern of development due to the 'finger' extending east. However, as is is not free, or largely free, of development it, it is judged to make a moderate contribution.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Potters Bar. It is not free of existing development. The AA does not make any contribution to visual separation.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-006b

Assessment Area

Reference	BO-006b
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains a small amount of development in the south and west. There is a consented scheme (24/0663/FUL) on the AA for 3 new homes. The AA is not enclosed by existing development. There are no features within reasonable proximity that could restrict and contain development and prevent sprawl. Development of the AA in isolation would result in an incongruous pattern of development.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Potters Bar. It is not free of existing development. The AA does not make any contribution to visual separation.

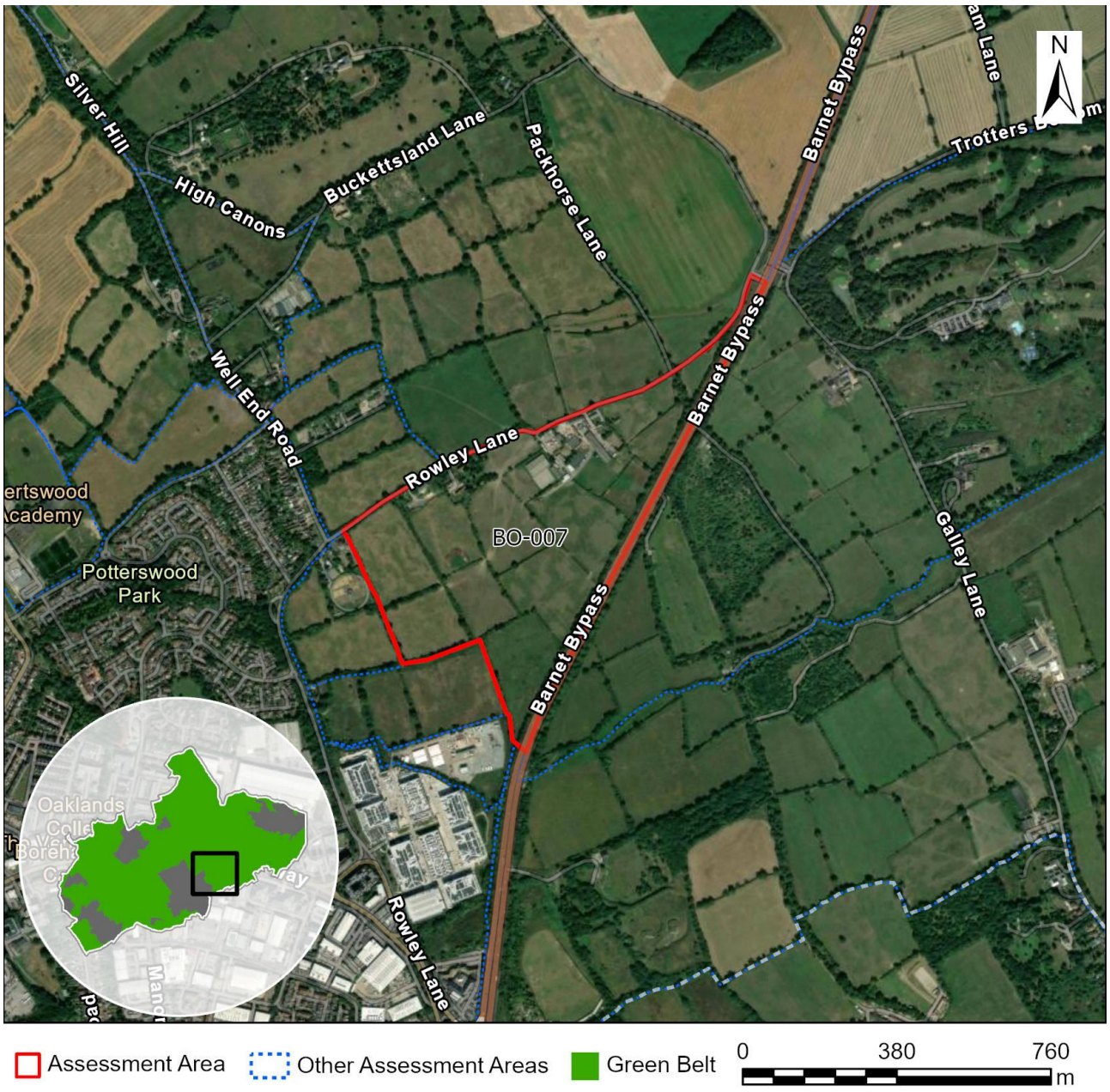
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-007

Assessment Area

Reference	BO-007
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains a small amount of development along the northern boundary. The AA is not enclosed by existing development. The A1/Barnet Bypass to the east would restrict and contain development in this direction. Its six lanes of traffic are an urbanising influence. There are no physical features within reasonable proximity to restrict and contain development towards the north. Development of the AA would not result in an incongruous pattern of development as it would extend existing consented development to the south.

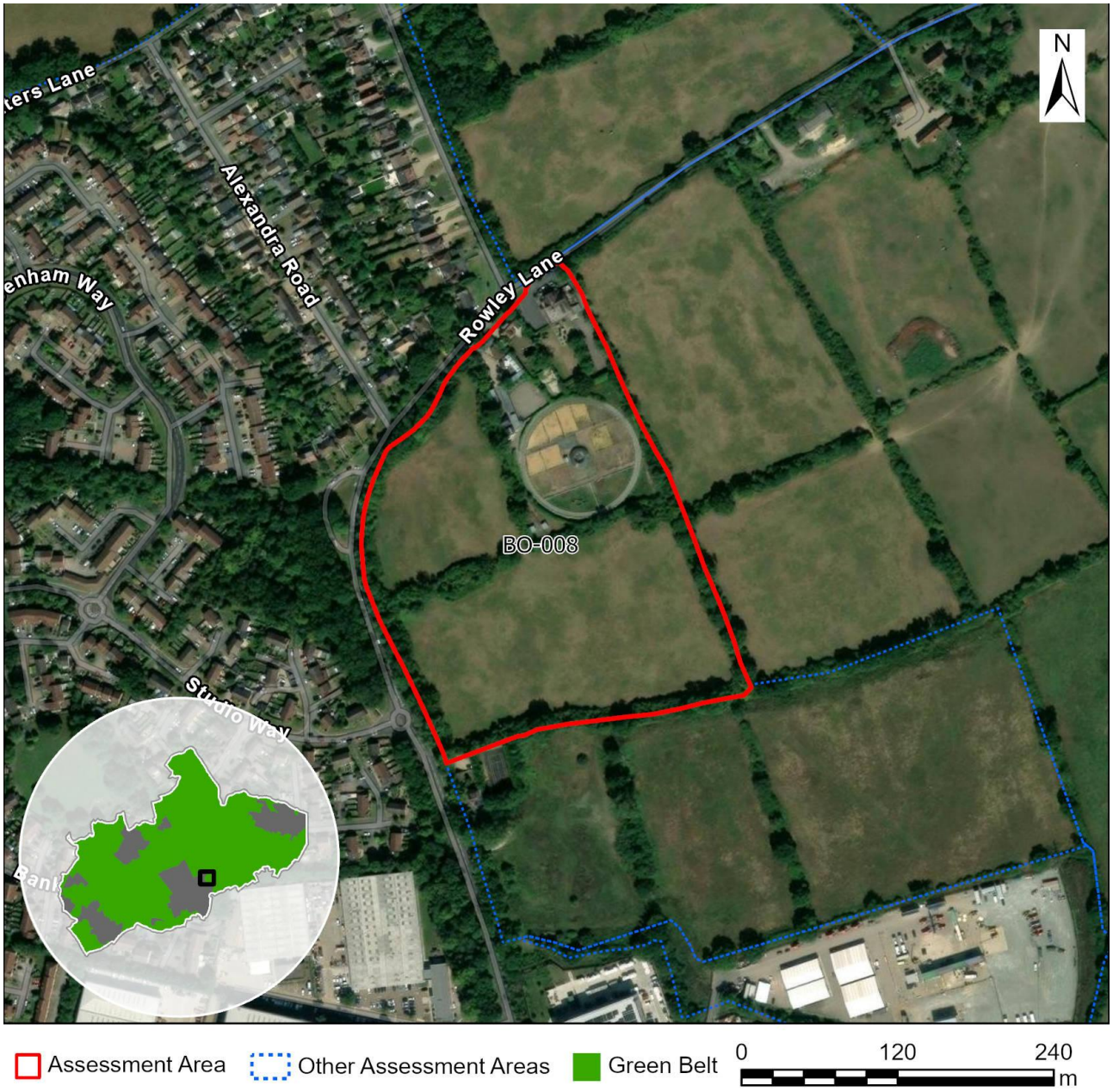
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Potters Bar. It is not free of existing development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Barnet Bypass, roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-008

Assessment Area

Reference	BO-008
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains some existing development on the north-east of the AA. The AA is partially enclosed by existing development to the north and west. The motorway to the south-east of the AA would restrict and contain development in this direction and prevent sprawl. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Potters Bar. It is not free of existing development. The AA does not make any contribution to visual separation.

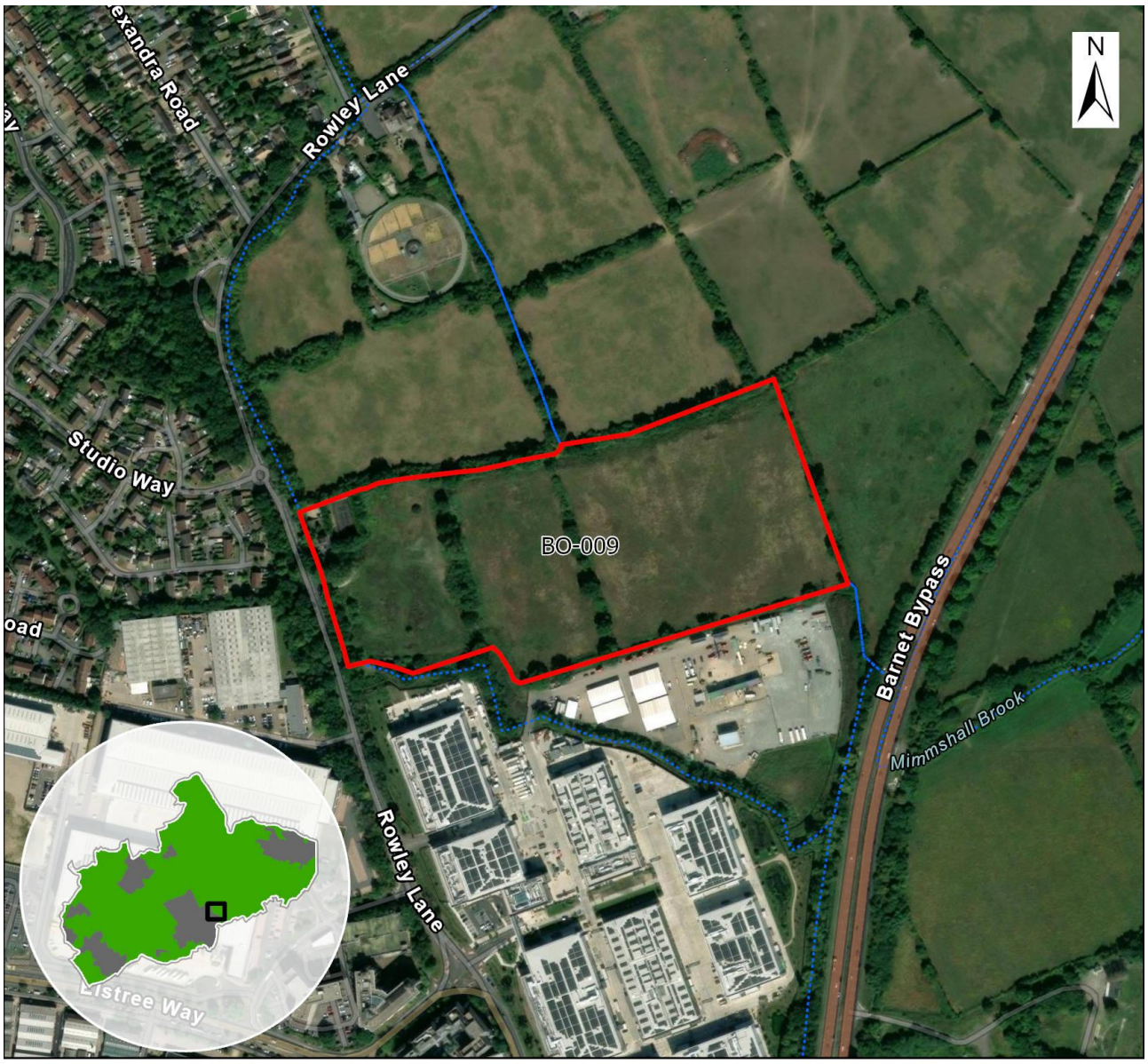
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-009

Assessment Area

Reference	BO-009
Settlement	Borehamwood (LBUA)



Purposes Assessment

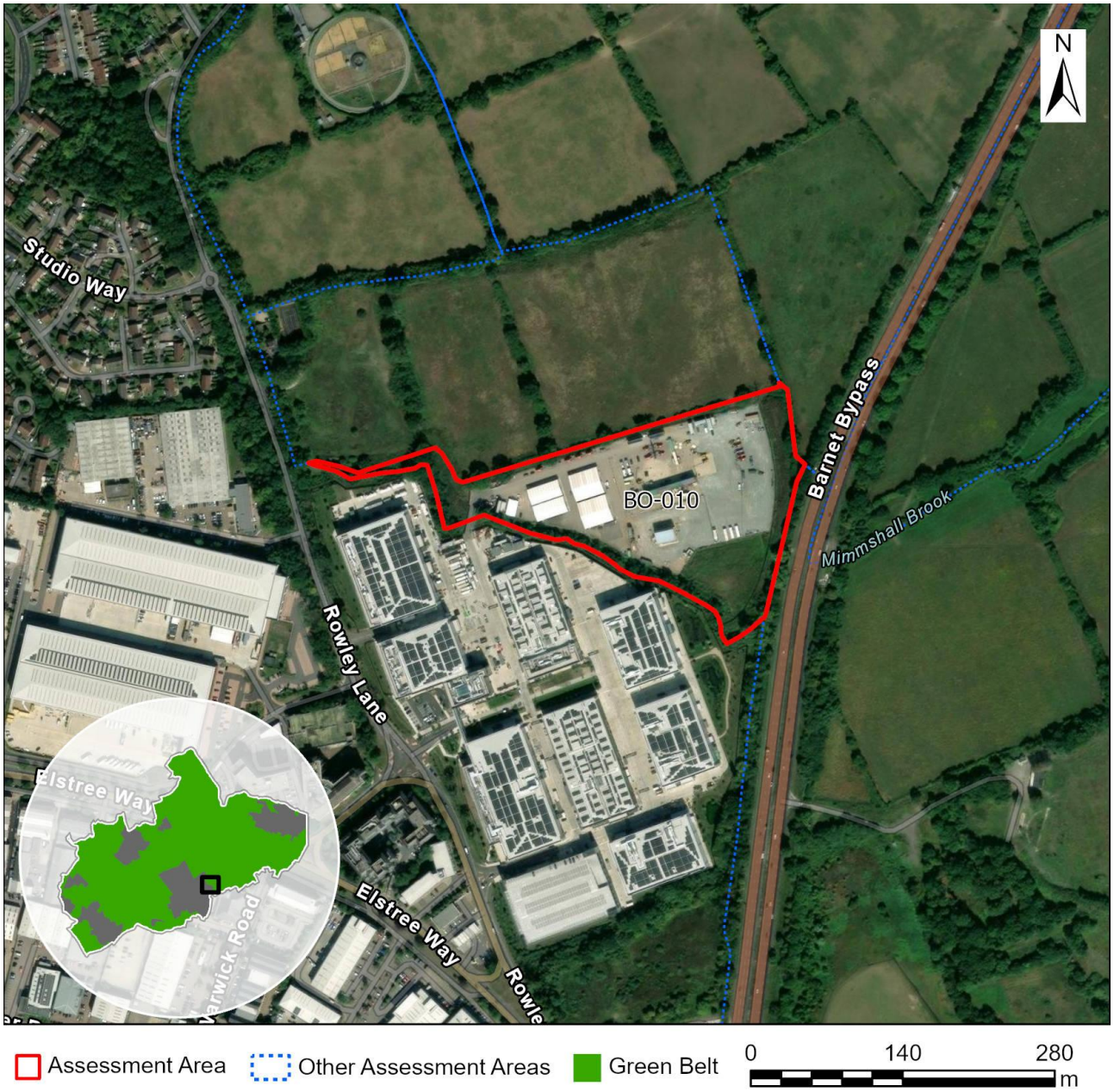
Purpose A	**2. Moderate Contribution:** The AA contains no existing development and the AA is partially enclosed by existing development to the west and south. There is a consented application on the site. The A1 to the south-east of the AA would restrict and contain development in this direction and prevent sprawl. Development of the AA would not result in an incongruous pattern.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Potters Bar. It is free of existing development. The AA does not make any contribution to visual separation.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-010

Assessment Area	
Reference	BO-010
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA contains no existing development. There is a consented application on the site. The AA is not partially enclosed by existing development. The motorway to the east and existing development to the south would restrict and contain development in these directions and prevent sprawl. To the north, there are no physical features within a reasonable proximity to restrict development and prevent sprawl. Development of the AA would not result in an incongruous pattern of development.

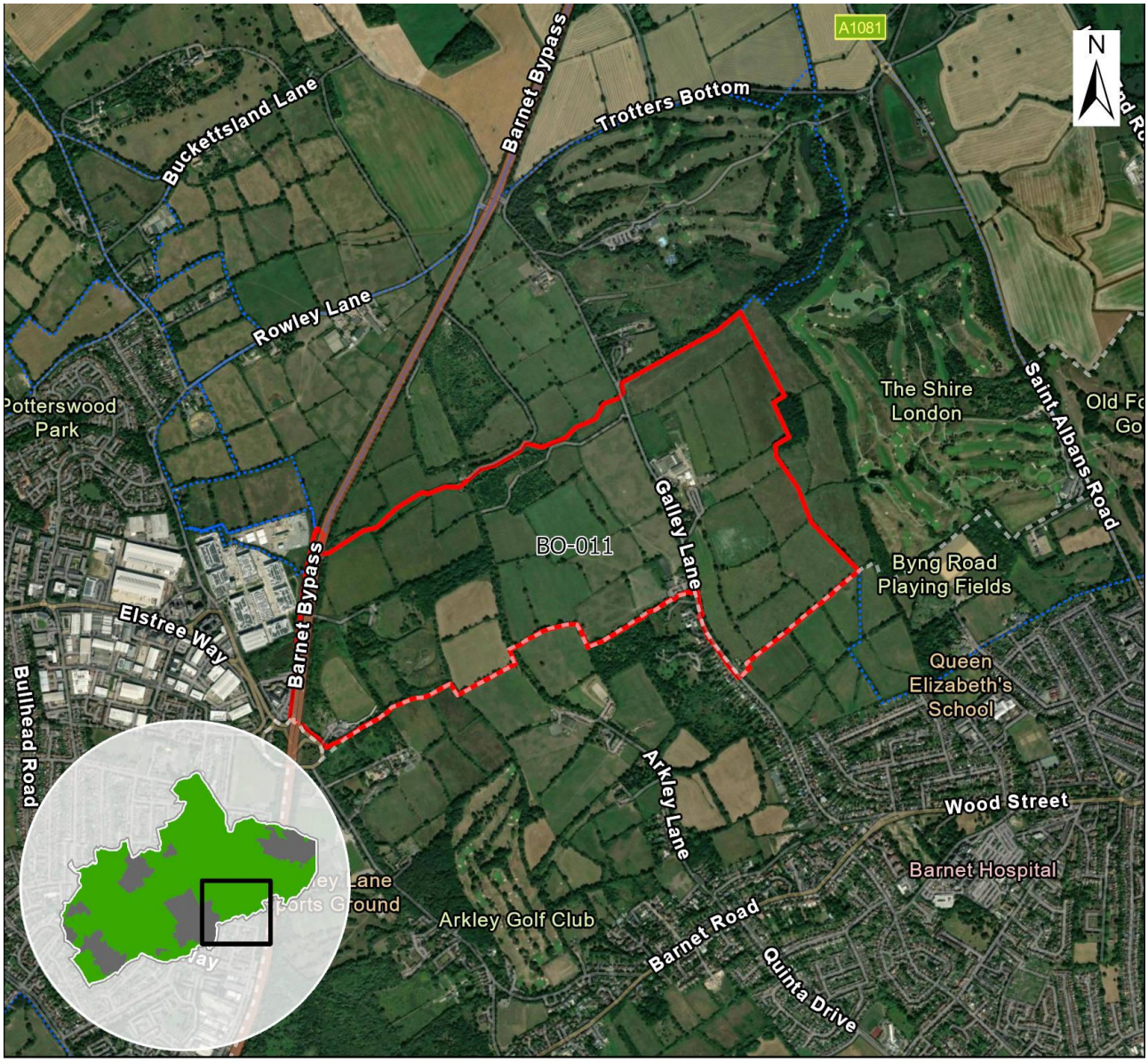
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Potters Bar. It is free of existing development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development, A1
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-011

Assessment Area

Reference	BO-011
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	1. Strong Contribution: The AA contains a small amount of potentially inappropriate development throughout the AA. The AA is not enclosed by existing development. The A1 Barnet Bypass on the western edge provides a strong containing boundary and acts as an urbanising influence. There are no physical features in reasonable proximity that could restrict and contain development to the north and north-east. Development of the AA would result in an incongruous pattern of development by creating an extended finger of development between Greater London and Borehamwood.

Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Borehamwood and Greater London and if developed would result in coalescence between the towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains two Grade II listed buildings)
Comments on boundaries	A1, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purposes A and B**

Assessment Area BO-012

Assessment Area

Reference	BO-012
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA is already fully developed.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Greater London. It is not free of existing development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	A roads, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-013

Assessment Area

Reference	BO-013
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains no existing development and the AA is partially enclosed by existing development to the north and east. The woods to the south could restrict and contain development in this direction. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Greater London. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the proximity of structures (adjacent development to east) and presence of natural landscape elements (woodland to the south).

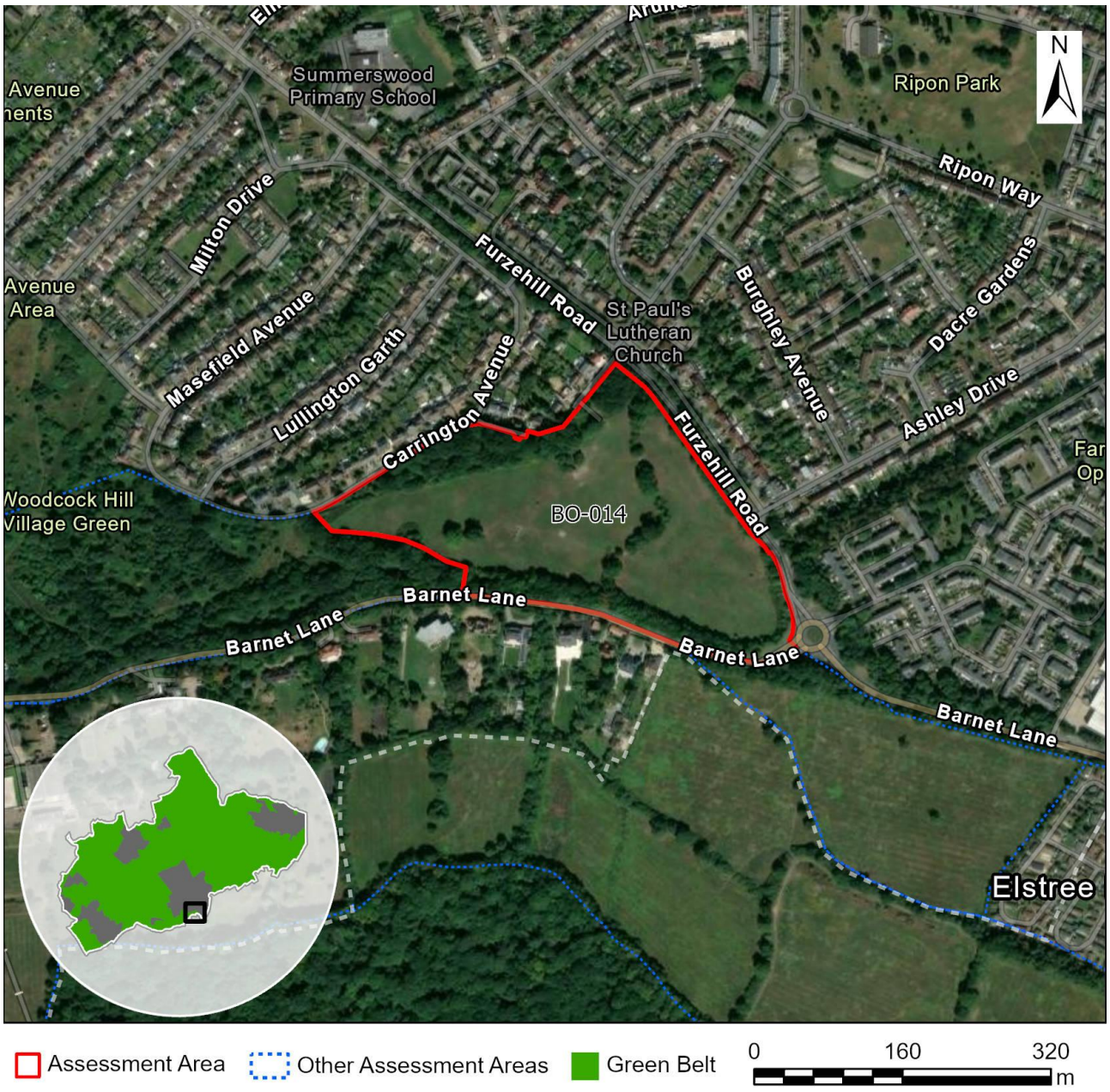
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-014

Assessment Area

Reference	BO-014
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** There is a consented scheme (23/0937/OUT) for 220 units across the AA (and adjacent BO-015). It is largely enclosed by existing development to the north, east and south. The existing development to the north and east, and the woods to the south could restrict and contain development. Development of the AA would not result in incongruous development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Greater London. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development in gap

	directly south of AA boundary) and presence of natural landscape elements (woodland to south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, edge of existing development
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-015

Assessment Area

Reference	BO-015
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** There is a consented scheme (23/0937/OUT) for 220 units across the AA (and adjacent BO-014). The AA is partially enclosed by existing development to the north-east and south. Existing development to the south, east and west of the AA would restrict and contain development and restrict sprawl in these directions. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Greater London. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development in gap

	directly south of AA boundary) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, edge of existing development, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-016

Assessment Area

Reference	BO-016
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** There is a consented scheme (23/0053/OUT) for 74 units on the western part of the AA. The AA is partially enclosed to the west by existing development, and to the east with the consented scheme (23/0937/OUT). The edge of the wood to the south, the existing development to the west and the consented scheme to the east of the AA would restrict and contain development and restrict sprawl in these directions. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Greater London. It is free of existing development. The AA could likely be developed without the loss of visual

	separation due to the proximity of structures (existing development in gap directly south of AA boundary) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, edge of existing development, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-017

Assessment Area	
Reference	BO-017
Settlement	Borehamwood (LBUA)



Purposes Assessment

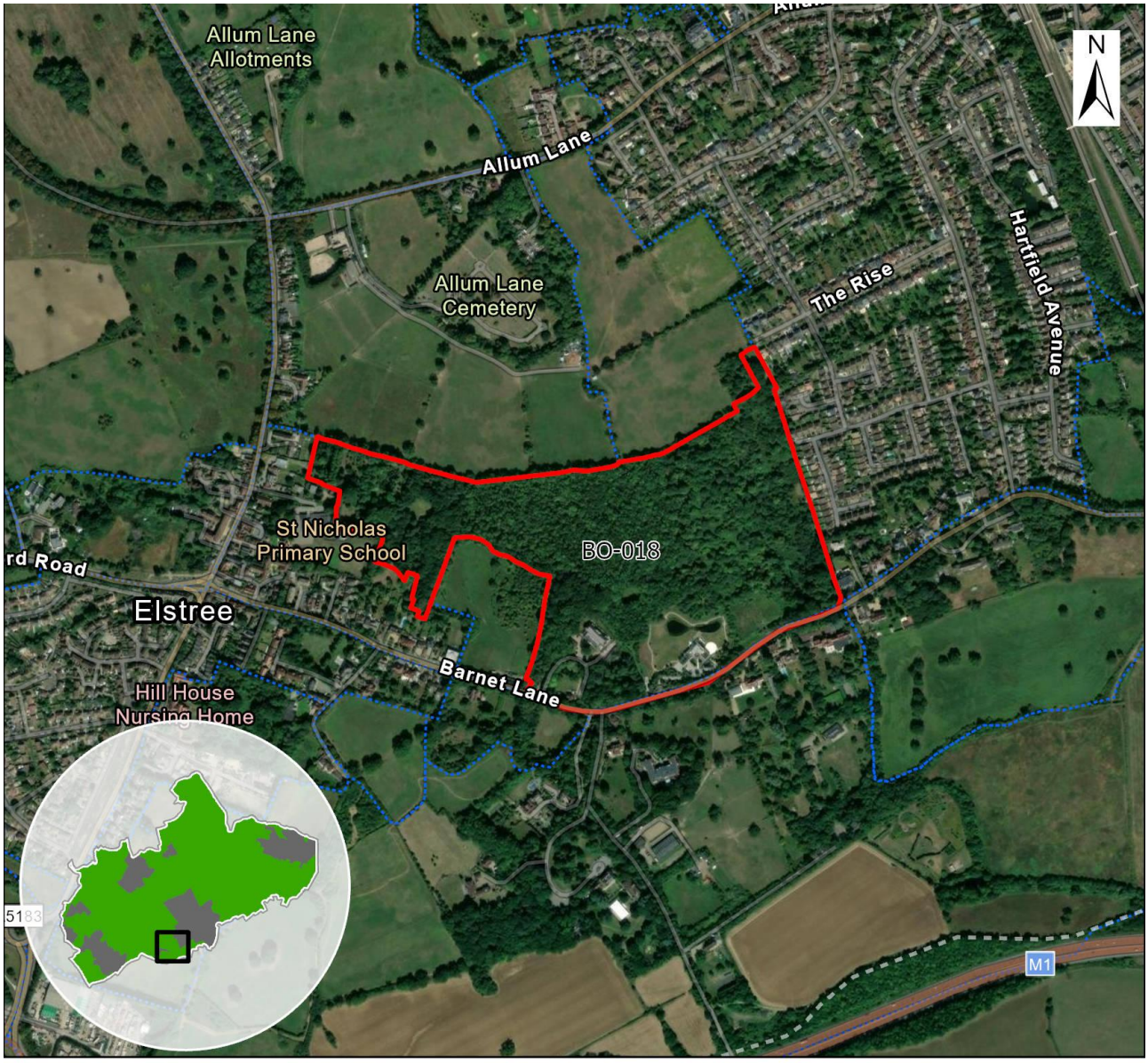
Purpose A	**2. Moderate Contribution:** The AA contains existing development along the northern boundary. The AA is partially enclosed by existing development to the north and west. The motorway to the south of the AA would restrict and contain development in this direction and prevent sprawl but there are no physical features to restrict and contain development beyond the eastern boundary. Development of the AA would result in an incongruous pattern of development but is assessed to be making a moderate contribution because it is not free of development, is partially enclosed and is subject to other urbansing influences.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Greater London. It is not free of existing

	development. The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements and topography, with elevated land to the south.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-018

Assessment Area	
Reference	BO-018
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA contains a small amount of existing development along the southern boundary with some residential development. The AA is partially enclosed by existing development to the east and south-west. There are no physical features in reasonable proximity to restrict and contain development. Development of the AA would result in an incongruous pattern of development due to the 'finger' extending west, including by coalescing with Elstree.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Bushey, with Elstree acting as a stepping stone between the two. It is not free of existing development. The AA could likely be developed without the loss of visual separation due to the undulating

	topography and the proximity of structures (existing development in gap directly south of AA boundary).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Elstree Village Conservation Area, ten Grade II listed buildings and one Grade II* listed building)
Comments on boundaries	Edge of existing development, road, edge of wood
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area BO-019

Assessment Area

Reference	BO-019
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contain any existing development and the AA is partially enclosed by existing development to the north and east. The wood to the south and the existing development to the east of the AA would restrict and contain development in this direction but there are no physical features to restrict and contain development beyond the western boundary. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Bushey, with Elstree acting as a stepping stone between the two. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the undulating

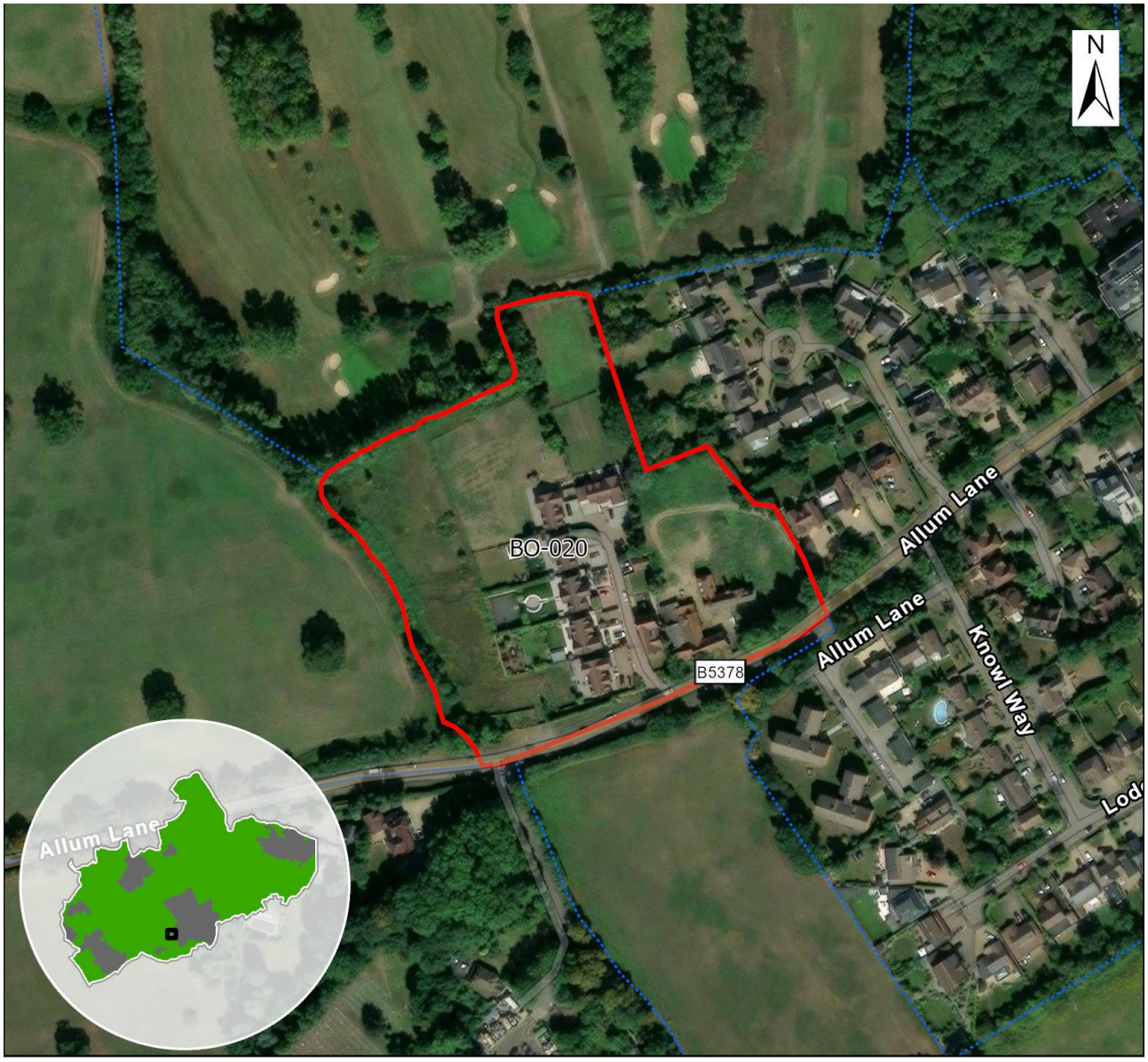
	topography, the proximity of structures (existing development in gap south of AA boundary) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-020

Assessment Area

Reference	BO-020
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA contains significant existing development.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Borehamwood and Bushey, with Elstree acting as a stepping stone between the two. The AA has been developed without the loss of visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Road, edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-021

Assessment Area	
Reference	BO-021
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA contains a small amount of existing development along the western boundary with some small scale golf-related development, and the rest is a golf course. The AA is not enclosed by existing development. Watling Street to the west of the AA boundary could restrict and contain development and restrict sprawl in this direction but there are no other physical features in reasonable proximity to restrict and contain development. Development of the AA would result in an incongruous pattern of development due to the 'finger' extending north given the gap that would remain between the site and the existing settlement.

Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Bushey. The AA could likely be developed without the loss of visual separation due to the undulating topography, the presence of structures (M1 and A41 and associated screening within the gap) and the presence of natural landscape elements (woodland to the west).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Extent of golf course
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area BO-022

Assessment Area

Reference	BO-022
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contain any existing development and the AA is partially enclosed to the east and sputh. Existing development to the east and south would restrict development and prevent sprawl in these directions but there is no physical boundary in reasonable proximity to contain development and restrict sprawl to the north and west. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Borehamwood and Bushey. It is free of existing development. The AA does not make any contribution to visual separation.

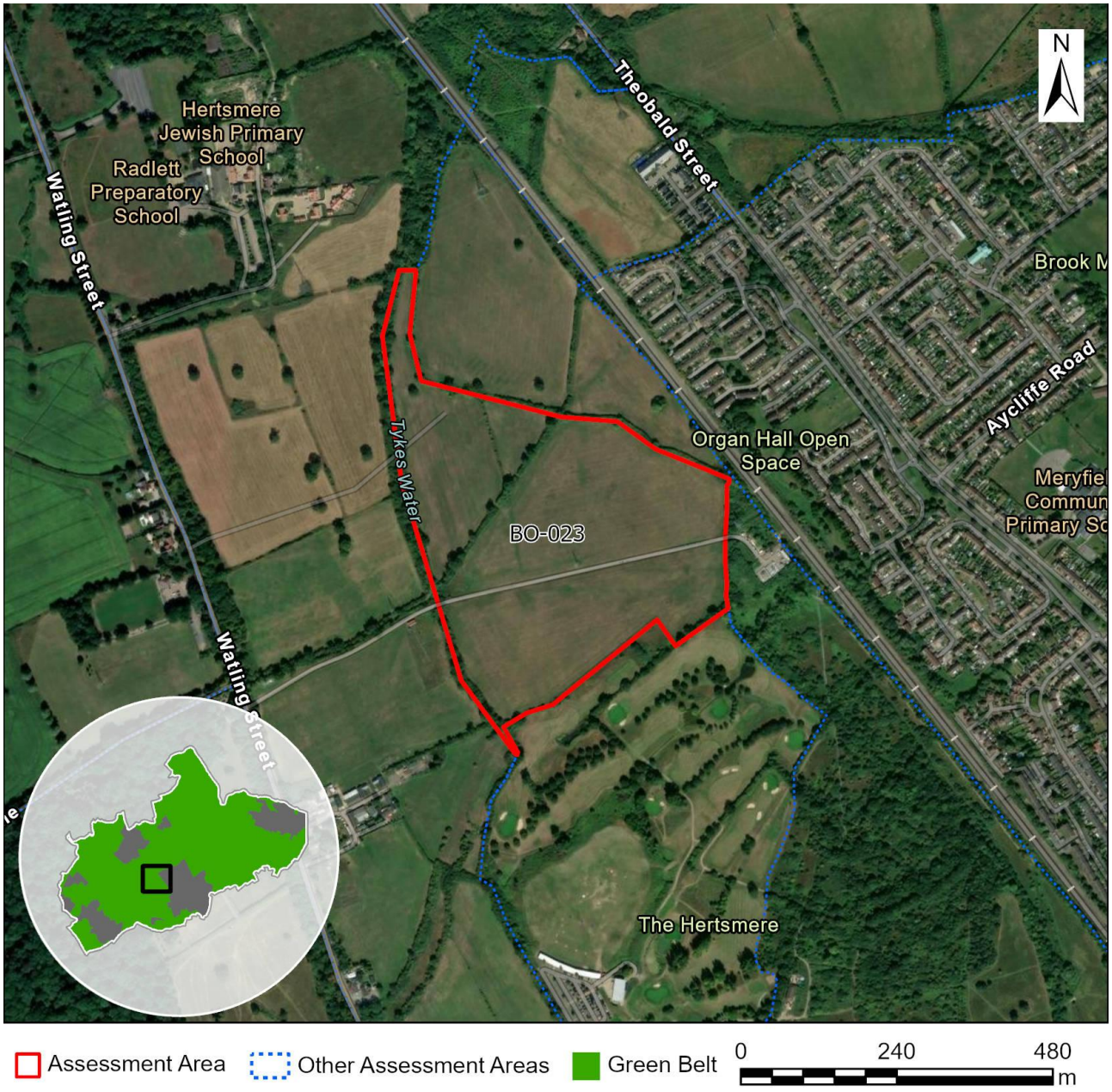
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of golf course, railway
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BO-023

Assessment Area

Reference	BO-023
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	1. Strong Contribution: The AA does not contain any existing development and the AA is not enclosed by existing development. The road to the west and the railway to the east of the AA would restrict and contain development in these directions and prevent sprawl but there are no physical features to restrict and contain development beyond the northern and southern boundary. Development of the AA would result in an incongruous pattern of development.
Purpose B	2. Moderate Contribution: The AA comprises a small part of the gap between Borehamwood and Bushey. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the

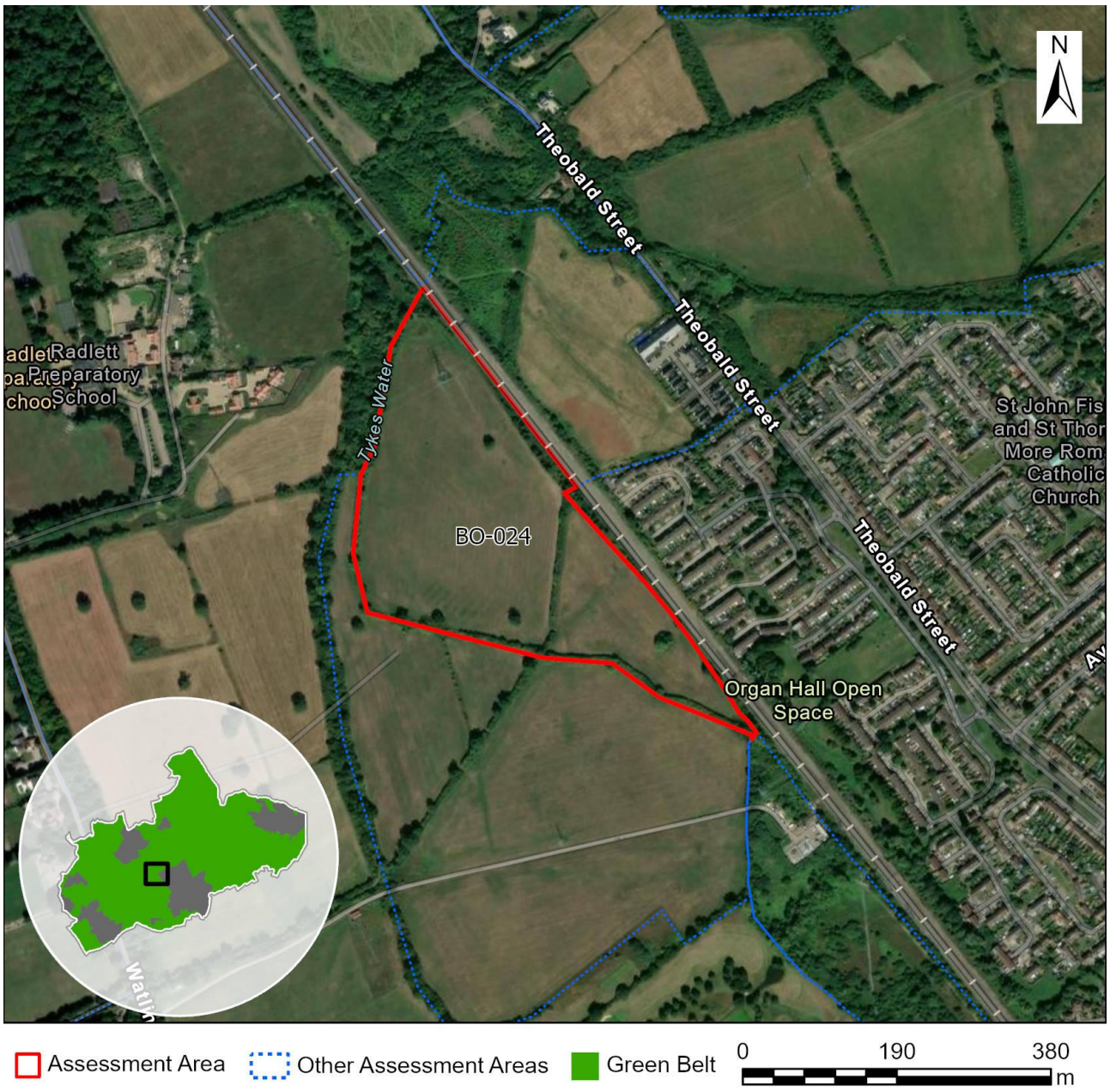
	undulating topography and the presence of structures and natural landscape elements.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area BO-024

Assessment Area

Reference	BO-024
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA does not contain any existing development and the AA is not enclosed by existing development. The road to the west and the railway to the east of the AA would restrict and contain development in these directions and prevent sprawl but there are no physical features to restrict and contain development beyond the northern and southern boundary. Development of the AA would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Radlett. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the

	undulating topography and the presence of natural landscape elements (vegetation on edge of site and woodland to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Field boundaries, railway
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area BO-025

Assessment Area	
Reference	BO-025
Settlement	Borehamwood (LBUA)



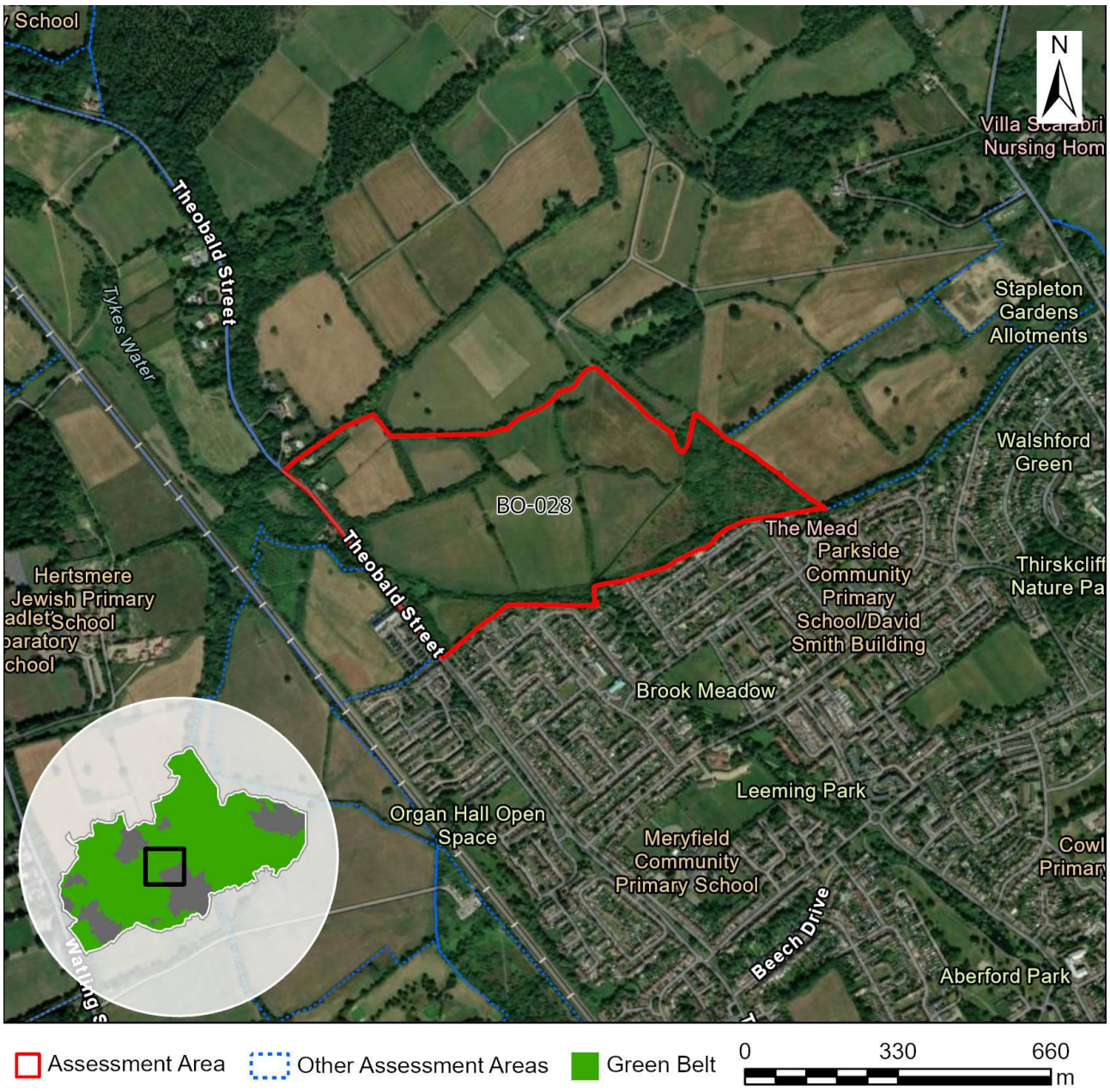
Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA contains a small amount of existing development in the south-east consisting of some residential development. There is a consented scheme (22/2149/OUT) for 110 units on the rest of the site.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Borehamwood and Radlett. It is not free of existing development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Railway, road
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-028

Assessment Area	
Reference	BO-028
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contain any existing development and the AA is partially enclosed by existing development to the south and to the west by a consented scheme (22/2149/OUT). There are no physical features in reasonable proximity that could restrict and contain development. Development of the AA would not result in an incongruous pattern of development as it would extend the new development to the west.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Borehamwood and Radlett. It is free of existing development. The AA does not make any contribution to visual separation.

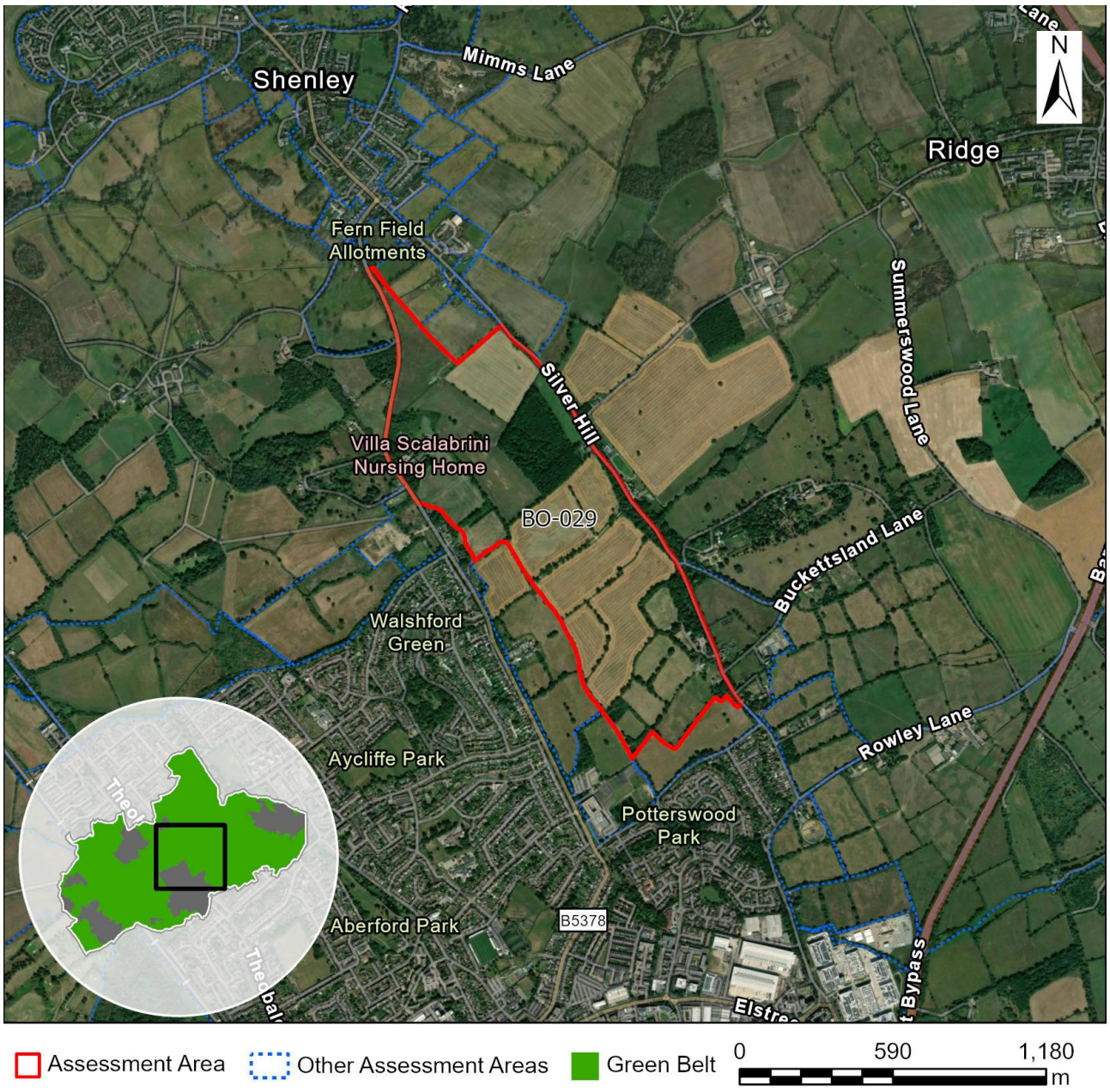
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BO-029

Assessment Area

Reference	BO-029
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA is near to Borehamwood, with just a small strip of development separating it. The AA contains a small amount of development in the north and along the eastern edge. The AA is not enclosed by existing development. There are no physical features within reasonable proximity to restrict and contain development and prevent sprawl. Development of the AA in isolation would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be

	developed without the loss of visual separation due to topography and other AAs within the gap.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area BU-001

Assessment Area	
Reference	BU-001
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey North and Bushey/Bushey Heathouth. The AA could likely be developed without the loss of visual separation due to adjacent existing development within the gap.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-002

Assessment Area

Reference	BU-002
Settlement	Bushey (Town)



Purposes Assessment

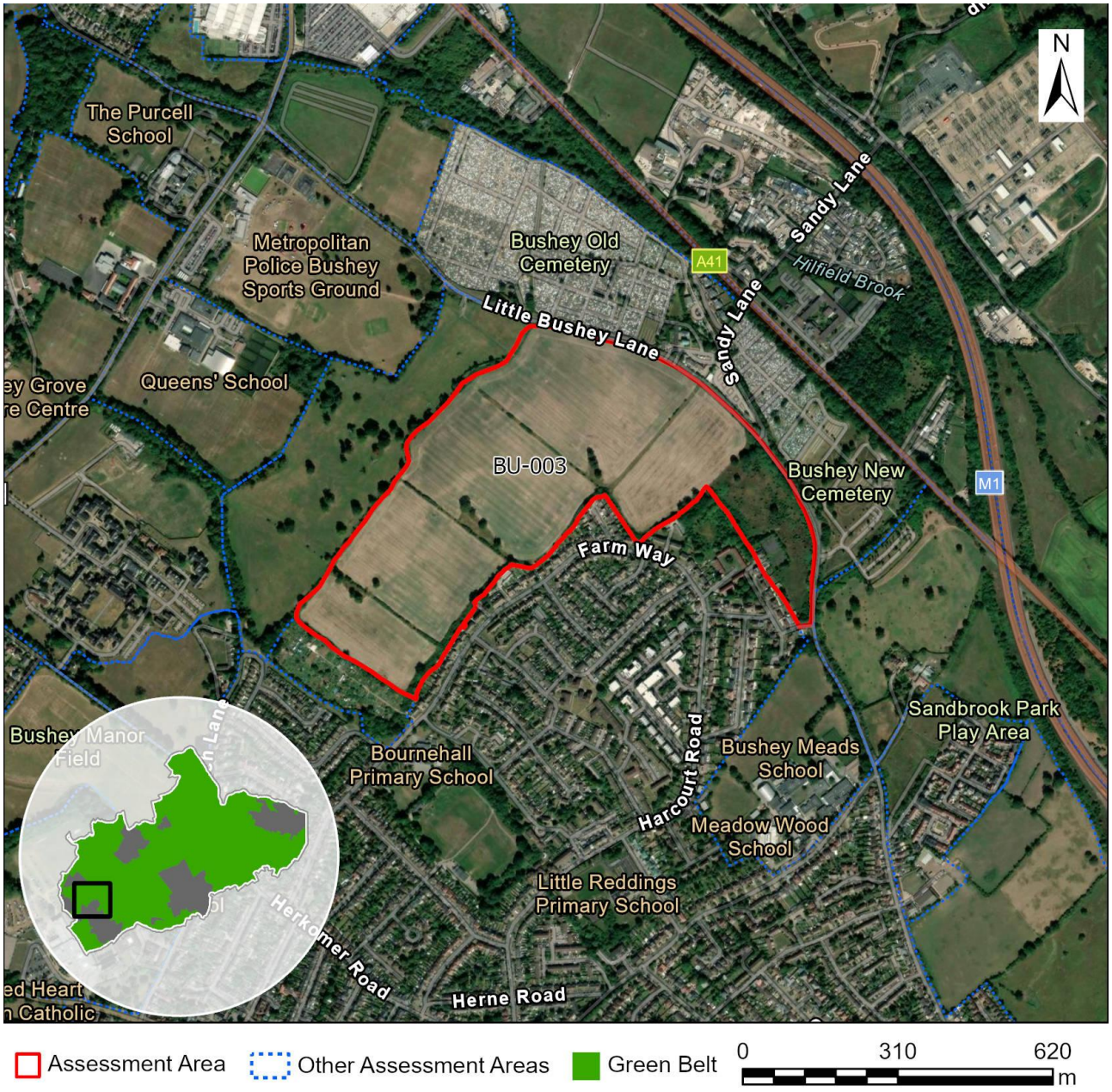
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Bushey/Bushey Heathouth and Bushey North. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Grade II listed buildings)
Comments on boundaries	Edge of allotments
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-003

Assessment Area	
Reference	BU-003
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Bushey North and Bushey/Bushey Heath. The AA could likely be developed without the loss of visual separation due to the existing development within the gap and the presence of natural landscape elements (screening from vegetation to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Grade II listed buildings)
Comments on boundaries	Field boundaries, road
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-004

Assessment Area

Reference	BU-004
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Borehamwood. It is not free of development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Road, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-005

Assessment Area

Reference	BU-005
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Borehamwood. It is not free of development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Edge of existing development, road, edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-006

Assessment Area

Reference	BU-006
Settlement	Bushey (Town)



Purposes Assessment

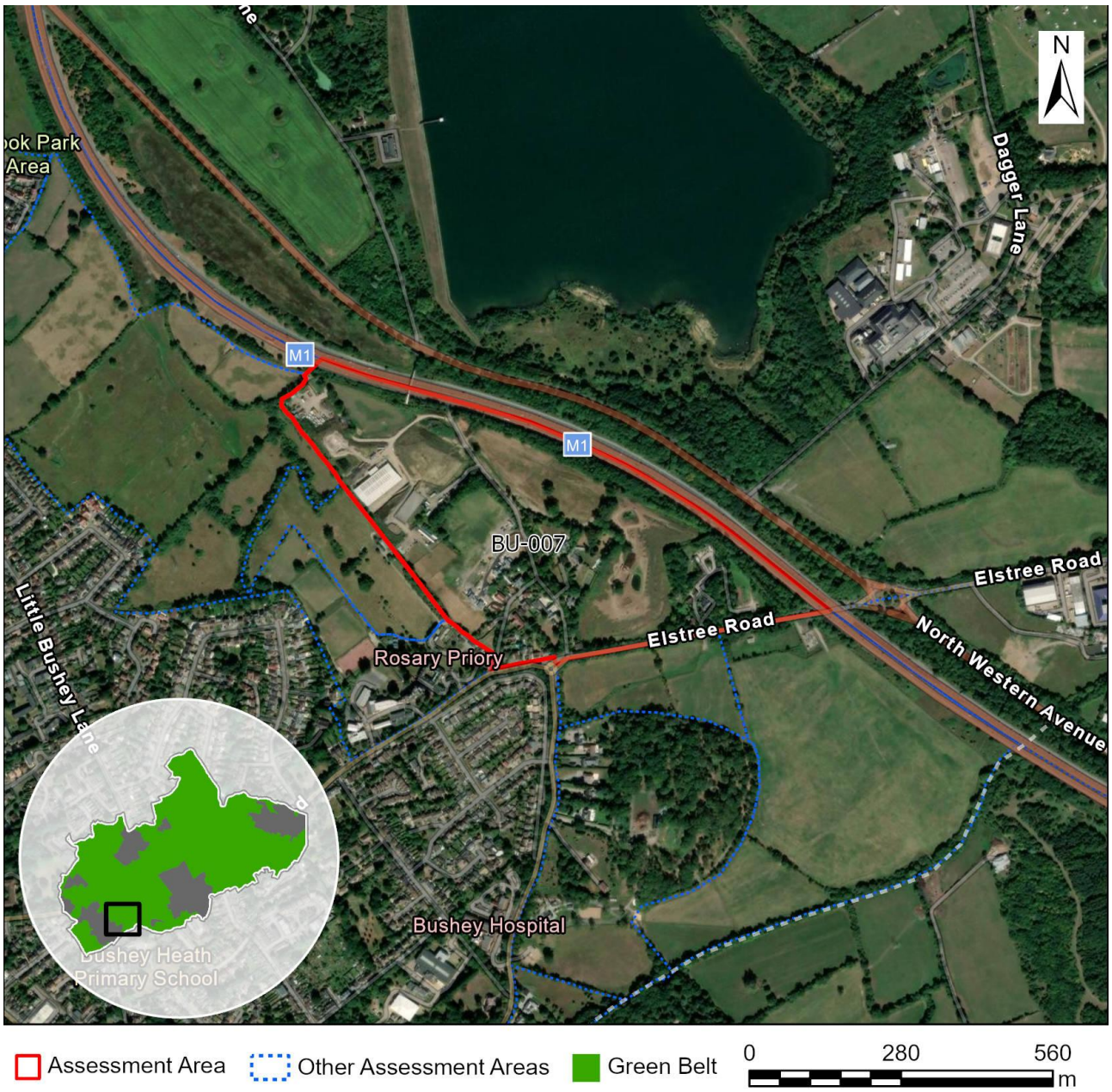
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-007

Assessment Area	
Reference	BU-007
Settlement	Bushey (Town)



Purposes Assessment

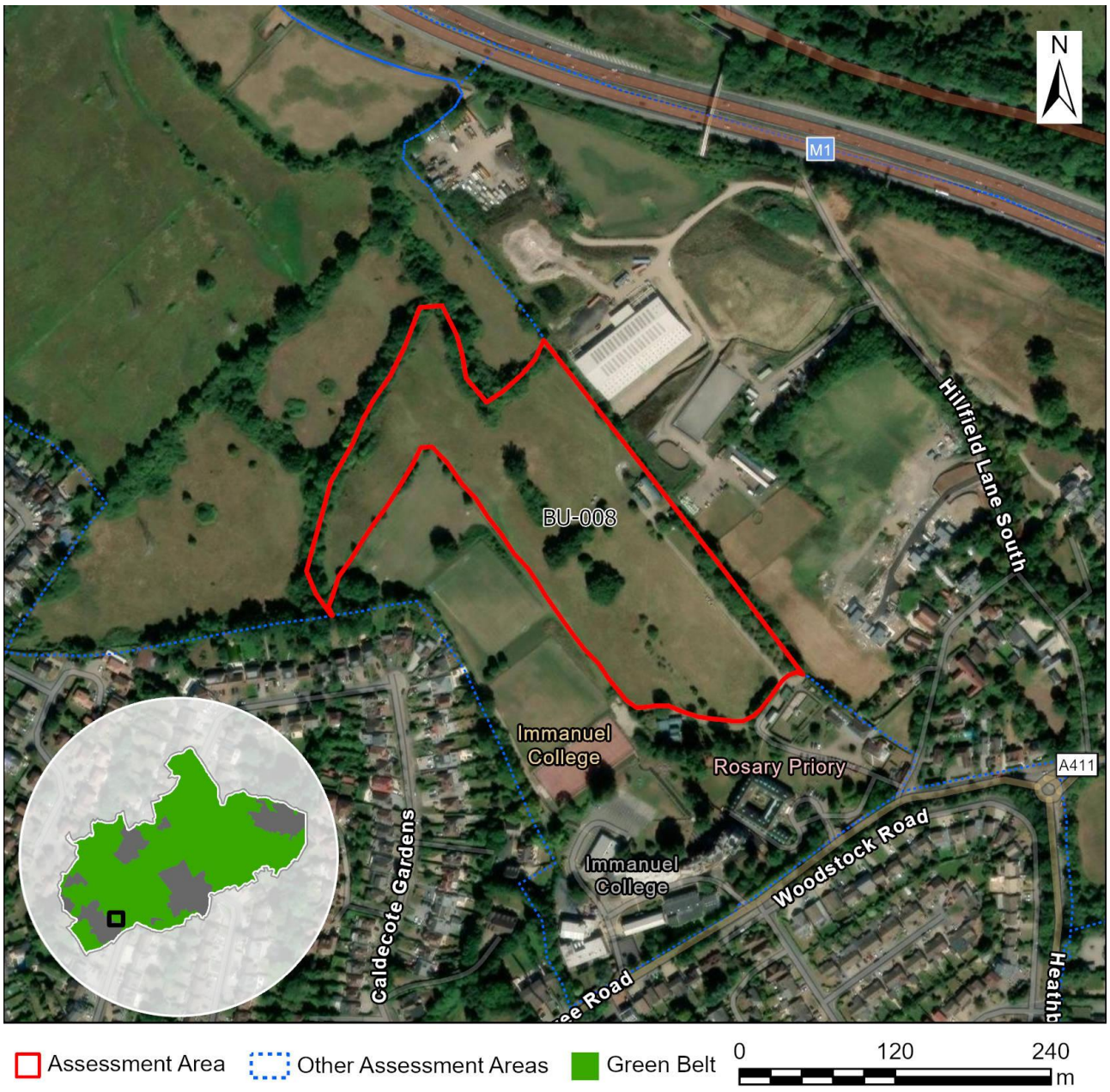
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Borehamwood. It is not free of development. The AA could likely be developed without the loss of visual separation due to the existing development within the AA which means there is no gap left to lose. The proximity of structures (M1 and A41 and associated screening) would also preserve visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	M1, road, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-008

Assessment Area

Reference	BU-008
Settlement	Bushey (Town)



Purposes Assessment

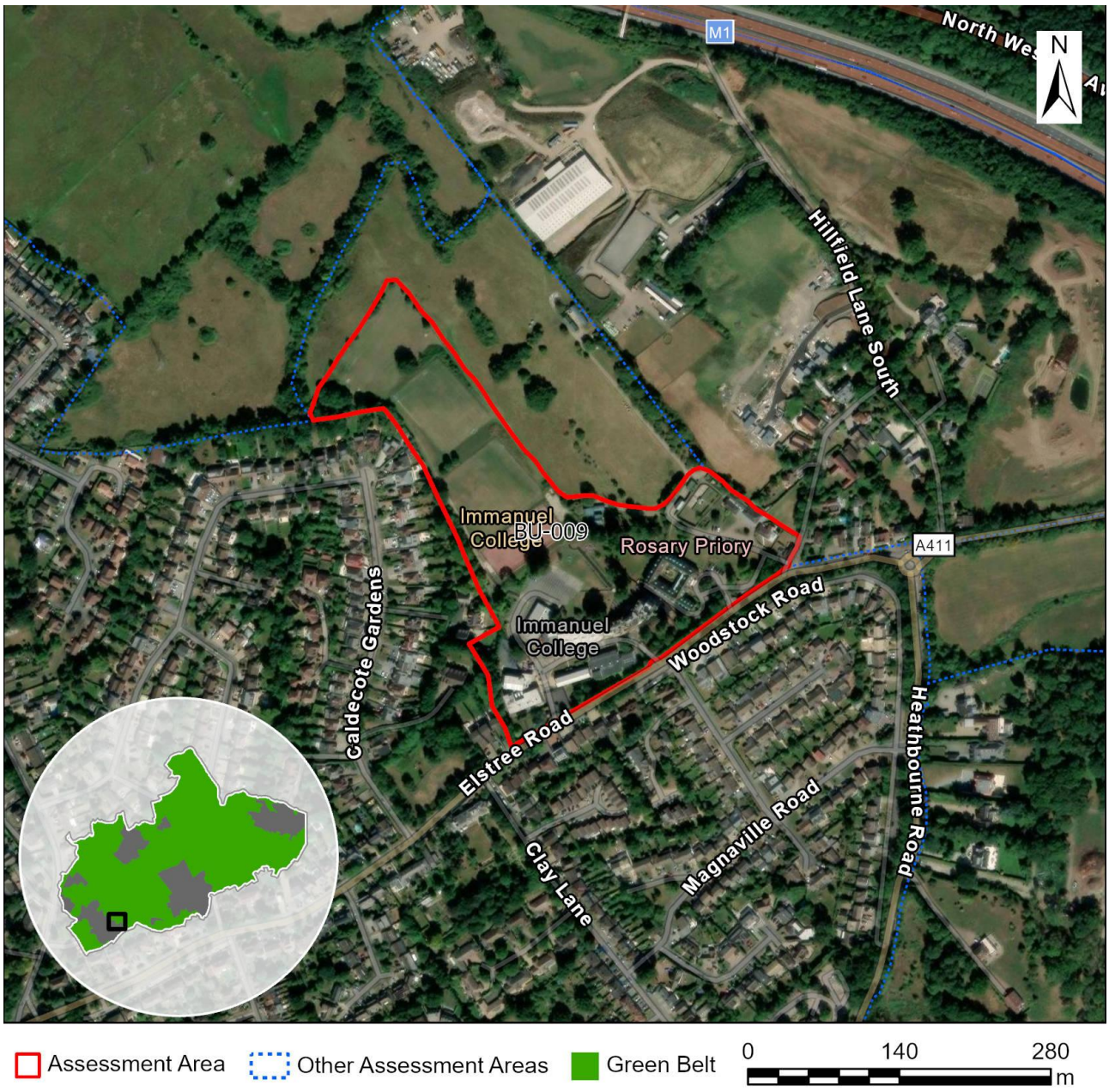
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Field boundaries, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-009

Assessment Area	
Reference	BU-009
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Borehamwood. It is not free of development. There is a consented scheme (23/0981/FUL) for a new sports hall and teaching block. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Field boundaries, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-010

Assessment Area

Reference	BU-010
Settlement	Bushey (Town)



Purposes Assessment

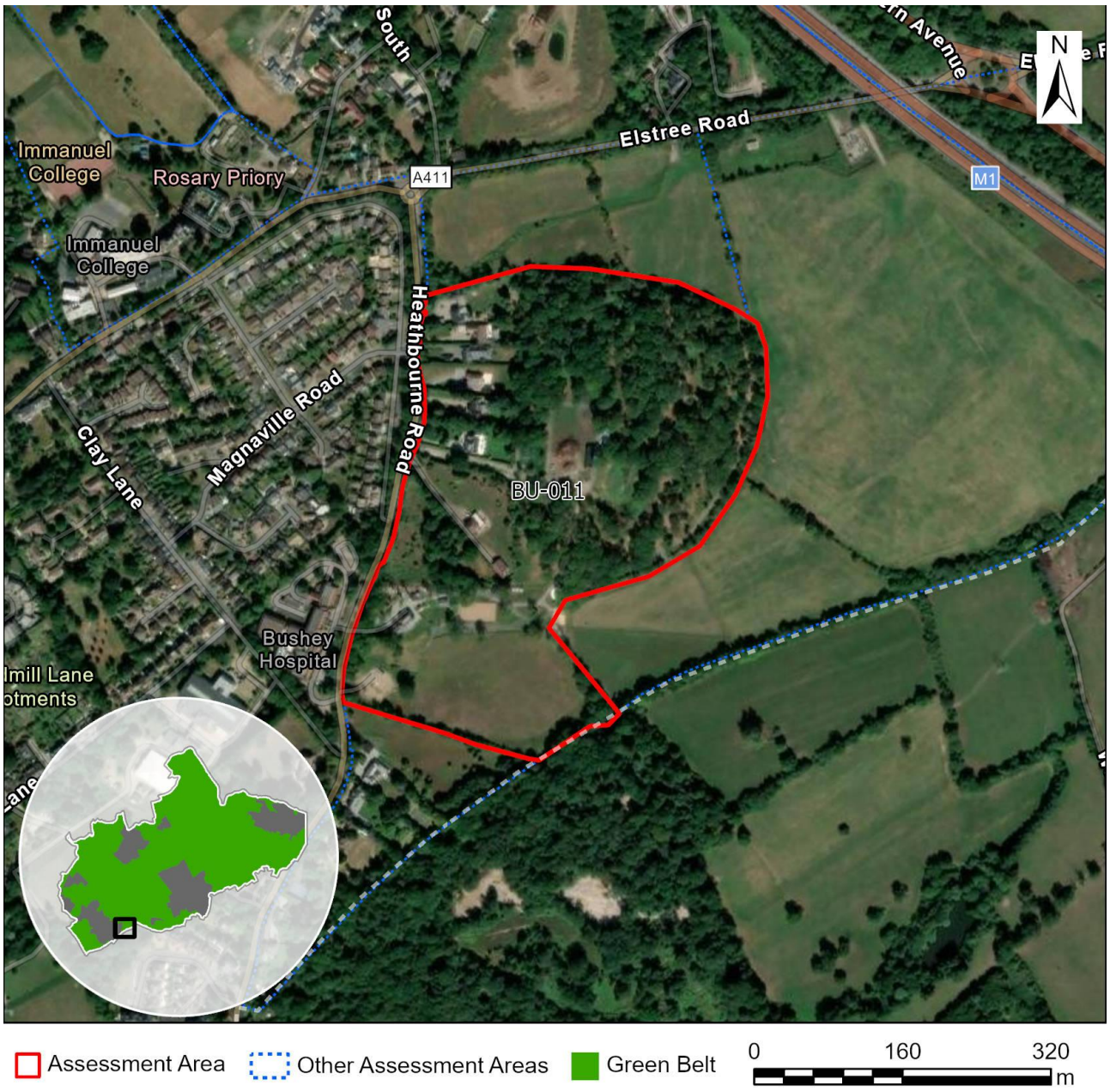
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Borehamwood. It is free of existing development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-011

Assessment Area	
Reference	BU-011
Settlement	Bushey (Town)



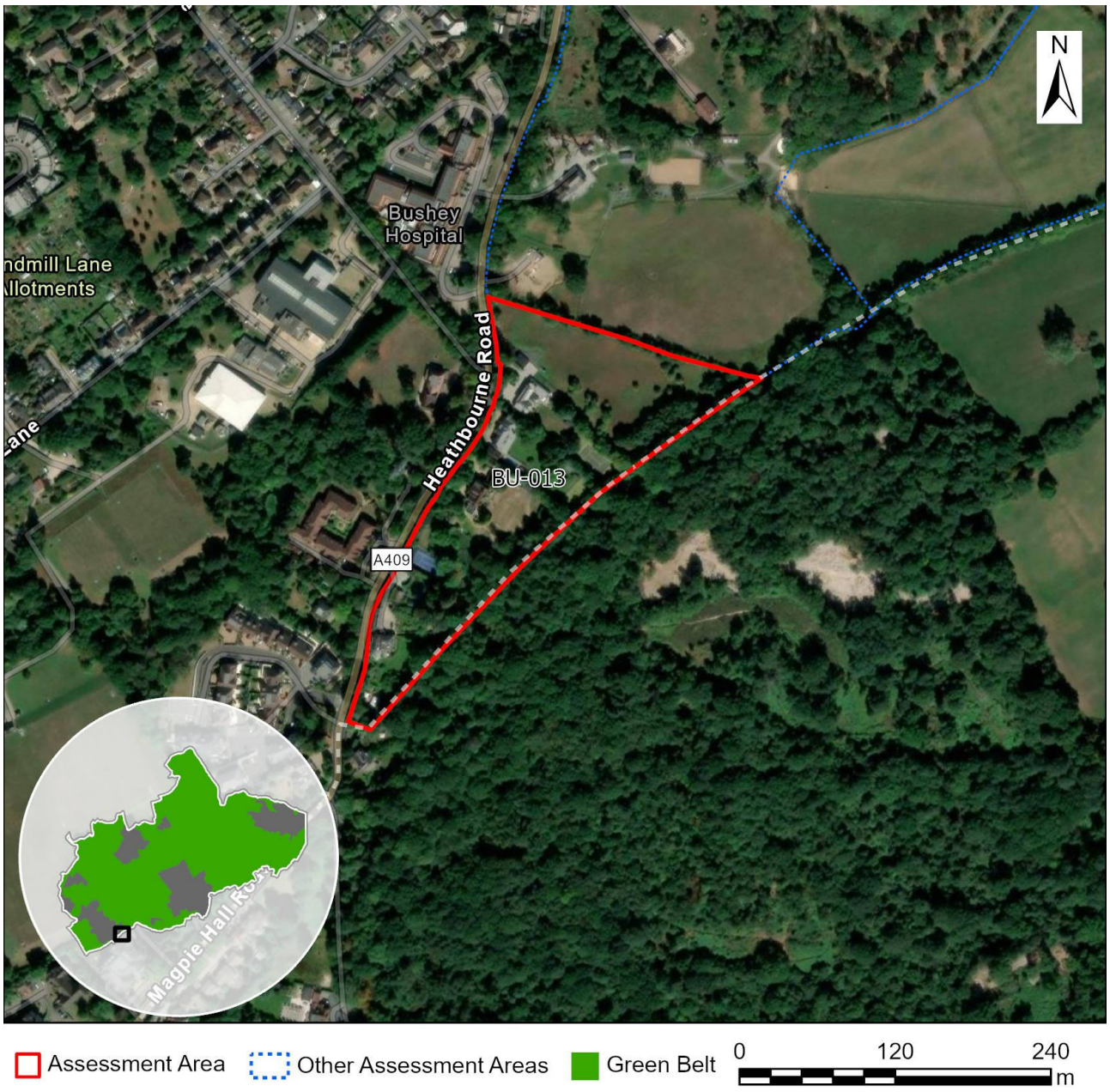
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Borehamwood, as well as part of the gap to Greater London. It is not free of development. The AA could likely be developed without the loss of visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-013

Assessment Area	
Reference	BU-013
Settlement	Bushey (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Greater London. It is not free of development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

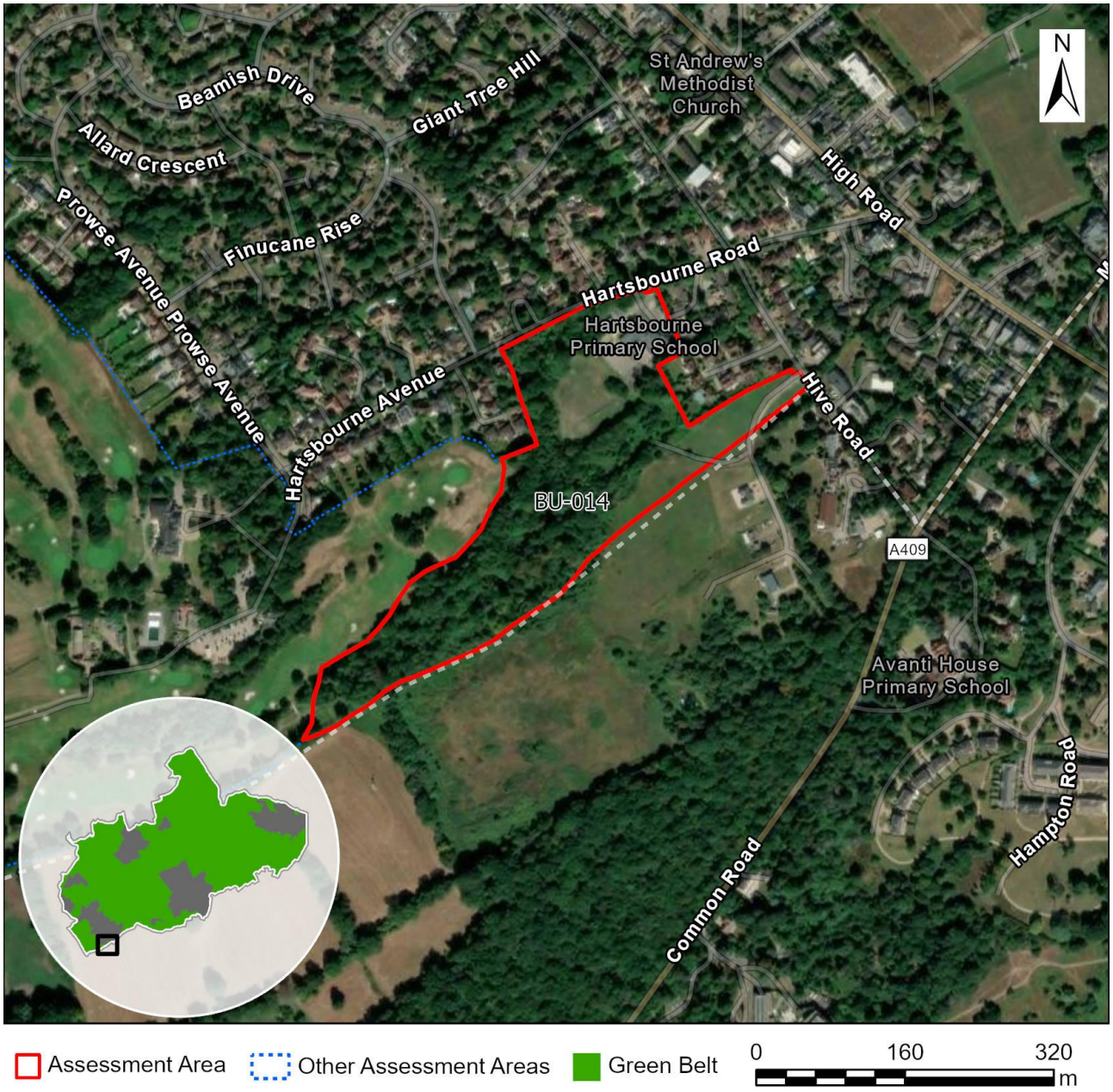
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Road, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-014

Assessment Area

Reference	BU-014
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Greater London. It is not free of development. The AA could likely be developed without the loss of visual separation due to the undulating topography and the presence of natural landscape elements (extensive vegetation on site boundary, and woodland to the south) that would preserve visual separation.

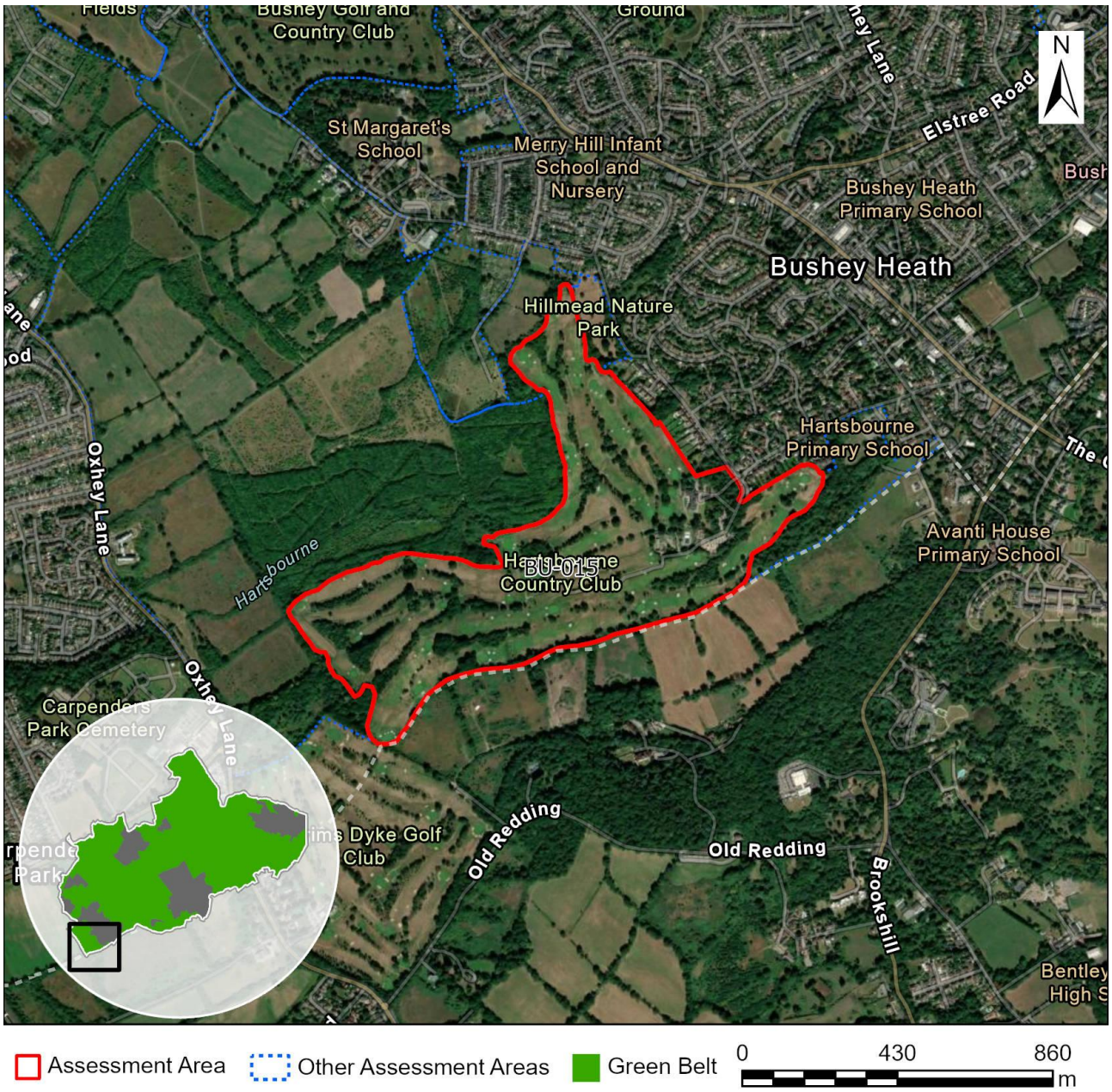
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-015

Assessment Area

Reference	BU-015
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a substantial part of the gap to South Oxhey. The AA comprises a golf course and is largely free of existing development. The AA contains a consented scheme (24/1434/FUL) for 15 units at the Hartsbourne Country Club. The majority of the AA could likely be developed without the loss of visual separation due to the undulating topography and the presence of natural landscape elements (screening from trees and woodland to the west).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Extent of golf course
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-016

Assessment Area

Reference	BU-016
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Watford, and Bushey and South Oxhey. It is free of existing development. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Edge of golf course
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-017

Assessment Area	
Reference	BU-017
Settlement	Bushey (Town)



Purposes Assessment

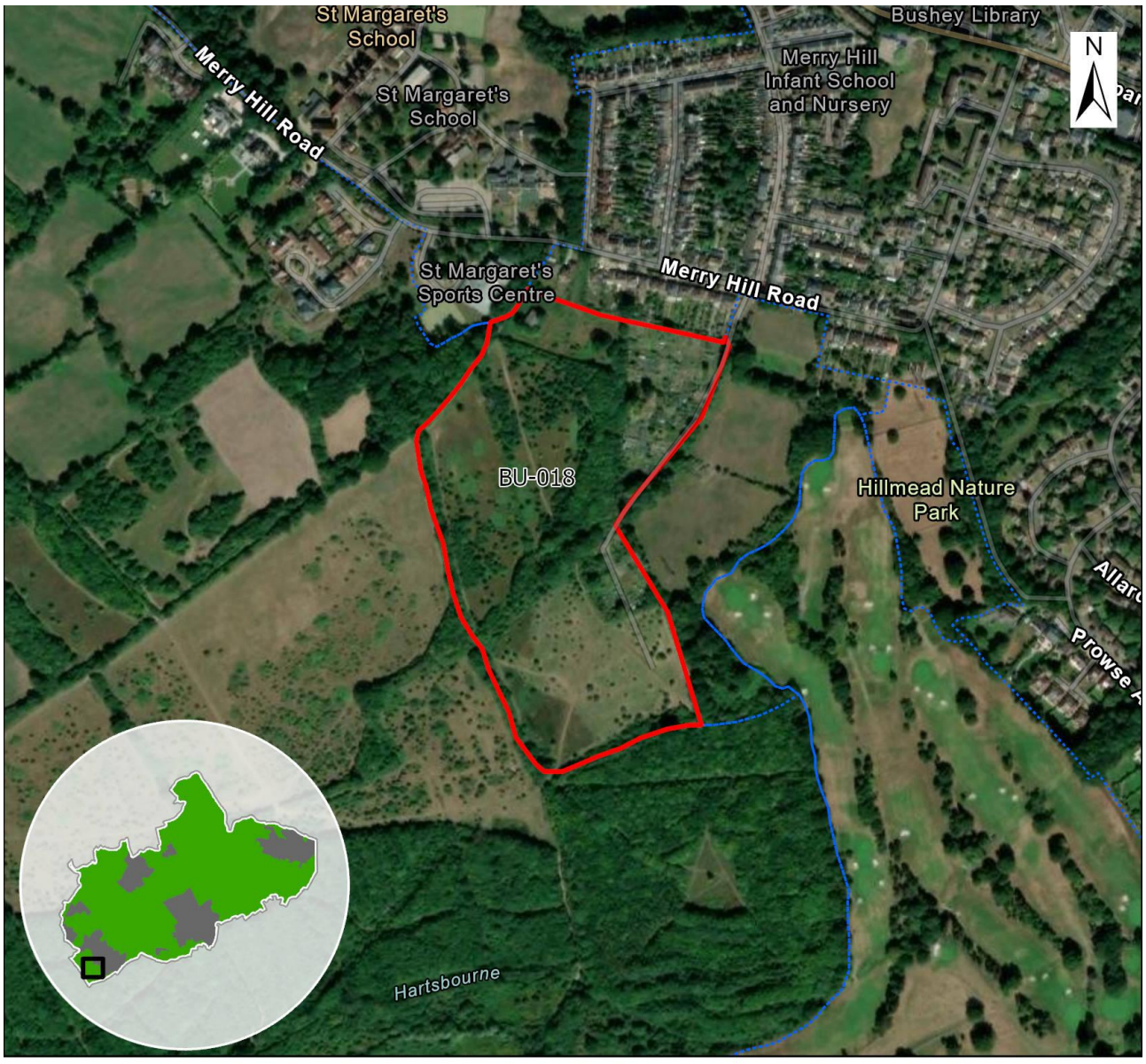
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Watford and South Oxhey. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the topography and presence of natural landscape elements (extensive vegetation) that would preserve visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Edge of golf course, edge of allotments
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-018

Assessment Area

Reference	BU-018
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Watford and South Oxhey. It is free of existing development. The AA could likely be developed without the loss of visual separation due to the topography and presence of natural landscape elements (vegetation and woodland to south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Edge of allotments, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-019

Assessment Area

Reference	BU-019
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a small part of the gap to Watford and South Oxhey. It is not free of development. The AA could likely be developed without the loss of visual separation due to the topography, proximity of structures (existing development within the gap directly west of AA boundary) and presence of natural landscape elements (extensive vegetation and woodland to west).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building and within setting of seven Grade II listed buildings)
Comments on boundaries	Road, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-020

Assessment Area

Reference	BU-020
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Bushey and comprises a substantial part of the gap to Watford. It is not free of existing development. The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements (extensive vegetation on site) which would mitigate the sense of reduced visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Bushey High Street Conservation Area, within setting of twenty Grade II listed buildings and one Grade II* building)
Comments on boundaries	Extent of golf course
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-021

Assessment Area	
Reference	BU-021
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the sensitive gap between Bushey and Watford. If the AA was developed it would be highly likely to result in the loss of visual separation between the towns due to the sloping topography towards Watford in this area.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains two Grade II listed buildings)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area BU-022

Assessment Area

Reference	BU-022
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contain any existing development and is partially enclosed by existing development to the west and east. Existing development to the west and east would restrict development and prevent sprawl in these directions, but there is no physical boundary in reasonable proximity to contain development and restrict sprawl to the south. Development of the AA would not result in an incongruous pattern of development. However, the gap between Bushey and Watford is extremely sensitive.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the sensitive gap between Bushey and Watford and if developed would result in coalescence between the towns.

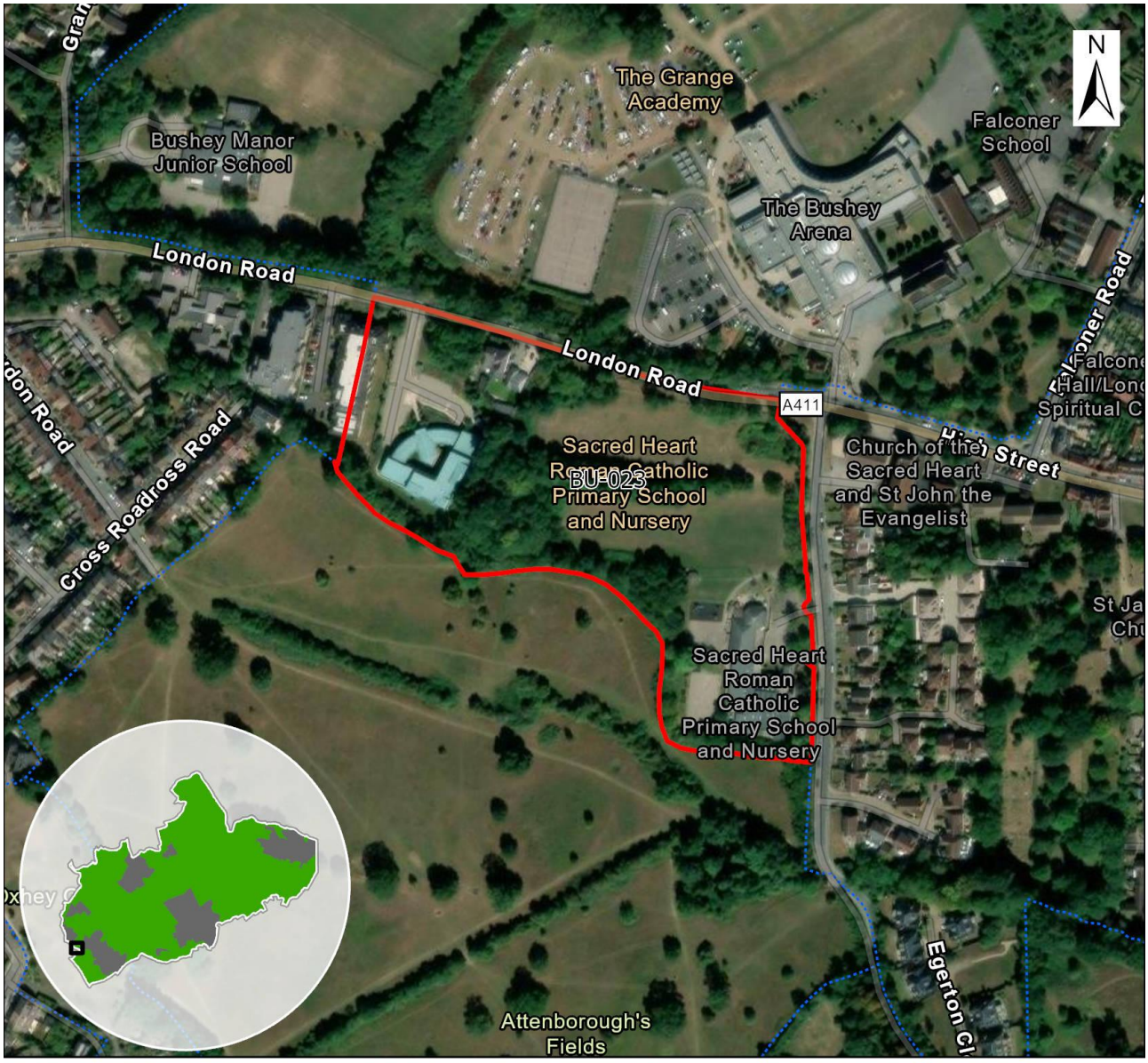
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Oxhey Conservation Area and two Grade II listed buildings)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area BU-023

Assessment Area

Reference	BU-023
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains significant existing development and the AA is partially enclosed to the north, east and west. Existing development within a reasonable proximity would restrict development and prevent sprawl in most directions. Further development of the sensitive gap would result in an incongruous pattern of development by joining Watford and Bushey.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the sensitive gap between Bushey and Watford and if developed would result in coalescence between the towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Bushey High Street Conservation Area)
Comments on boundaries	Road, edge of existing development
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area BU-024

Assessment Area

Reference	BU-024
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains some existing development along the southern and eastern boundaries. The AA is partially enclosed to the east and west. Existing development to the east and west would restrict development and prevent sprawl in these directions but there is no physical boundary in reasonable proximity to contain development and restrict sprawl to the north or south. Development of the AA would result in an incongruous pattern of development by joining Bushey and Watford.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the sensitive gap between Bushey and Watford and if developed would result in coalescence between the towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Bushey High Street Conservation Area and within setting of twelve Grade II listed buildings)
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area BU-025

Assessment Area	
Reference	BU-025
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contain any existing development and the AA is partially enclosed by existing development to the east and west. Existing development to the east and west would restrict development and prevent sprawl in these directions but there is no physical boundary in reasonable proximity to contain development and restrict sprawl to the north and south. Development of the AA would result in an incongruous pattern of development by joining Bushey and Watford.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the sensitive gap between Bushey and Watford and if developed would result in coalescence between the towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area BU-026

Assessment Area	
Reference	BU-026
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains some existing development in the north-east. The AA is partially enclosed to the north and east. Existing development to the north and east would restrict development and prevent sprawl in these directions but there is no physical boundary in reasonable proximity to contain development and restrict sprawl to the south. Development of the AA would result in an incongruous pattern of development by joining Bushey and Watford.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the sensitive gap between Bushey and Watford and if developed would result in coalescence between the towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Edge of existing development, road, edge of wood
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area BU-027

Assessment Area	
Reference	BU-027
Settlement	Bushey (Town)



Purposes Assessment

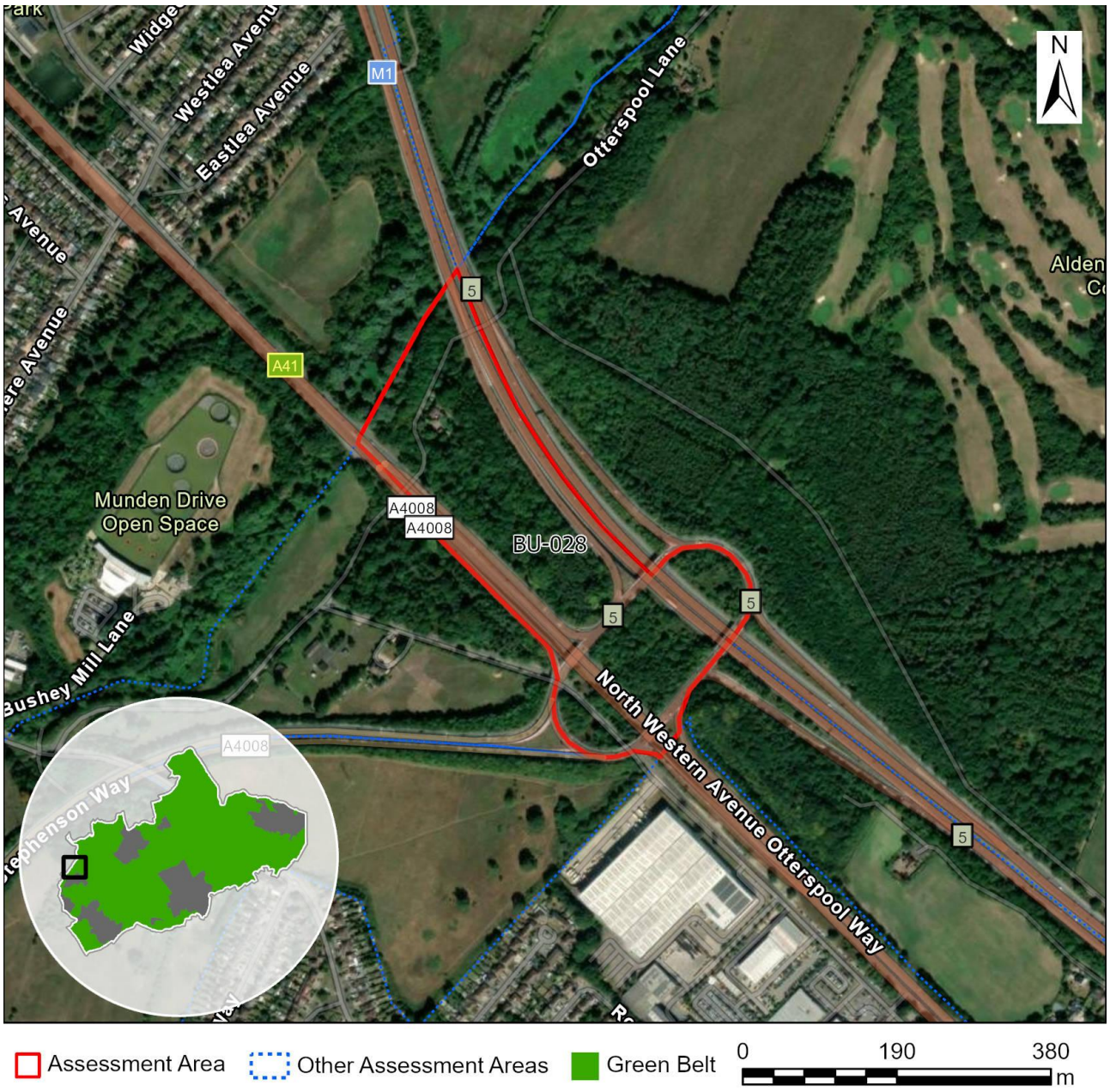
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Bushey and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (Stephenson Way creating a strong barrier along the north) and natural landscape elements (River Colne corridor and green screening along edges of Stephenson Way).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Scheduled Monument [Moated site at Bushey Hall Farm] and one Grade II listed building)
Comments on boundaries	Roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-028

Assessment Area

Reference	BU-028
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Bushey and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (A41 barrier to the south and M1 barrier along the northeast) and natural landscape elements (River Colne corridor, green screening along edges road infrastructure and woodland).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M1 and A41
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-029

Assessment Area	
Reference	BU-029
Settlement	Bushey (Town)



Purposes Assessment

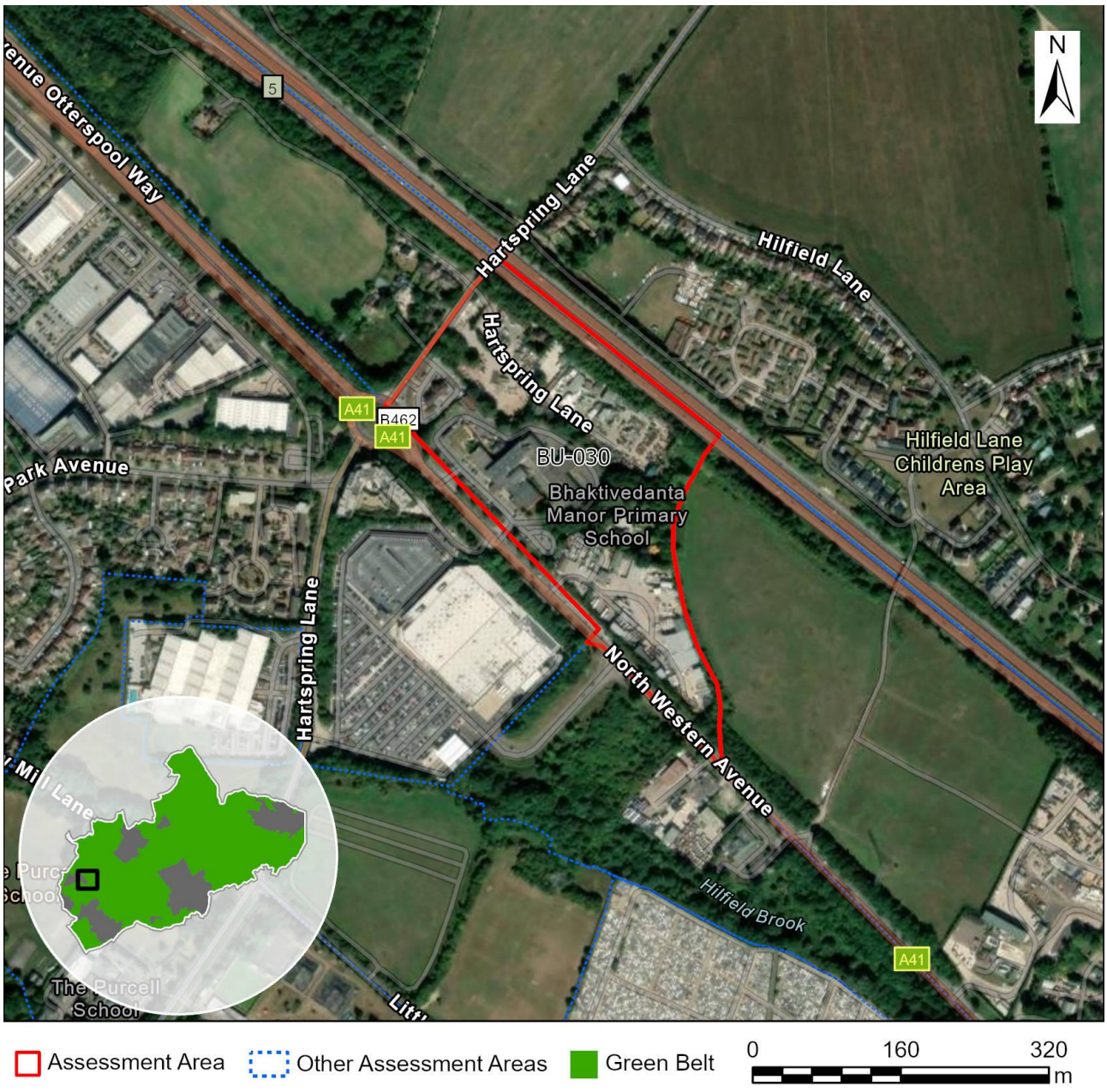
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey and Radlett. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M1 to north and A1 to south with associated screening) and the presence of natural landscape elements beyond (woodland to north) which would mitigate the sense of reduced visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M1 and A41
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-030

Assessment Area

Reference	BU-030
Settlement	Bushey (Town)



Purposes Assessment

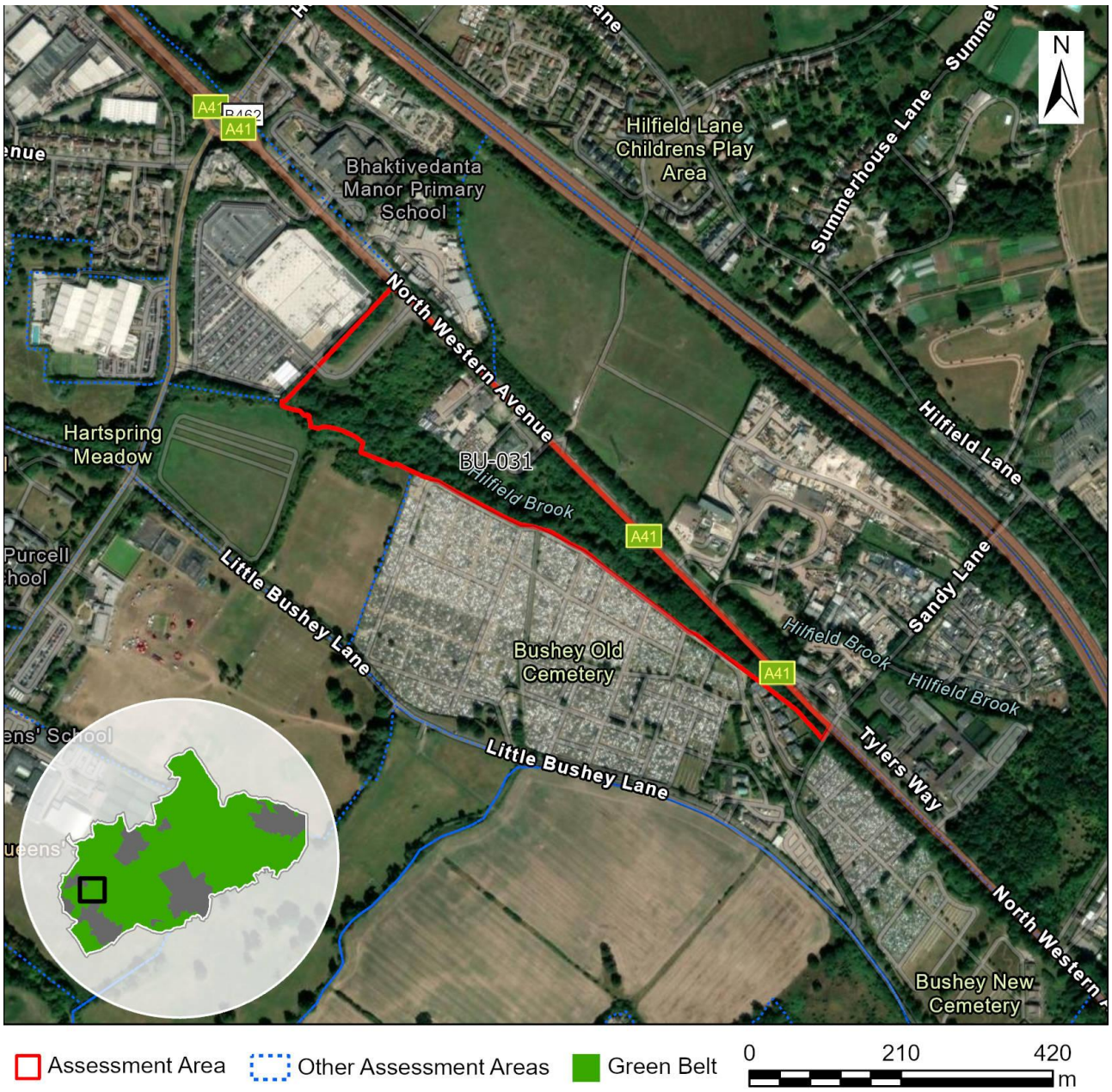
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Radlett. It is not free of development. There is part of a consented scheme (24/1283/OUTEI) on the southern part of the AA. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Patchetts Green and Delrow Conservation Area and four Grade II listed buildings)
Comments on boundaries	M1 and A41, edge of development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area BU-031

Assessment Area	
Reference	BU-031
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Bushey North and Bushey South. It is not free of development. The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements (extensive vegetation on site boundary) which would mitigate the sense of reduced visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	A41, edge of cemetery
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-032

Assessment Area	
Reference	BU-032
Settlement	Bushey (Town)



Purposes Assessment

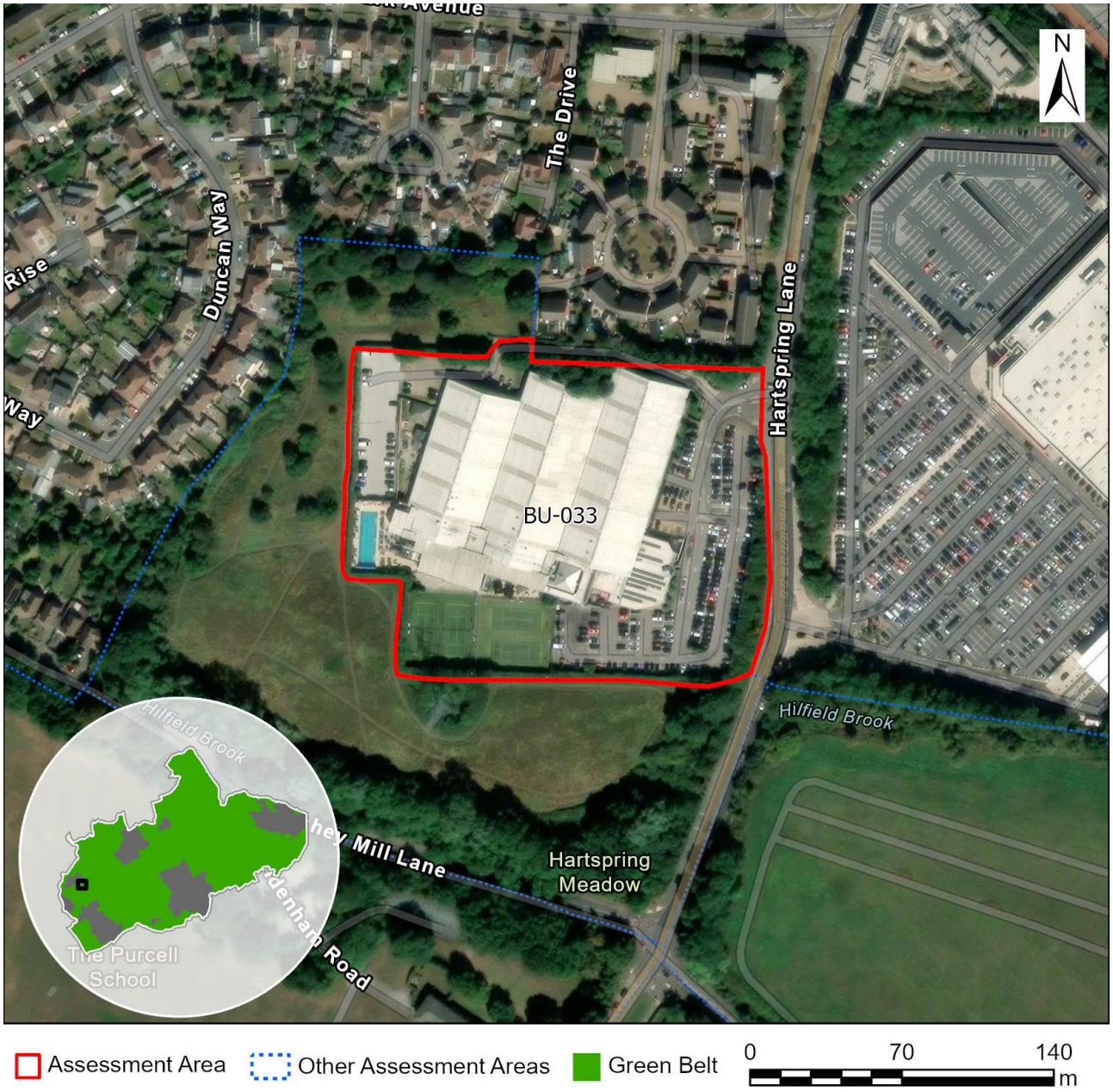
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively substantial part of the gap between Bushey North and Bushey South. The AA could likely be developed without the loss of visual separation due to the proximity of structures (adjacent development to the south-west) and development of the AA would not result in merging of the two towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Lane, edge of cemetery
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-033

Assessment Area

Reference	BU-033
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Bushey North and Bushey/Bushey Heathouth. It is already fully developed. The AA has been developed without the loss of visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

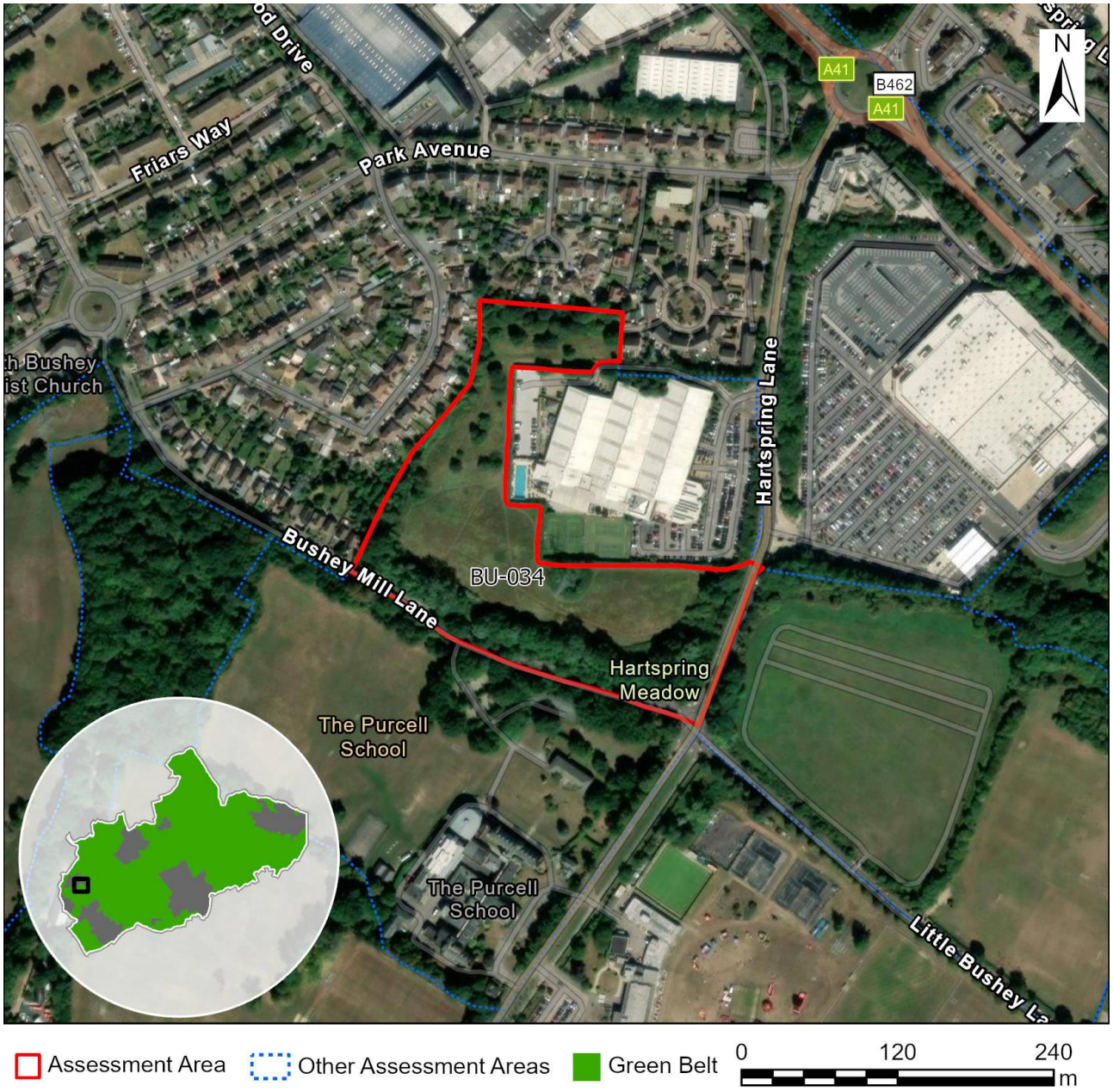
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-034

Assessment Area

Reference	BU-034
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey North and Bushey South. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the south of the AA boundary comprising the Purcell School and Queen's School).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development, lane
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-035

Assessment Area	
Reference	BU-035
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Bushey North and Bushey South. It is not free of development. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the south of the AA boundary).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of wood, edge of existing development, road
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-036

Assessment Area

Reference	BU-036
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Bushey and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the south of the AA boundary, and consented scheme to the west) and presence of natural landscape features (extensive vegetation on site). Development of the AA would not result in merging of the two towns.

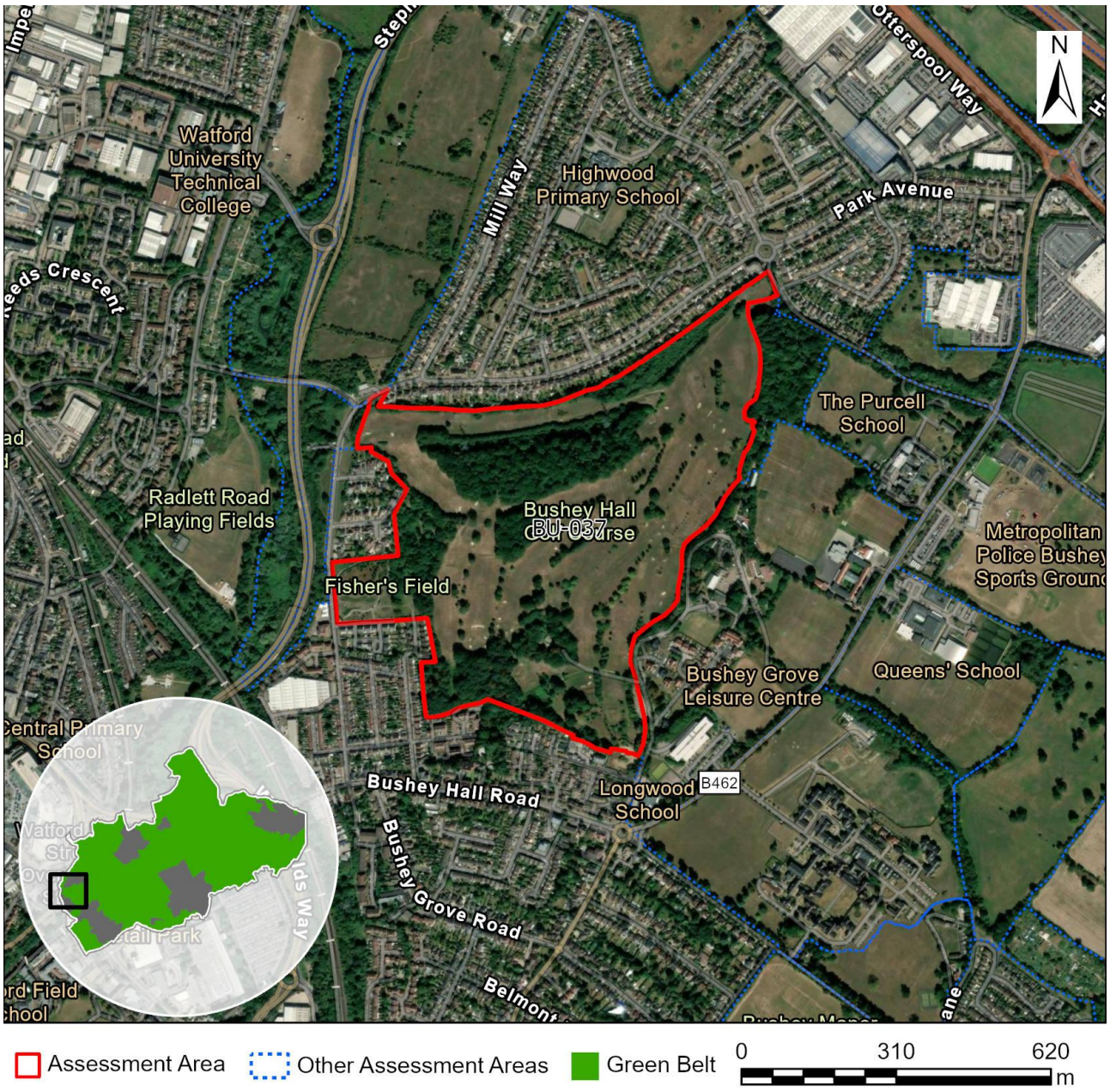
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-037

Assessment Area

Reference	BU-037
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate contribution:** The AA contains a small amount of development in the south, and there is a consented scheme (24/1022/OUT) for 350 units across the golf course. The AA is partially enclosed to the north and south. Existing development to the north and south, and the road to the west of the AA would restrict and contain development and prevent sprawl but there are no physical features to restrict and contain development beyond the eastern boundary. Once the consent comes forward, the rest of the AA would not result in an incongruous pattern of development.
Purpose B	**3a. Weak Contribution:** The AA comprises a substantial part of the gap between Bushey and Watford. There is a consented scheme (24/1022/OUT)

	for 1585 units on the AA. Assuming the consented scheme is developed, the AA will not form a substantial part of the gap.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Extent of golf course
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area BU-038

Assessment Area

Reference	BU-038
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	1. Strong Contribution: The AA contains a small amount of development in the north. The AA is partially enclosed to the east and south-east. The road to the west of the AA and existing development to the south would restrict development and restrict sprawl in these directions but there is no physical boundary in reasonable proximity to contain development to the north. Development of the AA would result in an incongruous pattern of development by joining Watford to North Bushey.
Purpose B	1. Strong Contribution: The AA comprises a substantial part of the gap between Bushey and Watford and if developed would result in coalescence between the towns.

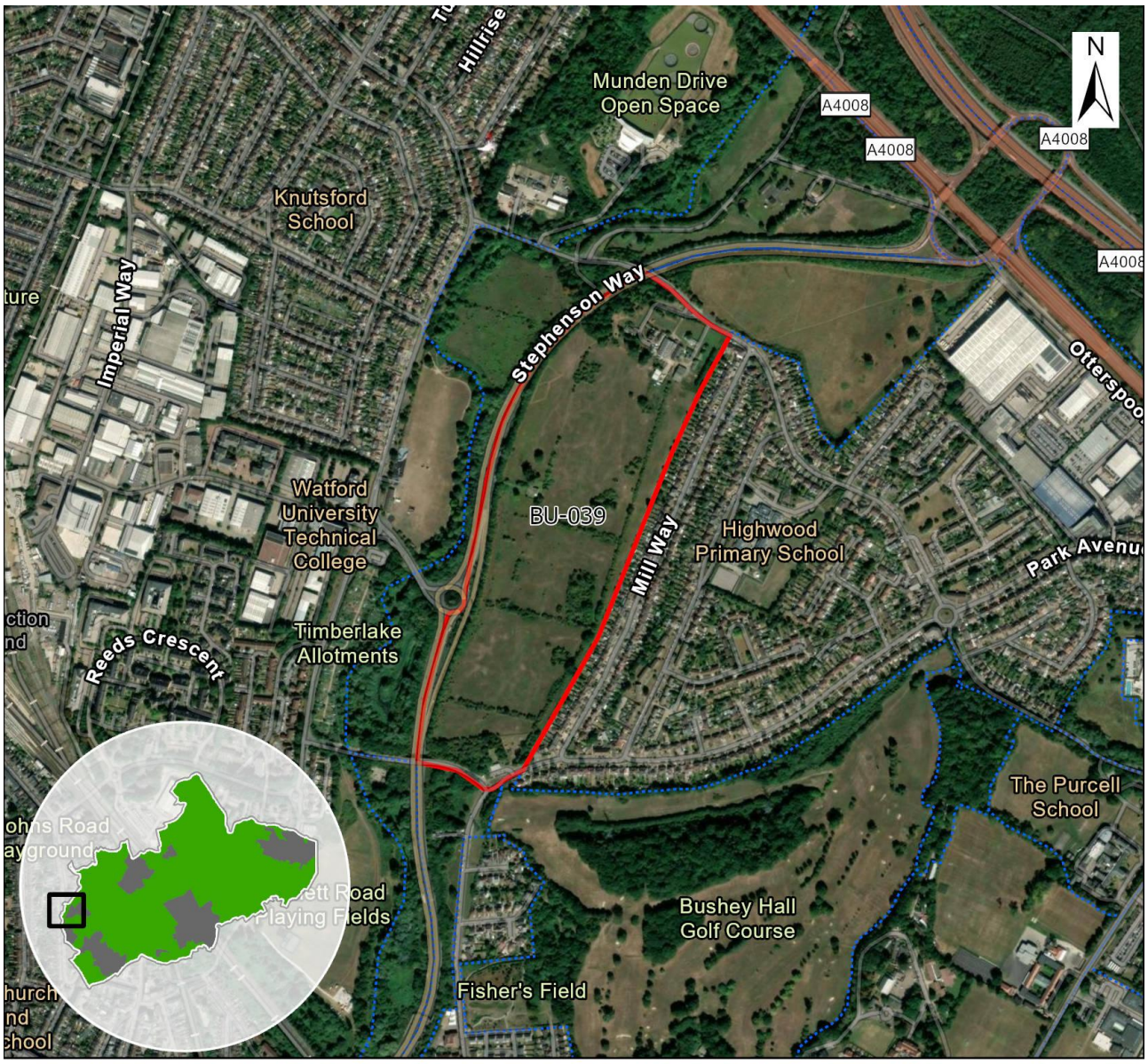
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purposes A and B**

Assessment Area BU-039

Assessment Area

Reference	BU-039
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA contains no existing development (small amount of agricultural development in north). The AA is not enclosed by existing development. Existing development to the east and the road to the north and west would restrict and contain development in these directions and prevent sprawl. Development of the AA would result in an incongruous pattern of development by creating an extended finger of development connecting Watford and Bushey North.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Bushey and Watford and if developed would result in coalescence between the towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Scheduled Monument [Moated site at Bushey Hall Farm] and one Grade II listed building)
Comments on boundaries	Roads
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purposes A and B**

Assessment Area EL-001

Assessment Area	
Reference	EL-001
Settlement	Elstree (Village)



Purposes Assessment

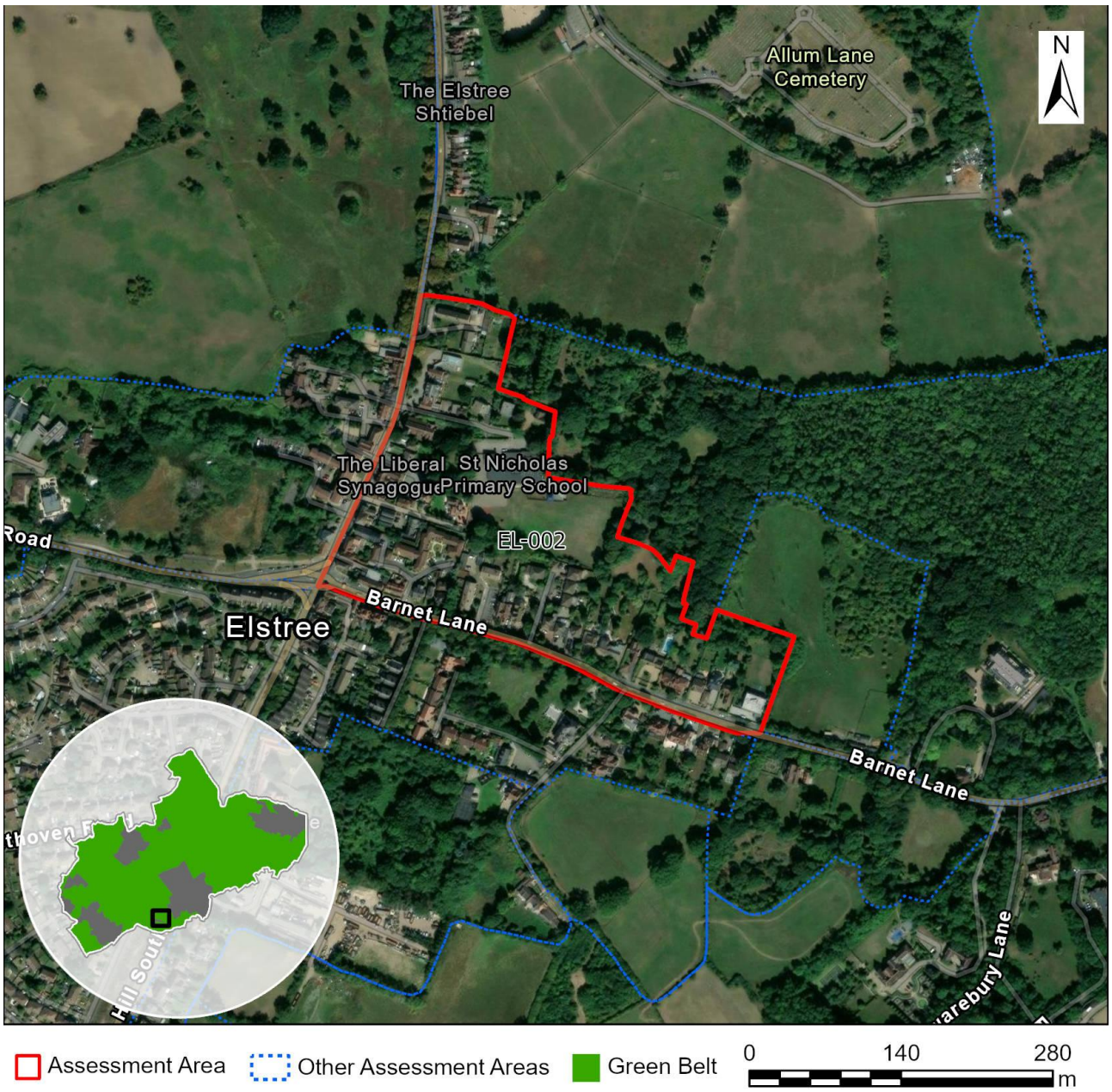
Purpose A	3b. No Contribution: The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	2. Moderate Contribution: The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. It is not free of development. The AA contains a consented scheme (23/1123/FUL) for 107 units The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the east) and the presence of natural landscape elements (woodland to the east) which would mitigate the sense of reduced visual separation.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Elstree Village Conservation Area, three Grade II listed buildings, one Grade II* listed building and within setting of Aldenham House Park and Garden)
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-002

Assessment Area	
Reference	EL-002
Settlement	Elstree (Village)



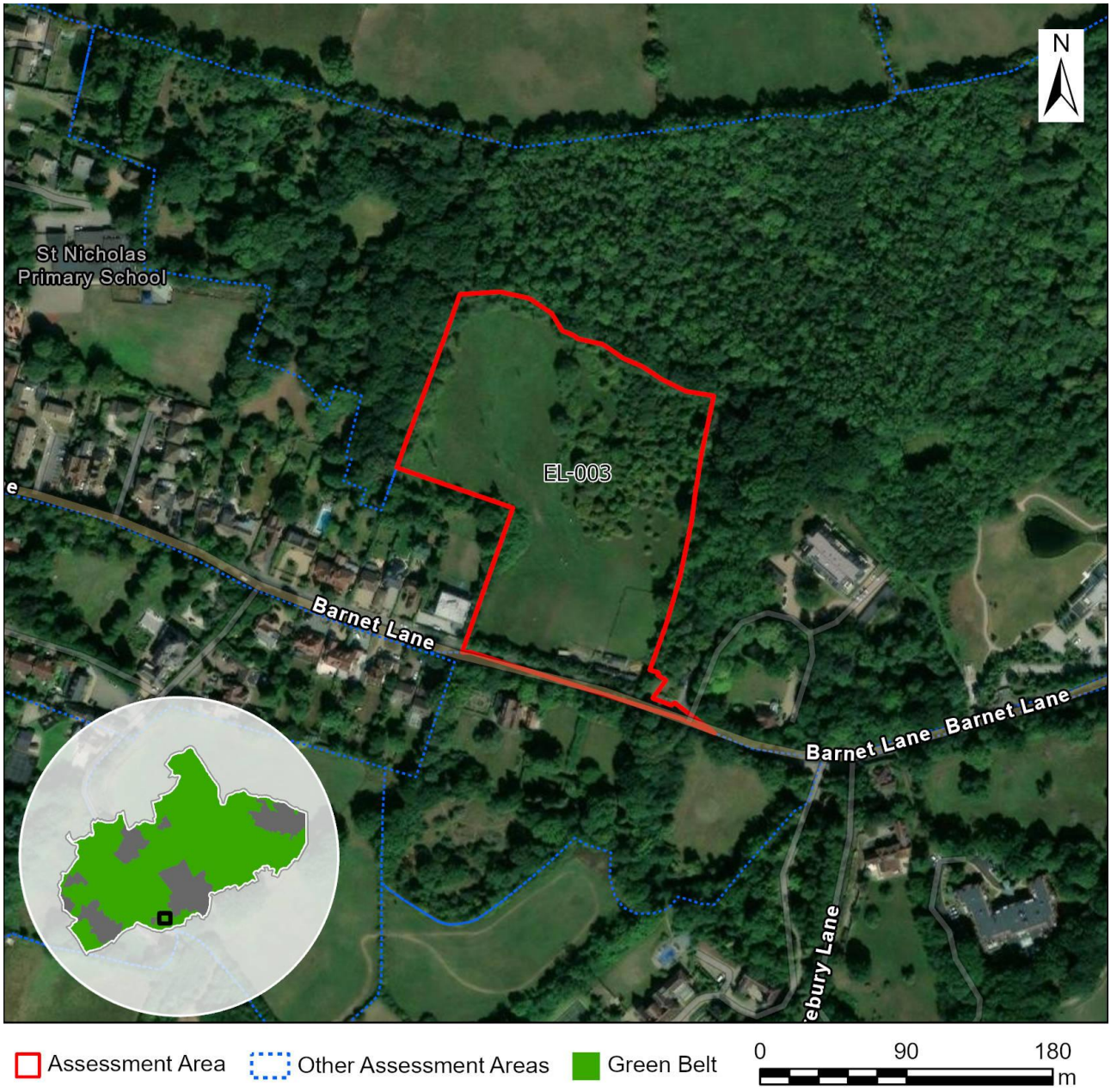
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. It is almost entirely developed. The AA has already been developed without the loss of visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Elstree Village Conservation Area and seven Grade II listed buildings)
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-003

Assessment Area	
Reference	EL-003
Settlement	Elstree (Village)



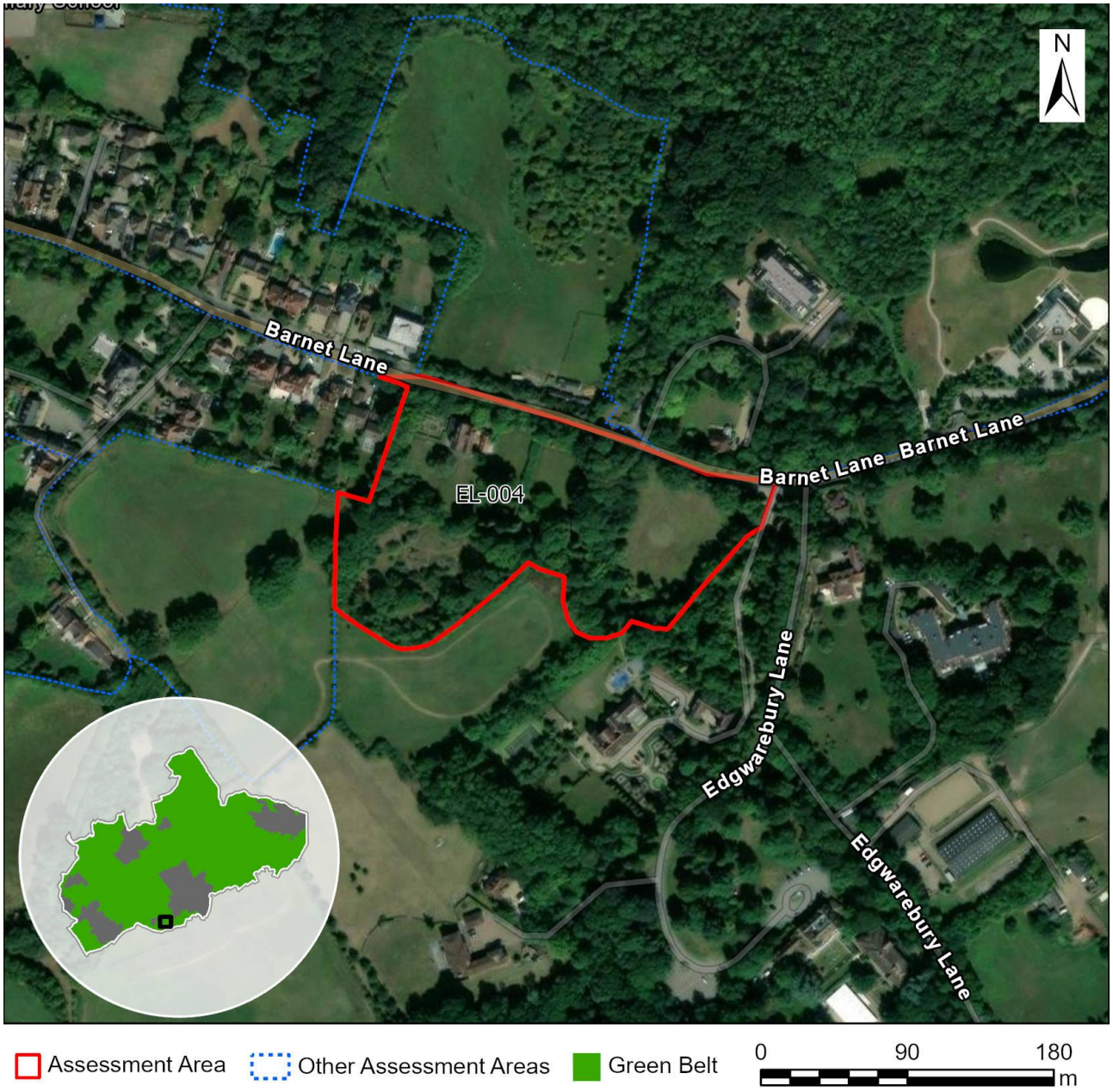
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements (woodland to the east) which would mitigate the sense of reduced visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Elstree Village Conservation Area)
Comments on boundaries	Edge of wood, road
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-004

Assessment Area	
Reference	EL-004
Settlement	Elstree (Village)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London, with Elstree acting as a stepping stone between the two. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Elstree to the west) and the presence of natural landscape elements (woodland to the north) which would mitigate the sense of reduced visual separation.

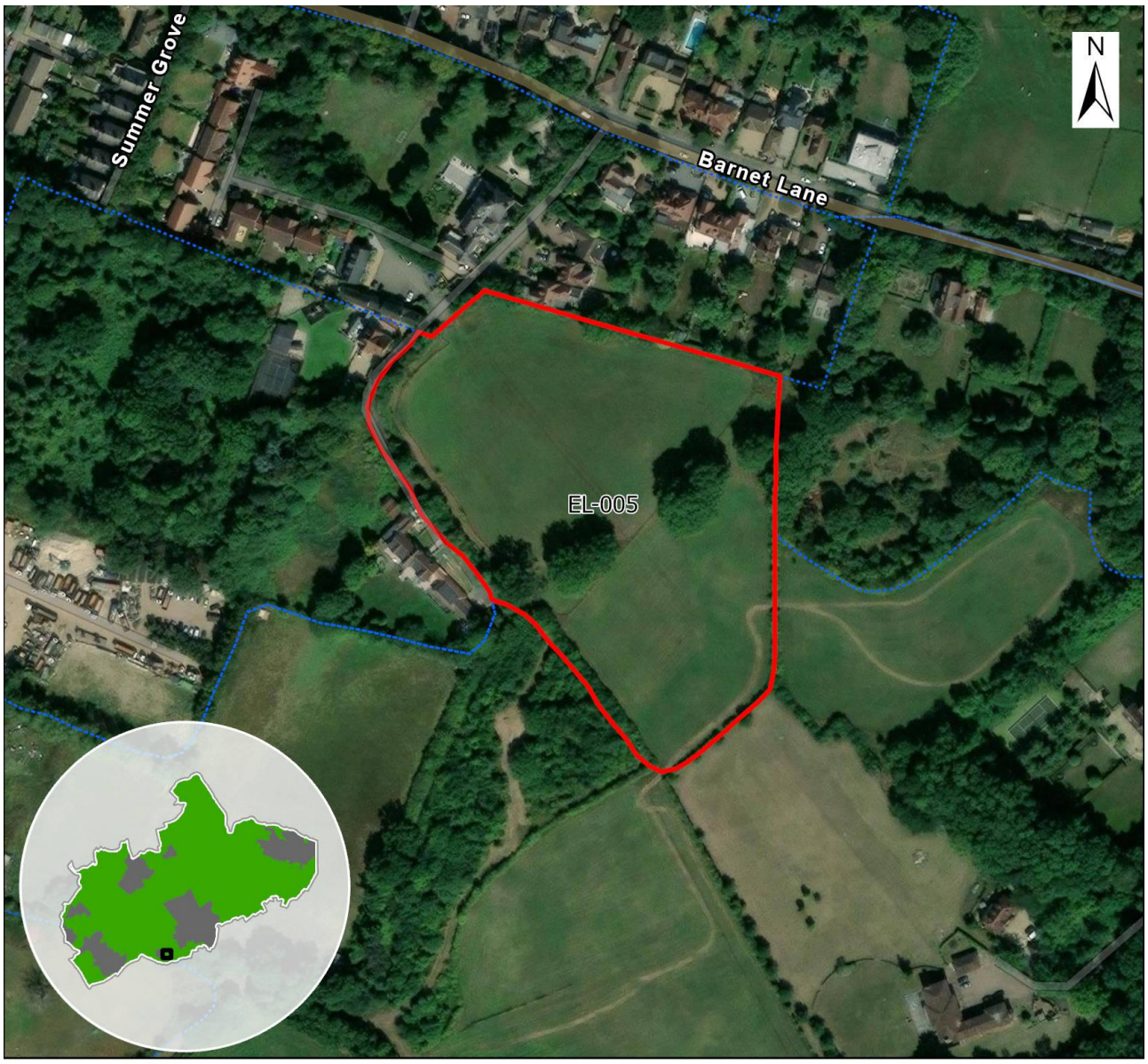
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Elstree Village Conservation Area, one Grade II* listed building and five Grade II listed buildings)
Comments on boundaries	Field boundaries, road
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-005

Assessment Area

Reference	EL-005
Settlement	Elstree (Village)



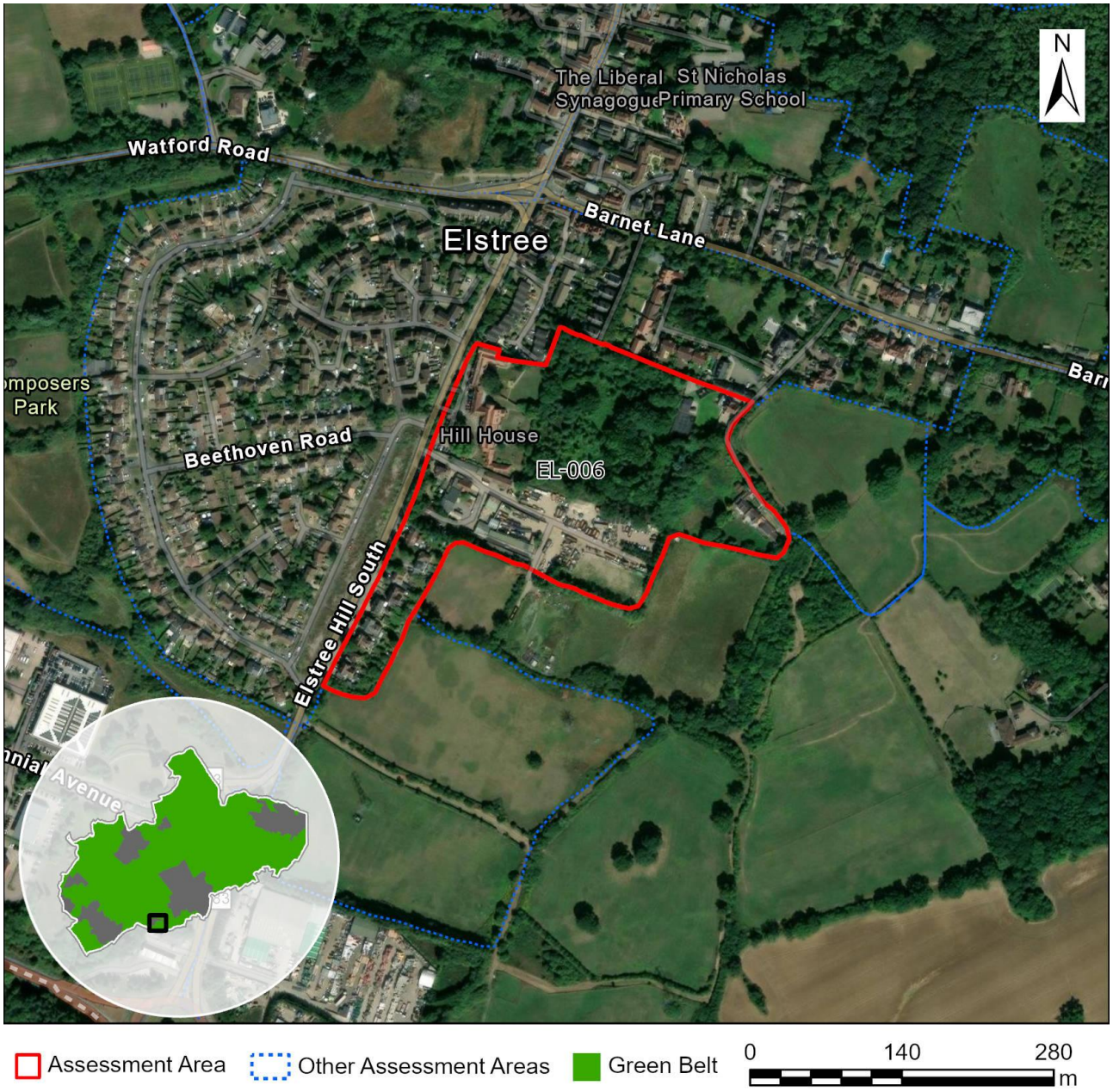
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. It is free of development. The AA does not contribute to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Elstree Village Conservation Area)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-006

Assessment Area	
Reference	EL-006
Settlement	Elstree (Village)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. It is almost entirely developed. The AA has already been developed without the loss of visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Elstree Village Conservation Area and one Grade II listed building)
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-007

Assessment Area

Reference	EL-007
Settlement	Elstree (Village)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. It is free of development. The AA does not contribute to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Elstree Village Conservation Area)
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area EL-008

Assessment Area

Reference	EL-008
Settlement	Elstree (Village)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, with Elstree acting as a stepping stone between the two. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Elstree to the east, and industrial development to the south) which would mitigate the sense of reduced visual separation.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Road, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-001

Assessment Area

Reference	OGB-001
Settlement	-



Purposes Assessment

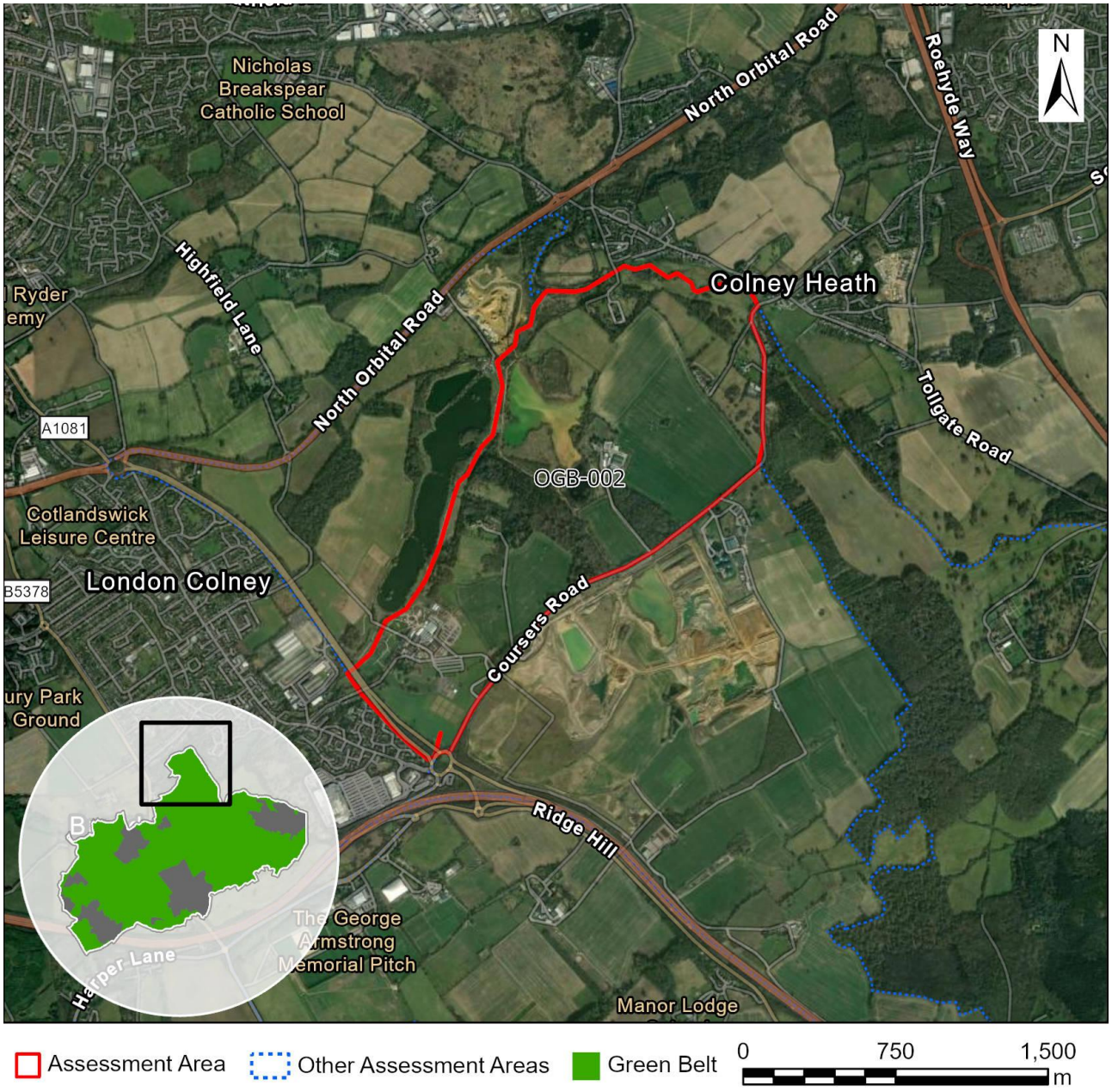
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between St Albans and Potters Bar, and between London Colney and Hatfield. The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements (woodland throughout gap).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (ancient woodland)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade I listed building and six Grade II listed buildings)
Comments on boundaries	River, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-002

Assessment Area

Reference	OGB-002
Settlement	-



Purposes Assessment

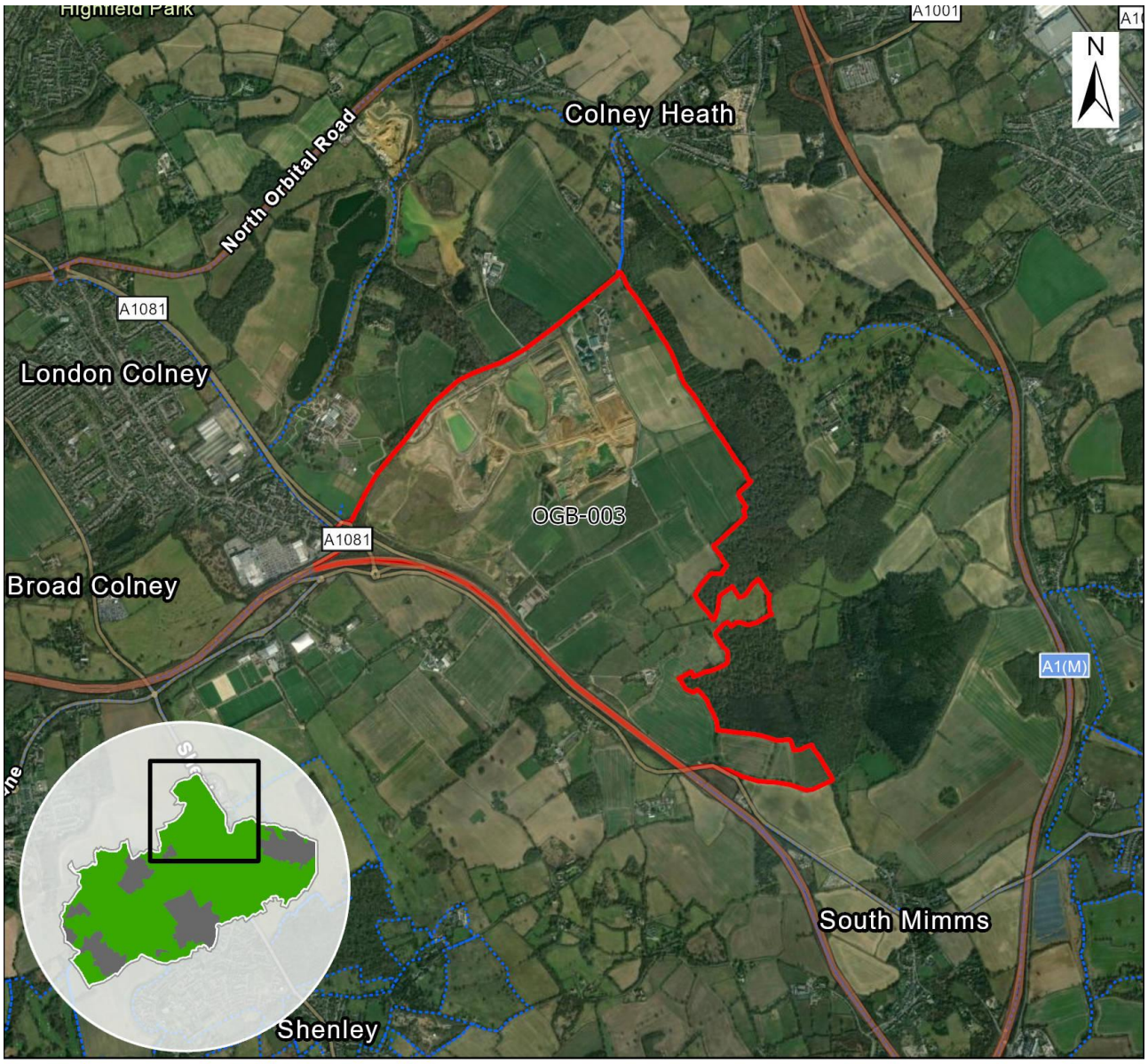
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between St Albans and Potters Bar and a substantial part of the gap between London Colney and Hatfield. The AA could likely be developed without the loss of visual separation due to topography and presence of natural landscape elements, including woodland throughout the gap.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade I listed building and two Grade II listed buildings)
Comments on boundaries	River, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-003

Assessment Area

Reference	OGB-003
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between London Colney and Potters Bar, and London Colney and Hatfield. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening to west), topography and the presence of natural landscape elements (woodland to the east).

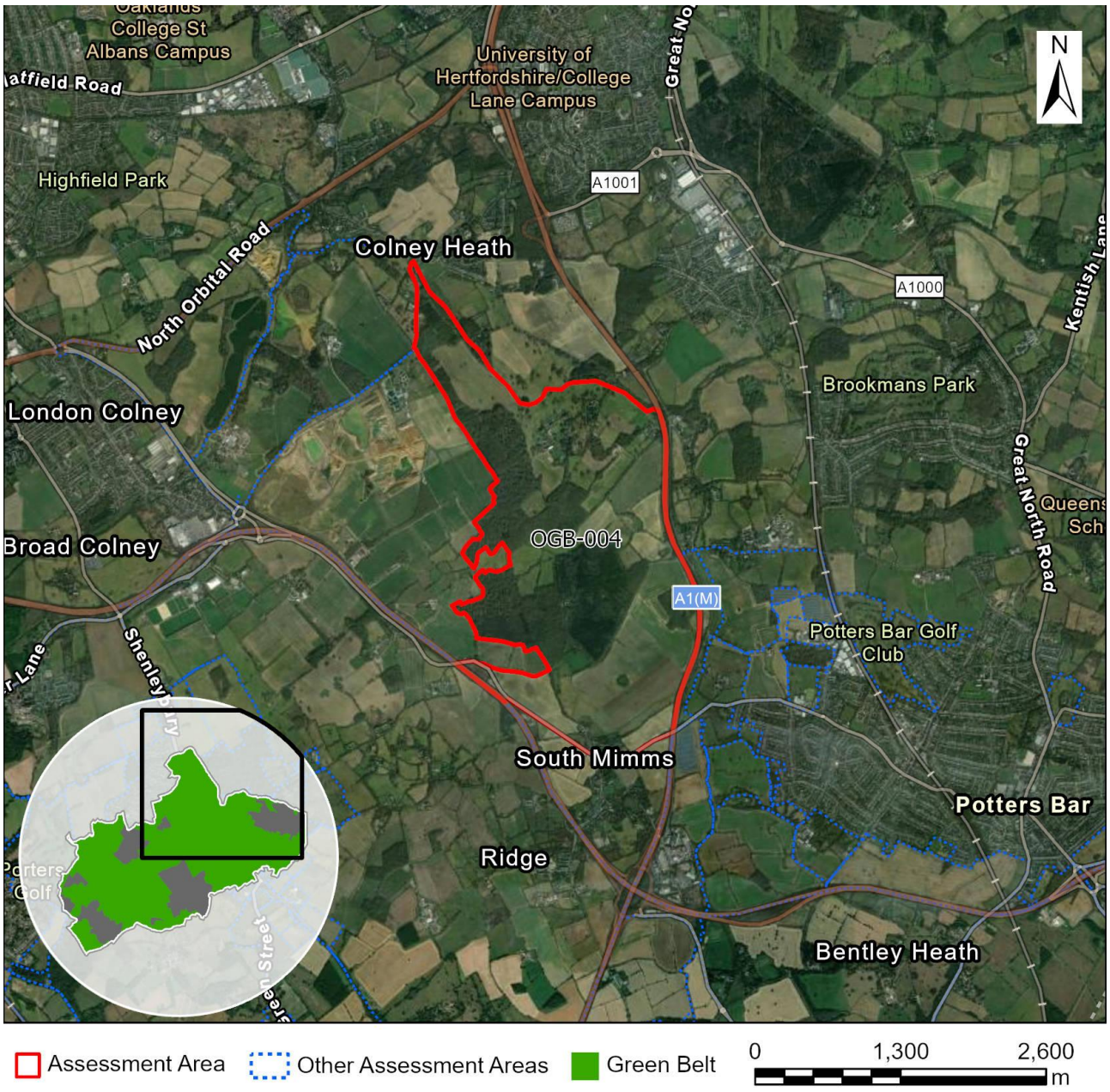
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (adjacent to Redwell Wood SSSI)
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	M25, edge of ancient woodland, edge of SSSI
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-004

Assessment Area

Reference	OGB-004
Settlement	-



Purposes Assessment

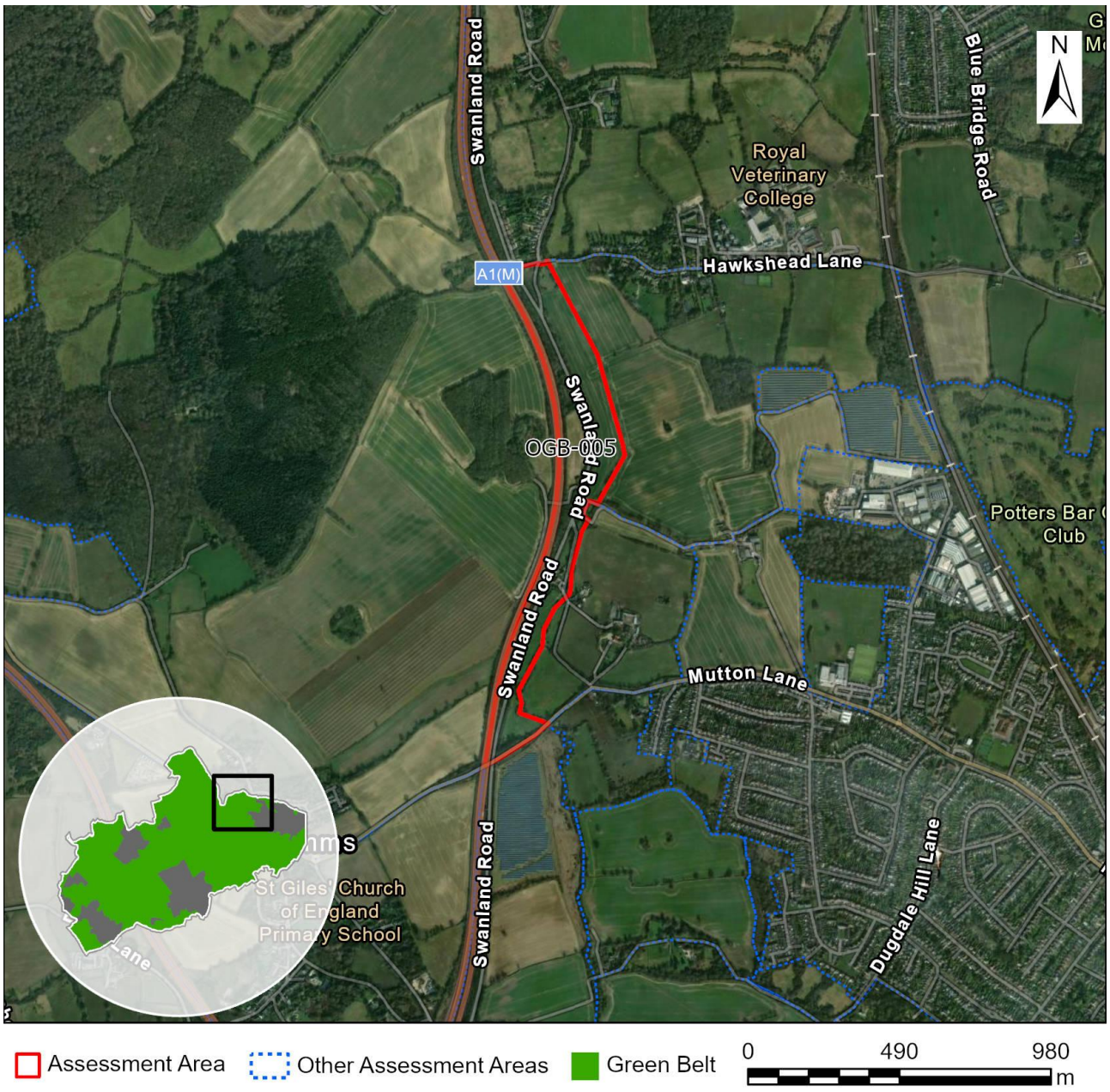
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Potters Bar and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (A1 and associated screening along eastern boundary) and the presence of natural landscape elements (woodland along western edge of boundary).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (Redwell Wood SSSI, Castle Lime Works Quarry SSSI)
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (ancient woodland through centre of site)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Scheduled Monument [South Mimms motte and bailey castle], one Grade I listed building, eleven Grade II listed buildings and one Grade II* listed building)
Comments on boundaries	Edge of ancient woodland, SSSI, A1, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-005

Assessment Area

Reference	OGB-005
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

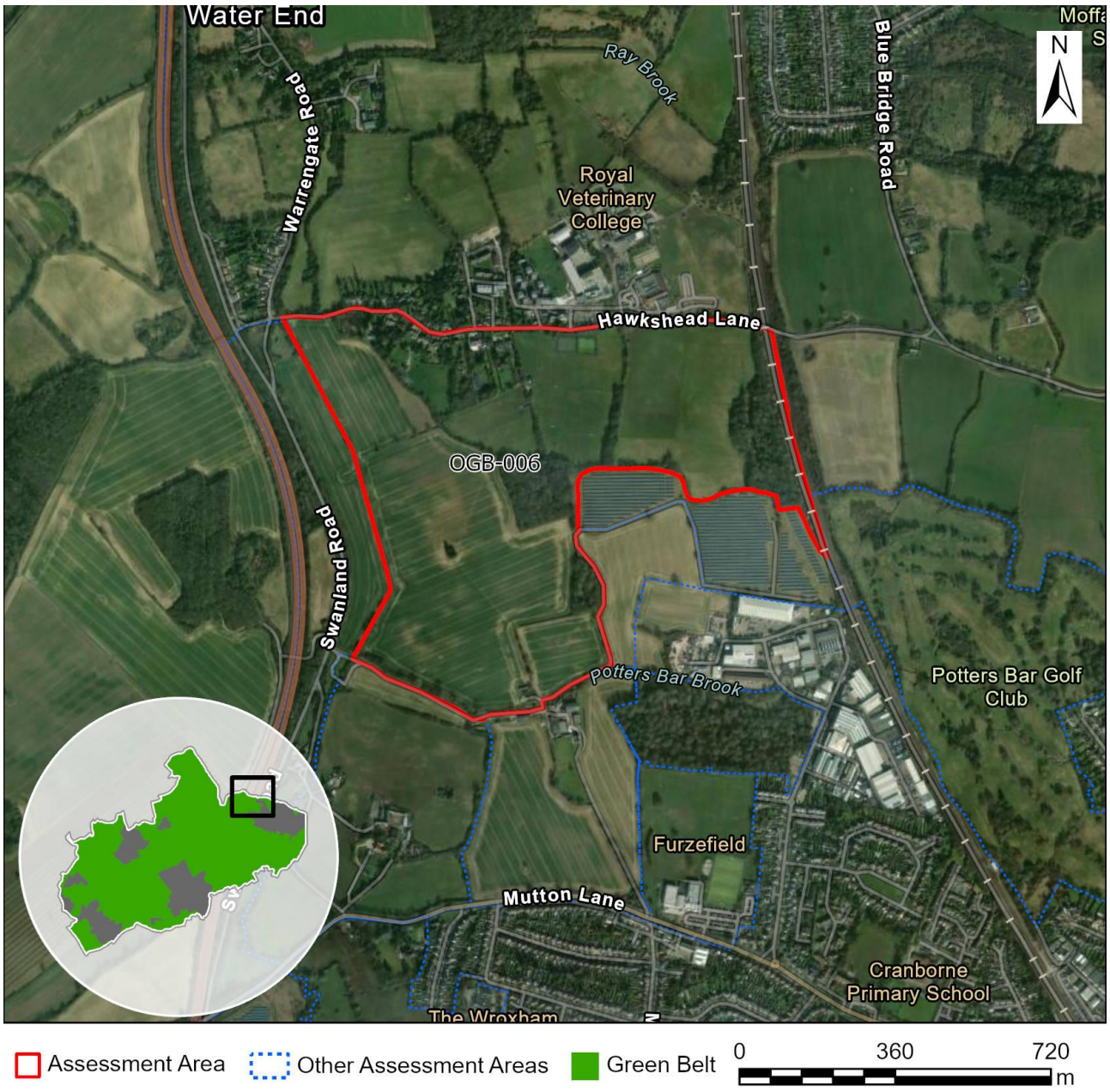
Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation
Biodiversity	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (adjacent to Castle Lime Works Quarry SSSI)
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Scheduled Monument [South Mimms motte and bailey castle] and four Grade II listed buildings)
Comments on boundaries	A1, brook
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with little or no possibility of mitigation**

Assessment Area OGB-006

Assessment Area

Reference	OGB-006
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Brook, railway, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-008

Assessment Area

Reference	OGB-008
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and Greater London. The AA could likely be developed without the loss of visual separation due to the scale of the AA and proximity of structures (M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M25, edge of wood, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-009

Assessment Area

Reference	OGB-009
Settlement	-



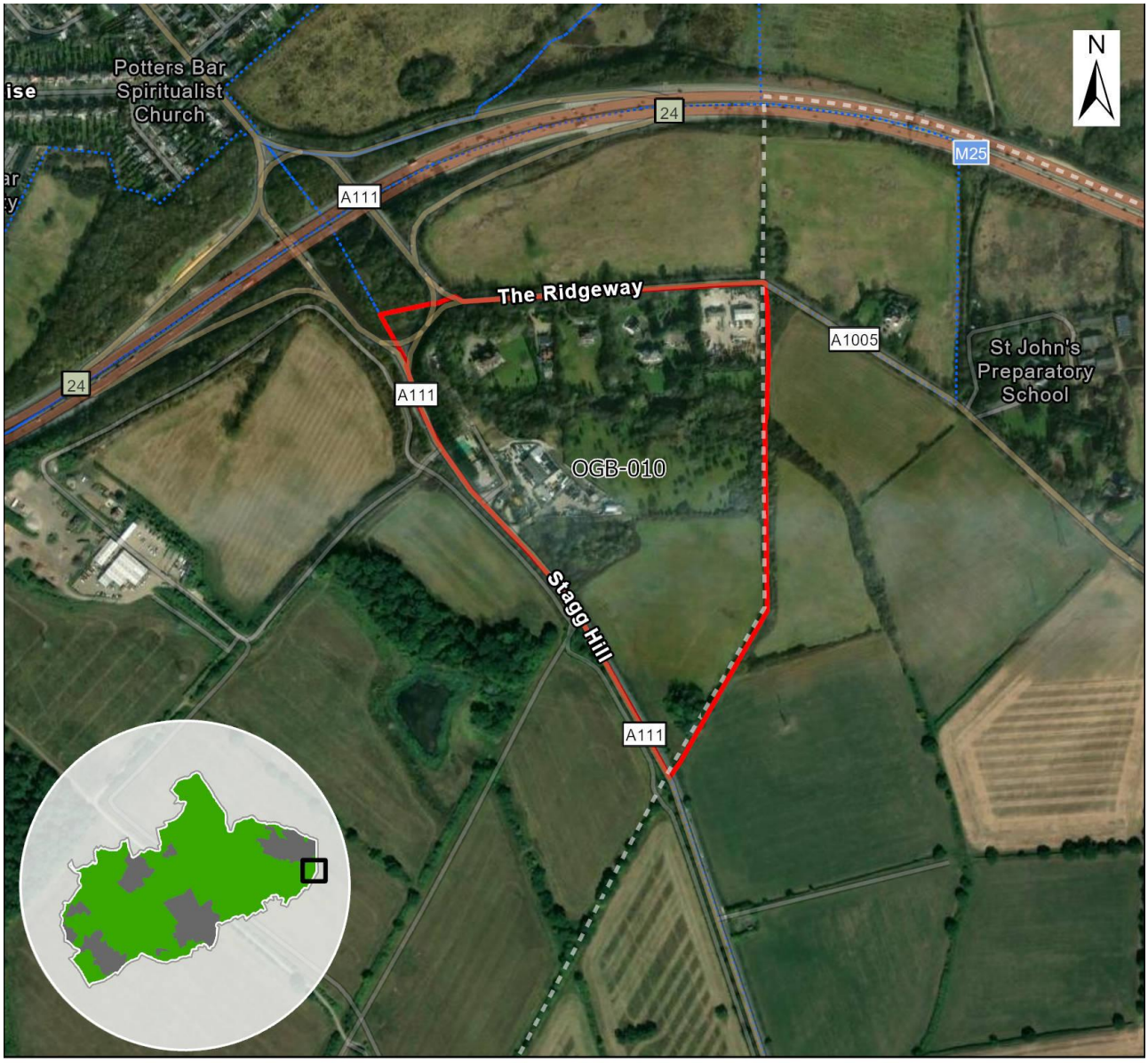
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening to the north, and existing development wihtin the gap directly to the south of the AA).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M25, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-010

Assessment Area	
Reference	OGB-010
Settlement	-



Purposes Assessment

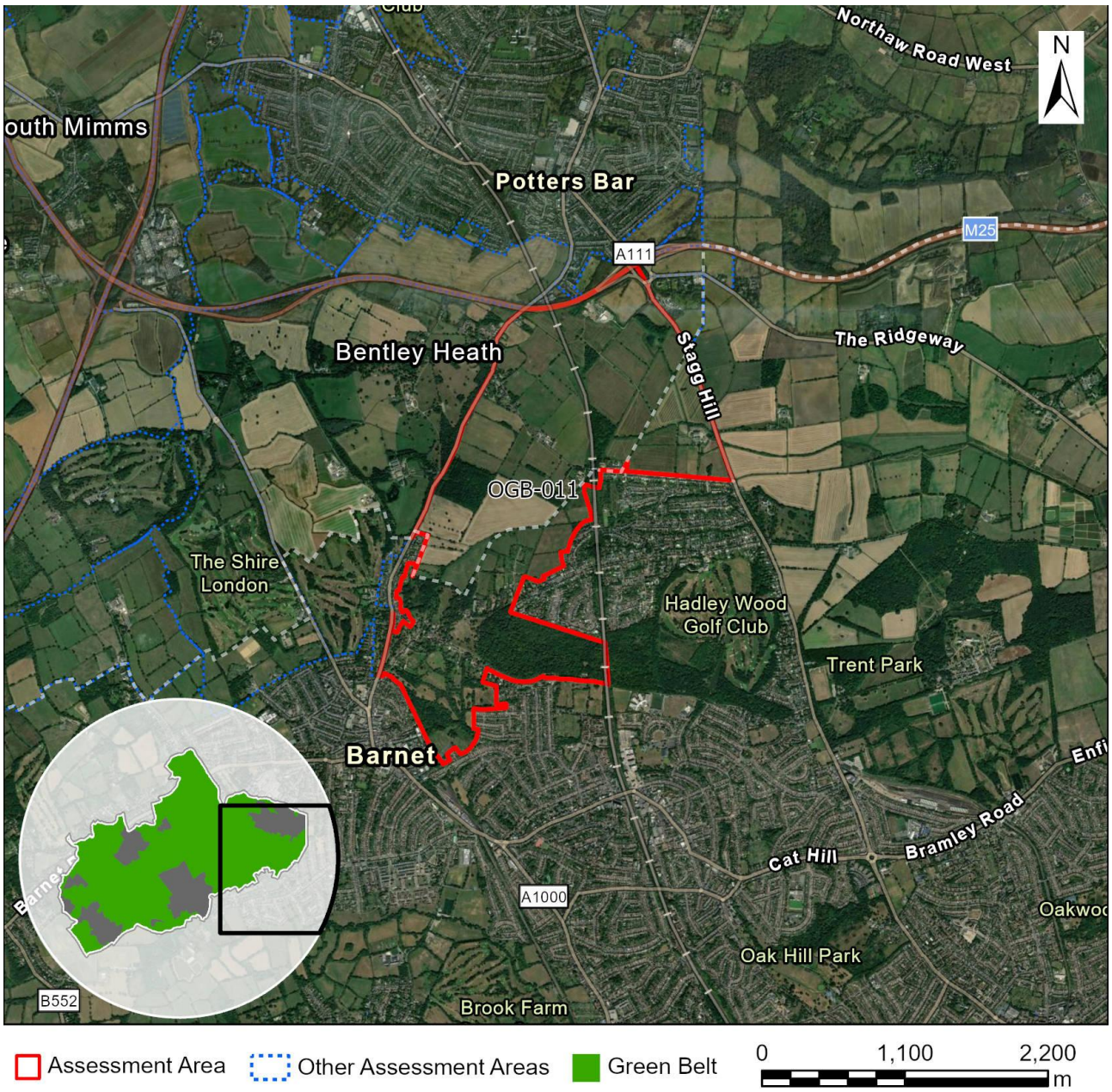
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Potters Bar and Greater London. It is not free of existing development. The AA could likely be developed without the loss of visual separation due to existing development in the AA, and presence of natural landscape elements (woodland throughout the gap).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-011

Assessment Area

Reference	OGB-011
Settlement	-



Purposes Assessment

Purpose A	1. Strong Contribution: The AA contains a small amount of development in the south. The AA is partially enclosed to the south and south-east. The railway and existing development to the south and south-east would restrict development and restrict sprawl in these directions but there is no physical boundary in reasonable proximity to contain development to the west and east. Development of the AA would result in an incongruous pattern of development by creating an extended 'finger'.
Purpose B	1. Strong Contribution: The AA comprises a substantial part of the gap between Potters Bar and Greater London and if developed would result in coalescence between the towns.

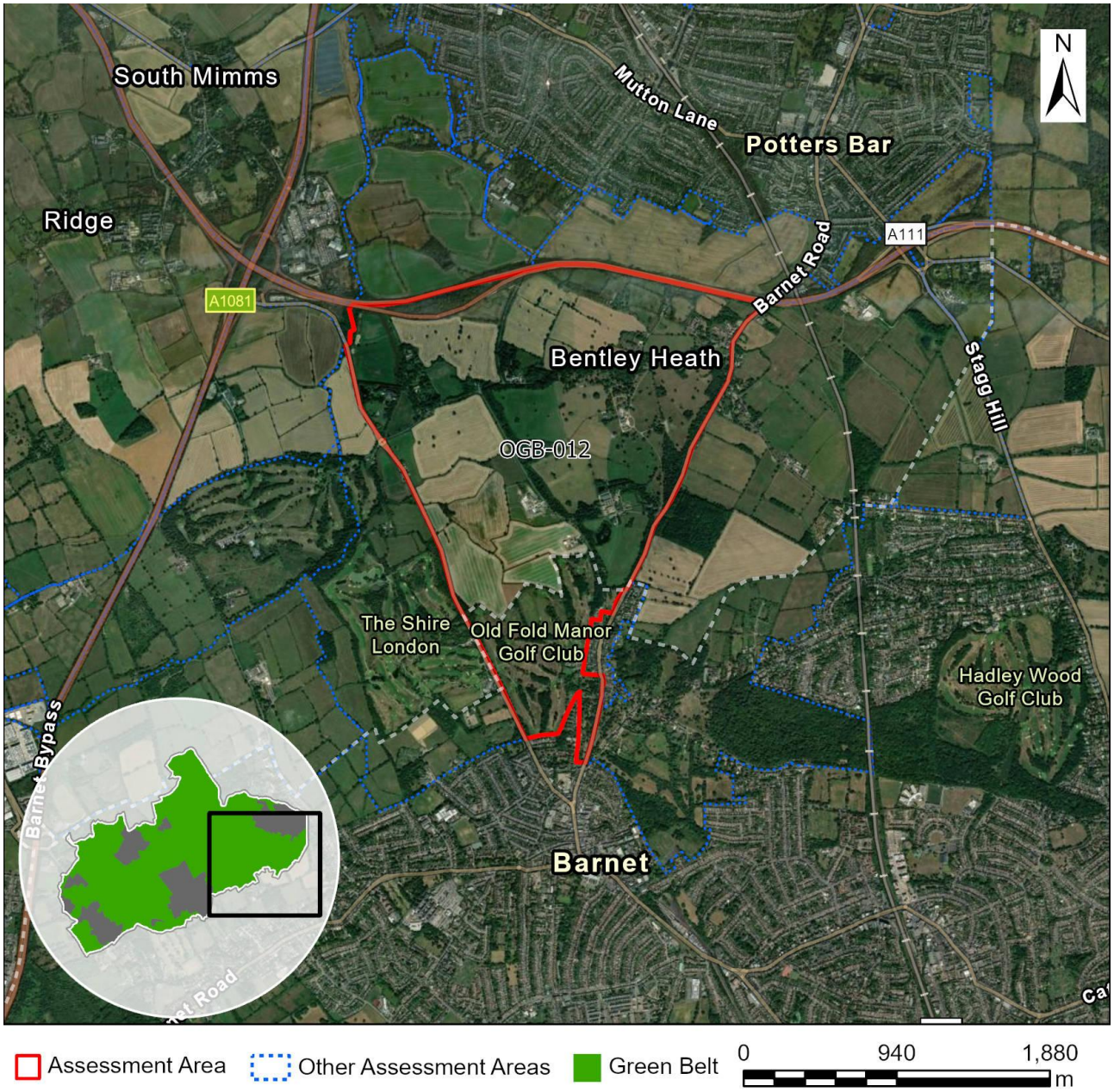
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Monken Hadley Conservation Area, Registered Battlefield, twenty-eight Grade II listed buildings and five Grade II * listed buildings)
Comments on boundaries	Roads, edge of existing development
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purposes A and B**

Assessment Area OGB-012

Assessment Area

Reference	OGB-012
Settlement	-



Purposes Assessment

Purpose A	1. Strong Contribution: The AA is adjacent to the Greater London LBUA with physical connections to Barnet and Hadley Highstone. The AA contains a small amount of development in the north. The AA is not enclosed by existing development. Existing development to the south and the M25 to the north would restrict and contain development in these directions, but there are no other physical features within reasonable proximity to restrict and contain development to the east and west. Development of the AA would result in an incongruous pattern of development.

Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Potters Bar and Greater London and if developed would result in coalescence between the towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Wrotham Park Registered Park and Garden, twenty-seven Grade II listed buildings and one Grade II* listed building)
Comments on boundaries	Roads, edge of existing development
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purposes A and B**

Assessment Area OGB-013

Assessment Area	
Reference	OGB-013
Settlement	-



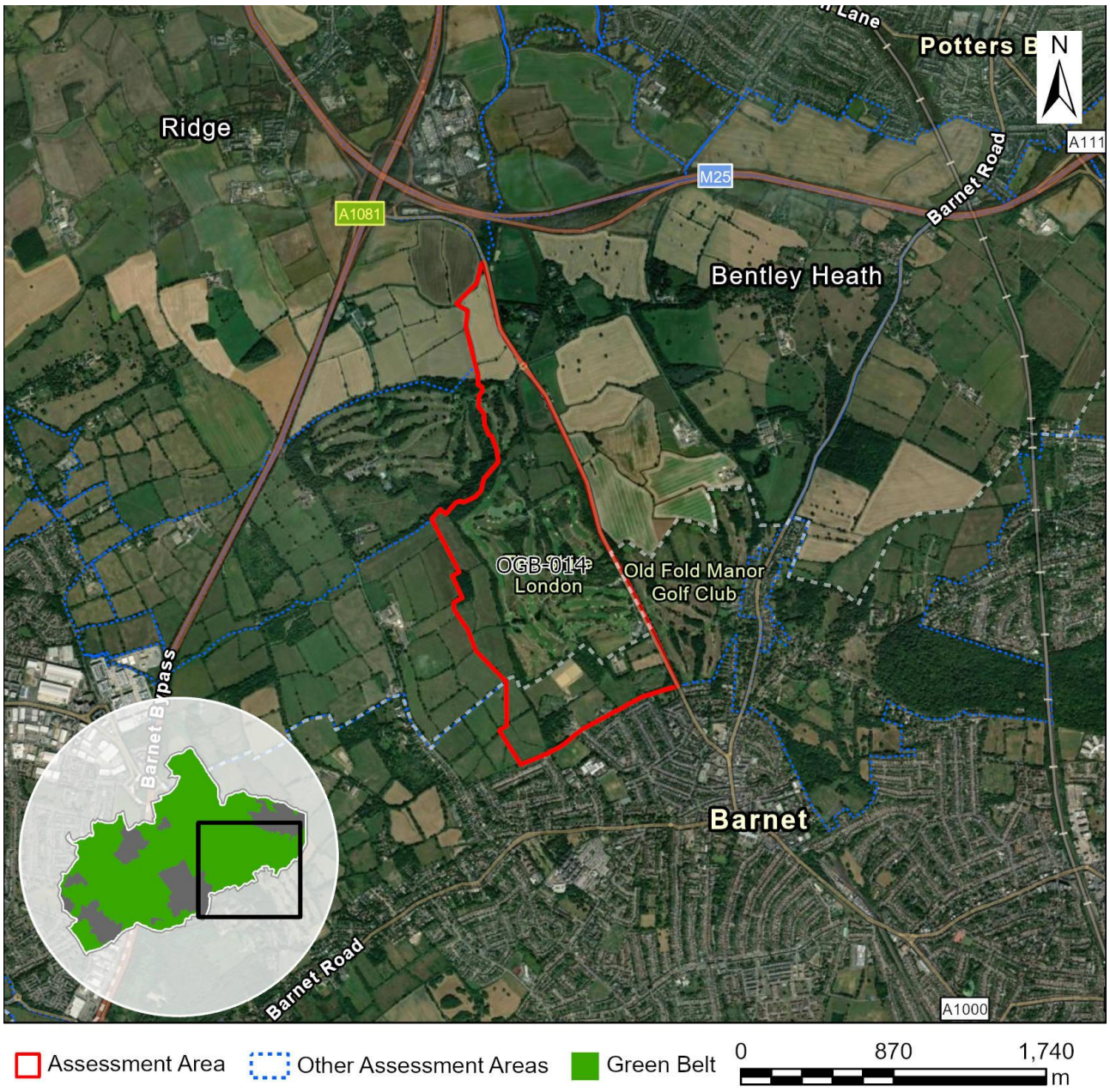
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Potters Bar and Borehamwood. There is a consented scheme (24/1152/OUTEI) for a data centre on the western part of the AA. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	M25, roads, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-014

Assessment Area	
Reference	OGB-014
Settlement	-



Purposes Assessment

Purpose A	1. Strong Contribution: The AA is adjacent to the Greater London LBUA with physical connections to Barnet. The AA is free of development. The AA is not enclosed by existing development. Existing development to the south and the M25 to the north would restrict and contain development in these directions, but there are no other physical features within reasonable proximity to restrict and contain development to the east and west. Development of the AA would result in an incongruous pattern of development.
Purpose B	2. Moderate Contribution: The AA comprises a relatively small part of the gap between Potters Bar and Greater London, as well as Potters Bar and Borehamwood. It is free of existing development. The AA could likely be

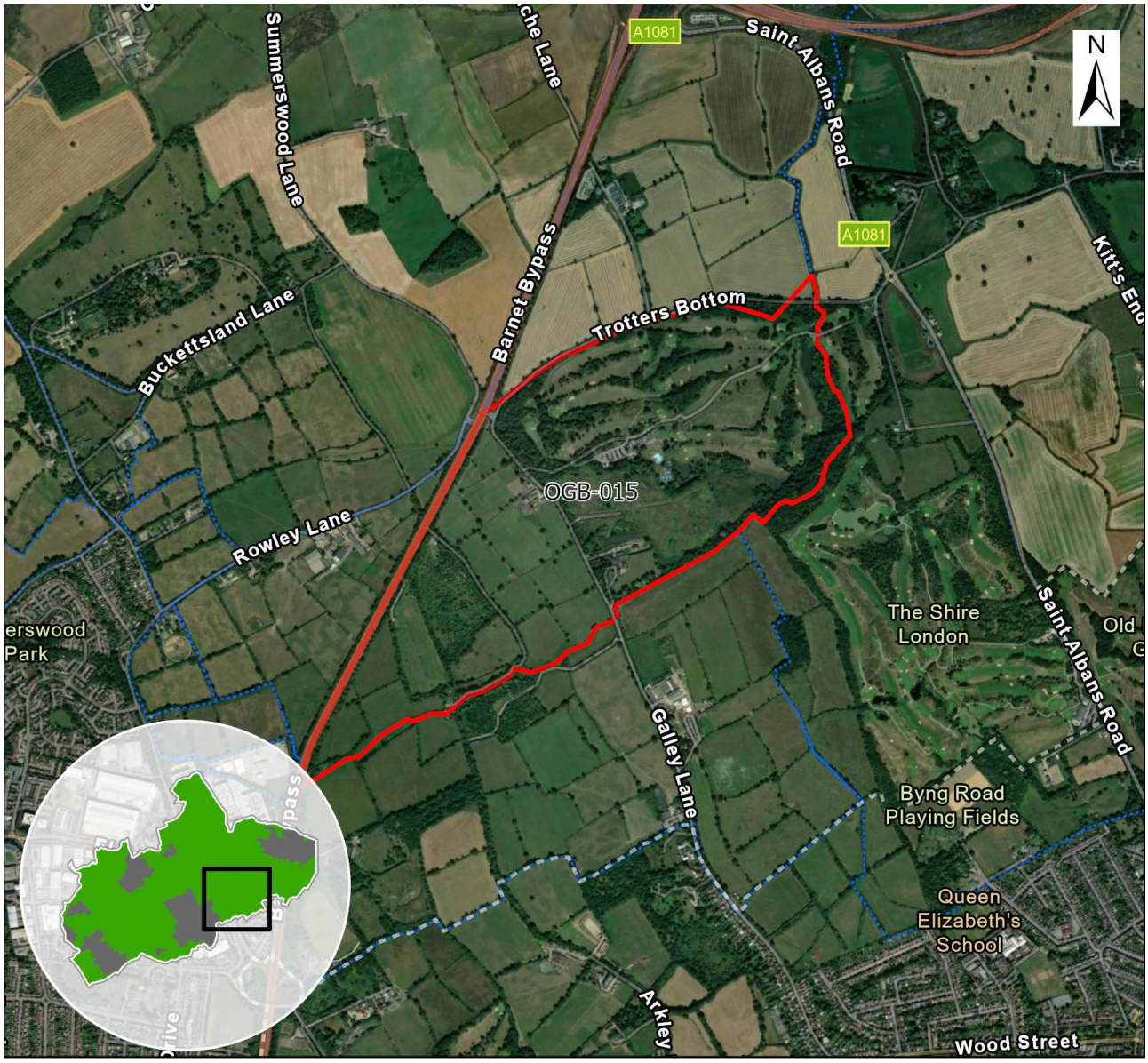
	developed without the loss of visual separation due to the presence of structures (M25 and associated screening as well as existing development throughout the gap).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building and two Grade II* listed buildings)
Comments on boundaries	Roads, river, edge of existing development
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area OGB-015

Assessment Area

Reference	OGB-015
Settlement	-



Purposes Assessment

Purpose A	1. Strong Contribution: The AA is near to Borehamwood with just the A1 separating it. The AA is largely free of development. The AA is not enclosed by existing development. The A1 to the west could restrict and contain development in this direction, but there are no physical features within reasonable proximity to restrict and contain development in other directions. Development of the AA would result in an incongruous pattern of development.
Purpose B	2. Moderate Contribution: The AA comprises a relatively substantial part of the gap between Potters Bar and Greater London, as well as Potters Bar and Borehamwood. The AA could likely be developed without the loss of visual

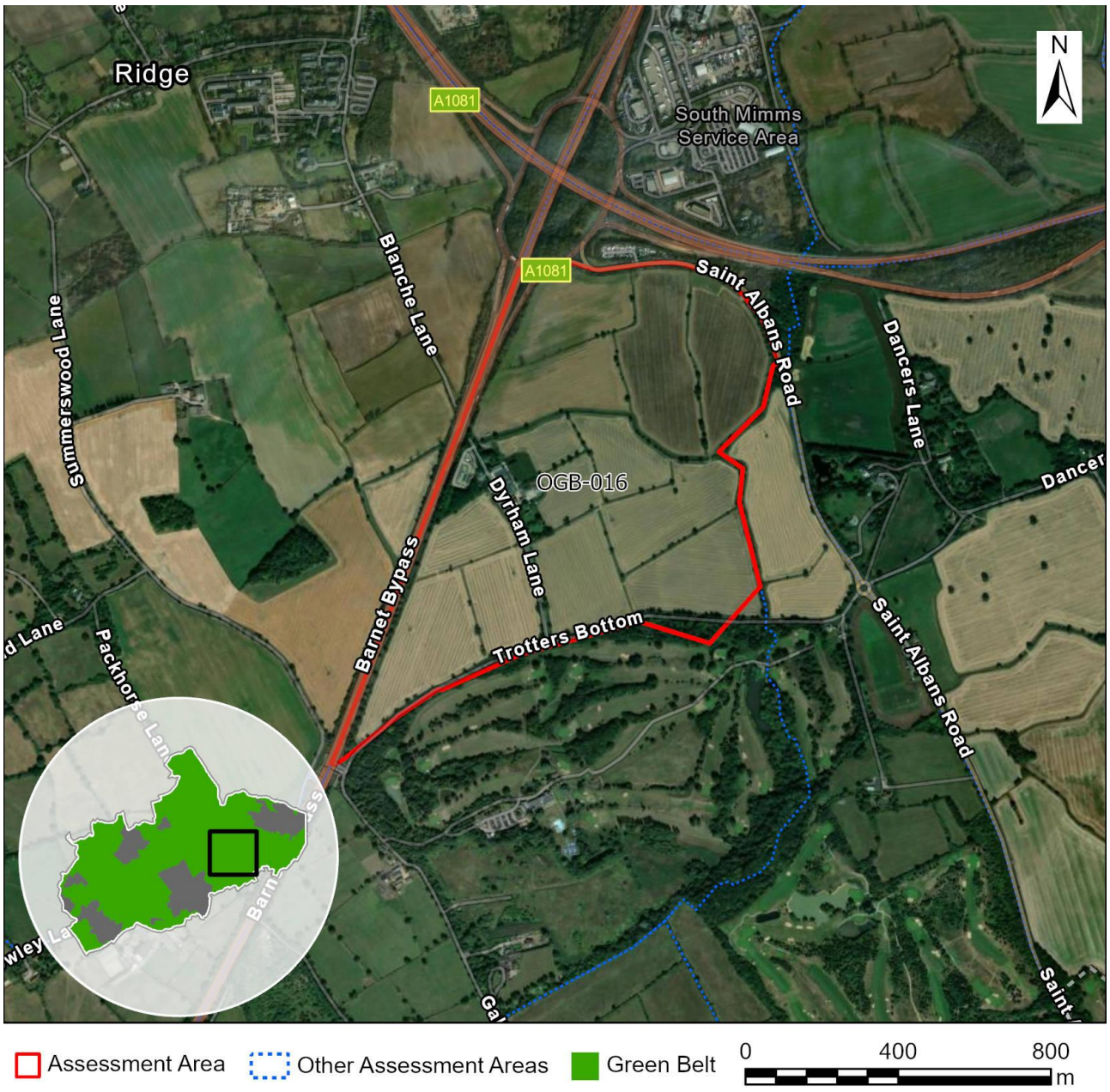
	separation due to the proximity of structures (A1 Barnet Bypass and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Roads, brook
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area OGB-016

Assessment Area

Reference	OGB-016
Settlement	-



Purposes Assessment

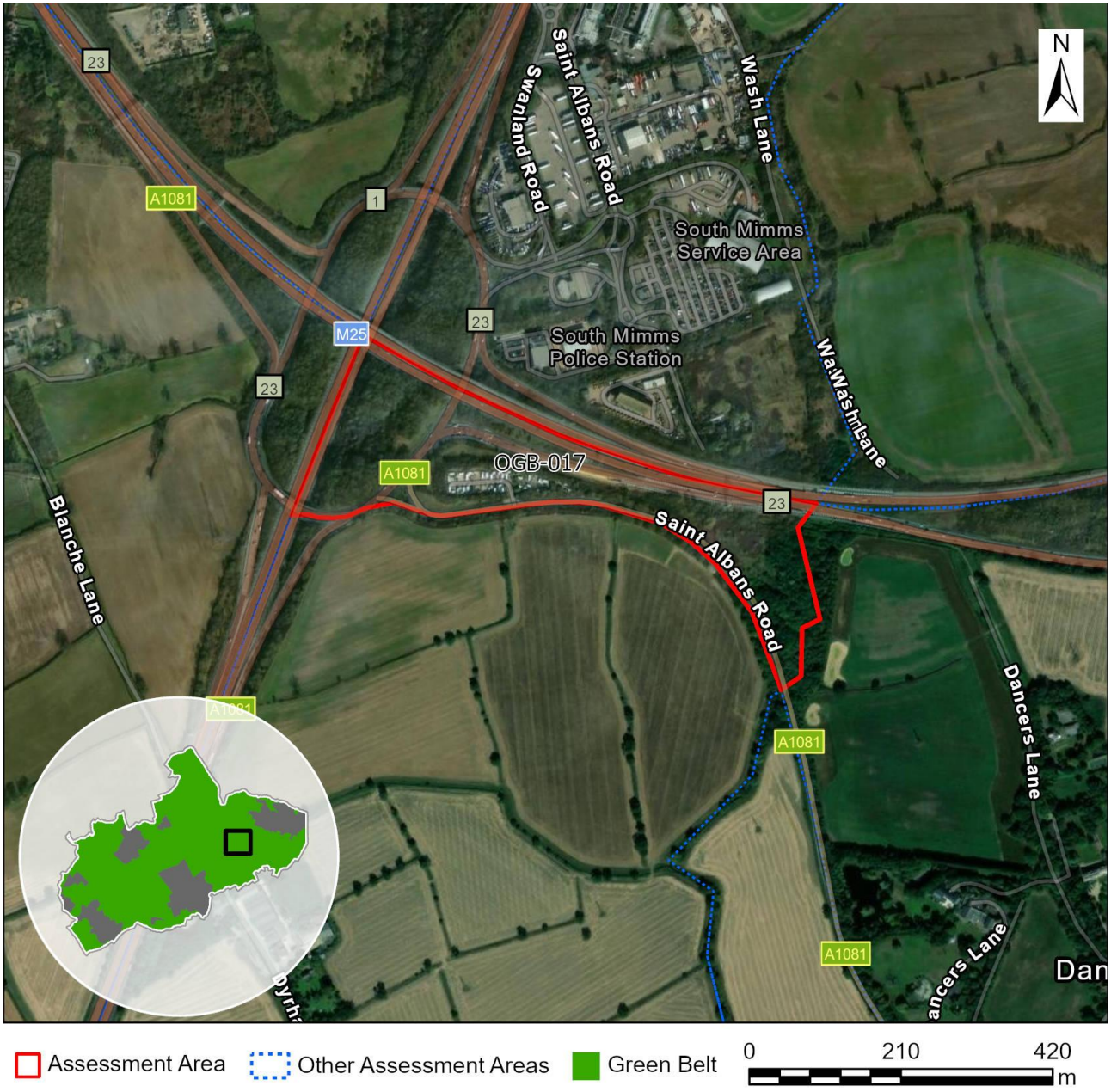
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a part of the gap between Potters Bar and Greater London, as well as Potters Bar and Borehamwood. The AA could likely be developed without the loss of visual separation due to the proximity of structures (Barnet Bypass, M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Roads, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-017

Assessment Area

Reference	OGB-017
Settlement	-



Purposes Assessment

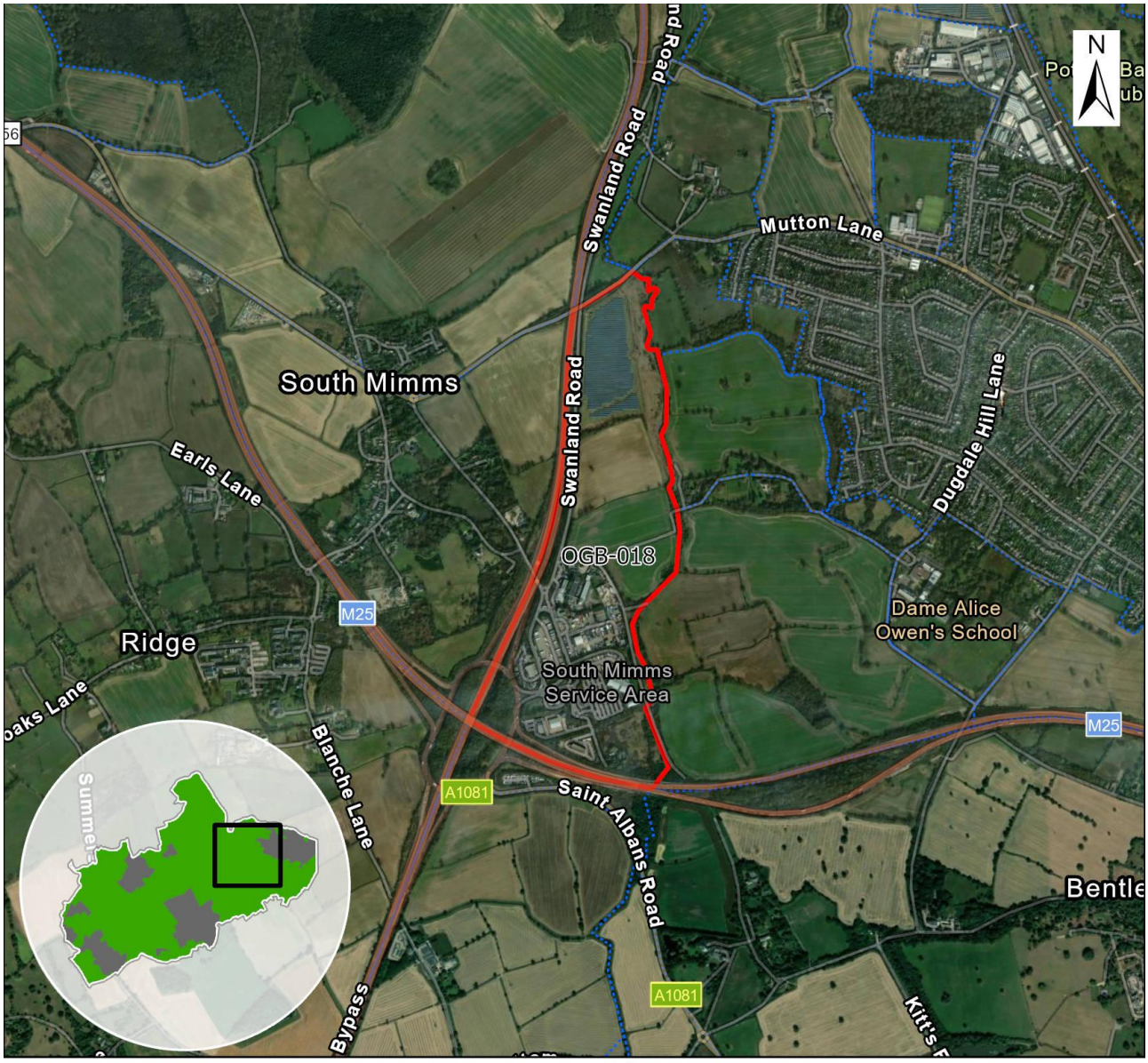
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London, as well as Potters Bar and Borehamwood. The AA could likely be developed without the loss of visual separation due to the proximity of structures (Barnet Bypass, M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	M25, A1, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-018

Assessment Area

Reference	OGB-018
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London, as well as Potters Bar and Borehamwood. It is not free of development. There are some consented schemes (22/2159/FUL and 23/1625/FUL) for 48 and 49 units respectively on the southwestern previously developed part of the AA. The AA could likely be developed without the loss of visual separation due to the presence of structures (A1, M25 and associated screening as well as existing development within the gap to the west of the AA).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of South Mimms Conservation Area and two Grade II listed buildings)
Comments on boundaries	M25, A1, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-019

Assessment Area

Reference	OGB-019
Settlement	-



Purposes Assessment

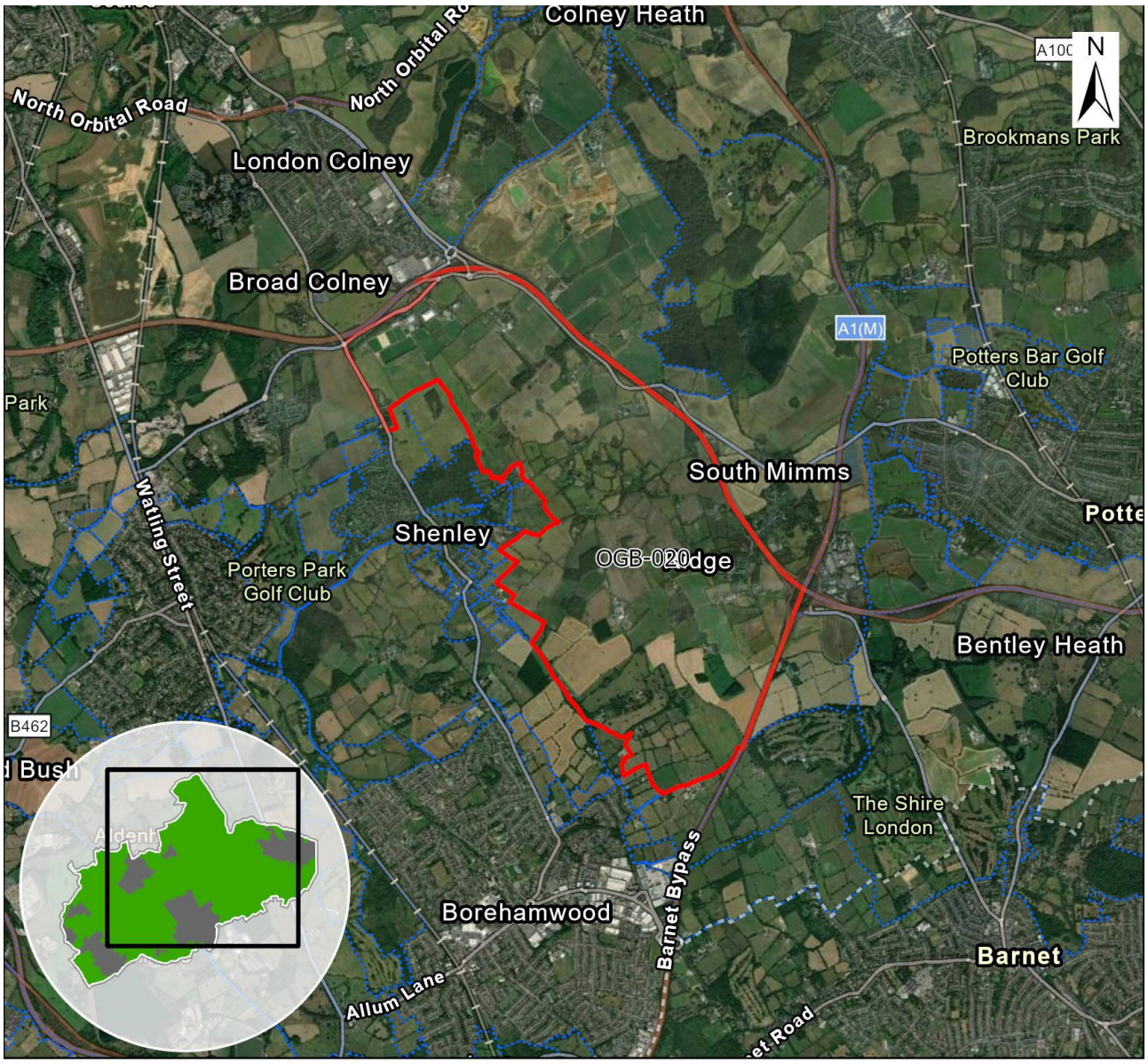
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London, as well as Potters Bar and Borehamwood. It is not free of development. The AA could likely be developed without the loss of visual separation due to the presence of structures (M25, A1 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains South Mimms Conservation Area, one Grade I listed building and eleven Grade II listed buildings)
Comments on boundaries	M25, A1, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-020

Assessment Area

Reference	OGB-020
Settlement	-



Purposes Assessment

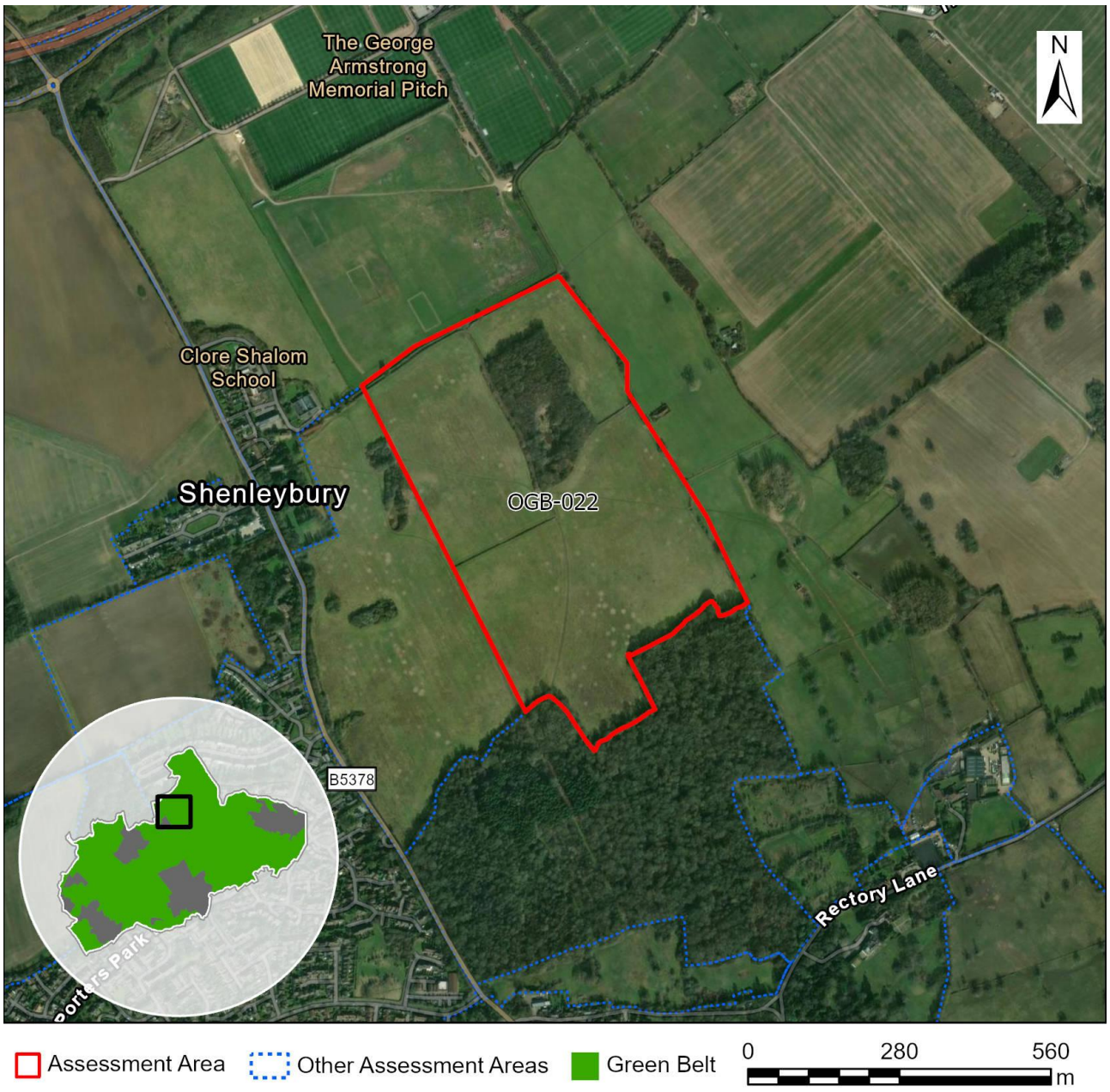
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Potters Bar and Borehamwood, and London Colney and Borehamwood. There is a consented scheme (22/1097/FUL) for 82 units in the north of the AA. The AA could likely be developed without the loss of visual separation due to topography and the proximity of structures (M25, A1 and associated screening).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (ancient woodland)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Ridge Conservation Area, twenty-seven Grade II listed buildings and three Grade II* listed buildings)
Comments on boundaries	M25, roads, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-022

Assessment Area	
Reference	OGB-022
Settlement	-



Purposes Assessment

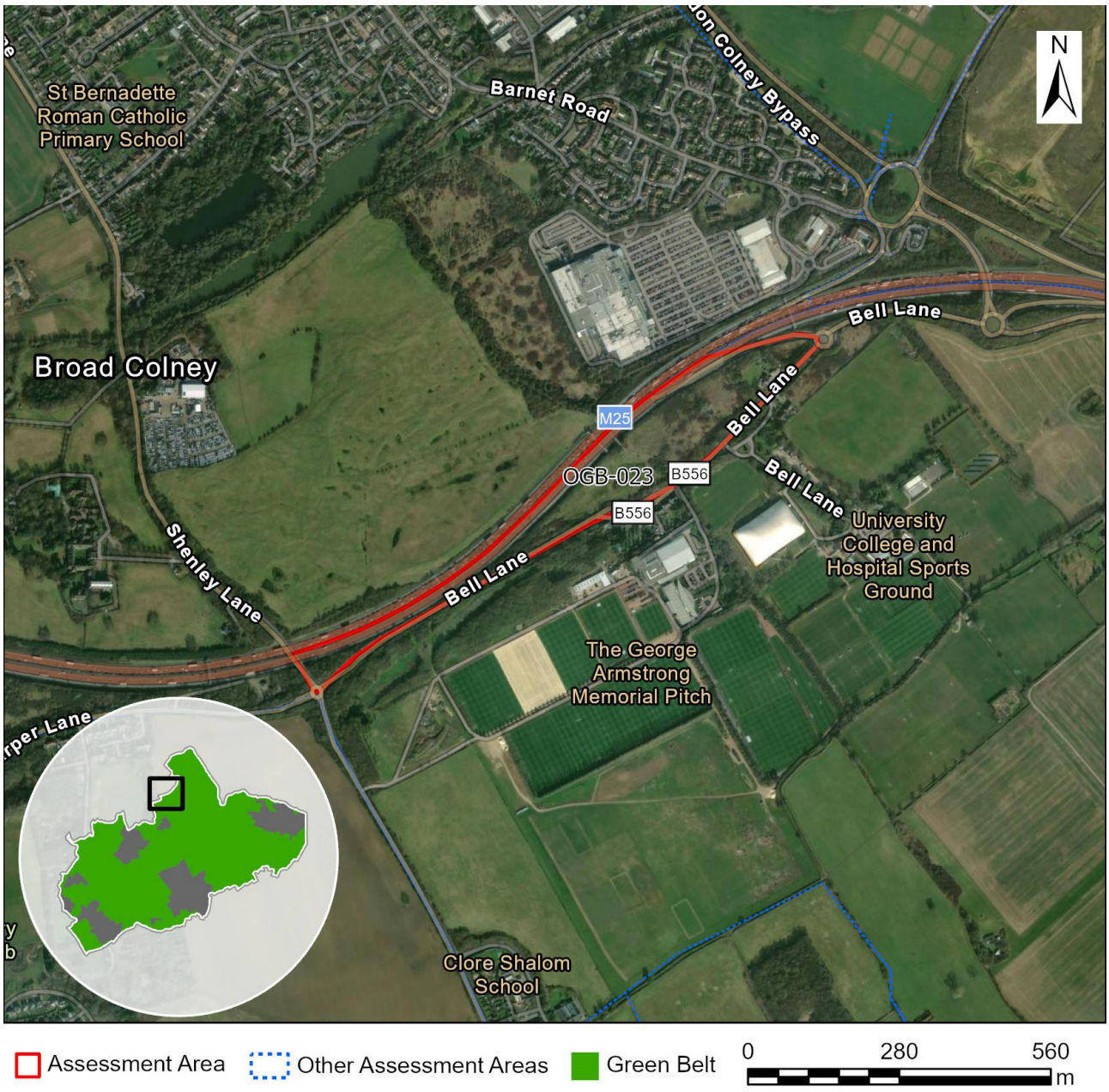
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (Shenley Conservation Area to the south) and the presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II* listed building and one Grade II listed building)
Comments on boundaries	Field boundaries, edge of ancient woodland
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-023

Assessment Area

Reference	OGB-023
Settlement	-



Purposes Assessment

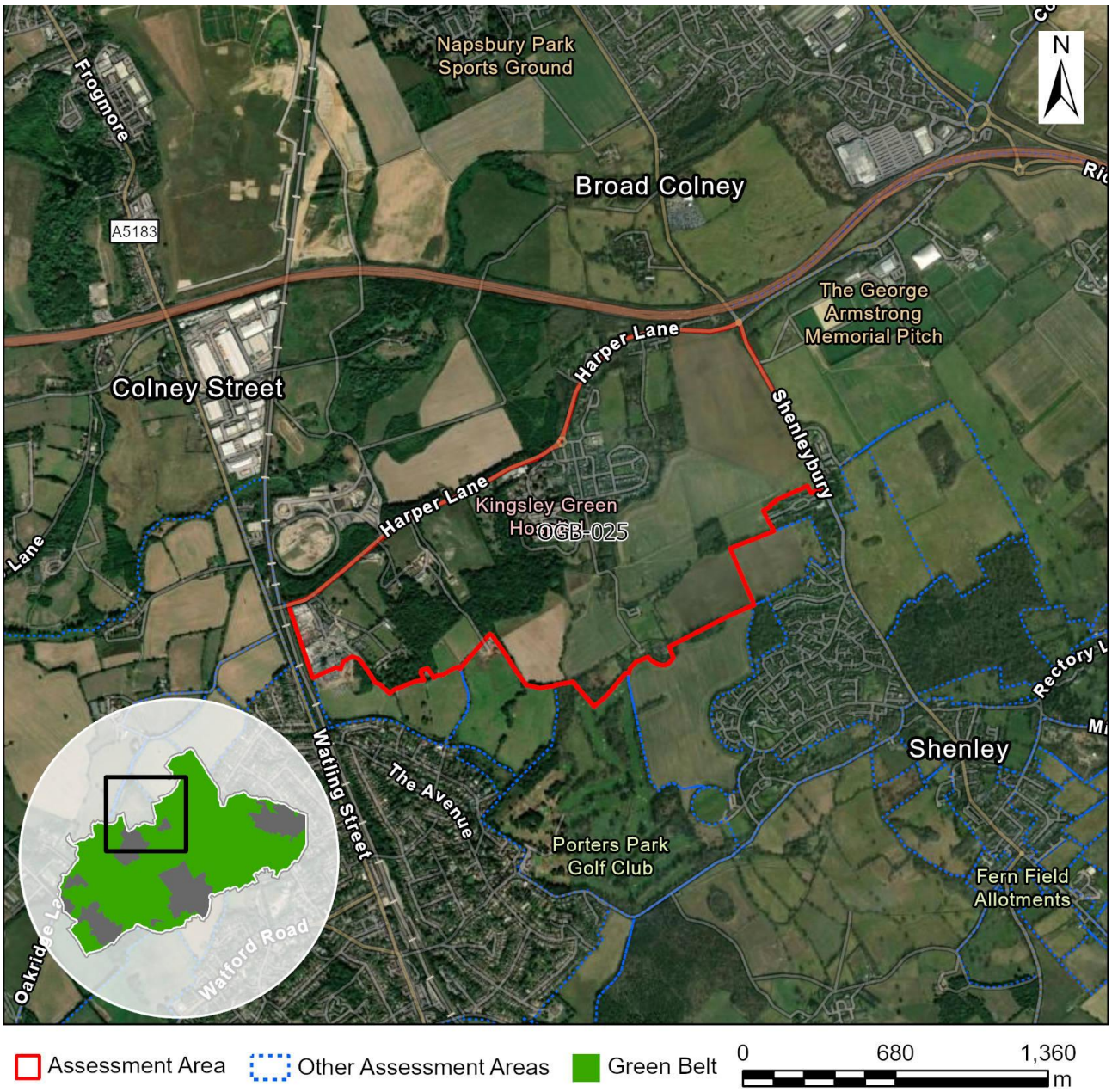
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the south of the AA, and M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M25, roads
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-025

Assessment Area

Reference	OGB-025
Settlement	-



Purposes Assessment

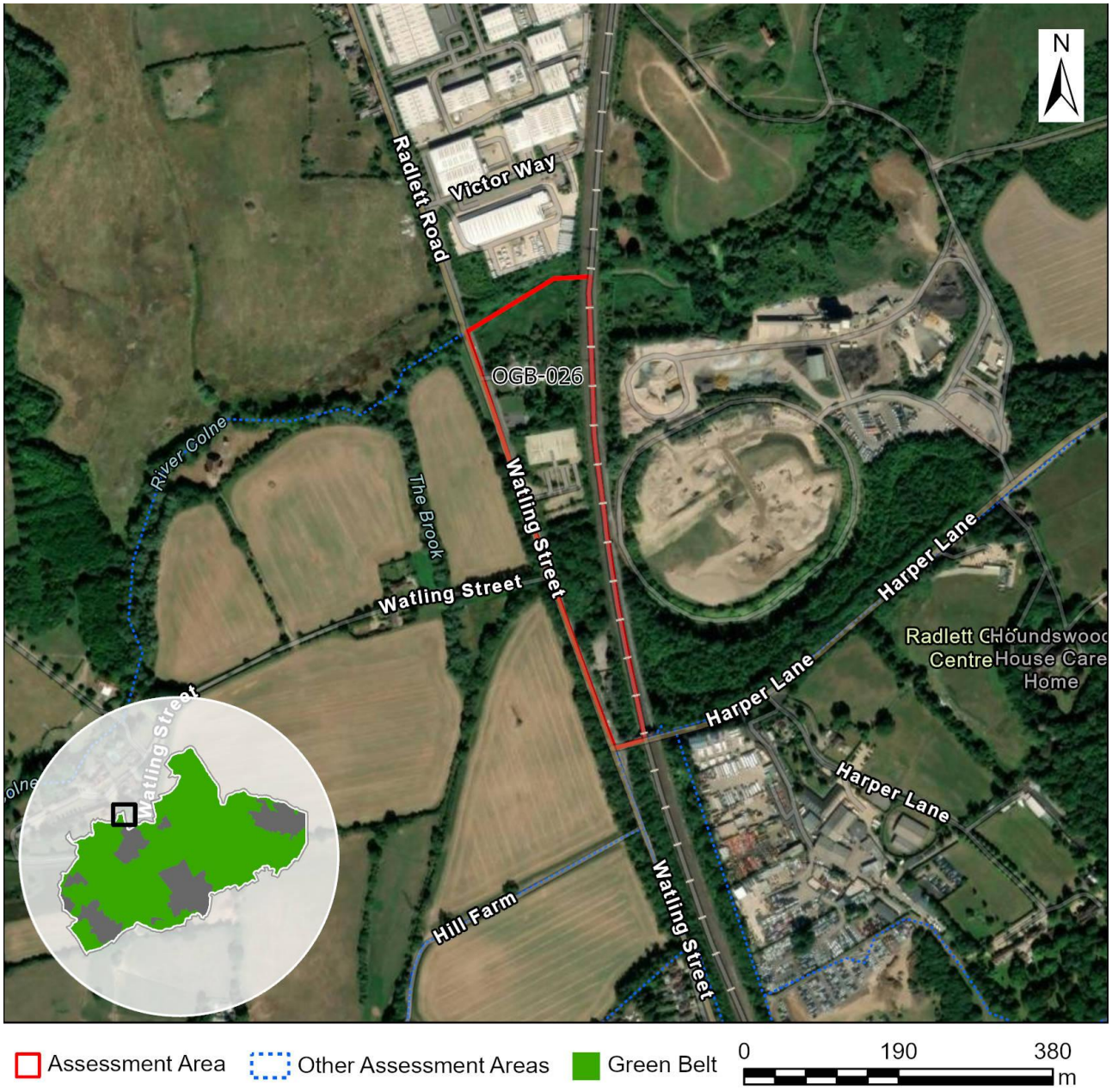
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Radlett and London Colney. It is not free of development. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (ancient woodland)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains four Grade II listed buildings and within setting of Grade II* listed building)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-026

Assessment Area

Reference	OGB-026
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Radlett and St Albans. The AA could likely be developed without the loss of visual separation due to the proximity of structures (railway line and associated screening, existing development within the gap directly north of the AA).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, railway
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-027

Assessment Area

Reference	OGB-027
Settlement	-



Purposes Assessment

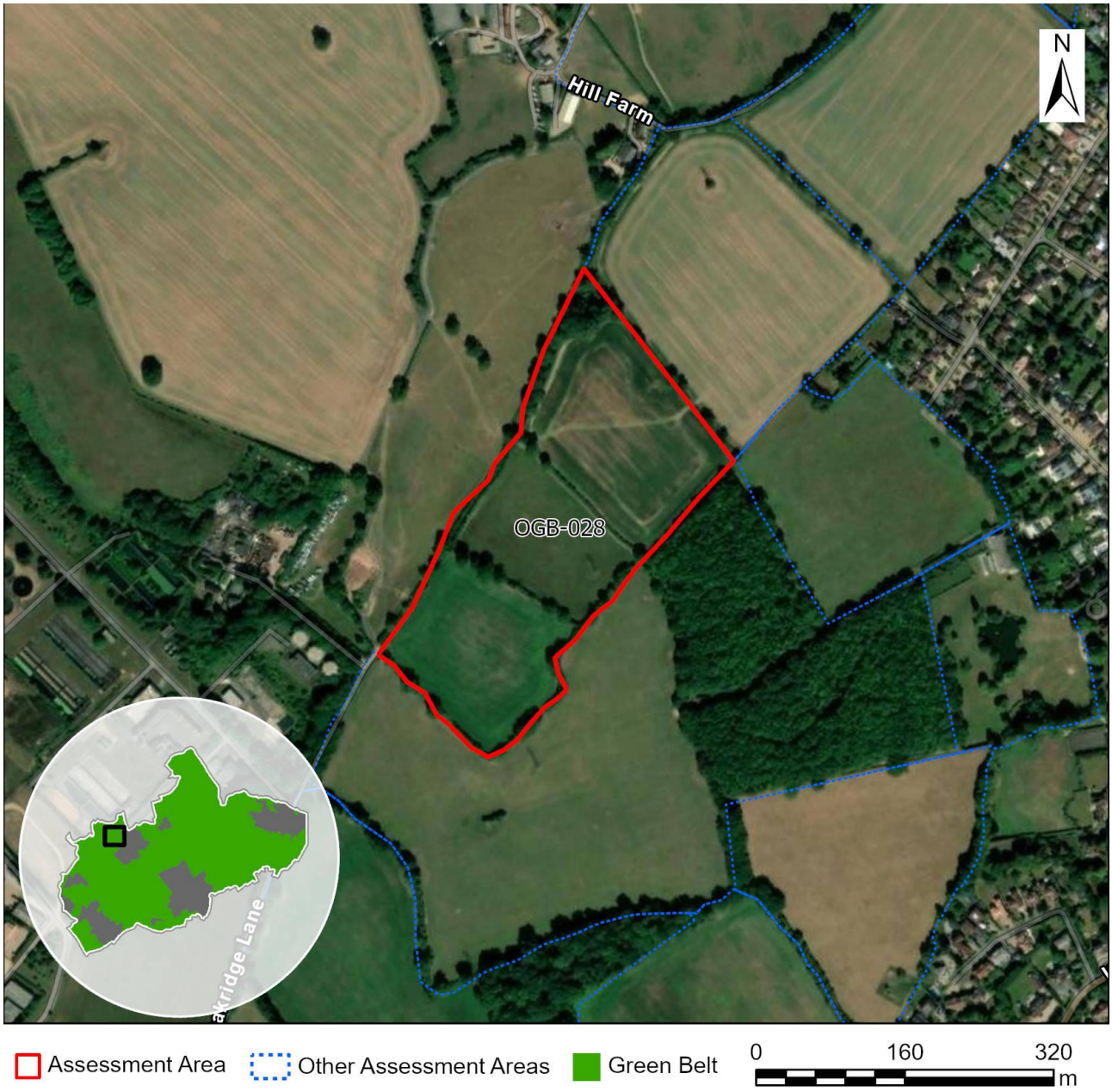
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Radlett and St Albans. The AA could likely be developed without the loss of visual separation due to the presence of structures (M25 and associated screening, railway line and existing development in the gap to the northeast).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-028

Assessment Area

Reference	OGB-028
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the west of the AA, M1 and associated screening) and presence of natural landscape elements (woodland to the west).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-029

Assessment Area

Reference	OGB-029
Settlement	-



Purposes Assessment

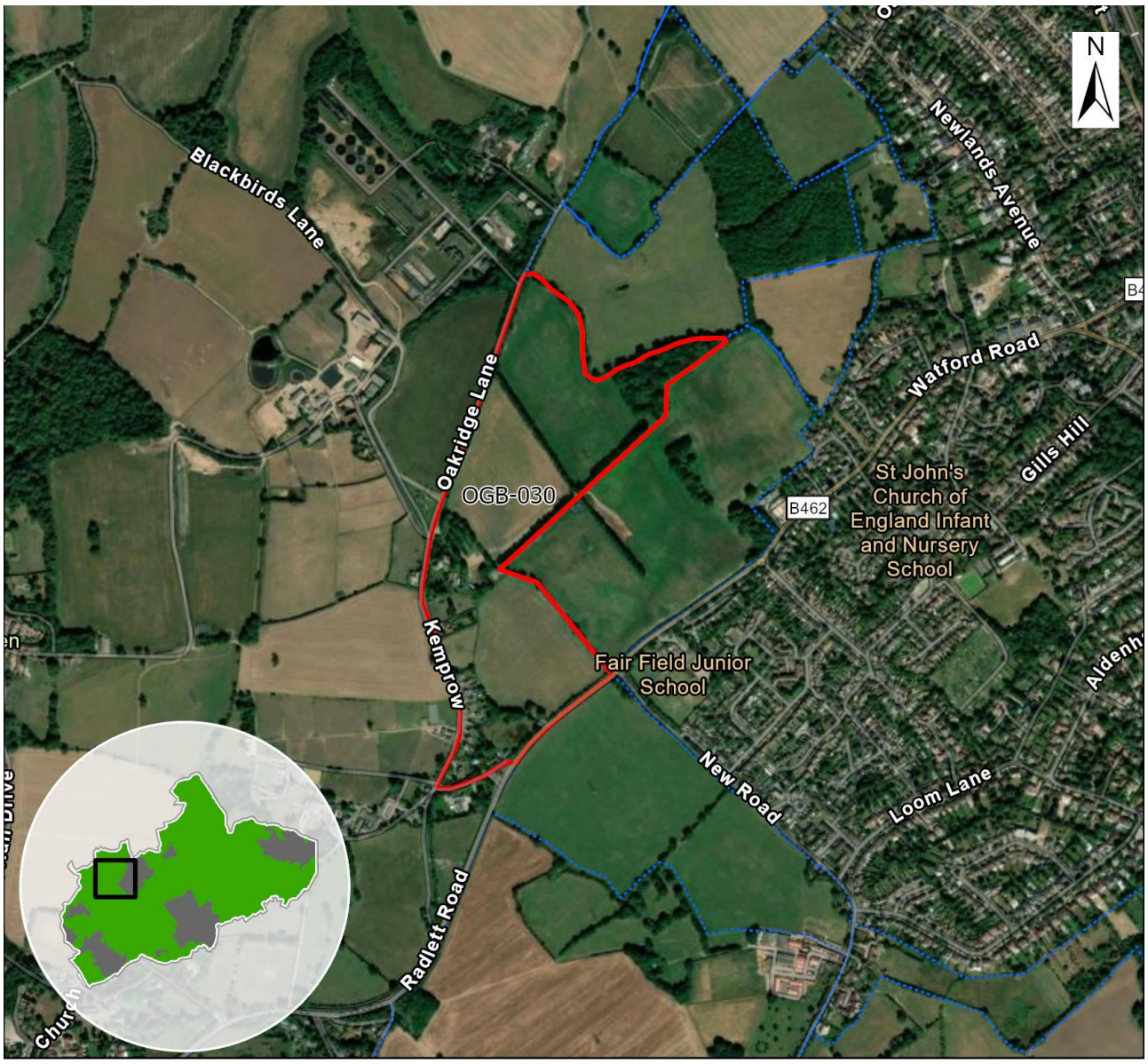
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the west of the AA, M1 and associated screening) and presence of natural landscape elements (woodland to the west).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-030

Assessment Area	
Reference	OGB-030
Settlement	-



Purposes Assessment

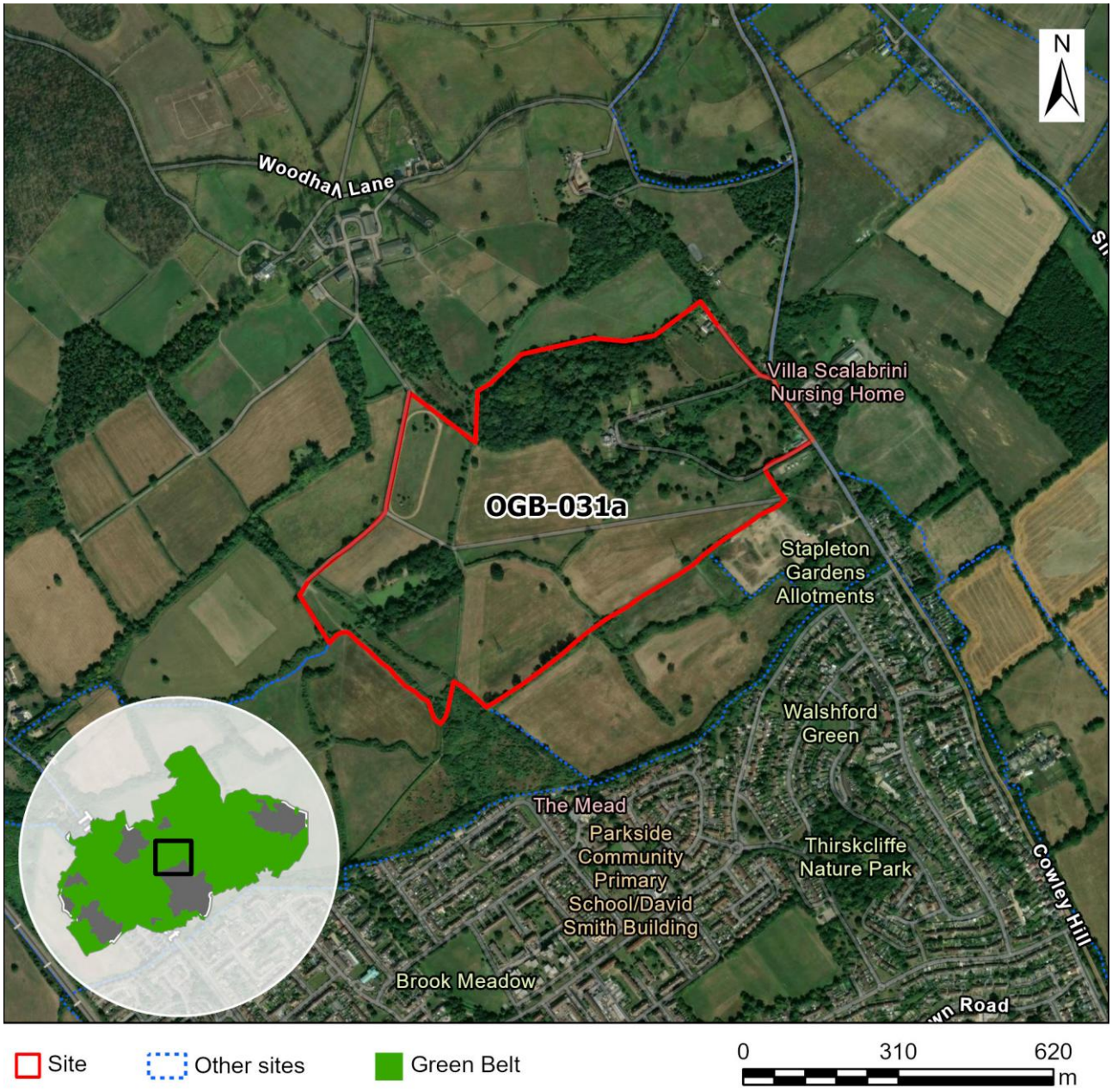
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development in the gap to the west of the AA, M1 and associated screening), topography and the presence of natural landscape elements.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (four Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-031a

Assessment Area

Reference	OGB-031a
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA is adjacent to the Borehamwood LBUA via the development that is taking place immediately to the south. It contains a small amount of inappropriate development – resulting in a moderate contribution – and is not enclosed by existing development. Green Lane to the east would restrict and contain development in this direction, but there are no physical features within reasonable proximity to the north and west that would restrict sprawl in these directions. Development of the AA would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and Radlett. The AA could likely be developed

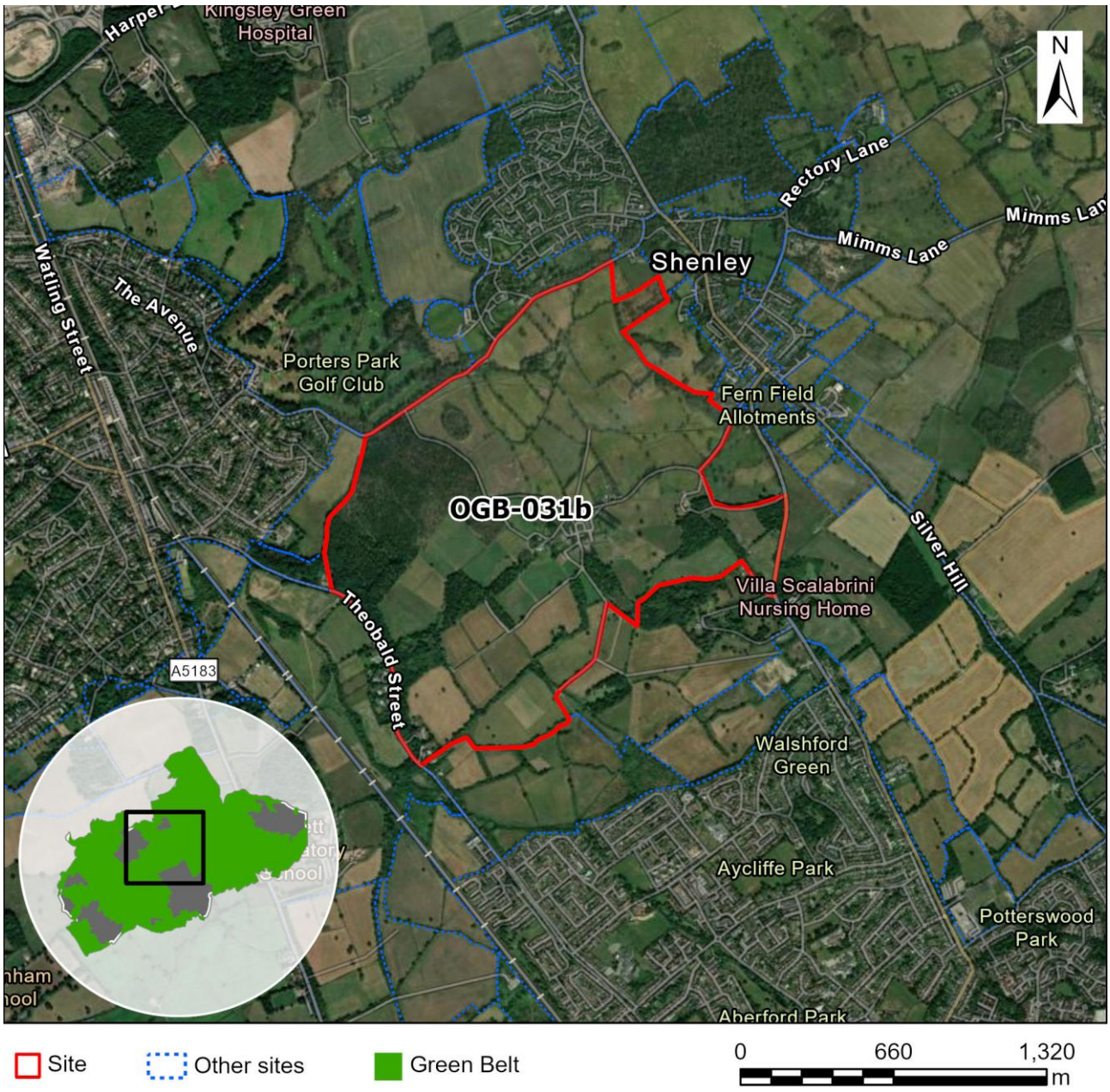
	without the loss of visual separation due to topography and the presence of natural landscape elements.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (Spinney Woodland and connecting hedge system)
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains four Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-031b

Assessment Area

Reference	OGB-031b
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Borehamwood and Radlett and if developed would result in coalescence between the towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (Spinney Woodland and connecting hedge system)
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains four Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area OGB-032

Assessment Area

Reference	OGB-032
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA is adjacent to Borehamwood LBUA when taking account of the consented 22/2149/OUT application. It contains a small amount of inappropriate development and is not enclosed by existing development. The railway line to the west, woodland to the northeast and mature vegetation along the eastern boundary would restrict and contain development in all directions. Development of the AA would result in an incongruous pattern of development.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Borehamwood and Radlett and if developed would result in coalescence between the towns.

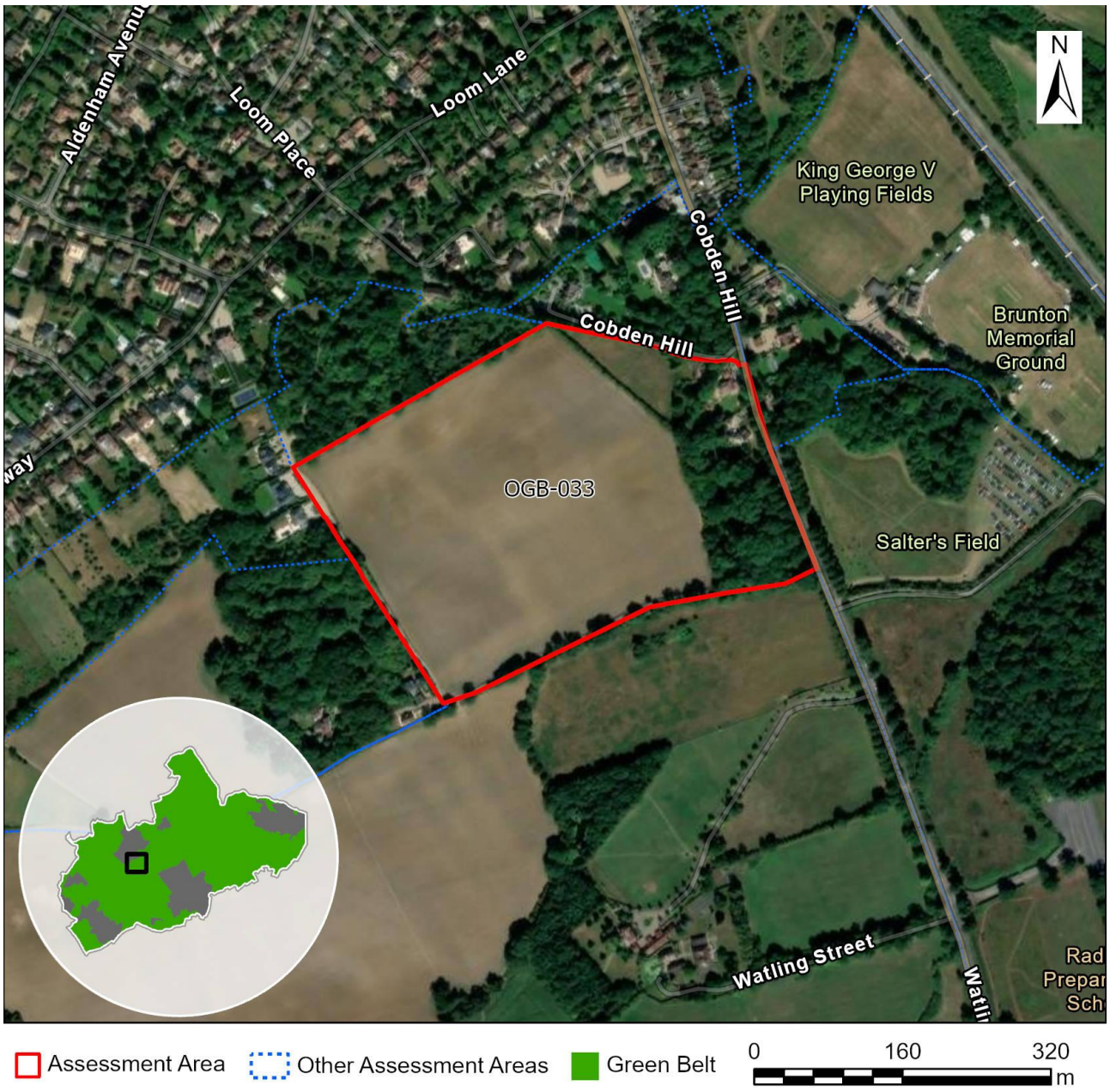
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, railway, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area OGB-033

Assessment Area

Reference	OGB-033
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Radlett and Bushey. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap, M1 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Radlett South Conservation Area)
Comments on boundaries	Roads, edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-034

Assessment Area

Reference	OGB-034
Settlement	-



Purposes Assessment

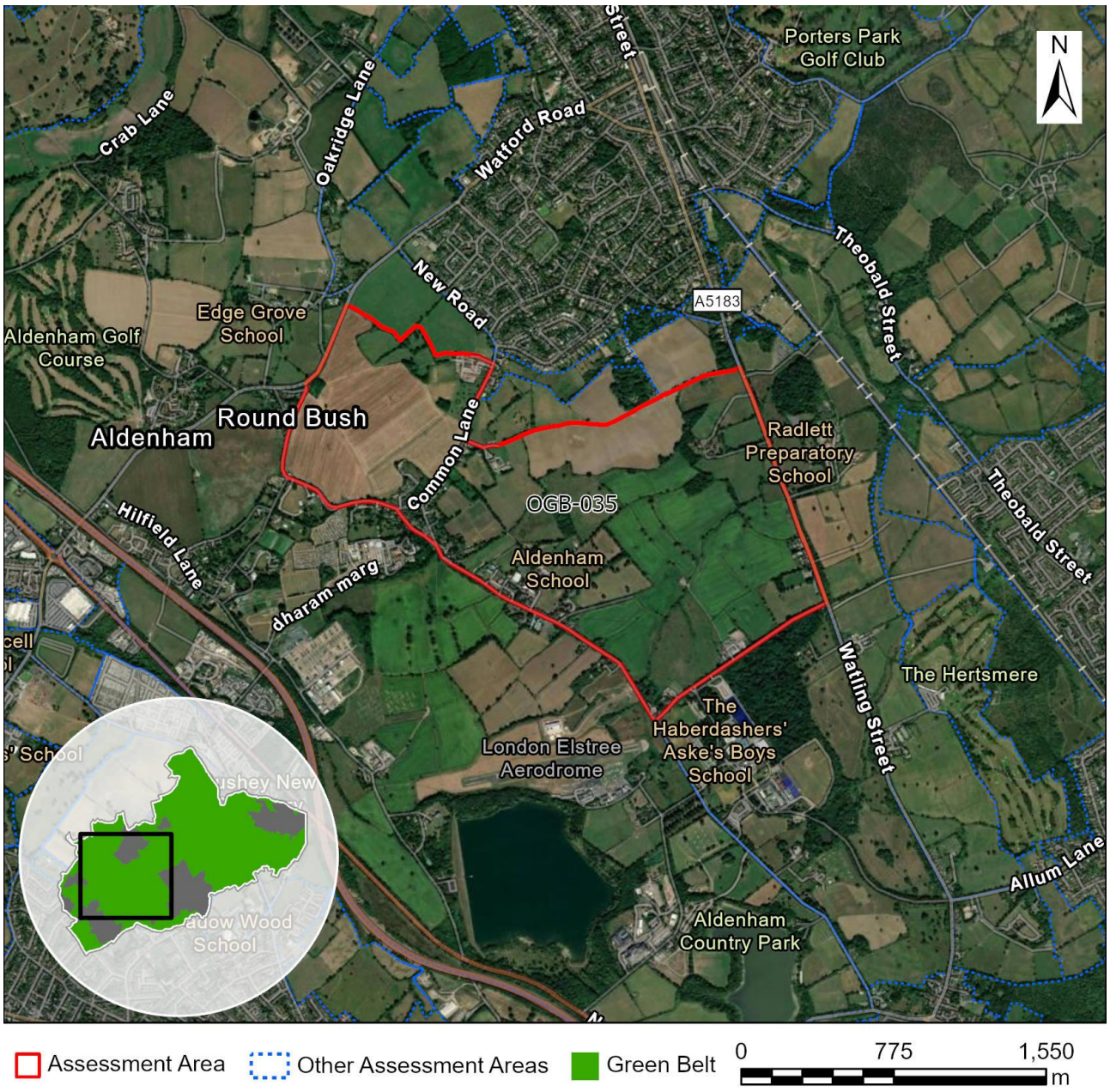
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Radlett and Bushey. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development in the gap to the west, M1 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II* listed building and four Grade II listed buildings)
Comments on boundaries	Roads, edge of wood, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-035

Assessment Area

Reference	OGB-035
Settlement	-



Purposes Assessment

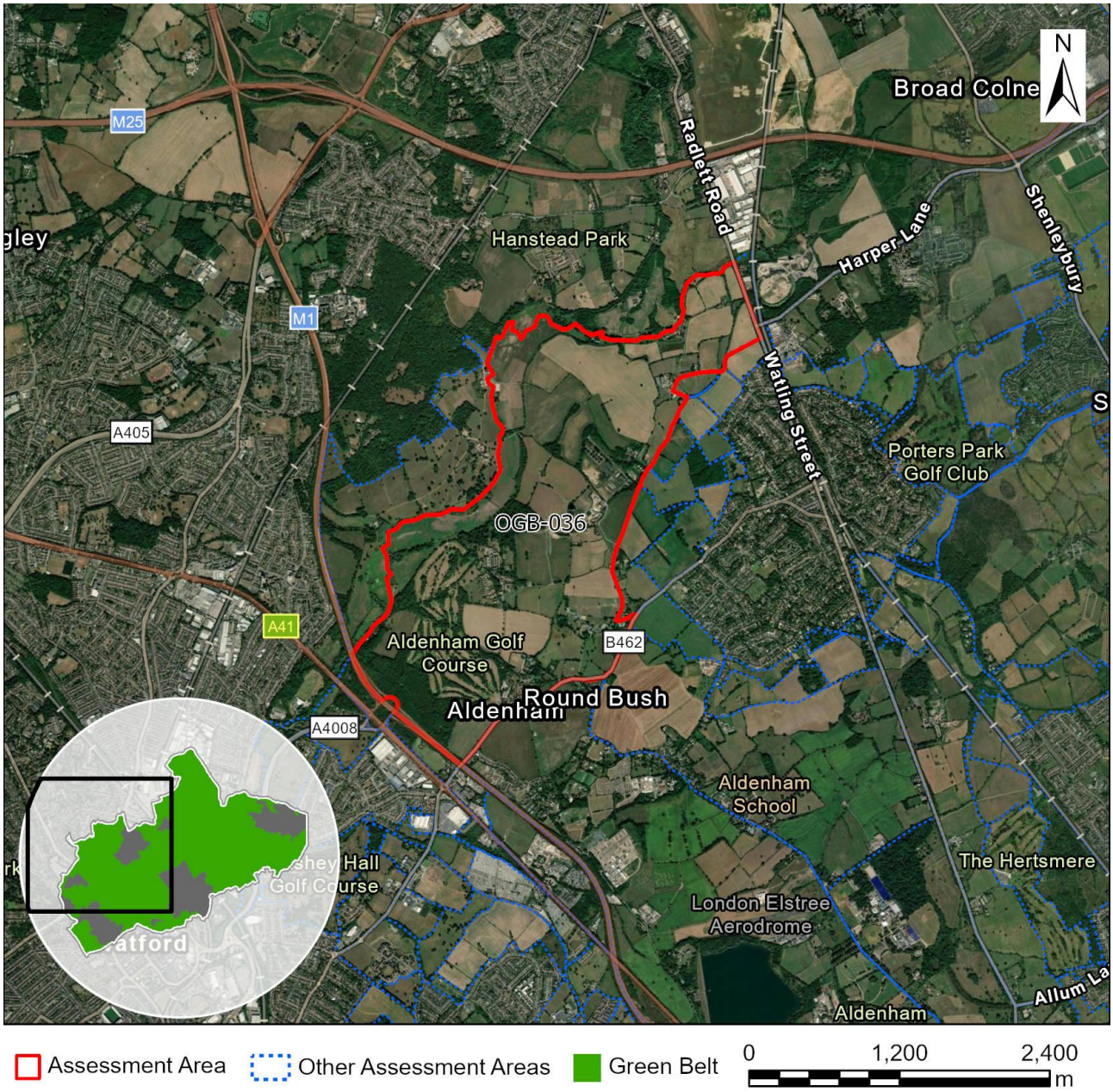
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively substantial part of the gap between Radlett and Bushey. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the west, M1 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Letchmore Heath Conservation Area, Round Bush Conservation Area and sixteen Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-036

Assessment Area

Reference	OGB-036
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Radlett and Watford, and Radlett and Bushey North. The AA is not free of development and contains built form throughout the centre. The AA could likely be developed without the loss of visual separation due to existing development in the AA (sewage treatment works) and presence of natural landscape elements (woodland east of Watford). Development of the AA would not result in the merging of towns.

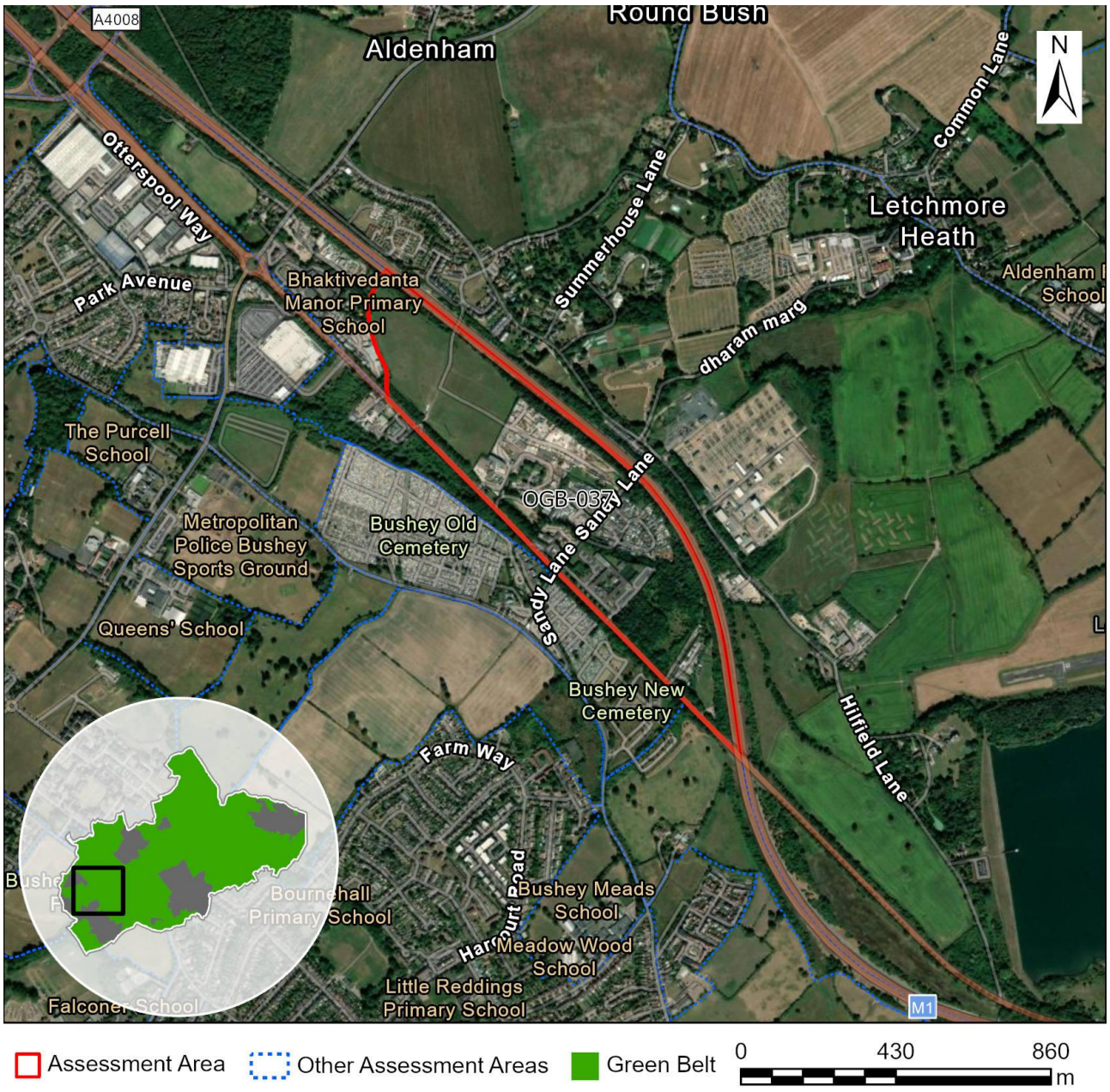
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (ancient woodland)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Aldenham Conservation Area, Wall Hall Registered Park, Scheduled Monument [Roman remains S of Hansteads House, Netherwyld Farm], one Grade I listed building and twenty-four Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-037

Assessment Area

Reference	OGB-037
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey and Radlett. It is not free of development. There is a consented scheme (24/1283/OUTEI) for 45,000sqm on the northwestern part of the site, as well as two consented schemes on the southeastern part of the site (21/1718/OUT and 23/1731/FUL) primarily for storage and industrial purposes.

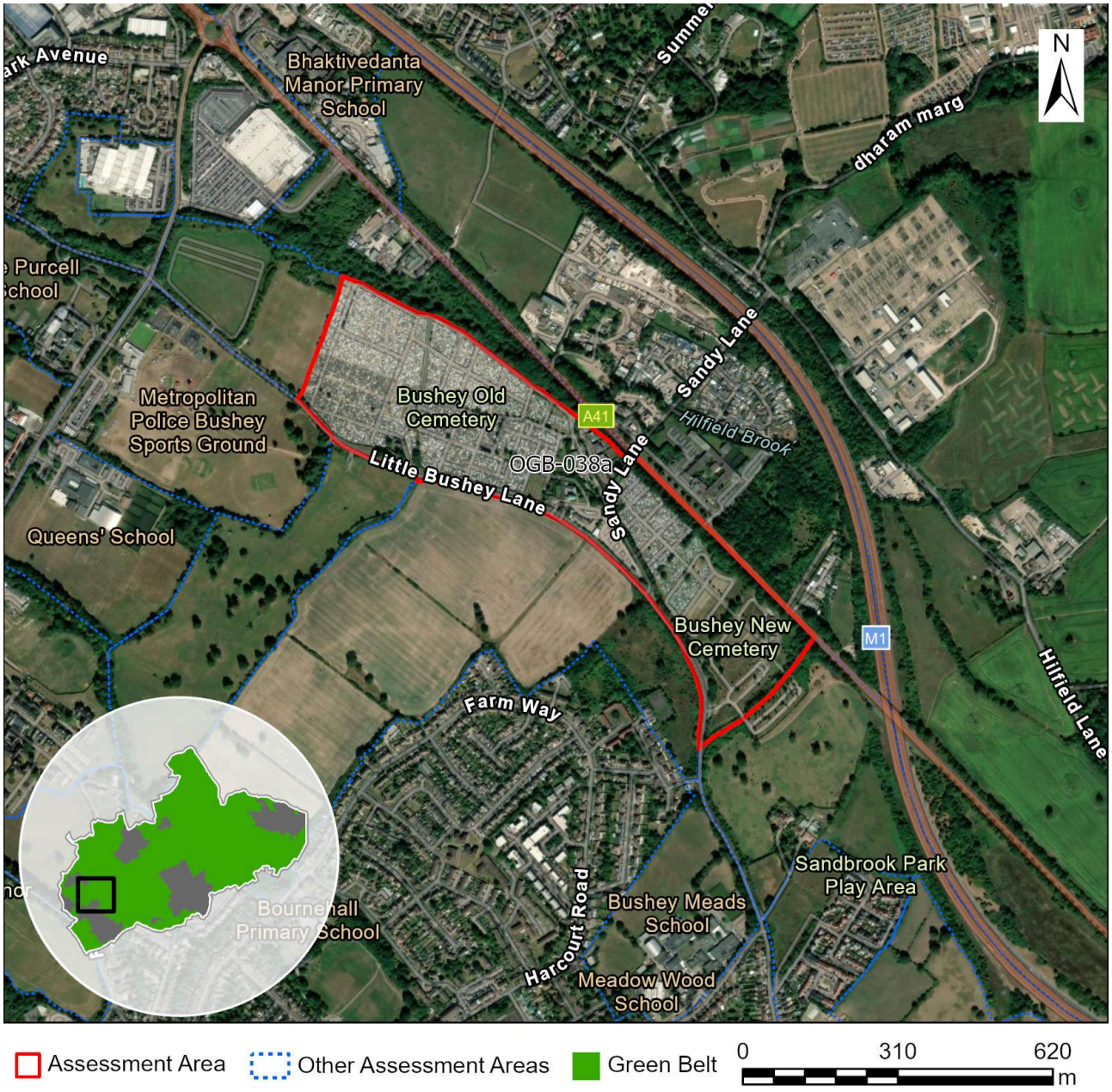
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Patchetts Green and Delrow Conservation Area and ten Grade II listed buildings)
Comments on boundaries	M1 and A41, edge of development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-038a

Assessment Area

Reference	OGB-038a
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Bushey North and Bushey/Bushey Heath. The site would not be developed due to its use as a cemetery.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of cemetery
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area OGB-038b

Assessment Area	
Reference	OGB-038b
Settlement	-



Purposes Assessment

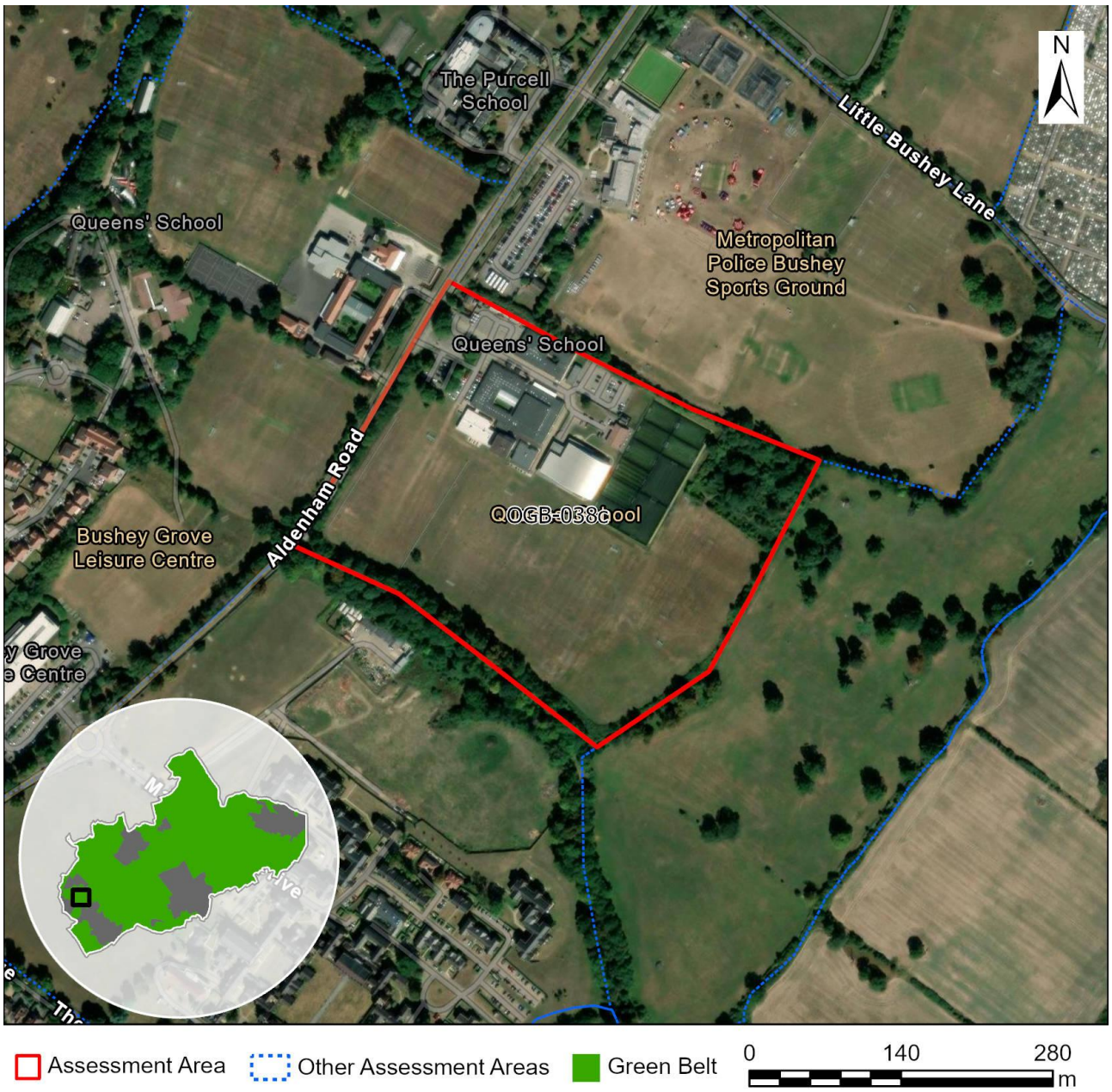
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**1. Strong Contribution:** The AA comprises a relatively substantial part of the gap between Bushey N and Bushey S and if developed would highly likely result in the loss of visual separation between the towns because of the cumulative impact of the numerous developments in this gap.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area OGB-038c

Assessment Area

Reference	OGB-038c
Settlement	-



Purposes Assessment

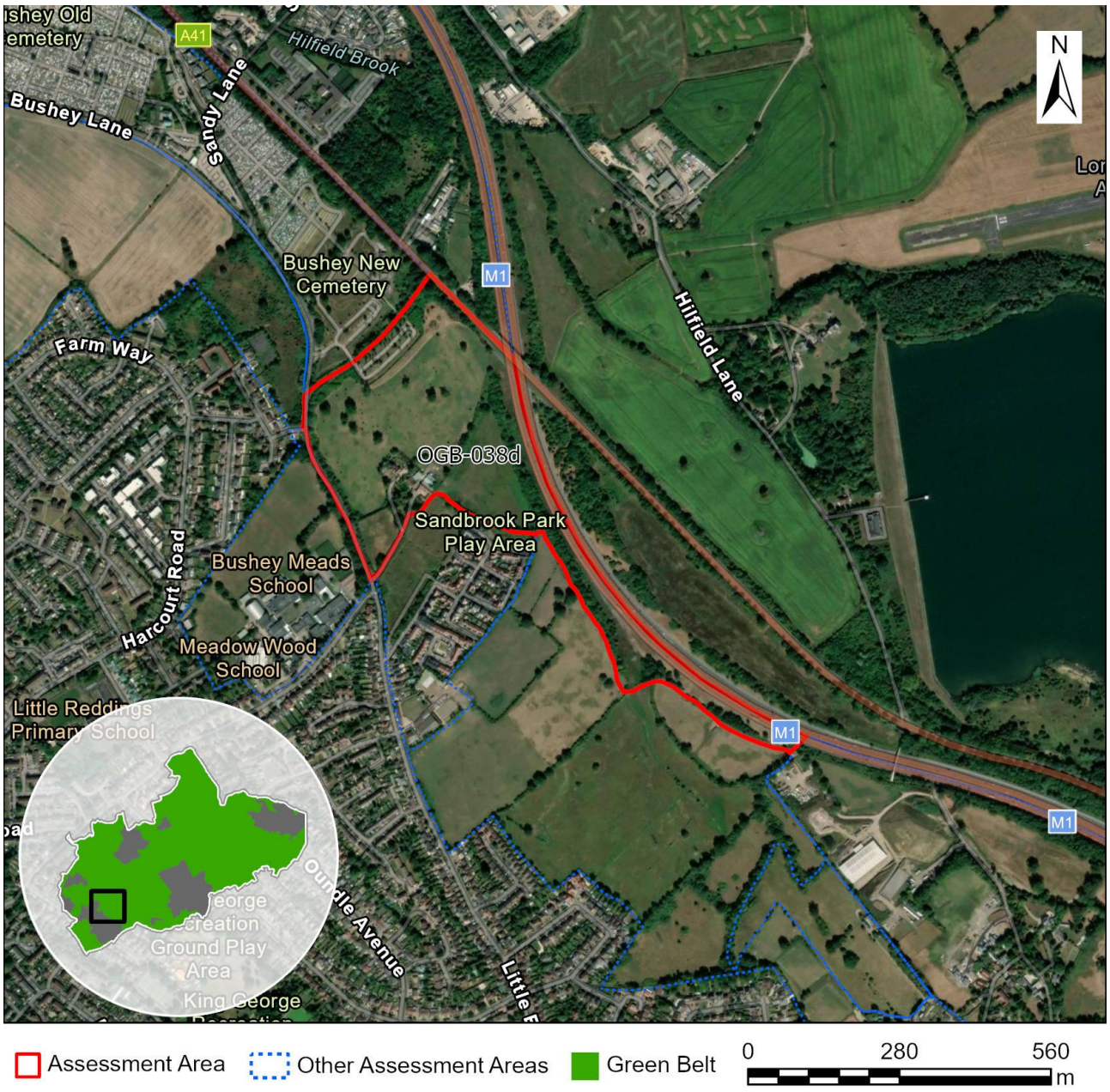
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a part of the gap between Bushey North and Bushey/Bushey Heathouth. The AA could likely be developed without the loss of visual separation due to the existing development in the AA and proximity of structures (existing development within the gap to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-038d

Assessment Area

Reference	OGB-038d
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Bushey and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

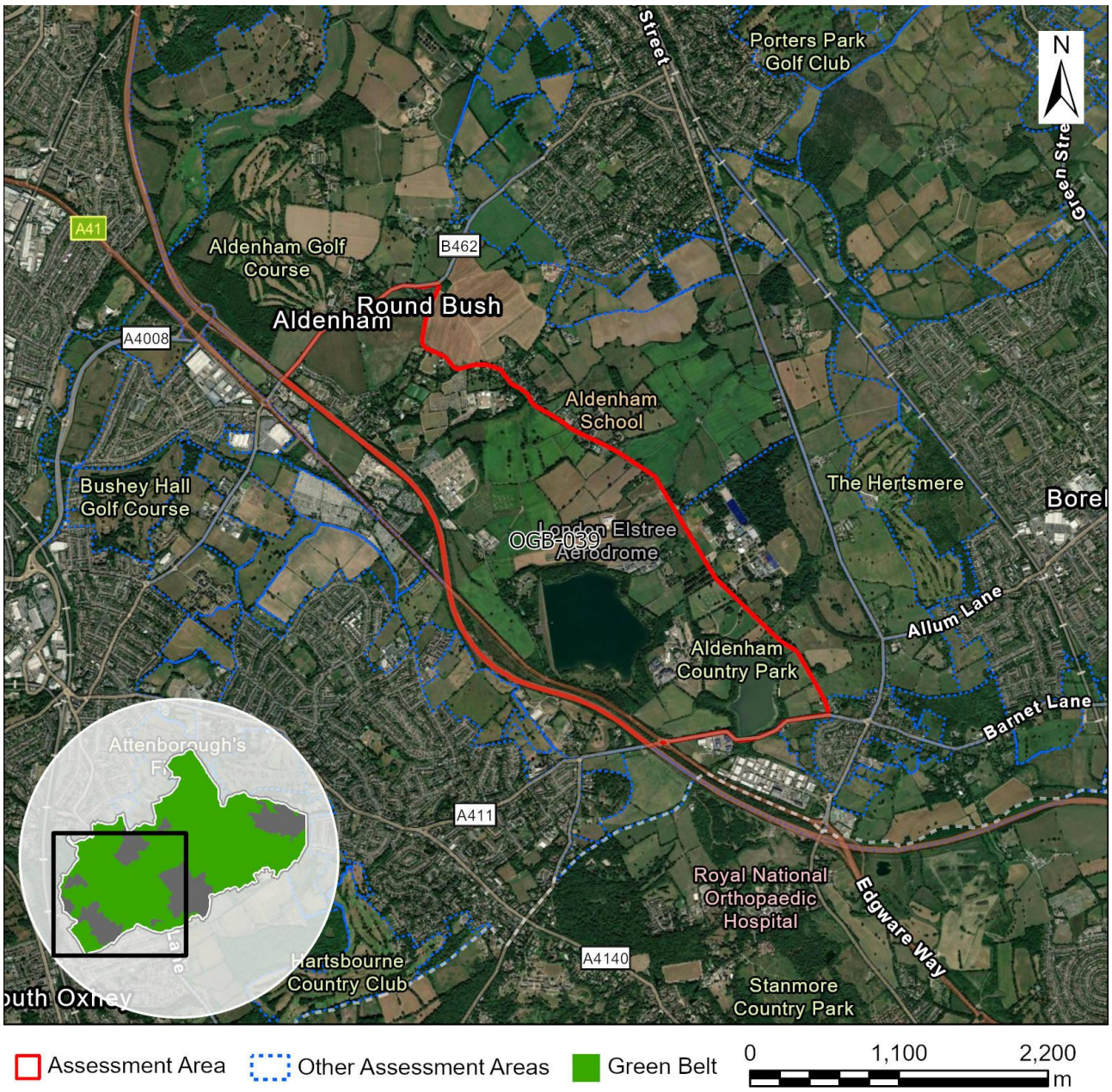
Footnote 7 Assets/Constraints

Flood risk	
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	M1, A41, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-039

Assessment Area

Reference	OGB-039
Settlement	-



Purposes Assessment

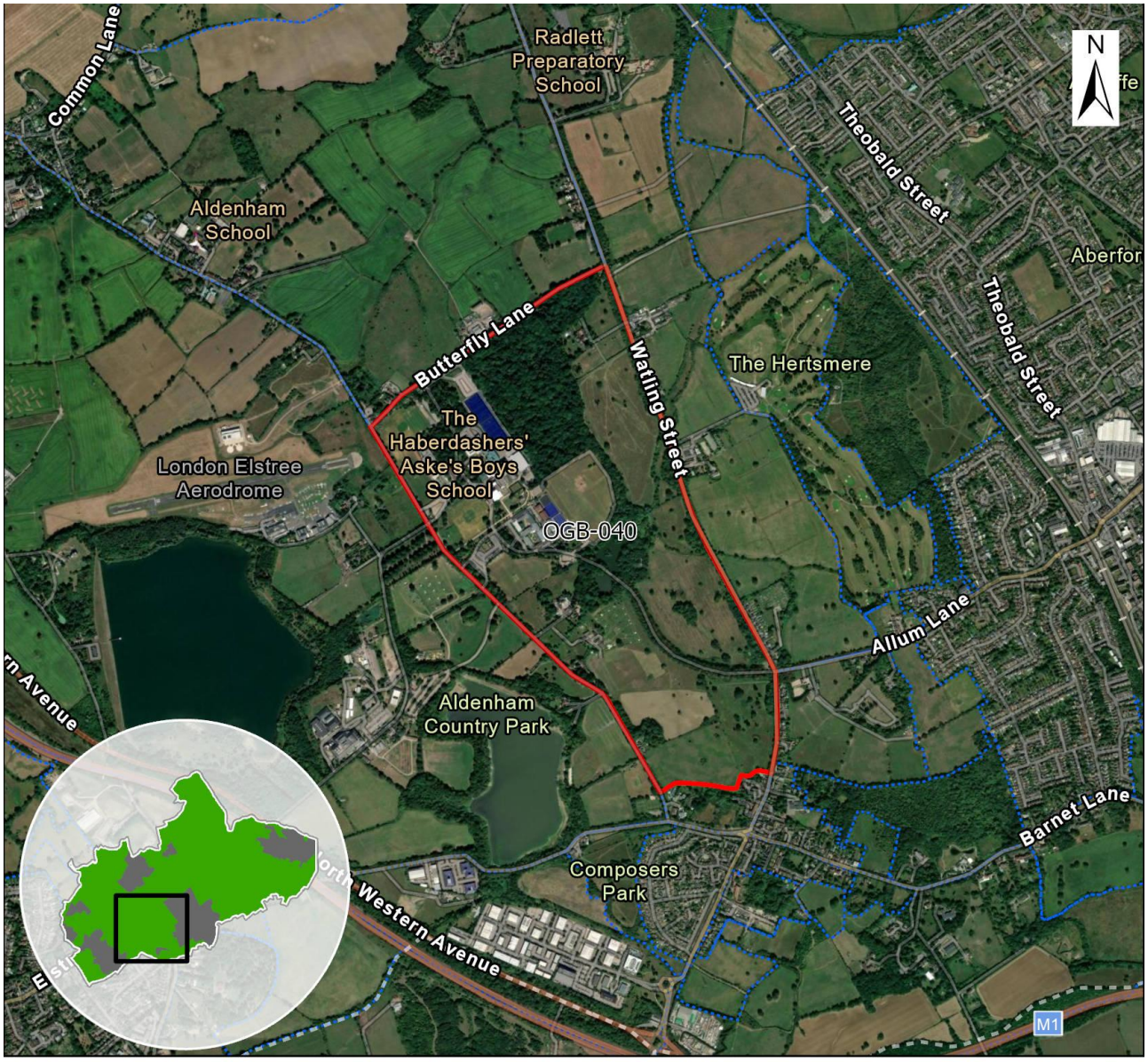
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a substantial part of the gap between Bushey and Borehamwood. The AA contains a consented scheme (25/0153/FUL) for a Battery Energy Storage System (BESS) in the west. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M1 and A41 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Patchetts Green and Delrow Conservation Area, Letchmore Heath Conservation Area, Round Bush Conservation Area, seventeen Grade II listed buildings and one Grade II* listed building)
Comments on boundaries	M25, roads field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-040

Assessment Area

Reference	OGB-040
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively substantial part of the gap between Bushey and Borehamwood. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the west, M1 and A41 and associated screening) and presence of natural landscape elements (woodland throughout the gap).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Aldenham House Registered Park and Garden, Scheduled Monument [Penne's Place moated site], two Grade II listed buildings and one Grade II* listed building)
Comments on boundaries	Roads, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-041a

Assessment Area

Reference	OGB-041a
Settlement	-



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA contains no existing development and is partially enclosed by existing development to the east and west. Allum Lane, and existing development to the east and west would restrict development in these directions, but there are no physical features within reasonable proximity to the north that would restrict sprawl in this direction. Development of the AA would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Bushey and Borehamwood, as well as part of the gap between Borehamwood and Radlett. The AA could likely be developed without the

	loss of visual separation due to the presence of structures (existing development within the gap to the west, M1 and A41 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains three Grade II listed buildings)
Comments on boundaries	Roads, railway, river, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to Purpose A**

Assessment Area OGB-041b

Assessment Area

Reference	OGB-041b
Settlement	-



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Bushey and Borehamwood, as well as part of the gap between Borehamwood and Radlett. The AA contains a consented scheme (23/0635/FUL) for 52 units. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development within the gap to the west, M1 and A41 and associated screening).

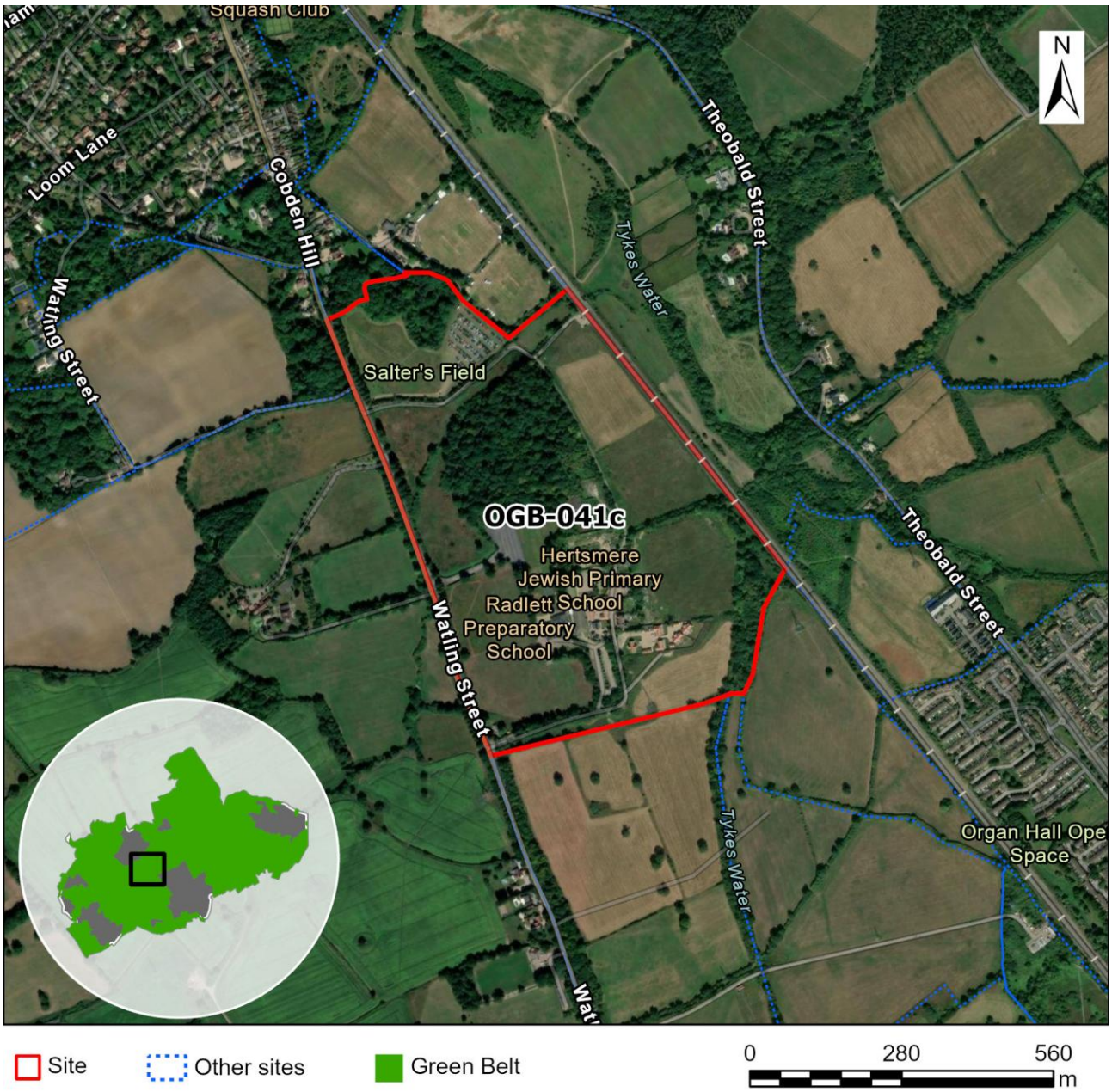
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains three Grade II listed buildings)
Comments on boundaries	Roads, railway, river, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-041c

Assessment Area

Reference	OGB-041c
Settlement	-



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA is adjacent to the Borehamwood LBUA via the consented 22/2149/OUT application. It contains some existing development and is not enclosed by existing development. The railway to the east and Watling Street to the west would restrict and contain development in these directions, but there are no physical features within reasonable proximity to the south that would restrict sprawl in this direction. Development of the AA would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Bushey and Borehamwood, as well as part of the gap between Borehamwood and Radlett. The AA contains a consented scheme (23/0635/FUL) for 52 units. The AA could likely be developed without the

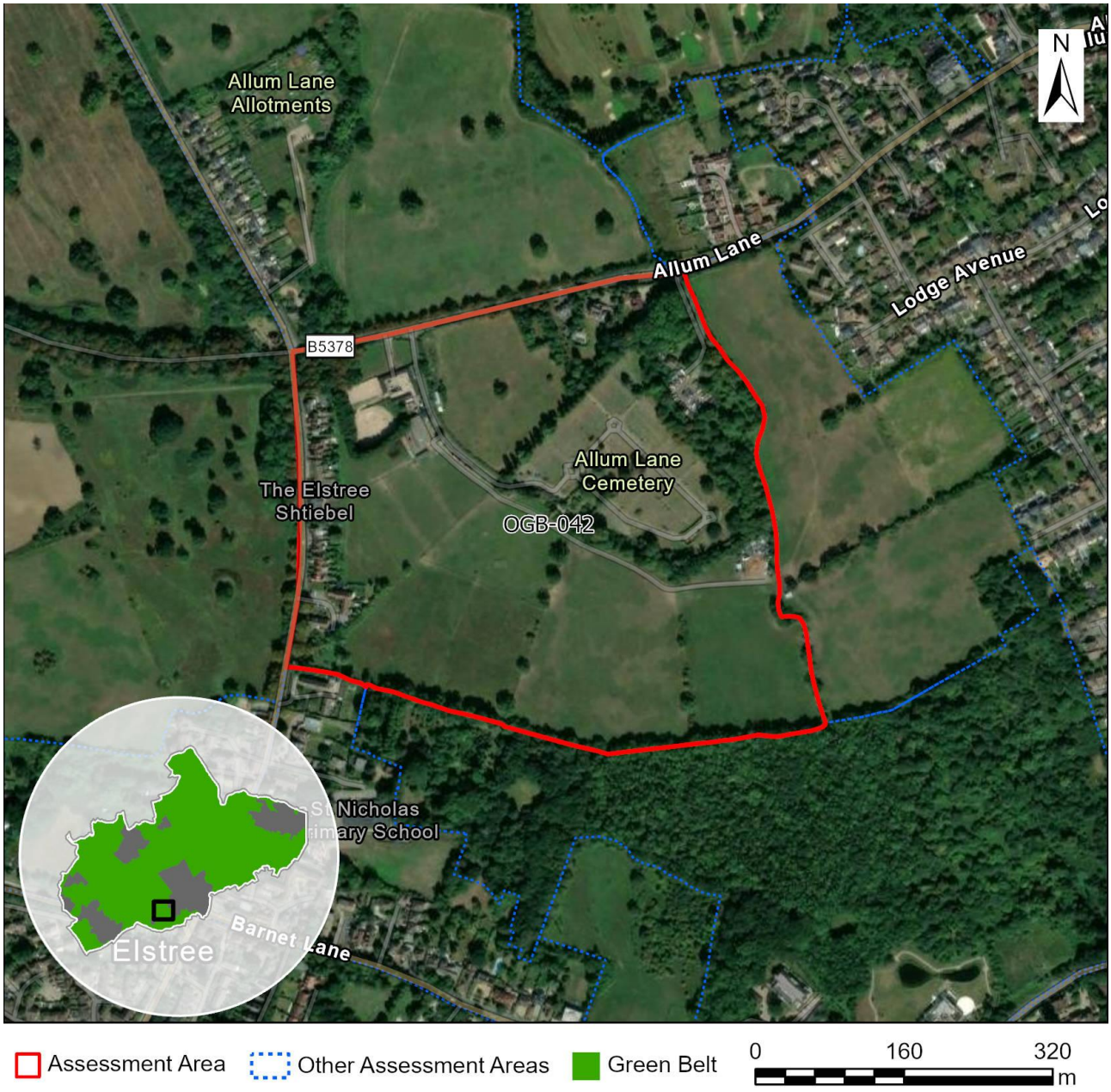
	loss of visual separation due to the presence of structures (existing development within the gap to the west, M1 and A41 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains three Grade II listed buildings)
Comments on boundaries	Roads, railway, river, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-042

Assessment Area

Reference	OGB-042
Settlement	-



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA is adjacent to the Borehamwood LBUA on its north eastern corner, via development that is within the Green Belt but contiguous with the urban area. The AA contains a small amount of inappropriate development and is not enclosed by existing development. Allum Lane to the north, Elstree Hill North to the west, and woodland to the south would restrict and contain development in all directions. Development of the AA would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood. The AA could likely be developed without the loss of visual separation due to the proximity of structures

	(existing development to the southwest at Elstree, M1 and A41 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Elstree Village Conservation Area)
Comments on boundaries	Roads, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-043

Assessment Area

Reference	OGB-043
Settlement	-



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA is adjacent to the LBUA, via the consented application 23/0937/OUT, on its northern edge. It contains some inappropriate development and is partly enclosed by existing development to the north and west. Barnet Lane to the north, existing development to the west, the M1 and woodland to the south, and the A1 to the east would restrict and contain development in all directions. Development of the AA would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively substantial part of the gap between Borehamwood and Greater London. The AA could likely be developed without the loss of visual separation due to the proximity of

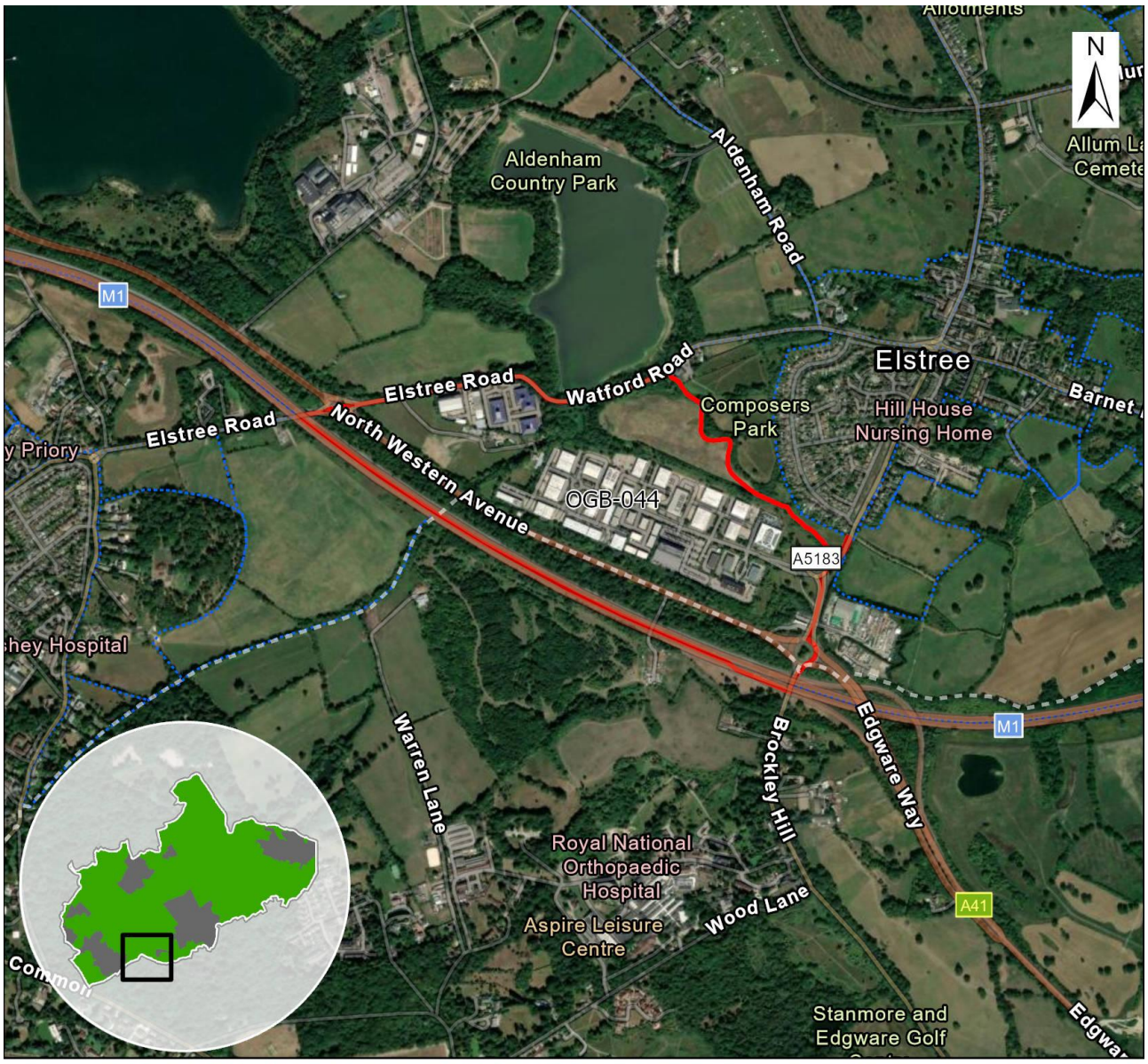
	structures (M1 and associated screening) and the presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains five Grade II listed buildings and one Grade II* listed building)
Comments on boundaries	M1, roads, edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-044

Assessment Area

Reference	OGB-044
Settlement	-



Purposes Assessment

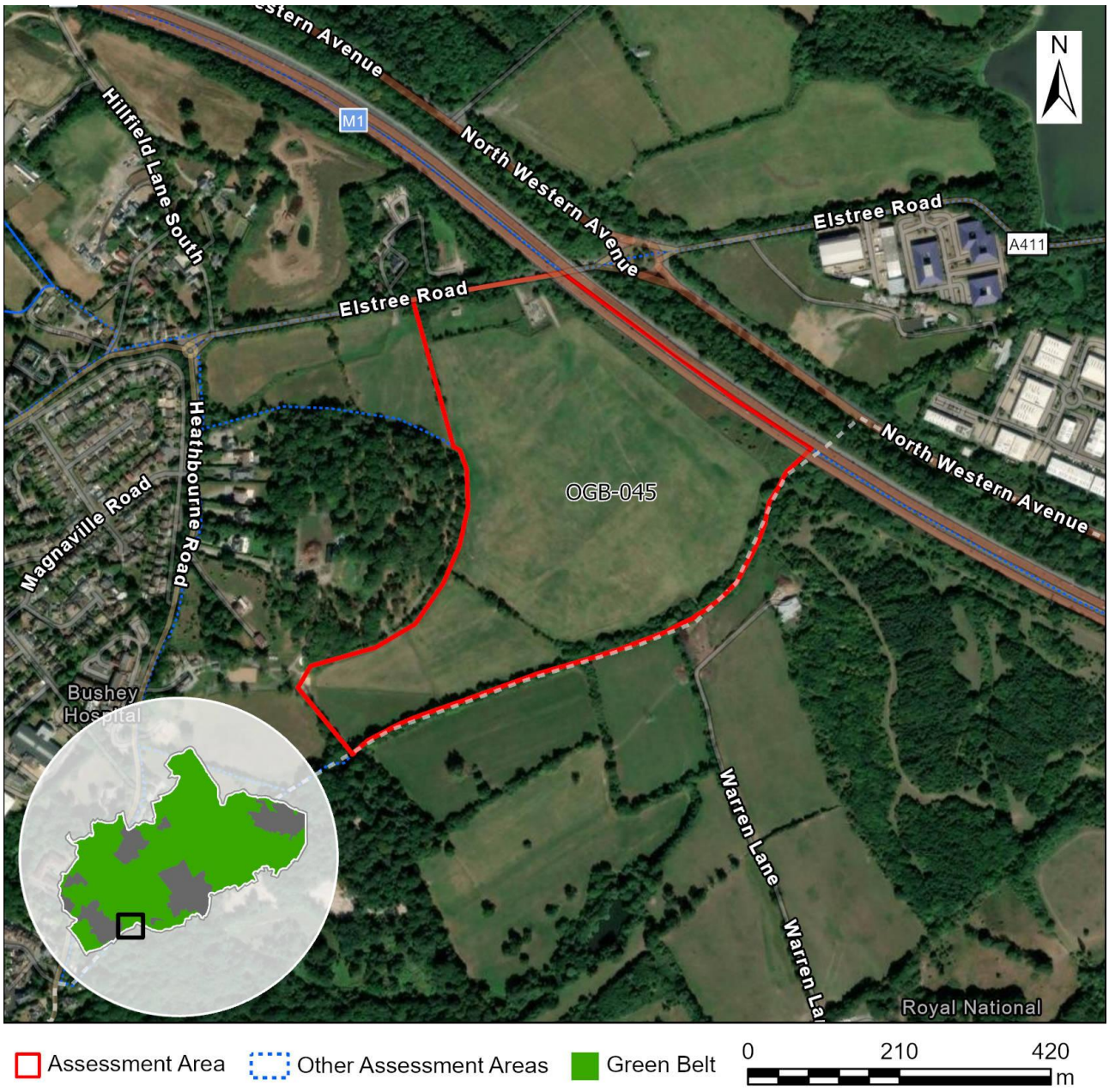
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively substantial part of the gap between Bushey and Borehamwood. The AA is already in large part developed and there are several consented schemes on the AA (22/1127/FUL, 23/0547/FUL and 22/2147/OUT) for 39, 65 and 150 units respectively. The AA does not contribute to the loss of visual separation due to the existing development in the AA and proximity of structures (M1 and associated screening).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M1, roads, edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area OGB-045

Assessment Area	
Reference	OGB-045
Settlement	-



Purposes Assessment

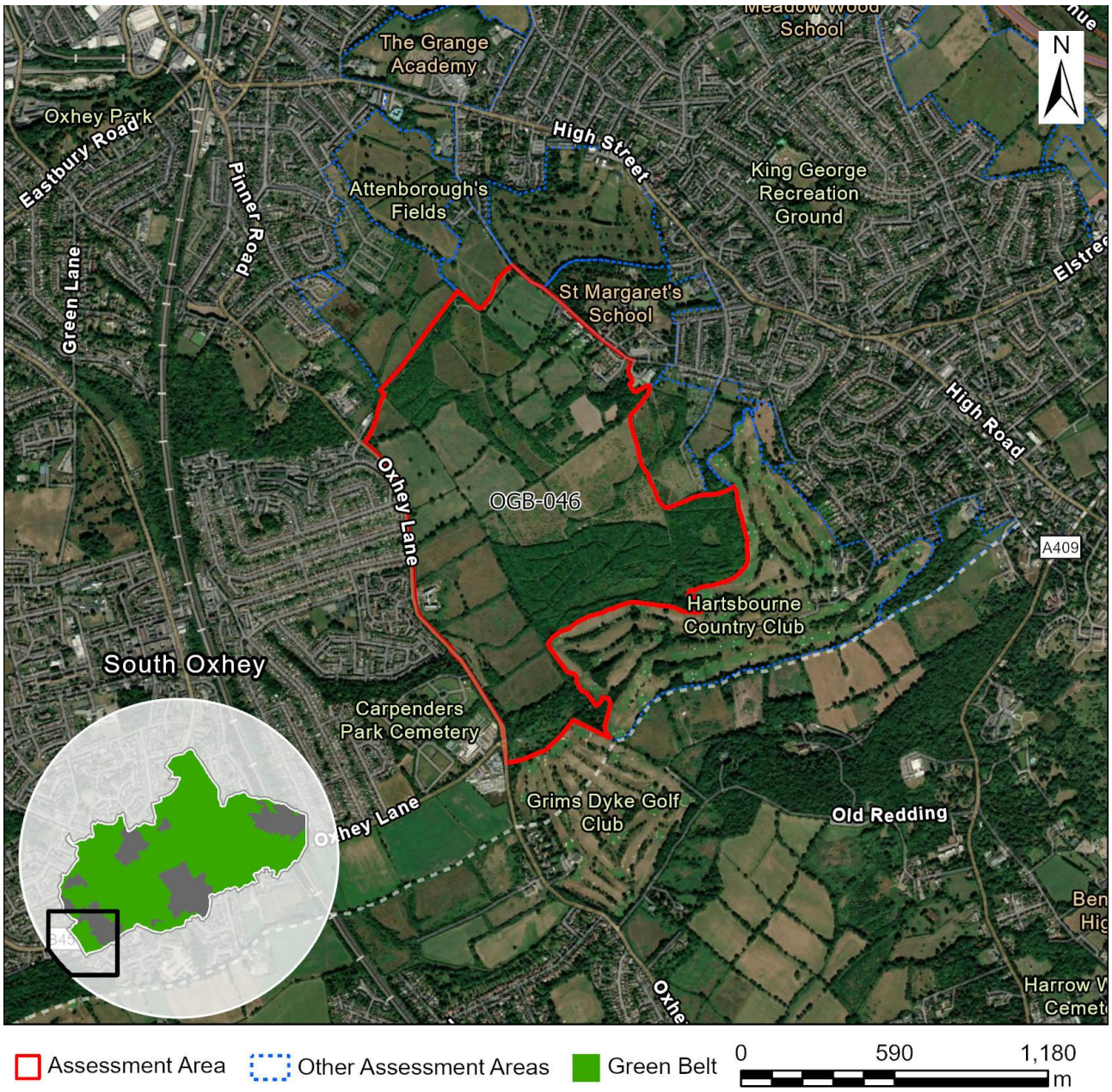
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Bushey and Borehamwood, as well as part of the gap between Bushey and Greater London. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M1 and associatded screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M1, field boundaries, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area OGB-046

Assessment Area

Reference	OGB-046
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**1. Strong Contribution:** The AA comprises a substantial part of the gap between Bushey and Watford and if developed would result in coalescence between the towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (ancient woodland)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Edge of golf course, roads, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area PB-001

Assessment Area

Reference	PB-001
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA forms a very small part of the gap between Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Extent of golf course
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-002

Assessment Area

Reference	PB-002
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA forms a very small part of the gap between Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Potters Bar Darkes Lane (West) Conservation Area)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-003

Assessment Area

Reference	PB-003
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-004

Assessment Area

Reference	PB-004
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-005

Assessment Area	
Reference	PB-005
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M25, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-006

Assessment Area	
Reference	PB-006
Settlement	Potters Bar (Town)



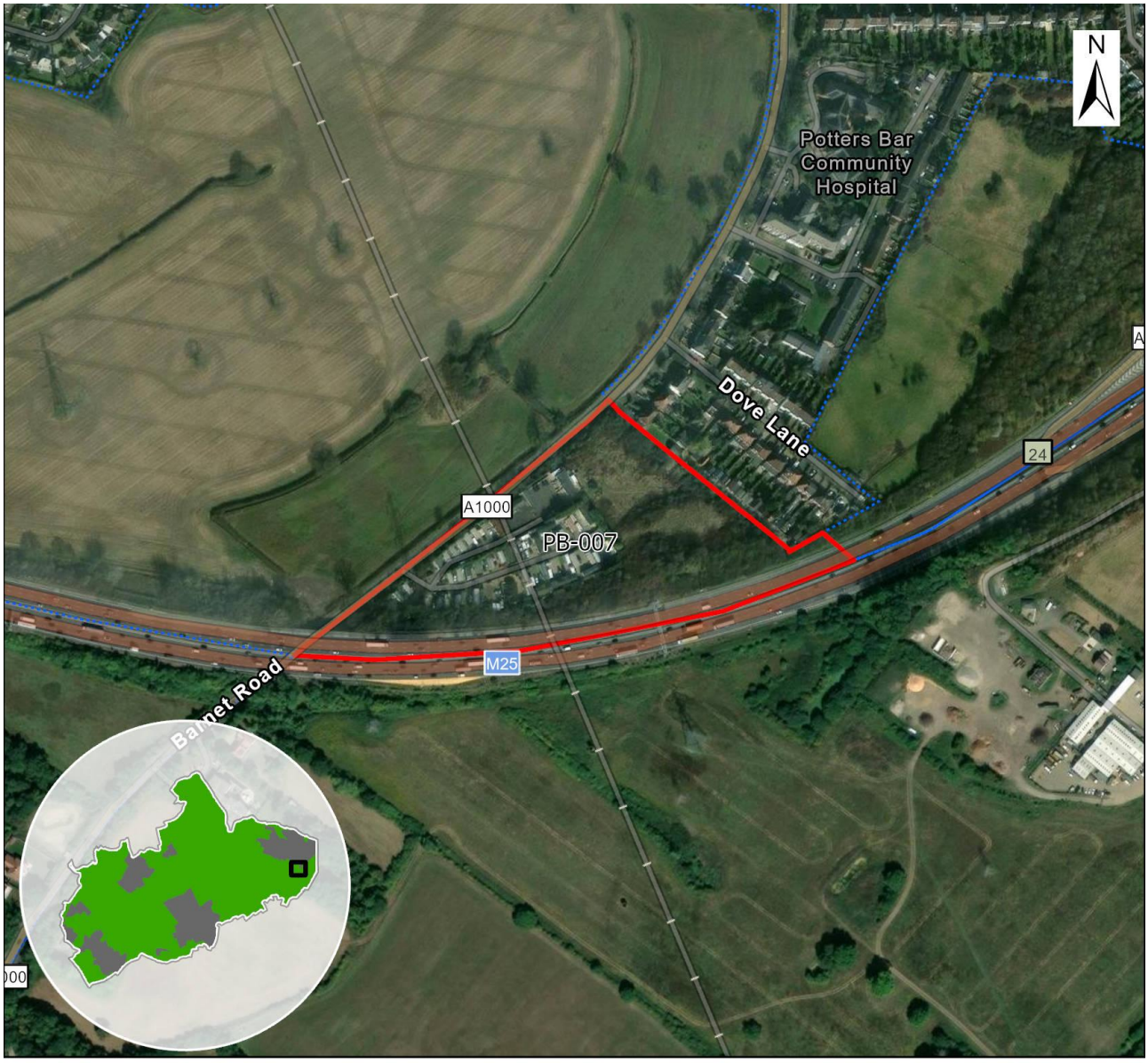
Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M25, roads
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-007

Assessment Area

Reference	PB-007
Settlement	Potters Bar (Town)



Purposes Assessment

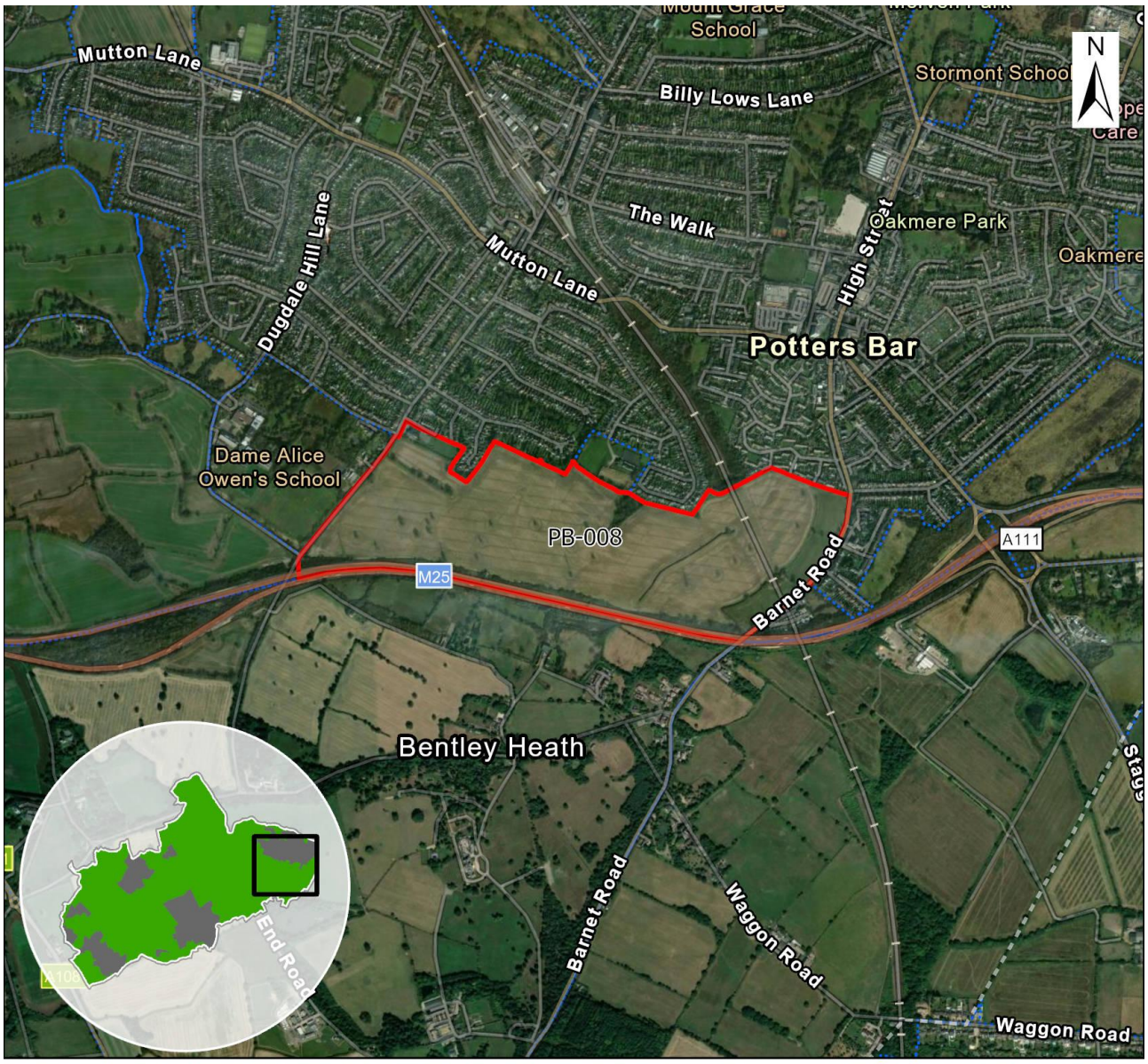
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Potters Bar and Greater London. The AA could likely be developed without the loss of visual separation due to existing development within the AA and the proximity of structures (M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	M25, roads
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-008

Assessment Area

Reference	PB-008
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Potters Bar and Greater London. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Potters Bar The Royds Conservation Area)
Comments on boundaries	M25, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-009

Assessment Area

Reference	PB-009
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA contains some existing development and comprises a very small part of the gap between Potters Bar and Greater London. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Potters Bar The Royds Conservation Area)
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-010

Assessment Area	
Reference	PB-010
Settlement	Potters Bar (Town)



Purposes Assessment

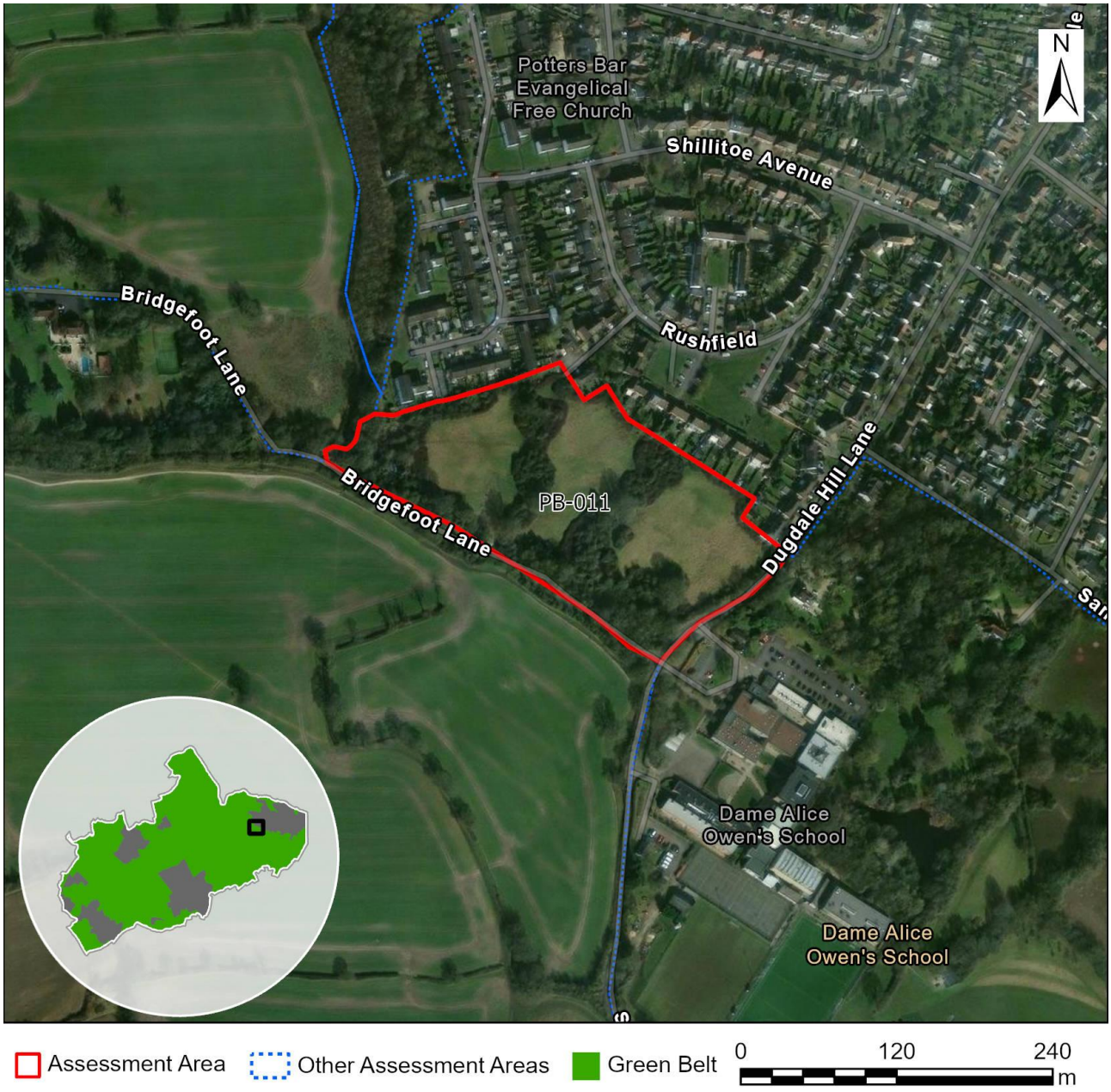
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA contains some existing development and comprises a small part of the gap between Potters Bar and Borehamwood. There is a consented scheme (25/0591/FUL) for 23 units on the southwestern part of the AA. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-011

Assessment Area

Reference	PB-011
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-012

Assessment Area

Reference	PB-012
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-013

Assessment Area

Reference	PB-013
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains two Grade II listed buildings)
Comments on boundaries	Field boundaries, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-014

Assessment Area

Reference	PB-014
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and London Colney. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-015

Assessment Area

Reference	PB-015
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and London Colney. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

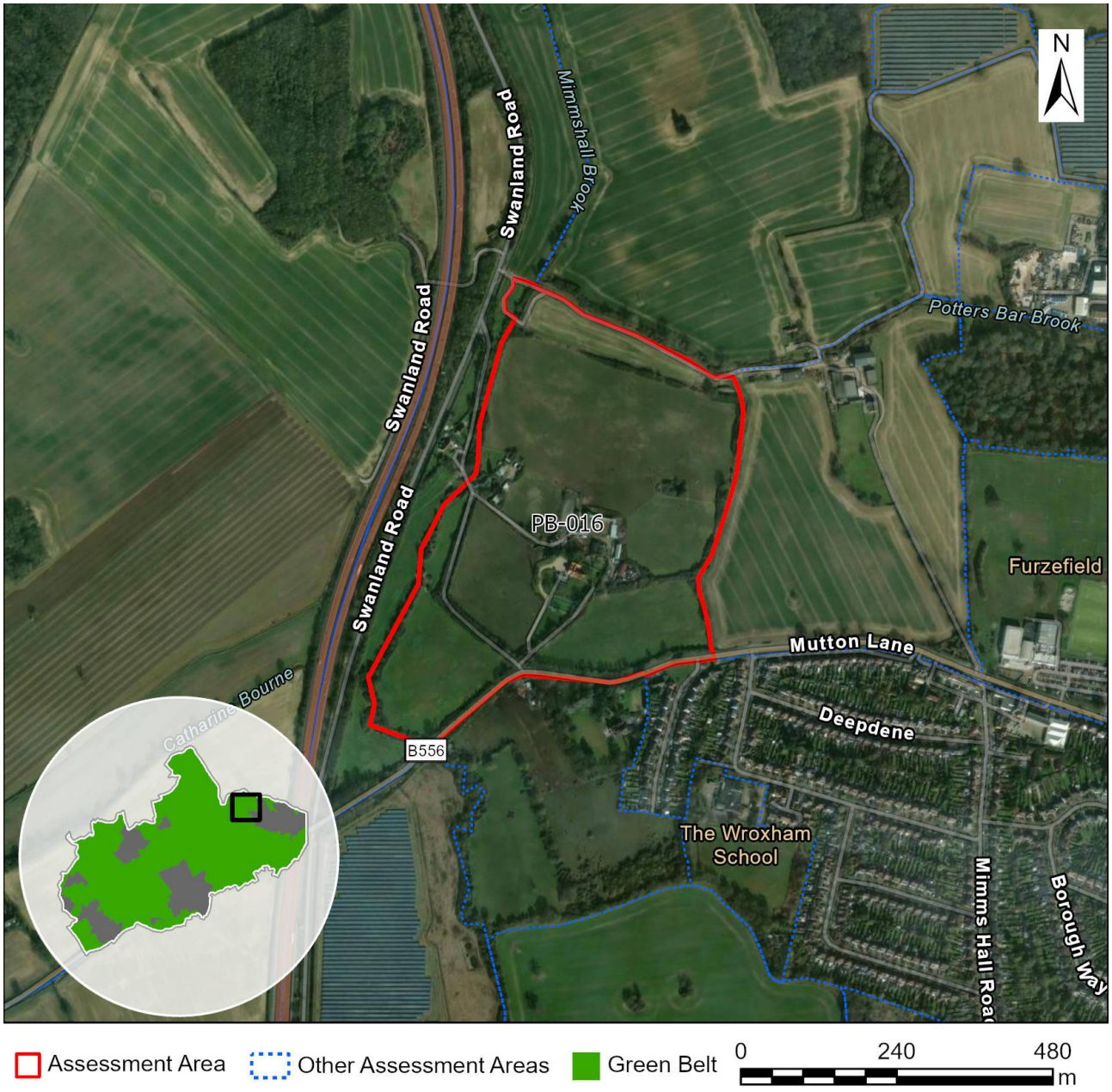
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of three Grade II listed buiildings)
Comments on boundaries	Roads, brook, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-016

Assessment Area

Reference	PB-016
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and London Colney, and Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

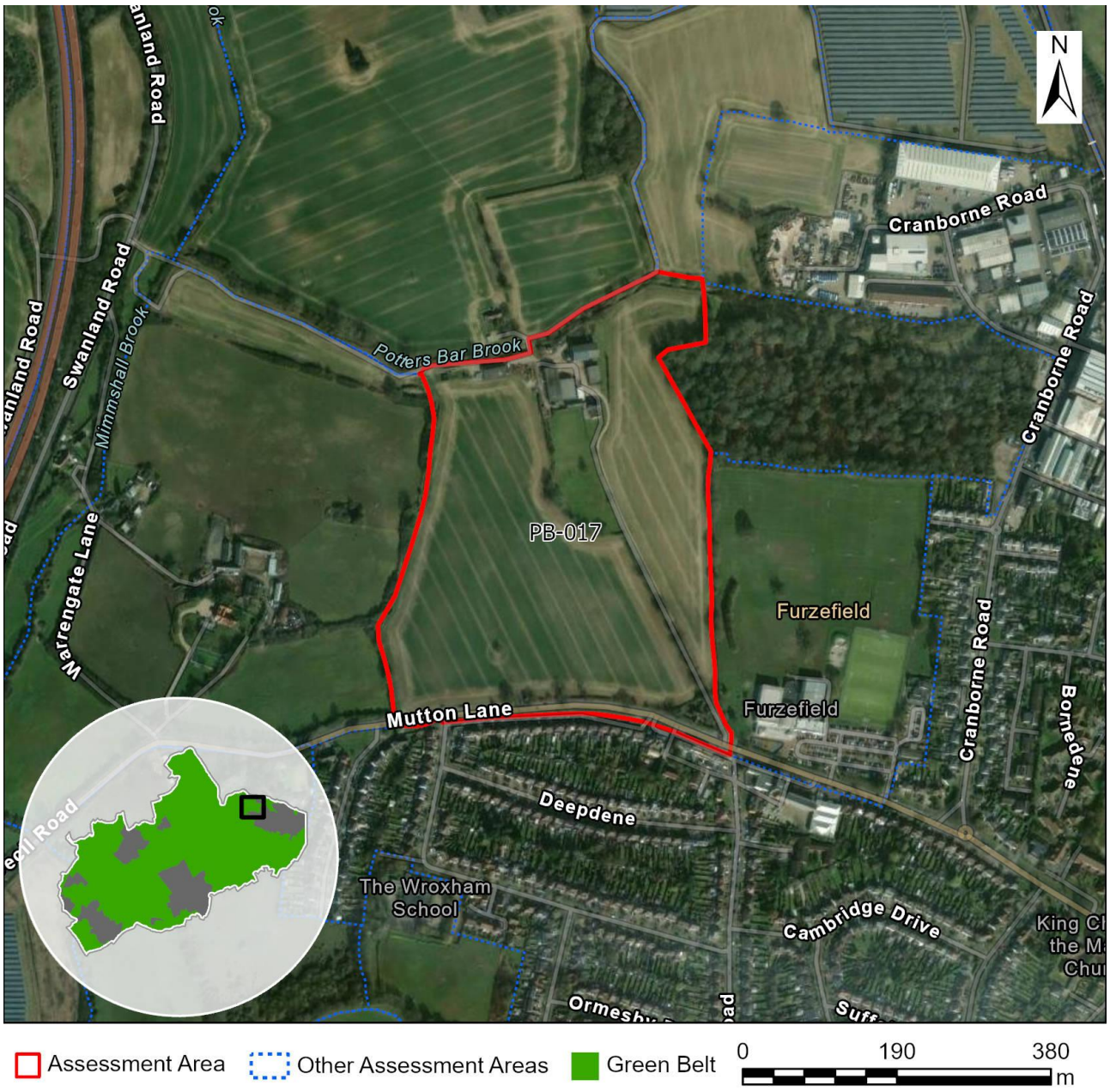
Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains three Grade II listed buildings)
Comments on boundaries	Roads, brook, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area PB-017

Assessment Area

Reference	PB-017
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and London Colney, and Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

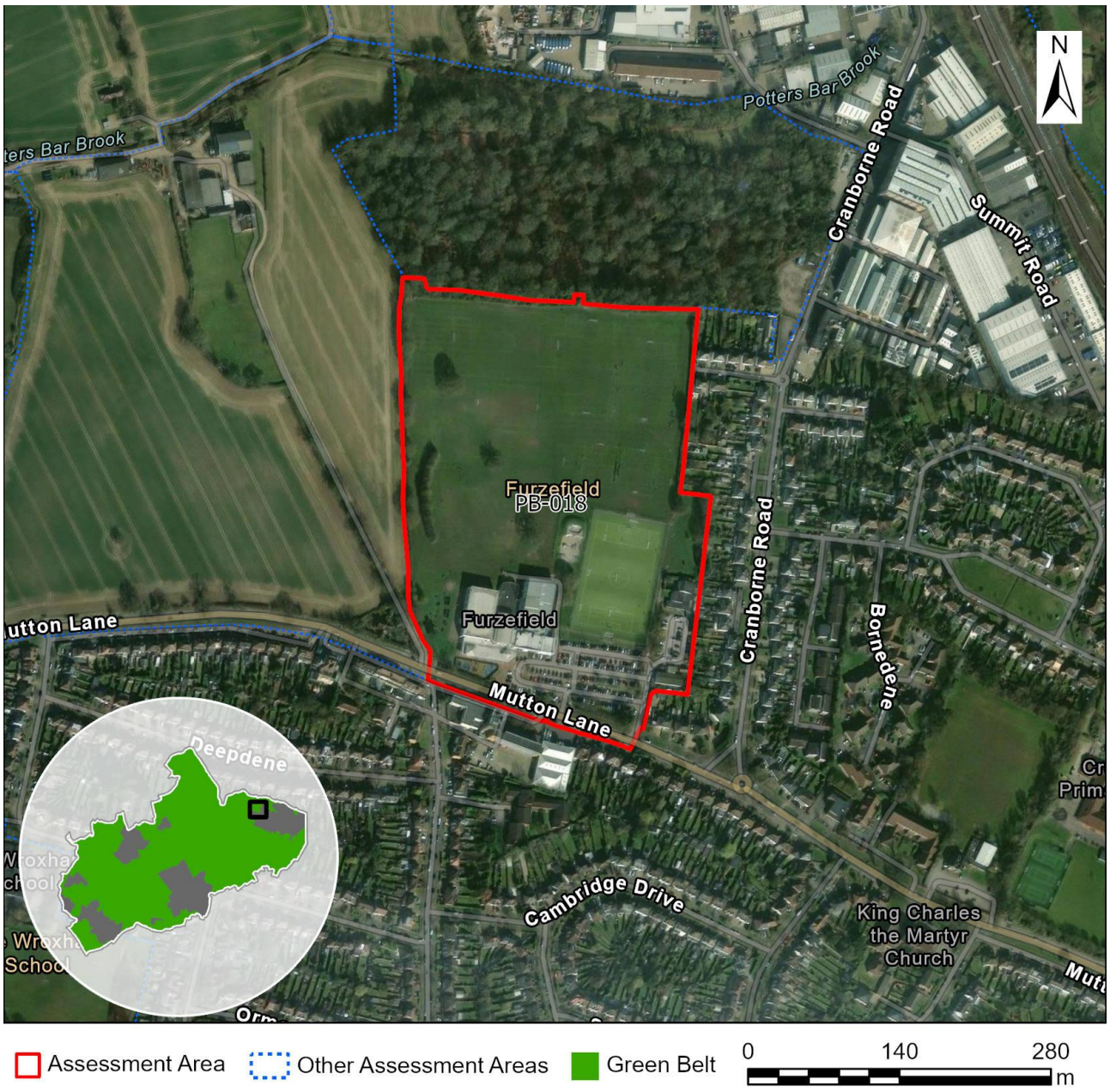
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-018

Assessment Area

Reference	PB-018
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and London Colney, and Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

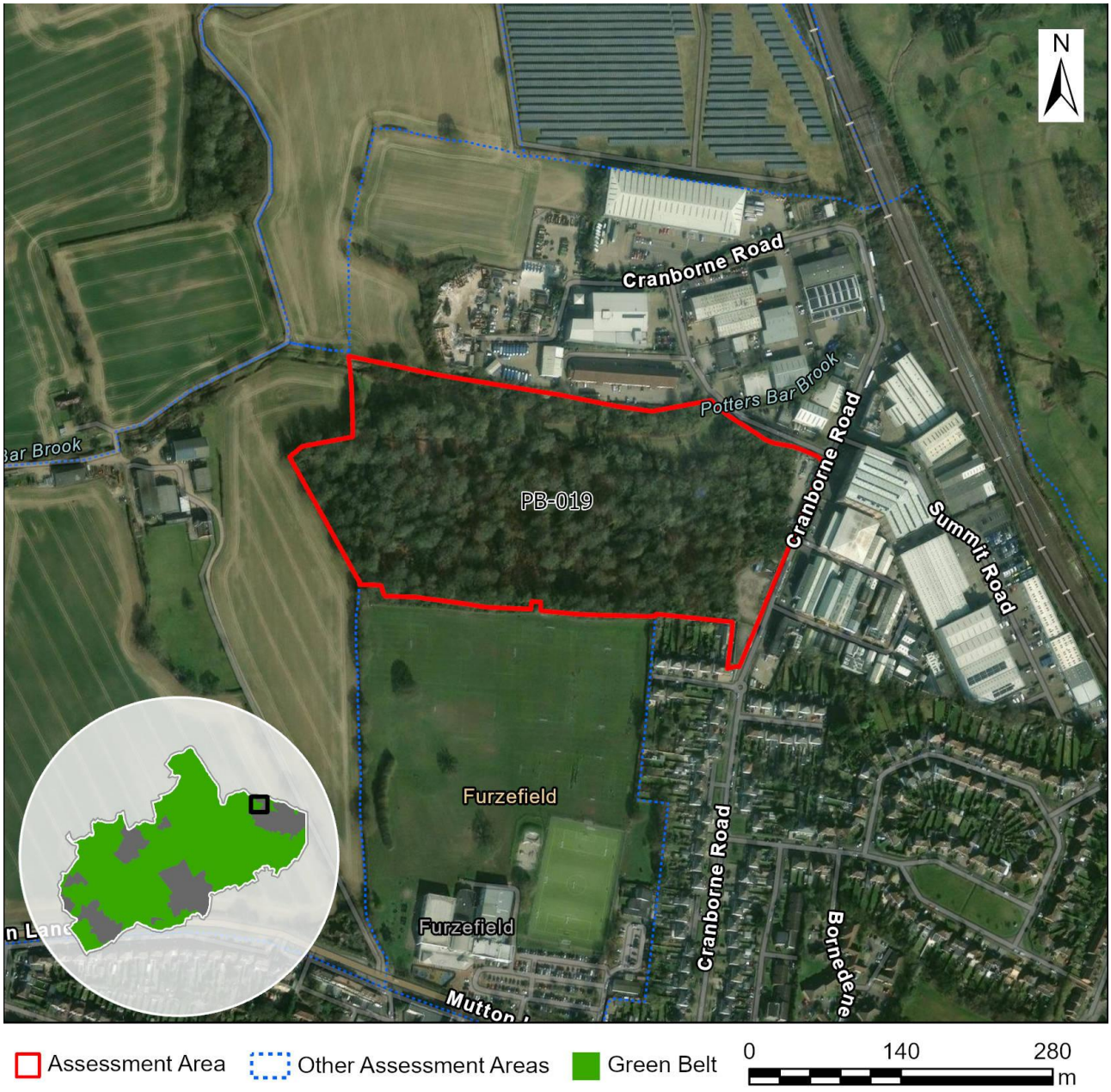
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, field boundaries, edge of wood
Grey belt conclusion	Grey belt
Reason for conclusion	No strong contribution to Purposes A, B or D and no Footnote 7 constraints.

Assessment Area PB-019

Assessment Area

Reference	PB-019
Settlement	Potters Bar (Town)



Purposes Assessment

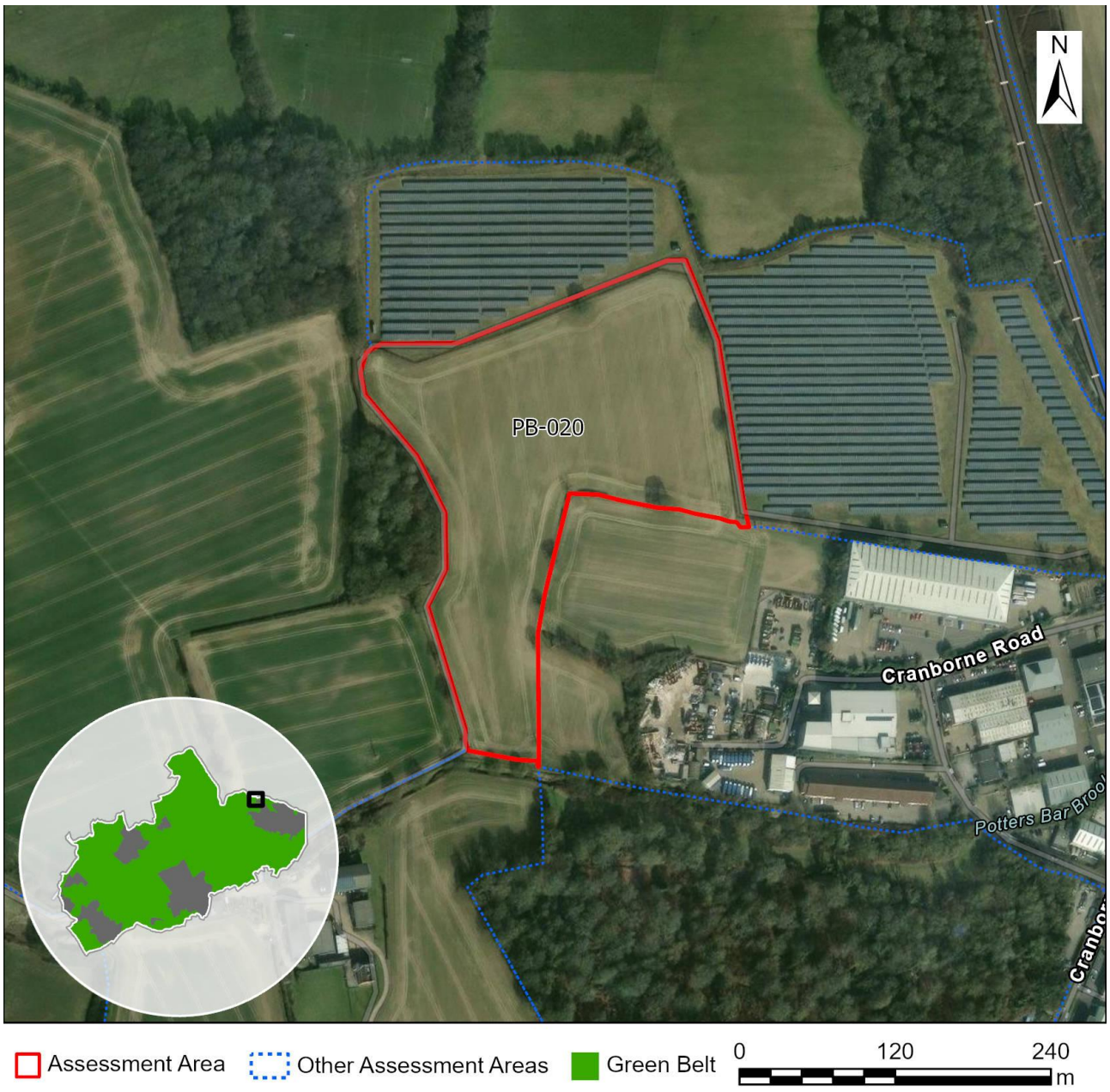
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Potters Bar and London Colney, and Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-020

Assessment Area	
Reference	PB-020
Settlement	Potters Bar (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA forms a very small part of the gap between Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

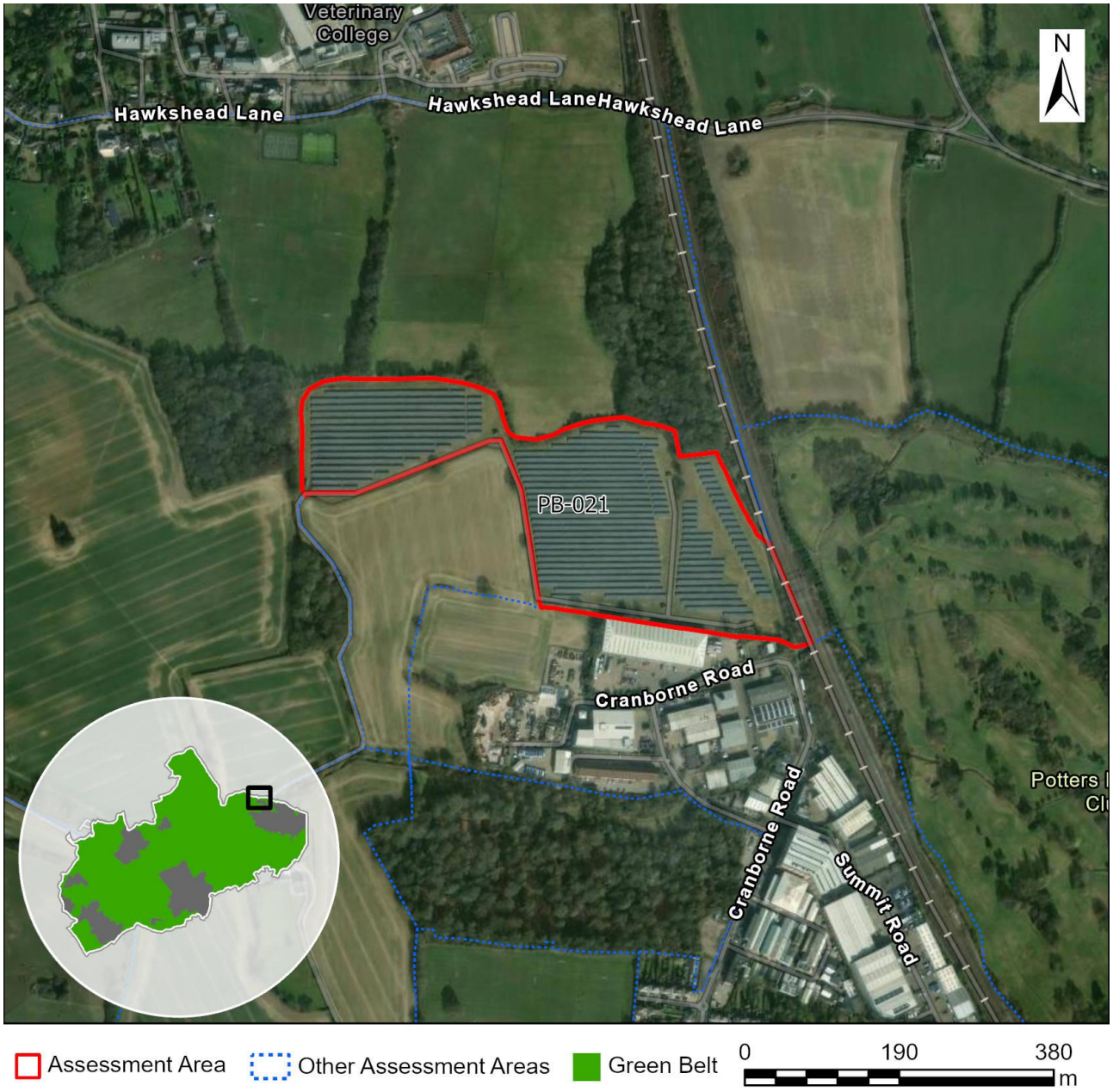
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, edge of development
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area PB-021

Assessment Area

Reference	PB-021
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA forms a very small part of the gap between Potters Bar and Hatfield. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Edge of development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-001

Assessment Area

Reference	RA-001
Settlement	Radlett (Town)



Purposes Assessment

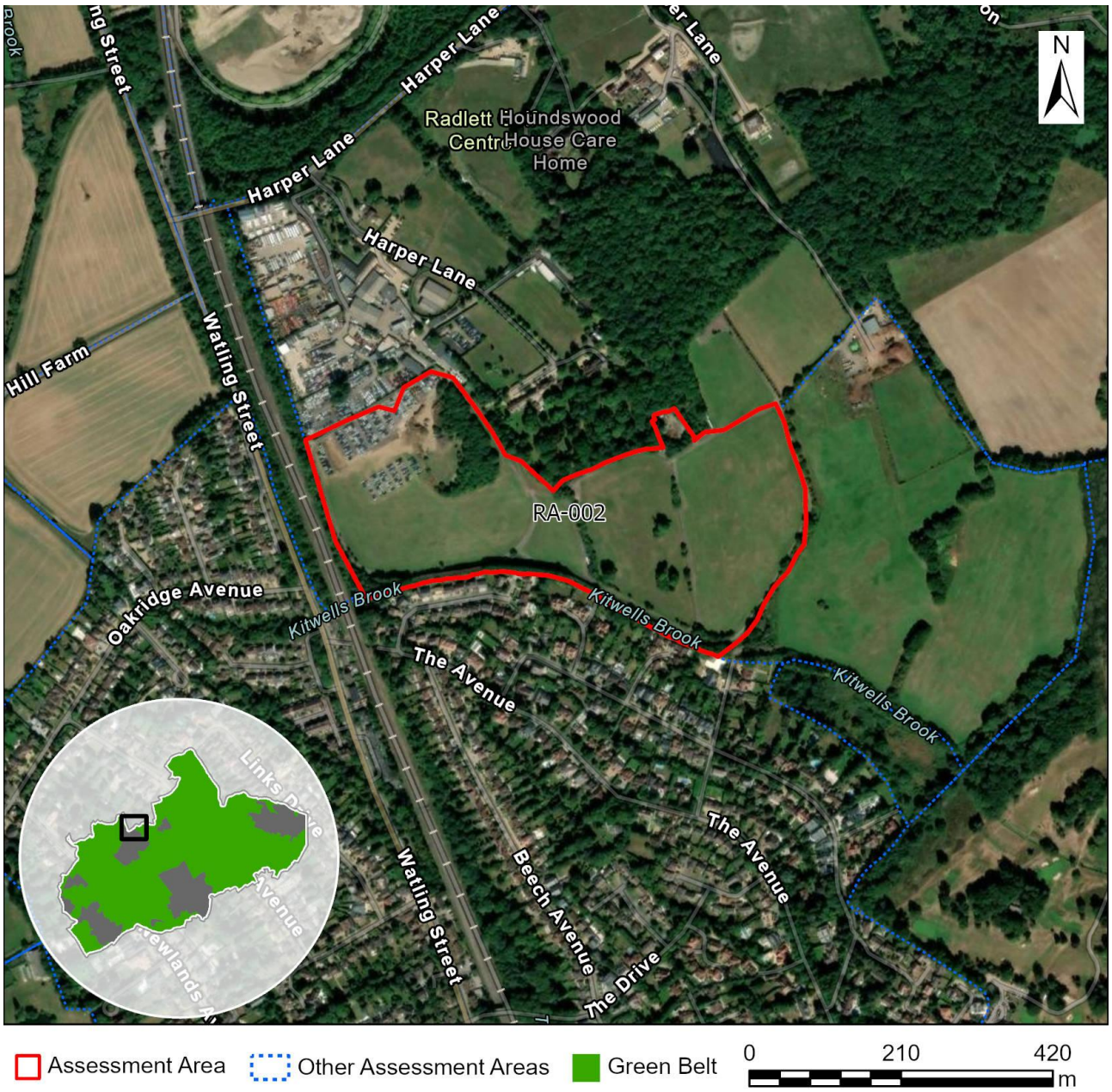
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises part of the gap between Radlett and London Colney. The AA does not make any contribution to visual separation due to the proximity of structures (existing development within the gap, M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II listed building)
Comments on boundaries	Railway corridor
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-002

Assessment Area

Reference	RA-002
Settlement	Radlett (Town)



Purposes Assessment

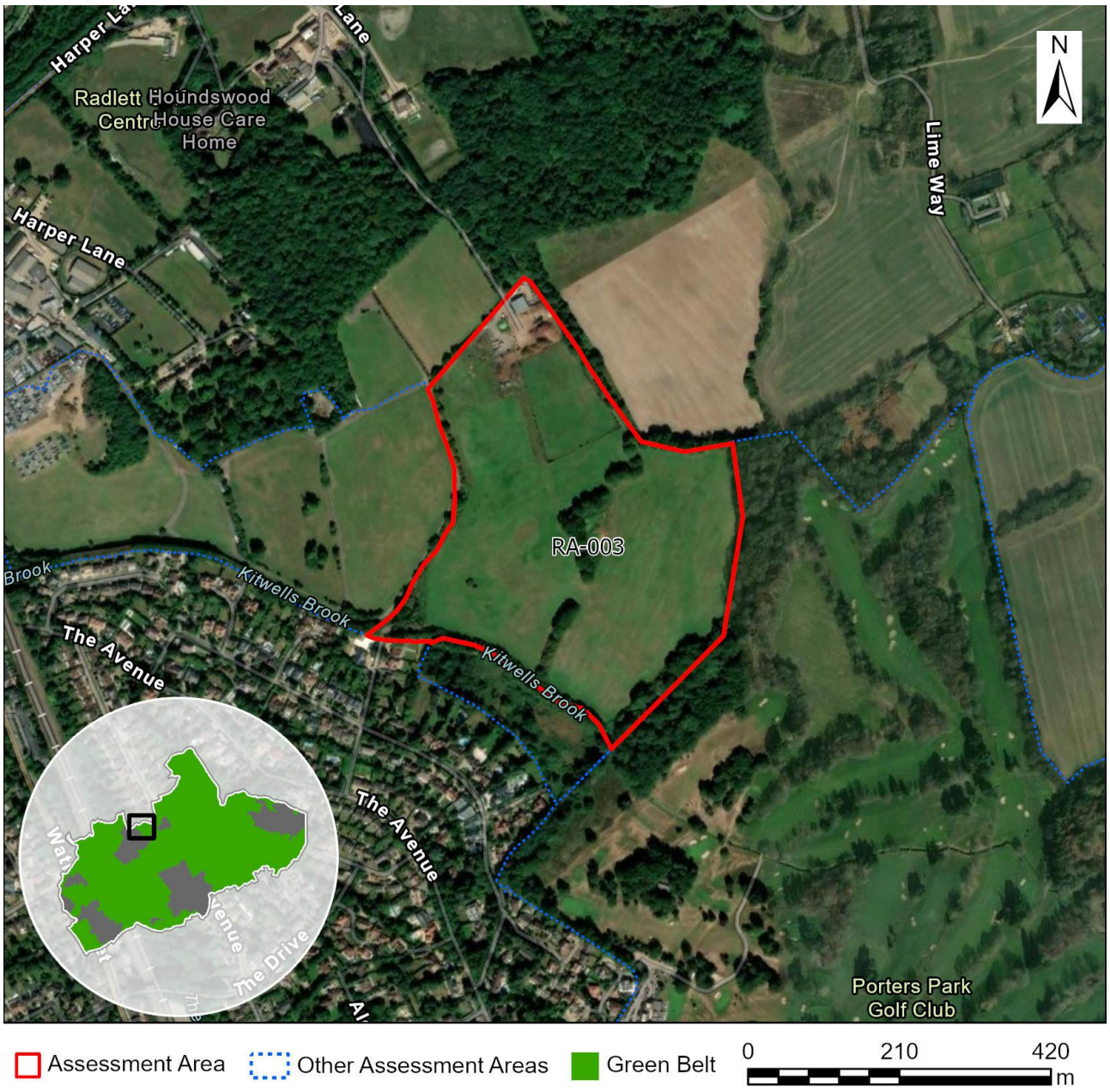
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap, M25 and associated screening) and presence of natural landscape elements (woodland to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Edge of development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-003

Assessment Area

Reference	RA-003
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap, M25 and associated screening) and the presence of natural landscape elements (woodland to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, brook
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-004

Assessment Area

Reference	RA-004
Settlement	Radlett (Town)



Purposes Assessment

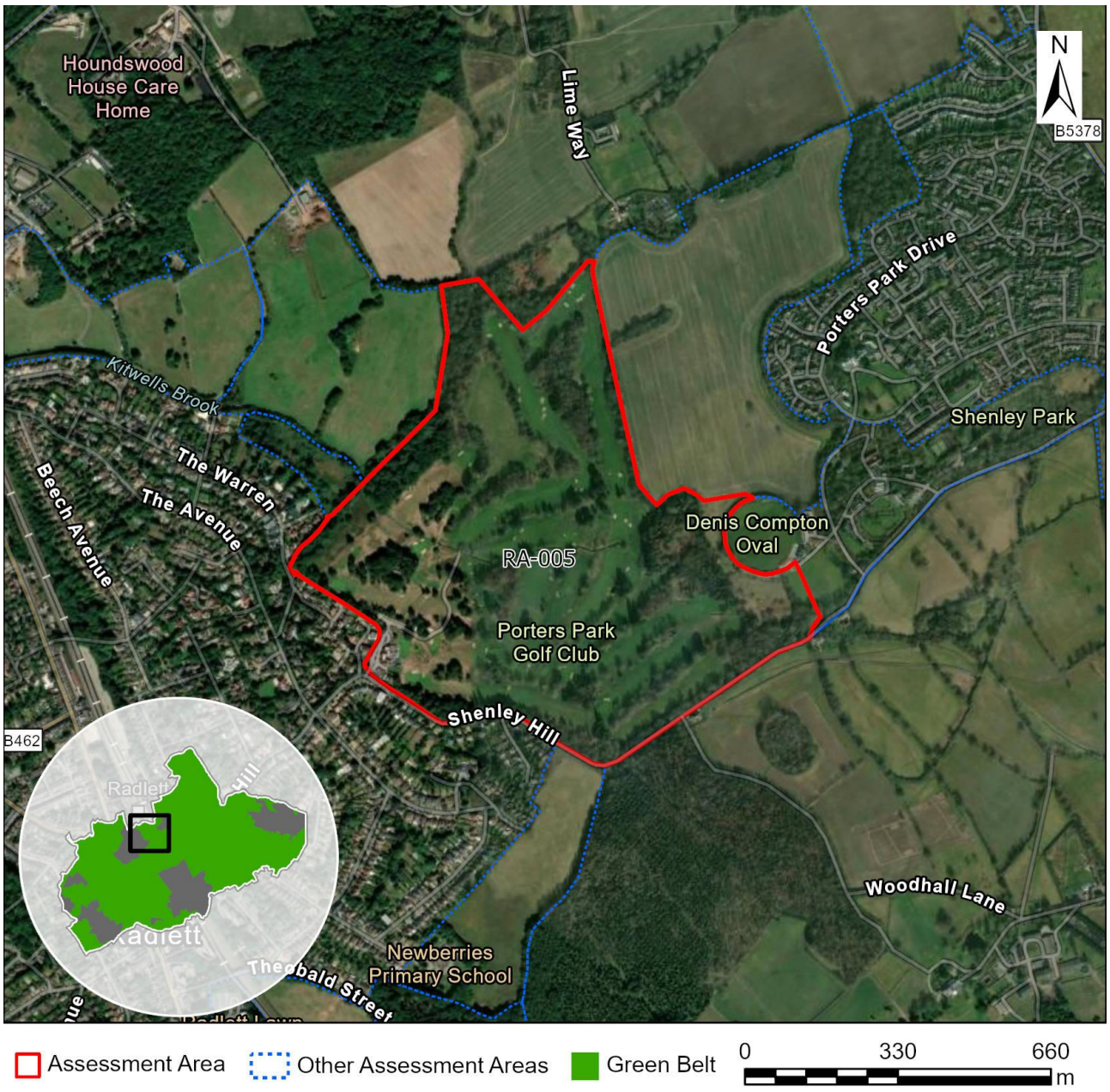
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Radlett and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap, M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of development, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-005

Assessment Area

Reference	RA-005
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

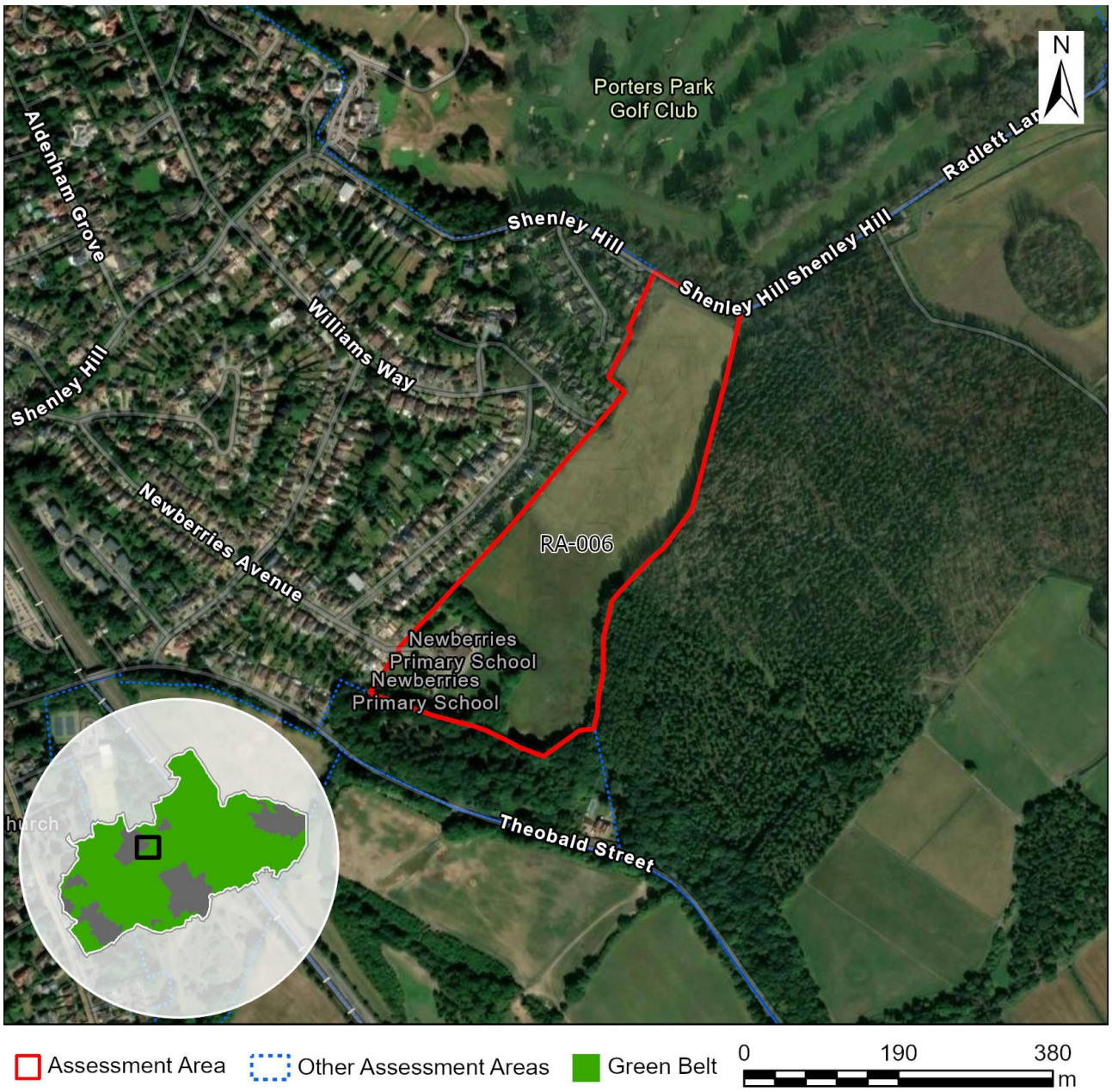
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and one Grade II listed building)
Comments on boundaries	Extent of golf course
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-006

Assessment Area

Reference	RA-006
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Radlett and Borehamwood. There is a scheme consented by appeal (24/1211/OUT). The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-007

Assessment Area	
Reference	RA-007
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Radlett and Borehamwood. The AA could likely be developed without the loss of visual separation due to the presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-008

Assessment Area

Reference	RA-008
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Radlett and Borehamwood. The AA could likely be developed without the loss of visual separation due to the undulating topography and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Railway, road, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-009

Assessment Area

Reference	RA-009
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively small part of the gap between Radlett and Borehamwood. The AA could likely be developed without the loss of visual separation due to the undulating topography, proximity of structures (railway line and associated screening) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Radlett South Conservation Area and two Grade II listed buildings)
Comments on boundaries	Railway, field boundaries, edge of development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-010

Assessment Area	
Reference	RA-010
Settlement	Radlett (Town)



Purposes Assessment

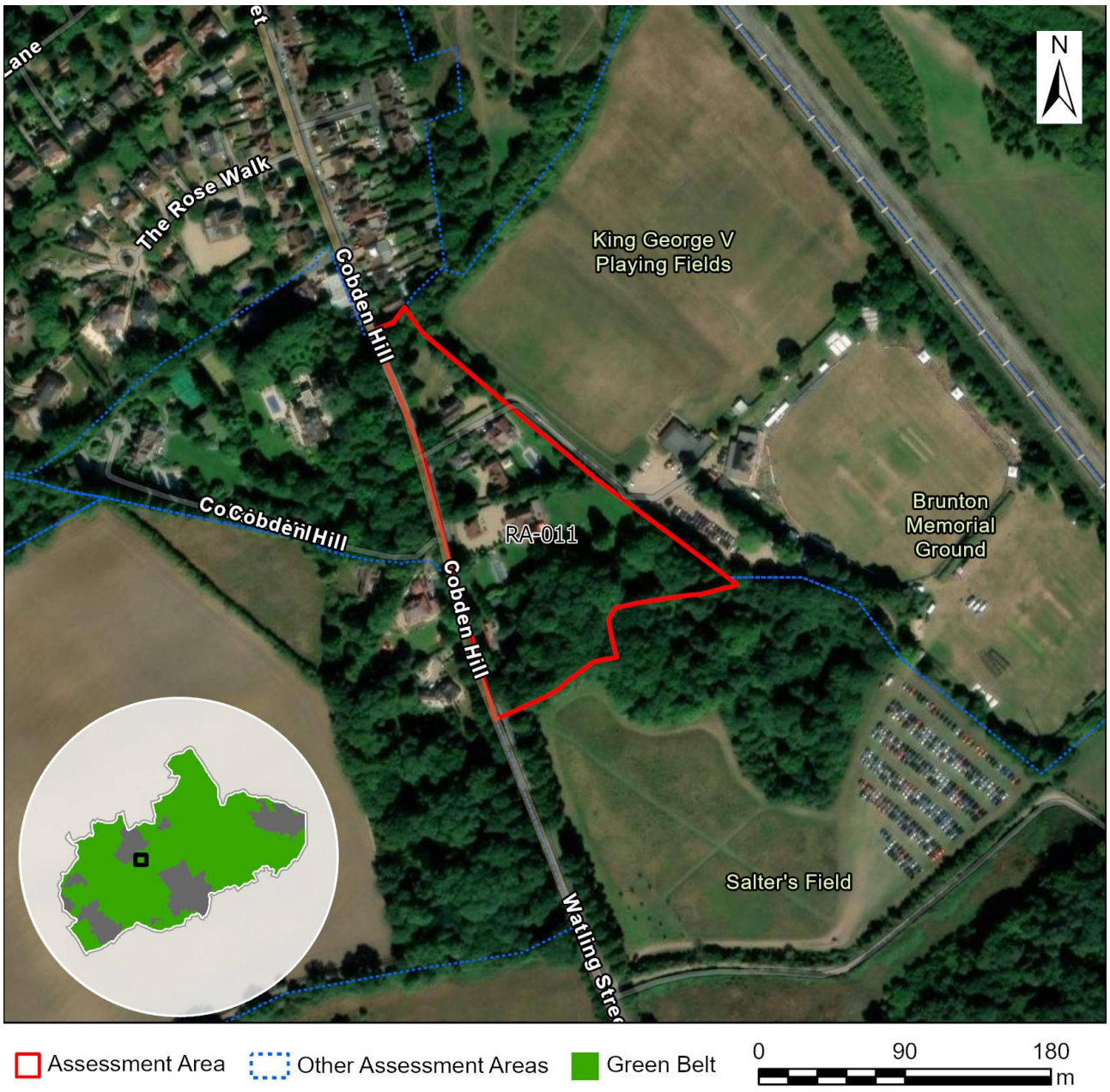
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a relatively substantial part of the gap between Radlett and Borehamwood. The AA could likely be developed without the loss of visual separation due to the undulating topography, proximity of structures (railway line and associated screening) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Radlett South Conservation Area and one Grade II listed building)
Comments on boundaries	Railway, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-011

Assessment Area

Reference	RA-011
Settlement	Radlett (Town)



Purposes Assessment

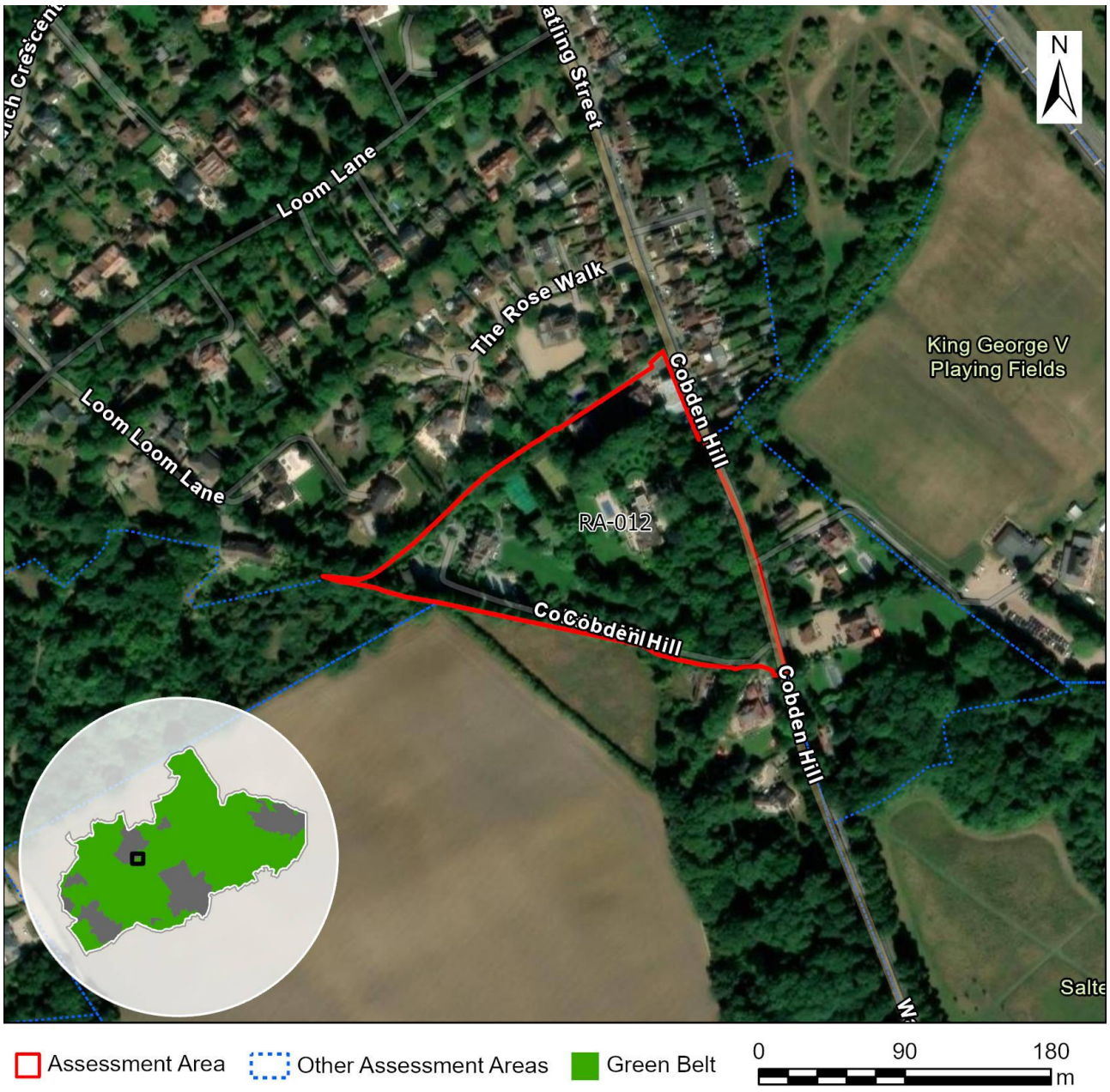
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a part of the gap between Radlett and Borehamwood. It is not free of development. The AA could likely be developed without the loss of visual separation due to the undulating topography, proximity of structures (railway line and associated screening) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Radlett South Conservation Area and within setting of one Grade II listed building)
Comments on boundaries	Roads, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-012

Assessment Area

Reference	RA-012
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Borehamwood. It is not free of development. The AA could likely be developed without the loss of visual separation due to the undulating topography, proximity of structures (railway line and associated screening), and presence of natural landscape elements (woodland to the southeast).

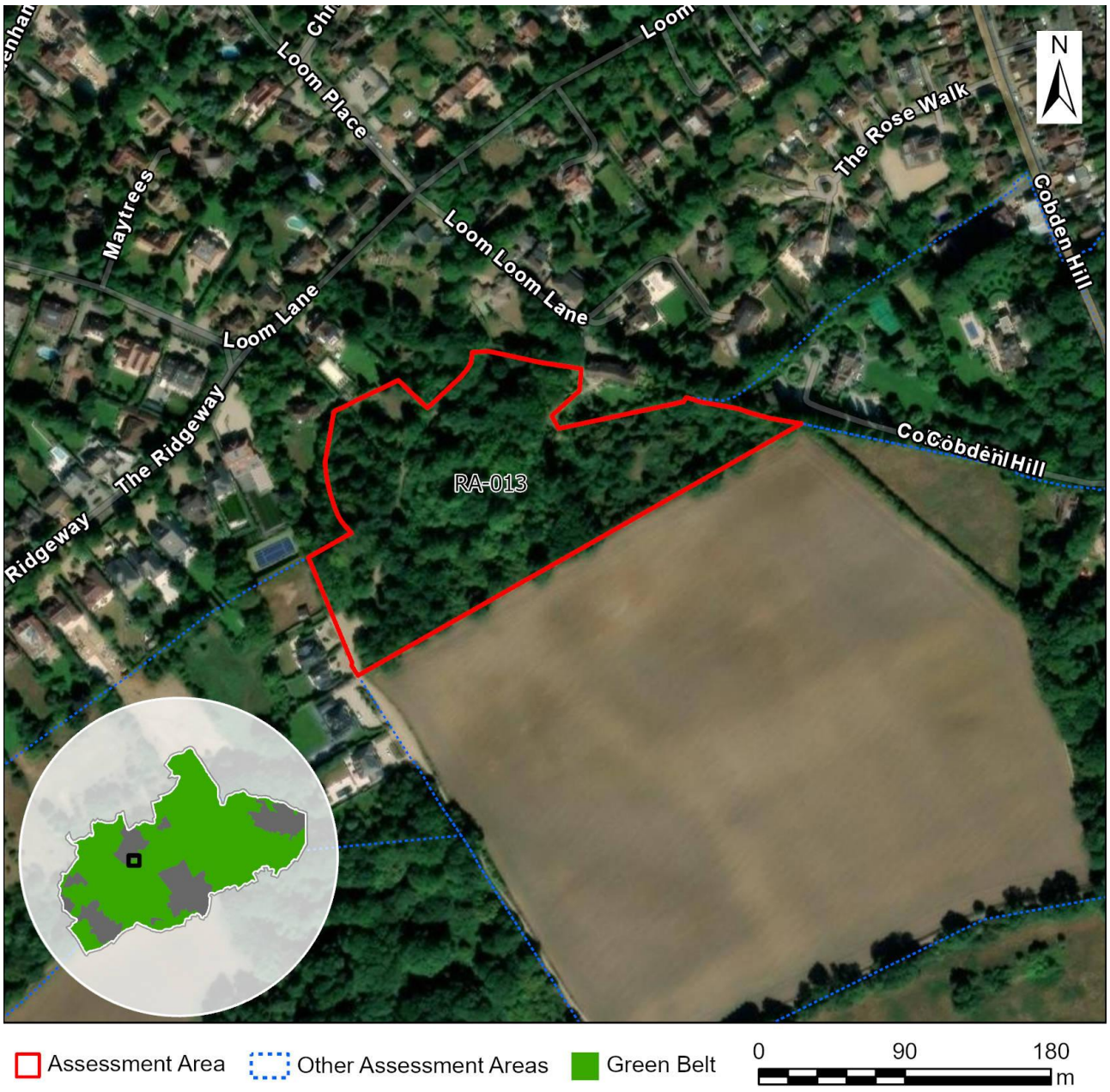
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Radlett South Conservation Area and one Grade II listed building)
Comments on boundaries	Roads, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-013

Assessment Area

Reference	RA-013
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Radlett and Borehamwood. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Radlett South Conservation Area and one Grade II listed building)
Comments on boundaries	Edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-014

Assessment Area

Reference	RA-014
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA contains some existing development and comprises a very small part of the gap between Radlett and Bushey. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building and one Grade II* listed building)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-015

Assessment Area

Reference	RA-015
Settlement	Radlett (Town)



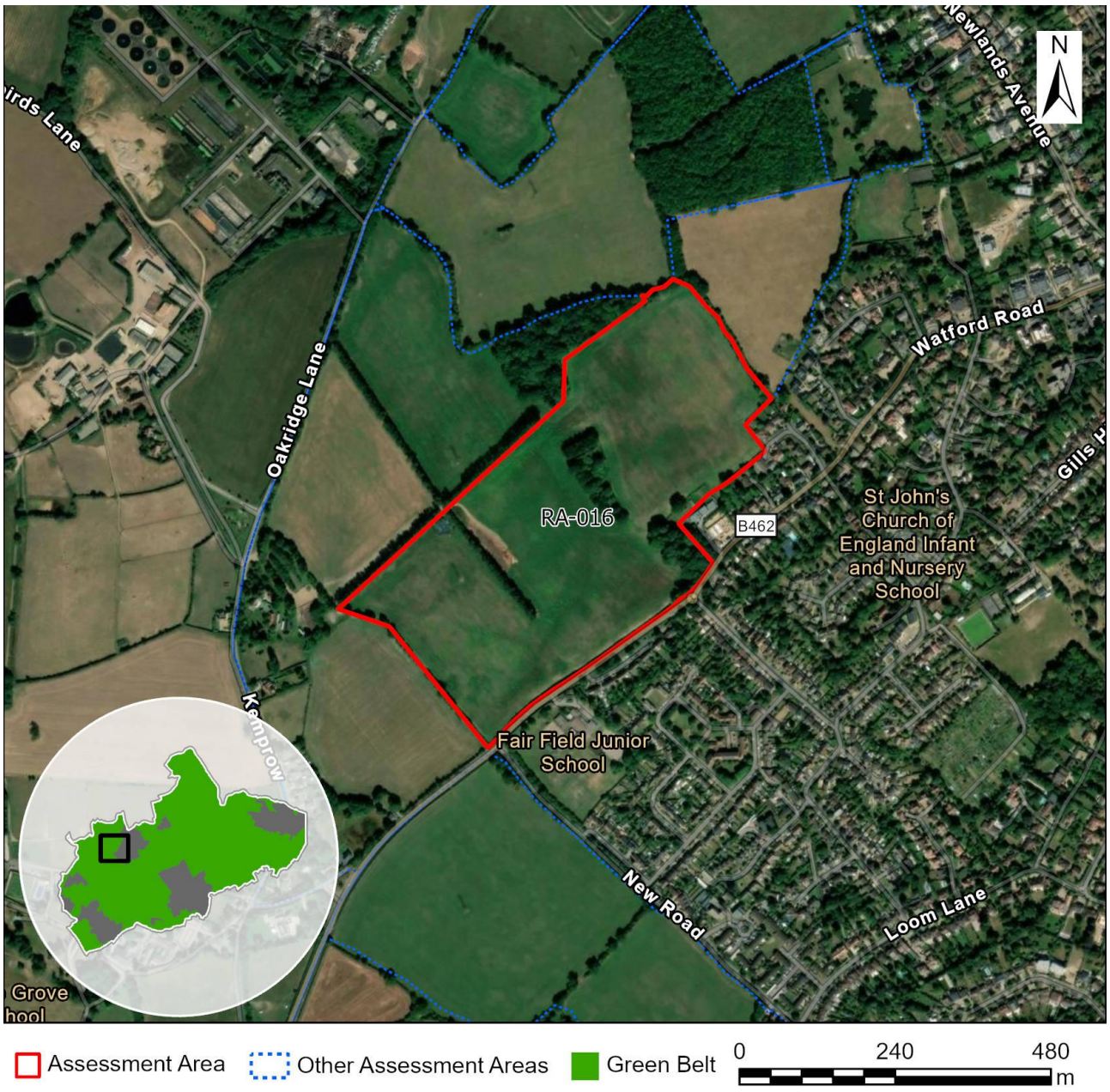
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Bushey. The AA could likely be developed without the loss of visual separation due to the presence of structures including M1, A41 and associated screening.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II* listed building and four Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-016

Assessment Area	
Reference	RA-016
Settlement	Radlett (Town)



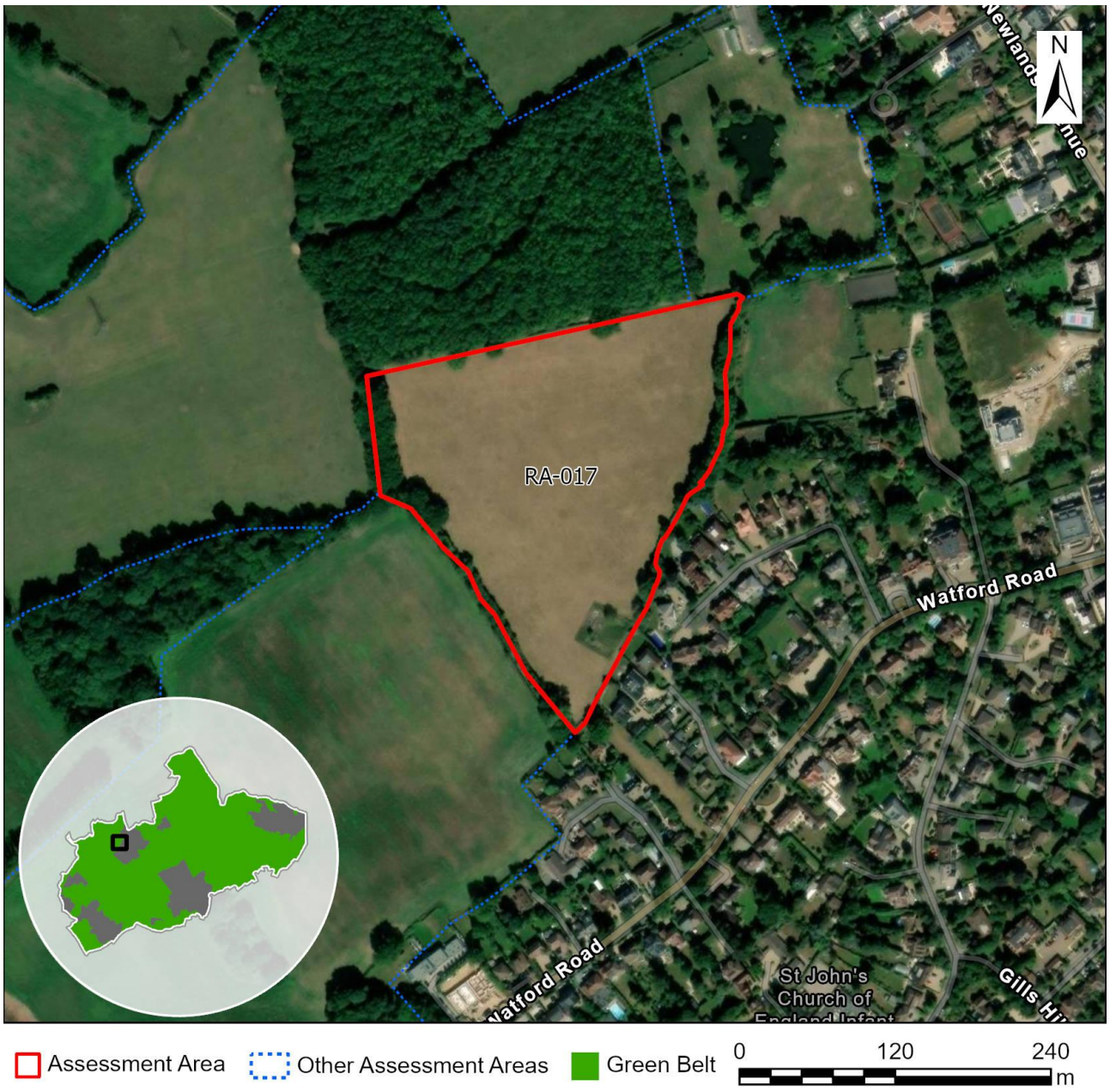
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the presence of structures (including M1, A41 and associated screening) and presence of natural landscape elements (woodland and River Colne corridor).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of five Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area RA-017

Assessment Area	
Reference	RA-017
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Radlett and Watford. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

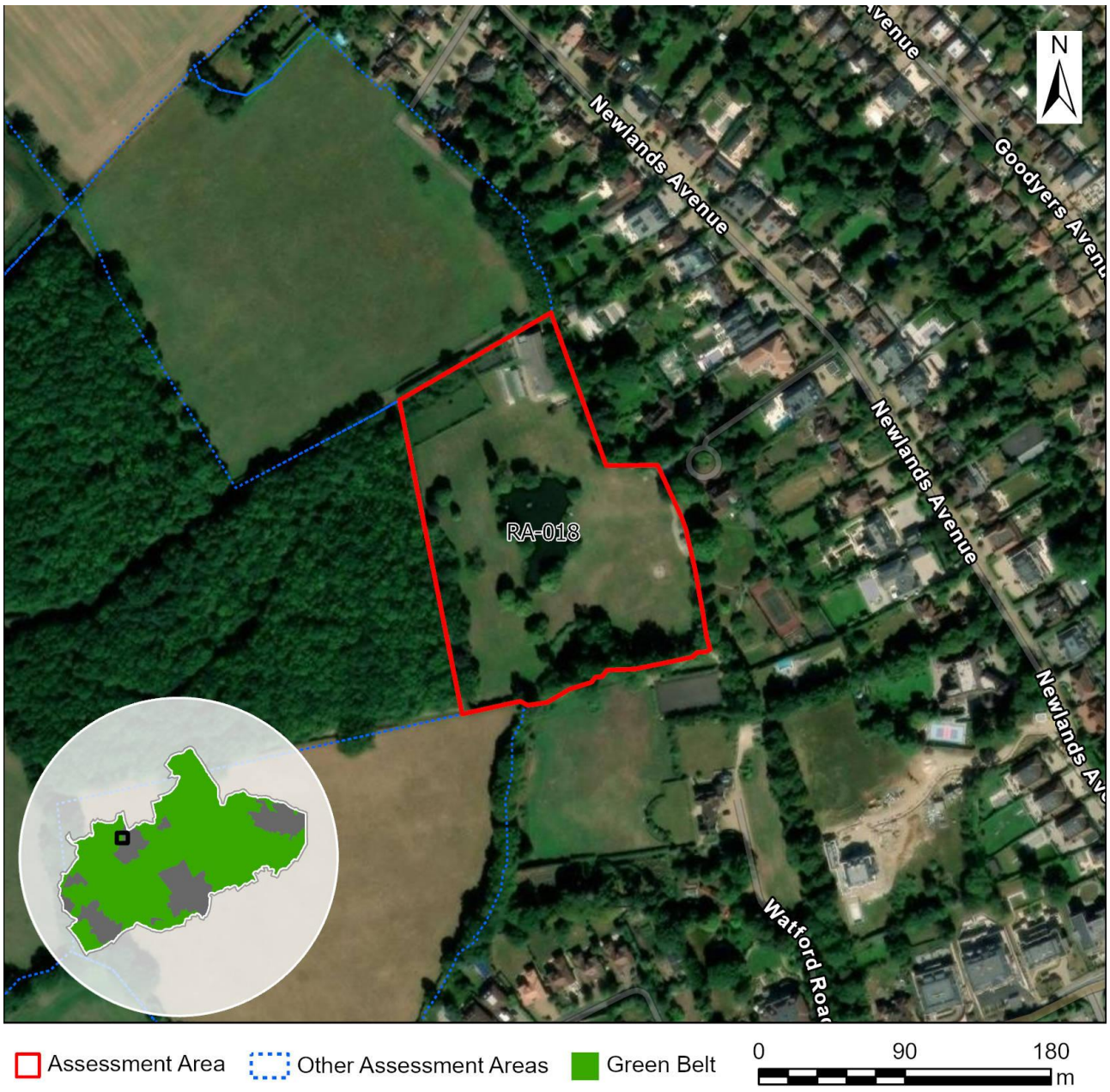
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-018

Assessment Area

Reference	RA-018
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Radlett and Watford. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

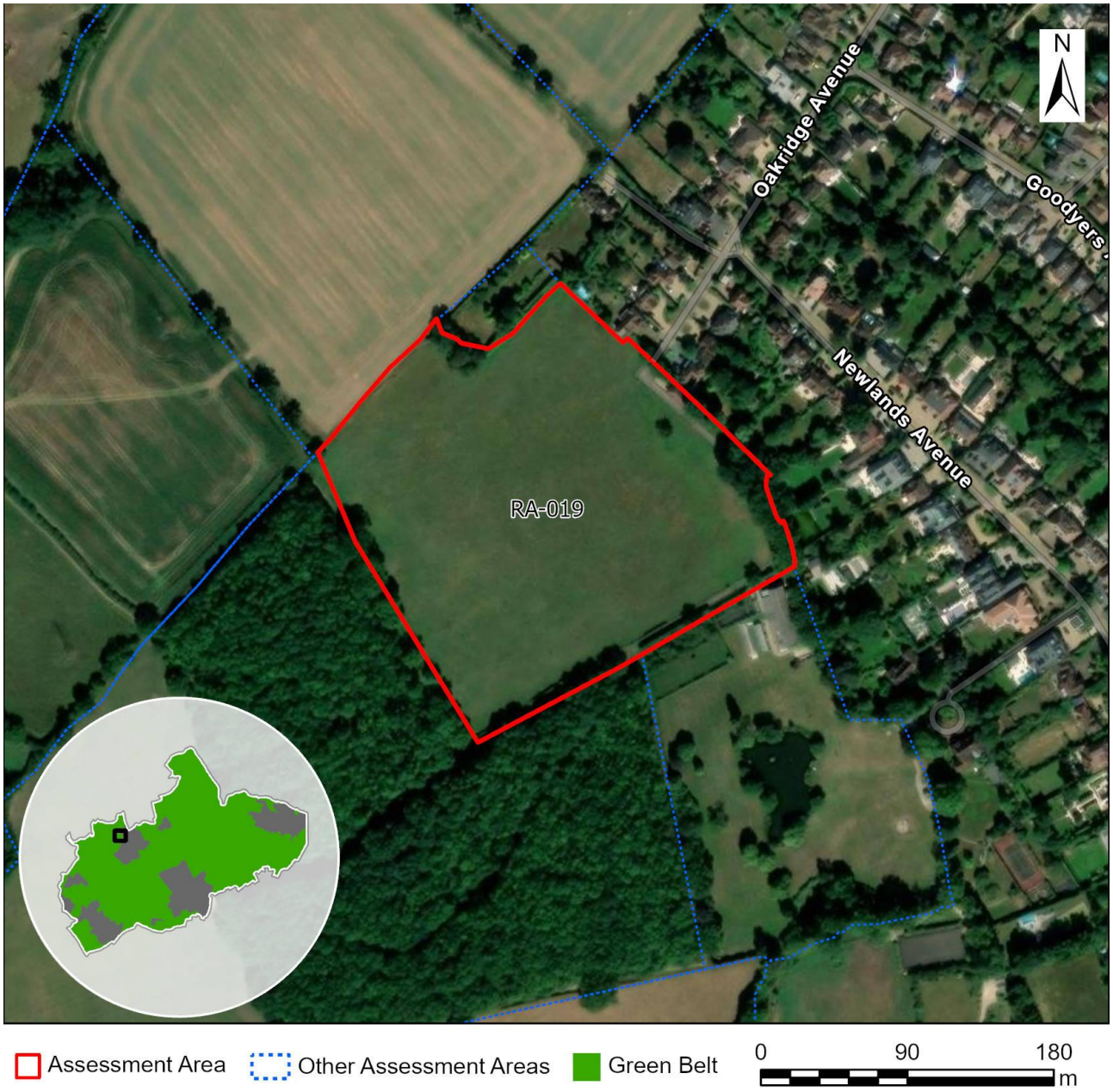
Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-019

Assessment Area

Reference	RA-019
Settlement	Radlett (Town)



Purposes Assessment

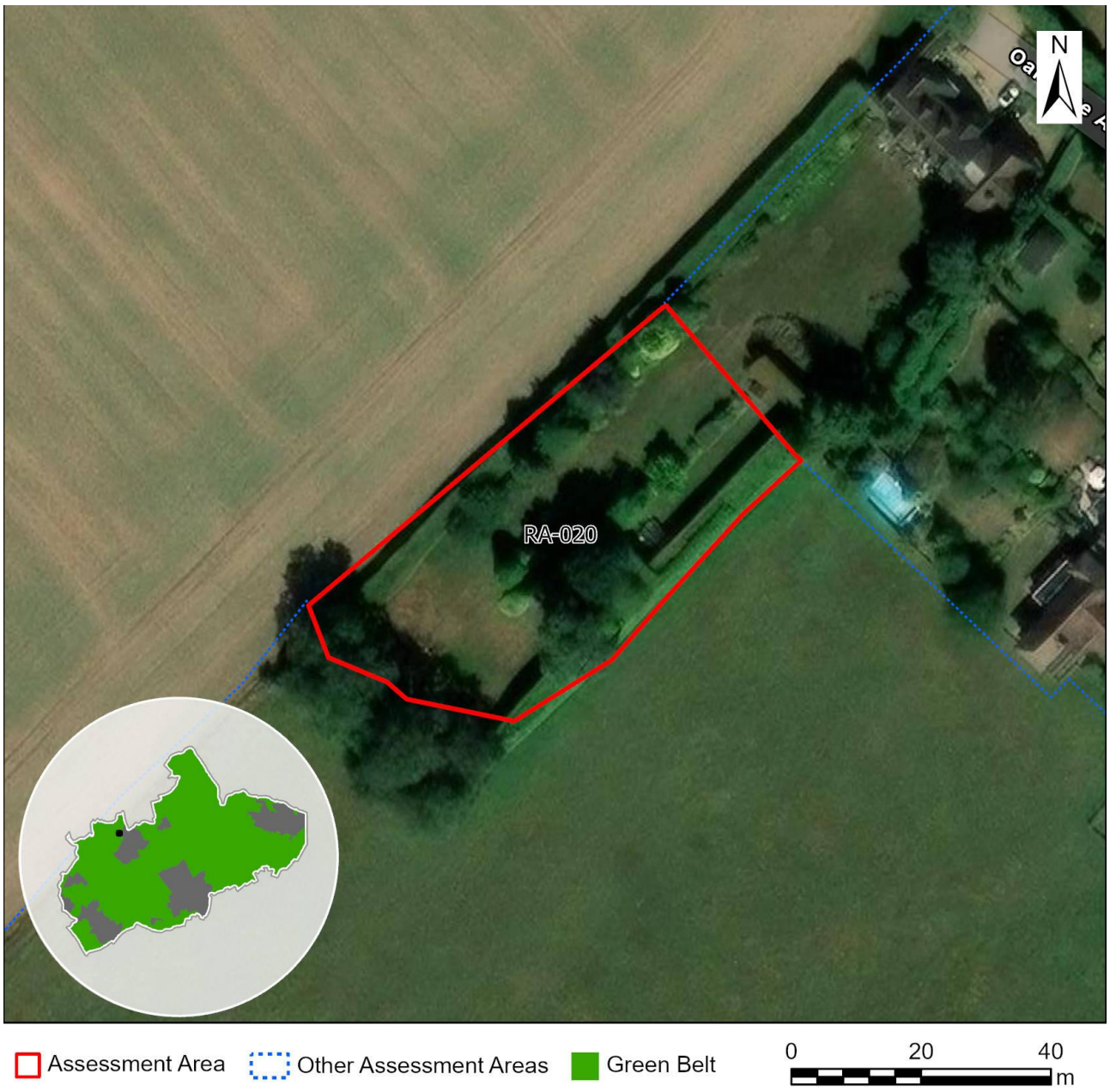
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Radlett and Watford. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-020

Assessment Area	
Reference	RA-020
Settlement	Radlett (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a very small part of the gap between Radlett and Watford. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of garden, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-021

Assessment Area	
Reference	RA-021
Settlement	Radlett (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the presence of structures (including M1, A41 and associated screening) and presence of natural landscape elements (woodland and River Colne corridor).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-022

Assessment Area

Reference	RA-022
Settlement	Radlett (Town)



Purposes Assessment

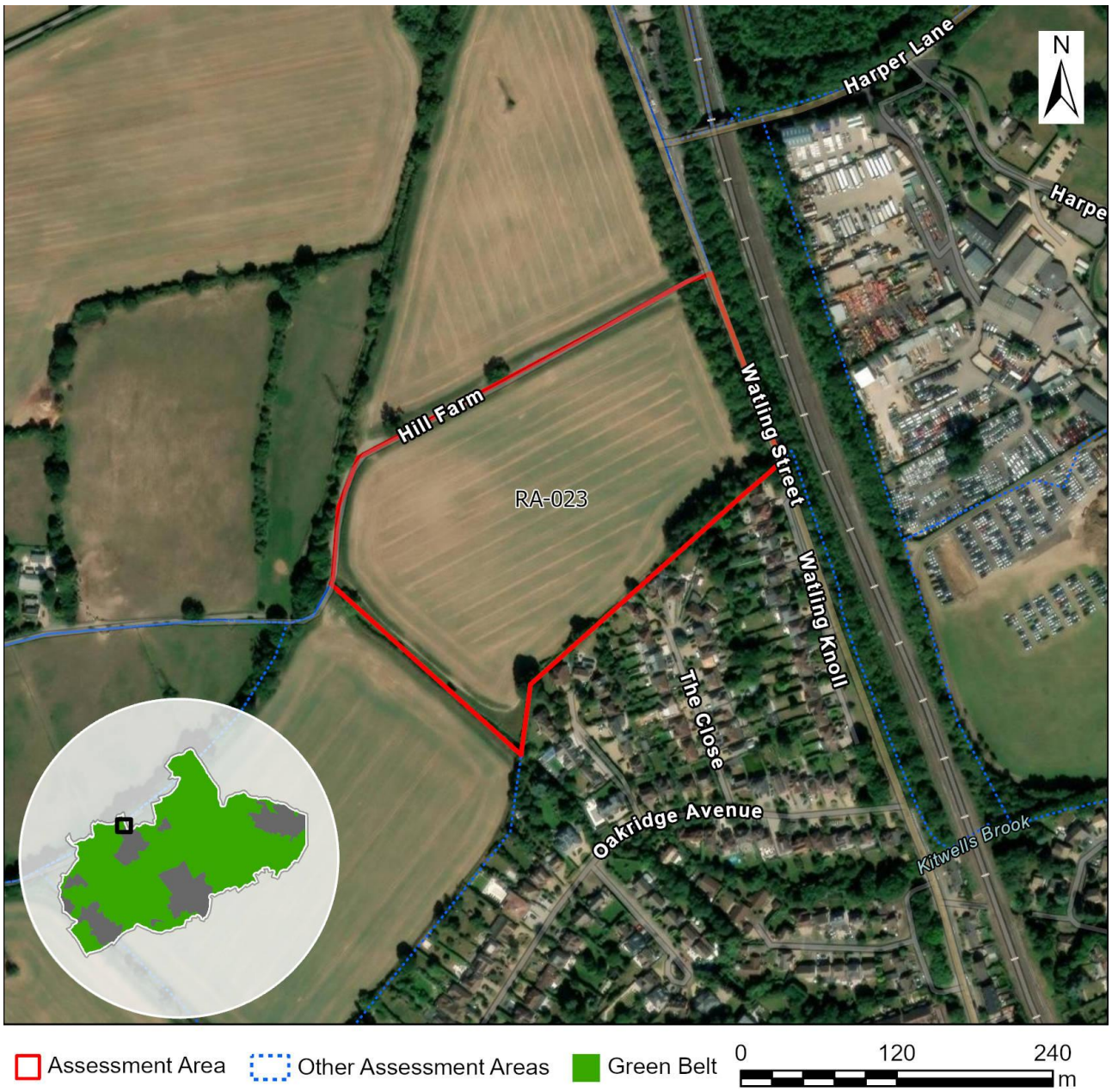
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the presence of structures (including M1, A41 and associated screening) and presence of natural landscape elements (woodland and River Colne corridor).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries, brook
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area RA-023

Assessment Area

Reference	RA-023
Settlement	Radlett (Town)



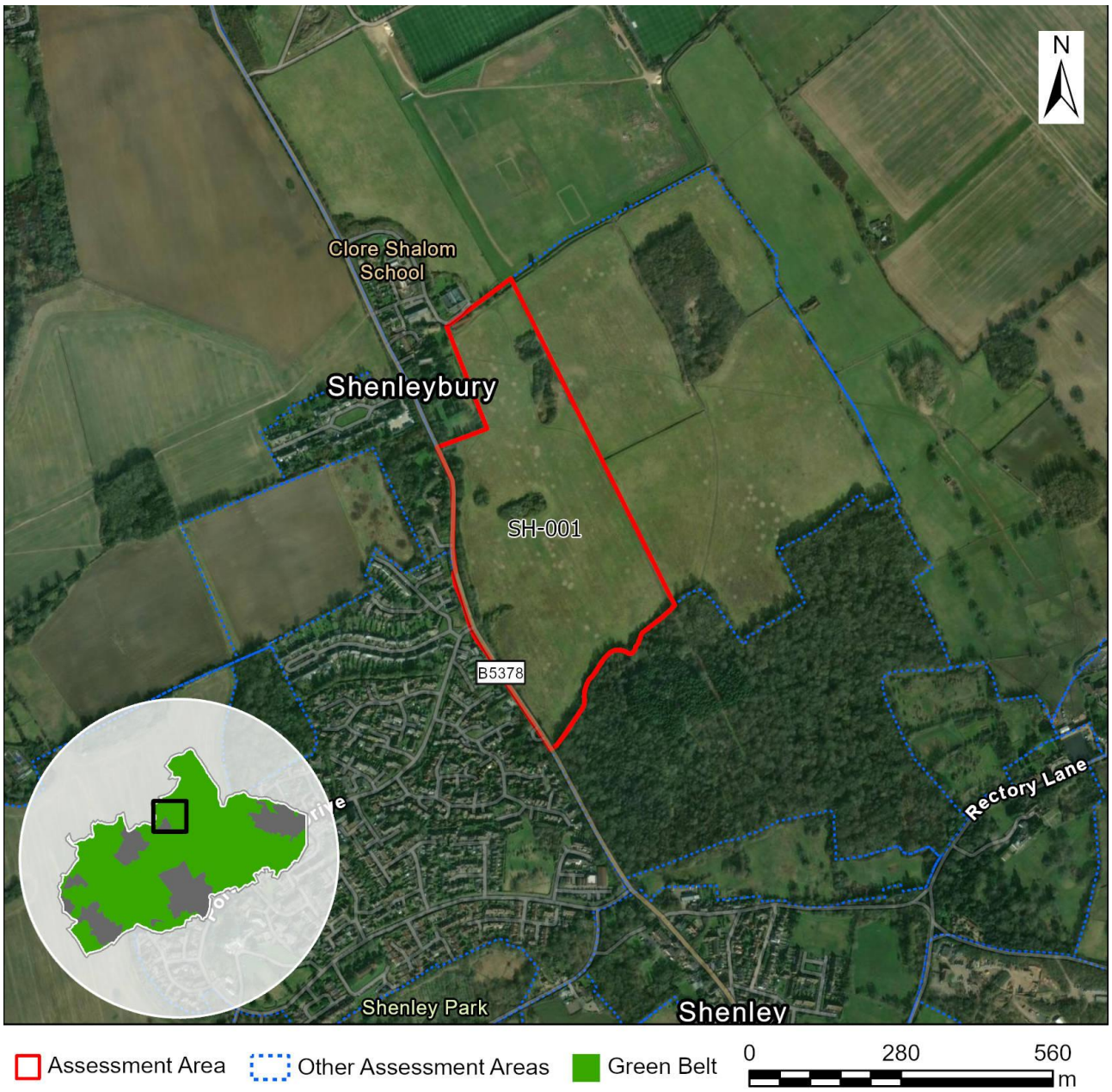
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and St Albans. The AA could likely be developed without the loss of visual separation due to the presence of structures (railway line, M25 and associated screening) and presence of natural landscape elements (River Colne corridor).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Roads, brook
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area SH-001

Assessment Area	
Reference	SH-001
Settlement	Shenley (Town)



Purposes Assessment

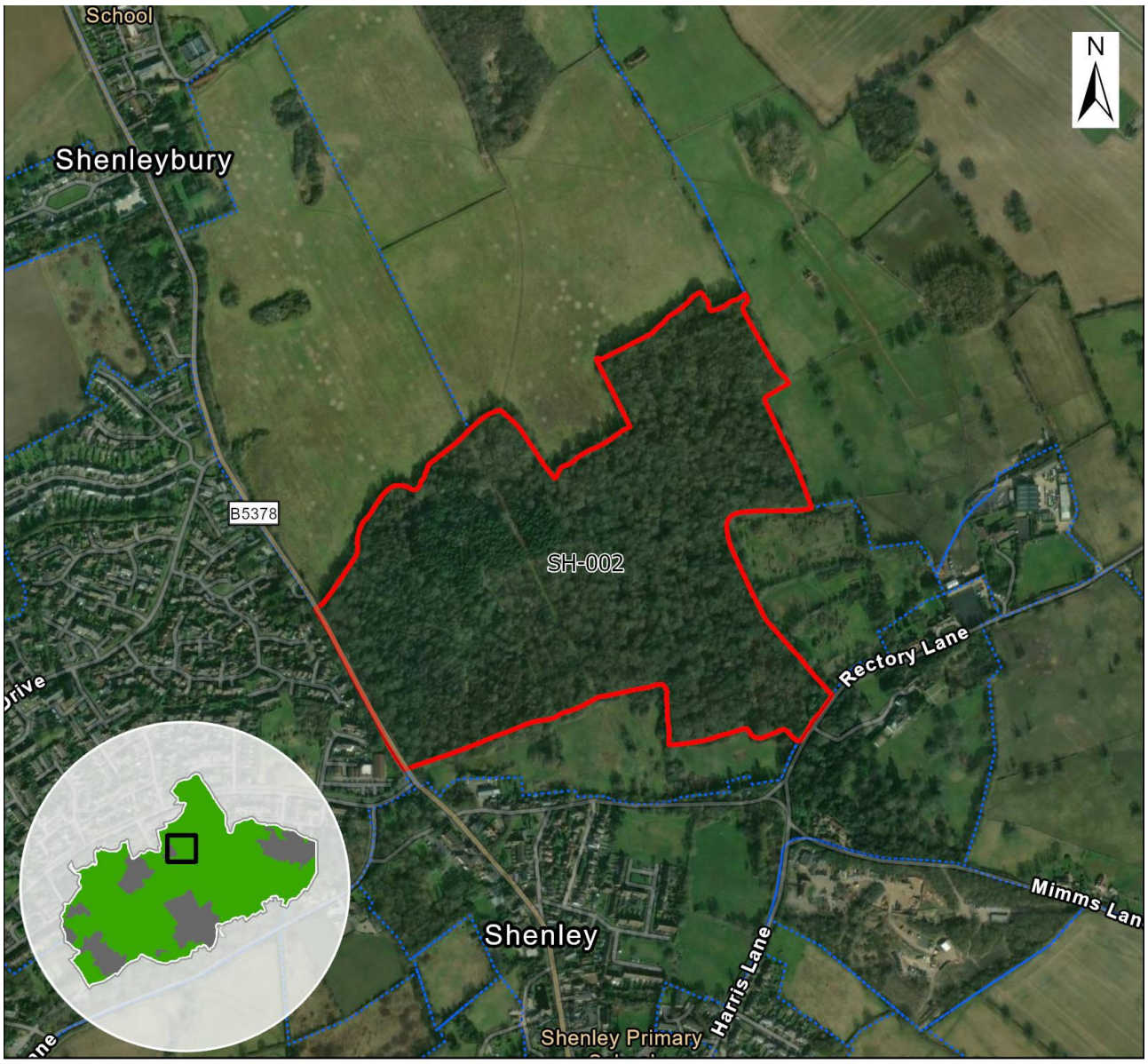
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Shenley) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II* listed building and one Grade II listed building)
Comments on boundaries	Edge of wood, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-002

Assessment Area

Reference	SH-002
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Shenley) and presence of natural landscape elements (extensive vegetation on site).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Provides a strong reason for refusing or restricting development with little or no possibility of mitigation.
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area)
Comments on boundaries	Edge of ancient woodland
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with little or no possibility of mitigation**

Assessment Area SH-003

Assessment Area

Reference	SH-003
Settlement	Shenley (Town)



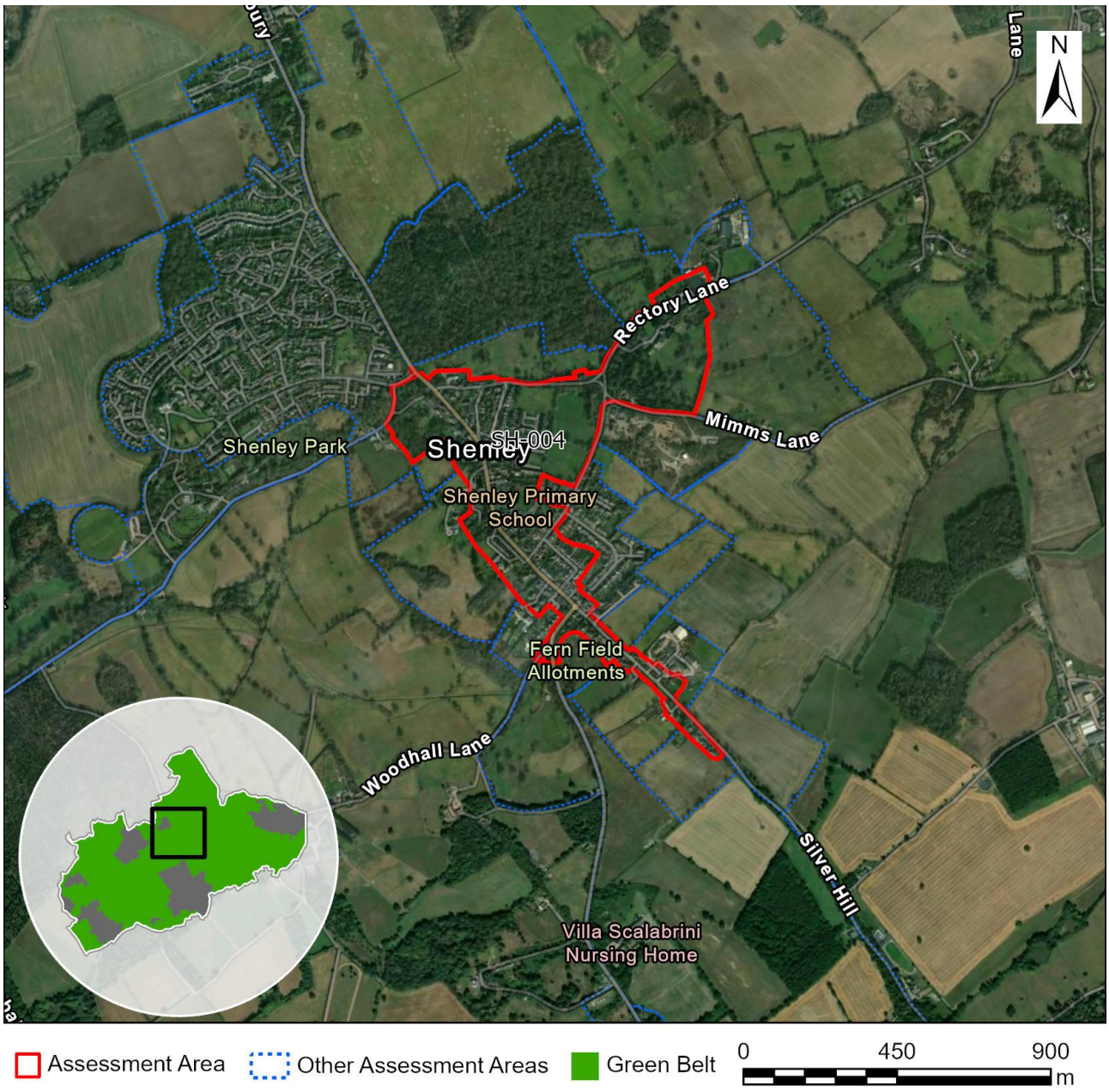
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Shenley) and presence of natural landscape elements (woodland to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (adjacent to ancient woodland along entire northern edge)
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and two Grade II listed buildings)
Comments on boundaries	Roads, edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-004

Assessment Area	
Reference	SH-004
Settlement	Shenley (Town)



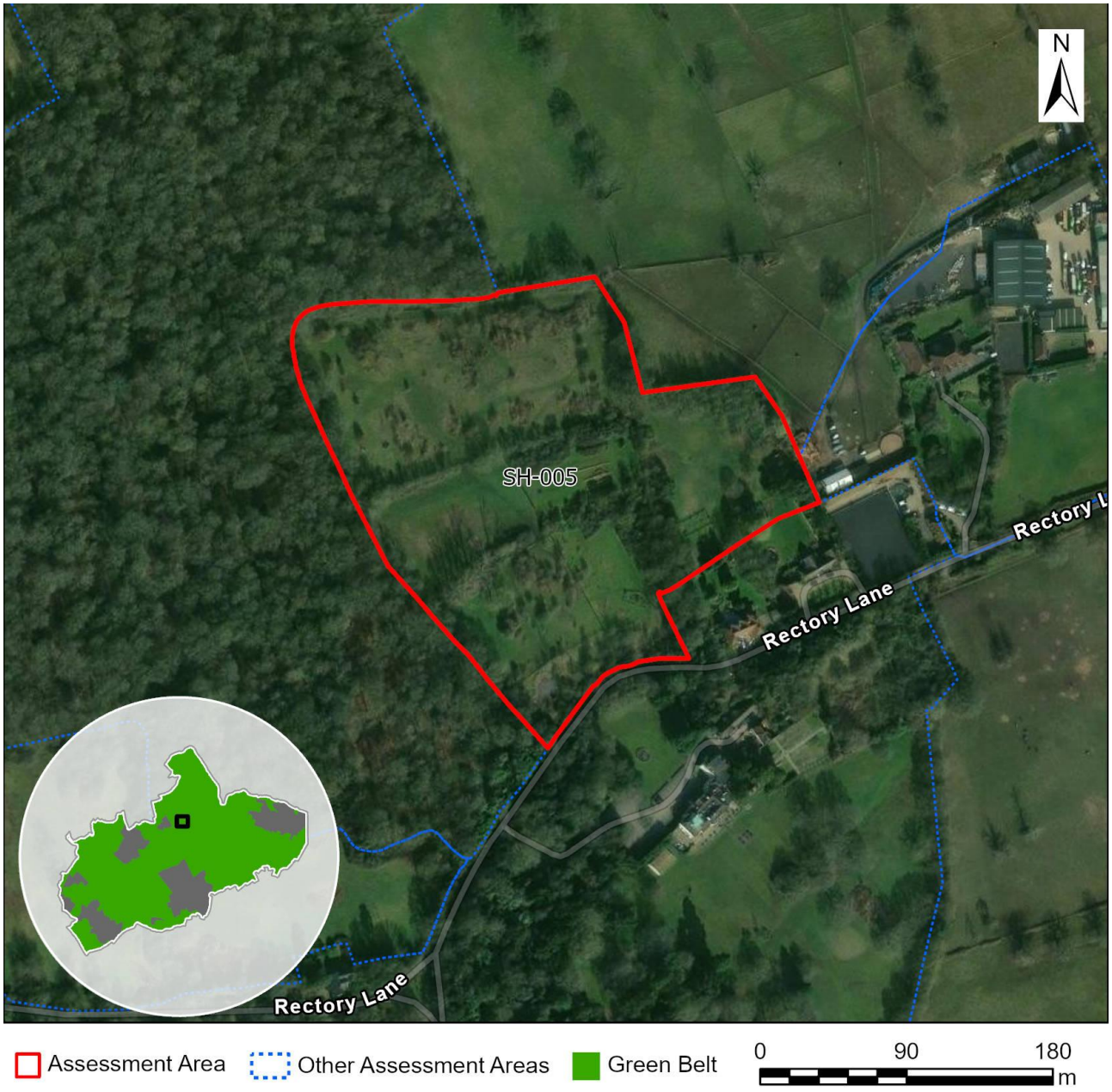
Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA contains existing development and comprises a small part of the gap between Borehamwood and London Colney. The AA is already predominantly developed without the loss of visual separation due to the proximity of structures (existing development at Shenley) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Shenley Village Conservation Area and seventeen Grade II listed buildings)
Comments on boundaries	Conservation area
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-005

Assessment Area	
Reference	SH-005
Settlement	Shenley (Town)



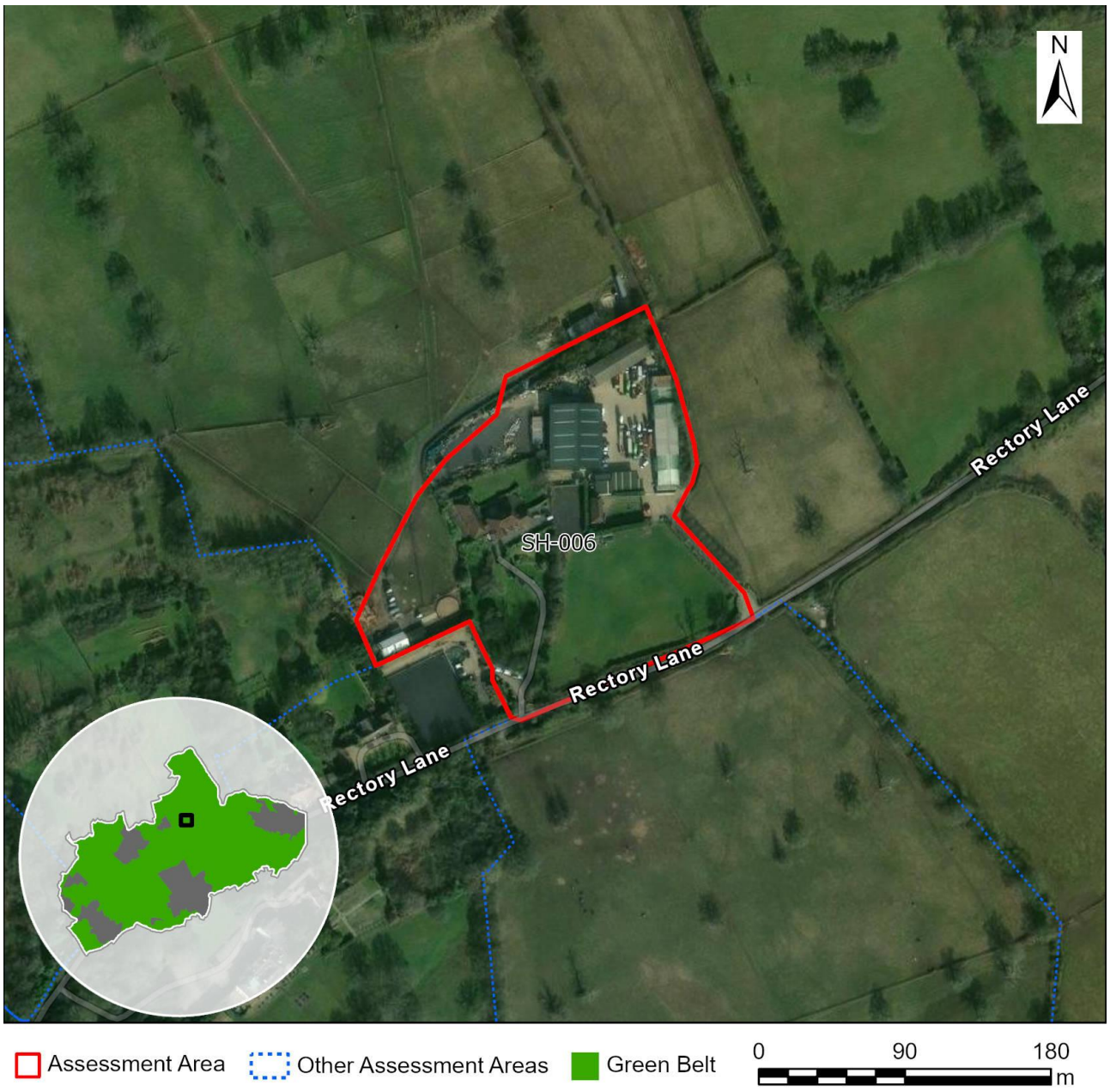
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Shenley) and presence of natural landscape elements (woodland to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and two Grade II listed buildings)
Comments on boundaries	Edge of conservation area, edge of ancient woodland
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-006

Assessment Area	
Reference	SH-006
Settlement	Shenley (Town)



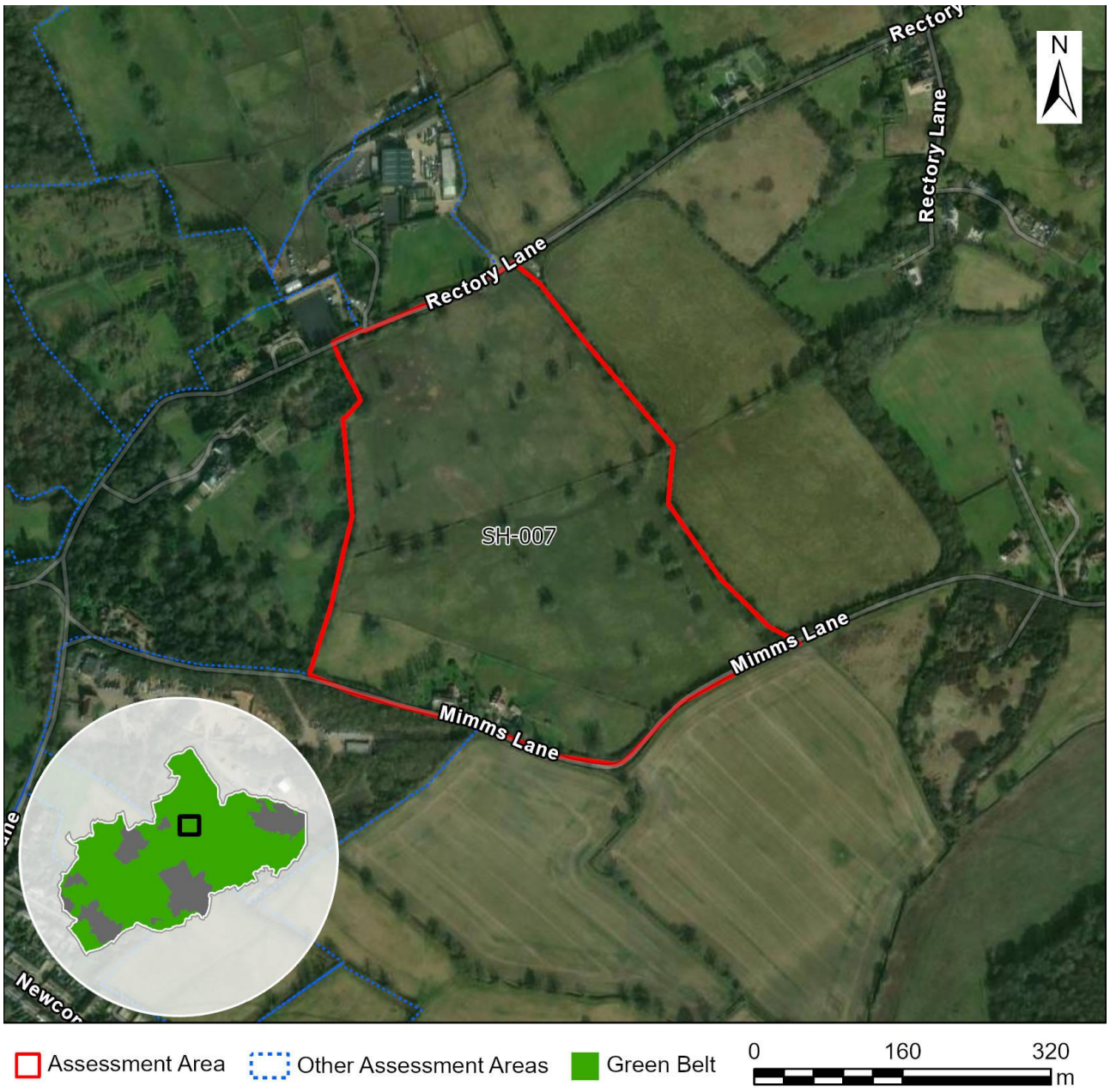
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (M25 and associated screening) and presence of natural landscape elements (woodland in the gap).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and two Grade II listed buildings)
Comments on boundaries	Road, edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-007

Assessment Area	
Reference	SH-007
Settlement	Shenley (Town)

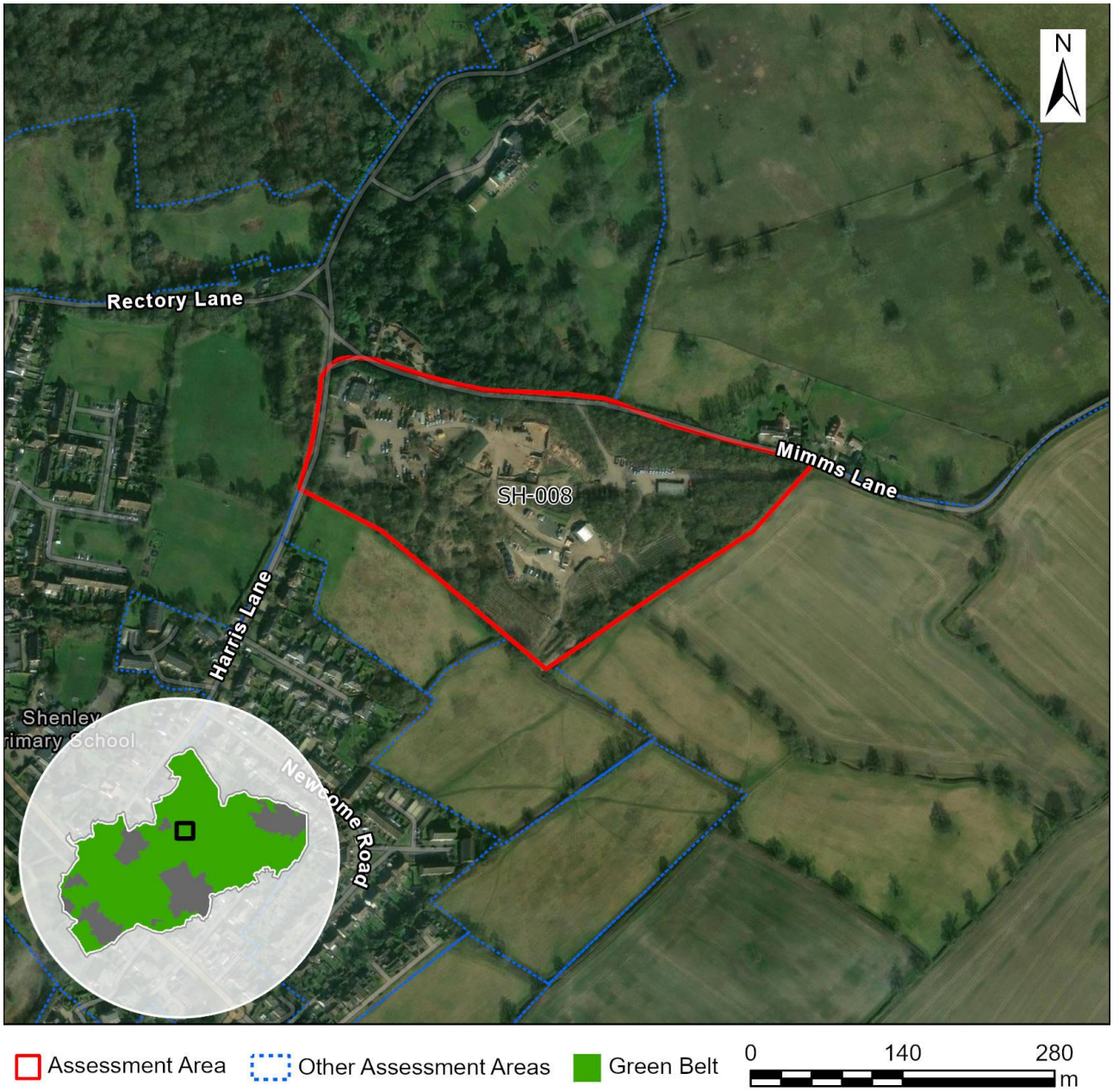


Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (including M25 and associated screening) and presence of natural landscape elements (woodland in the gap).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Road, edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-008

Assessment Area	
Reference	SH-008
Settlement	Shenley (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (M25 and associated screening) and presence of natural landscape elements (woodland in the gap).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and two Grade II listed buildings)
Comments on boundaries	Road, edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-009

Assessment Area	
Reference	SH-009
Settlement	Shenley (Town)



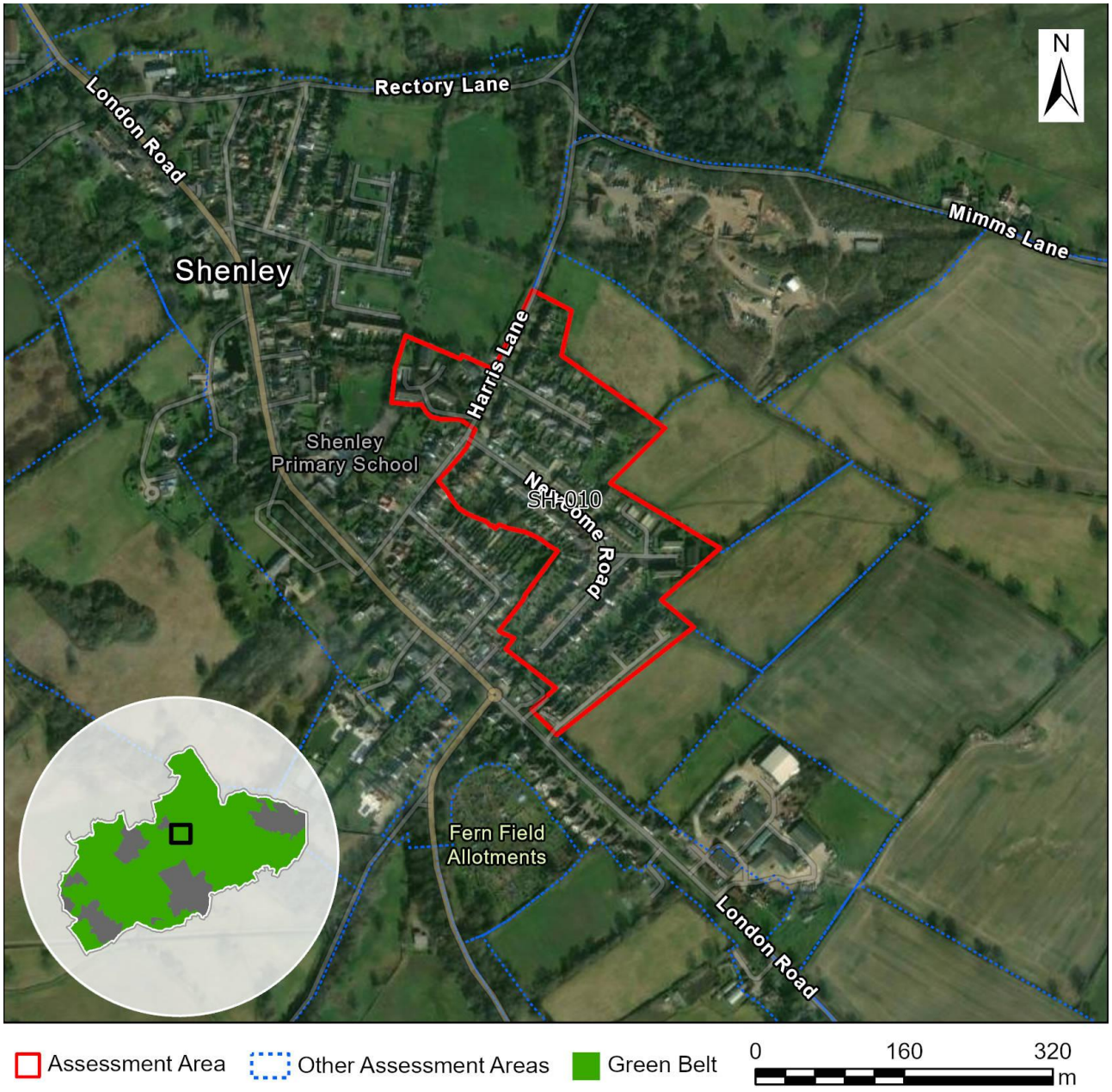
Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (M25 and associated screening) and presence of natural landscape elements (woodland to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and two Grade II listed buildings)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-010

Assessment Area	
Reference	SH-010
Settlement	Shenley (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA contains existing development and comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Road, edge of conservation area, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-011

Assessment Area	
Reference	SH-011
Settlement	Shenley (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area SH-012

Assessment Area

Reference	SH-012
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

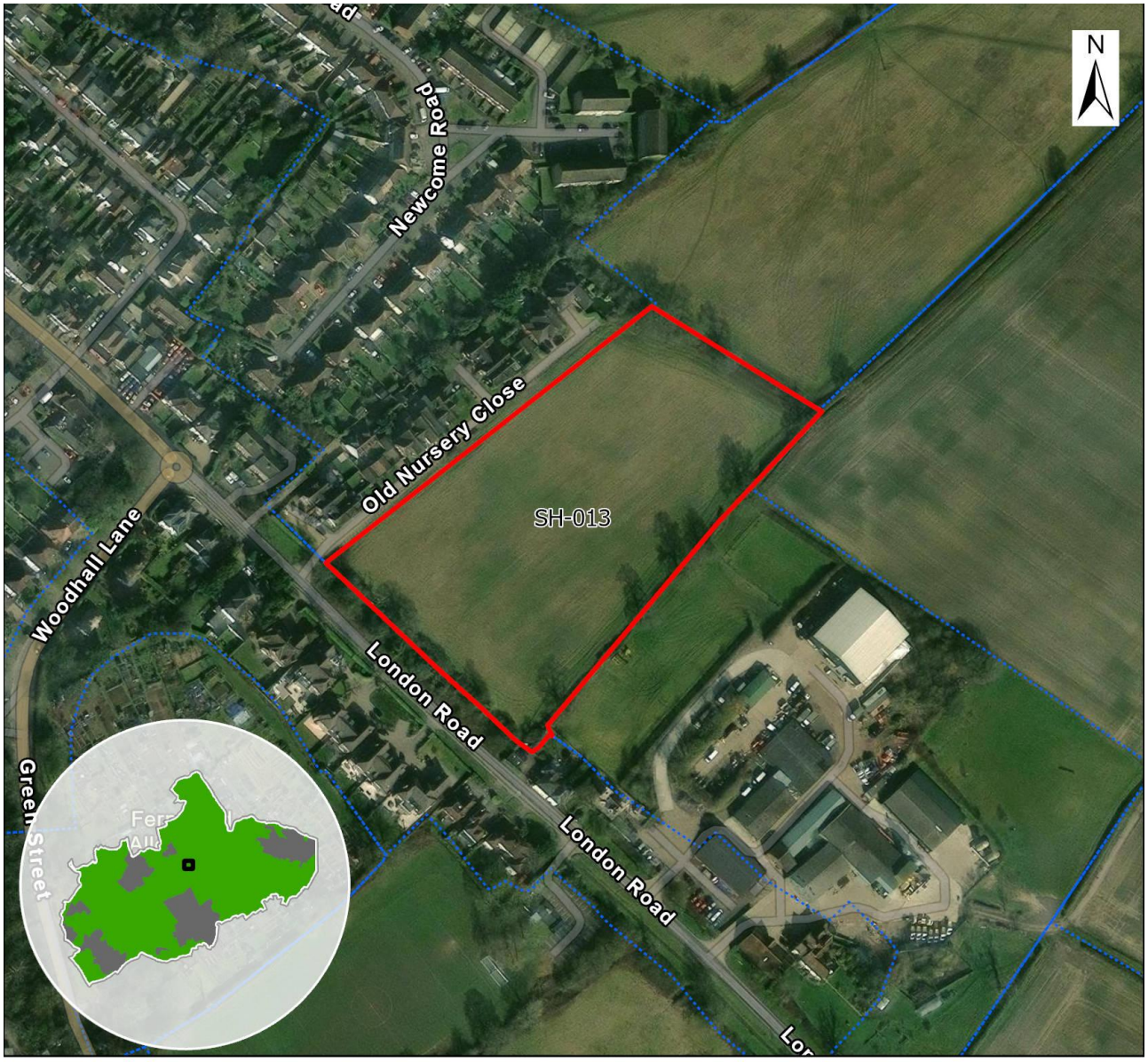
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-013

Assessment Area

Reference	SH-013
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area)
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-014

Assessment Area	
Reference	SH-014
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA contains existing development and comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-015

Assessment Area	
Reference	SH-015
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-016

Assessment Area	
Reference	SH-016
Settlement	Shenley (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-017

Assessment Area	
Reference	SH-017
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-018

Assessment Area

Reference	SH-018
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

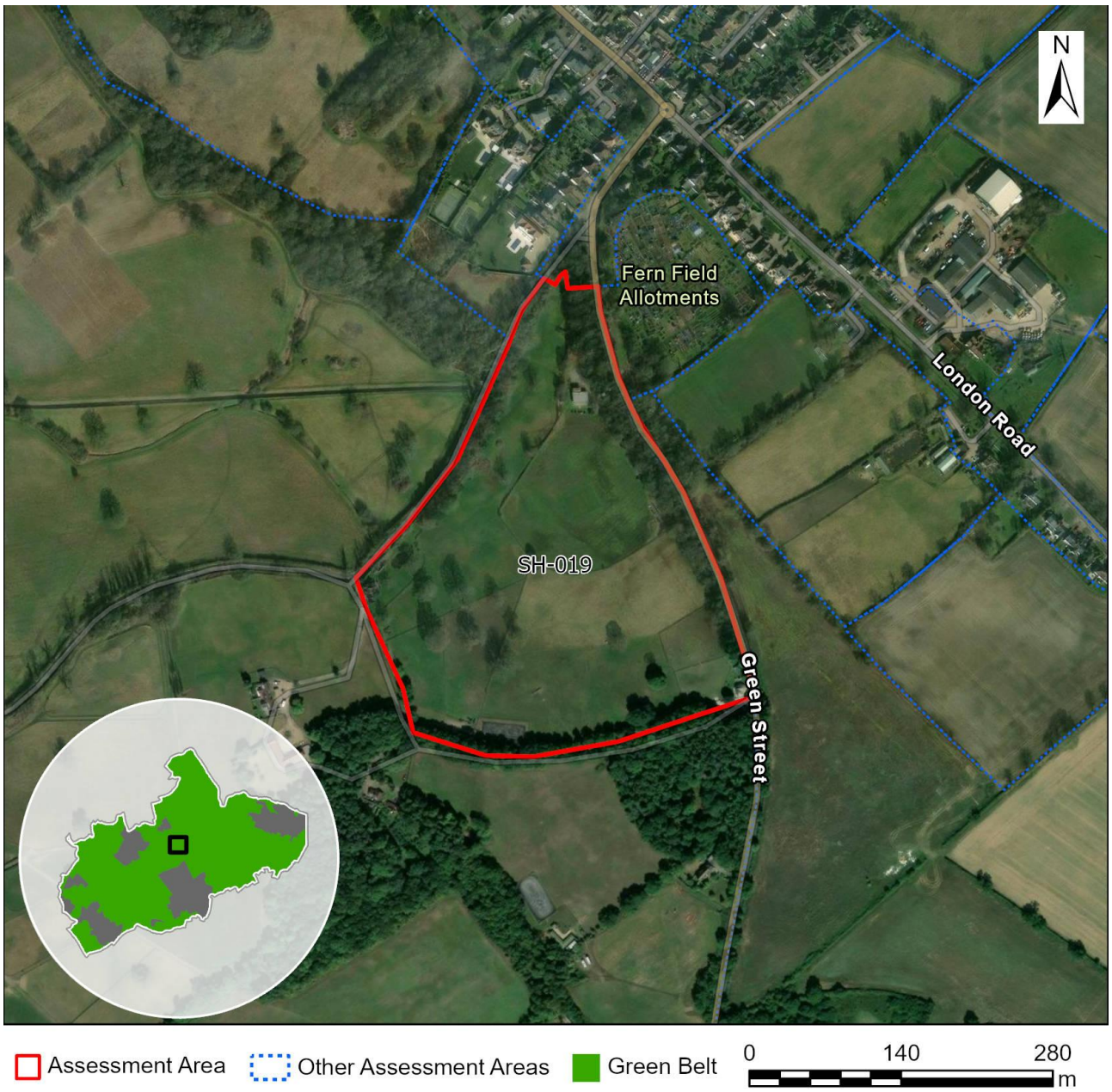
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of conservation area, roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-019

Assessment Area

Reference	SH-019
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

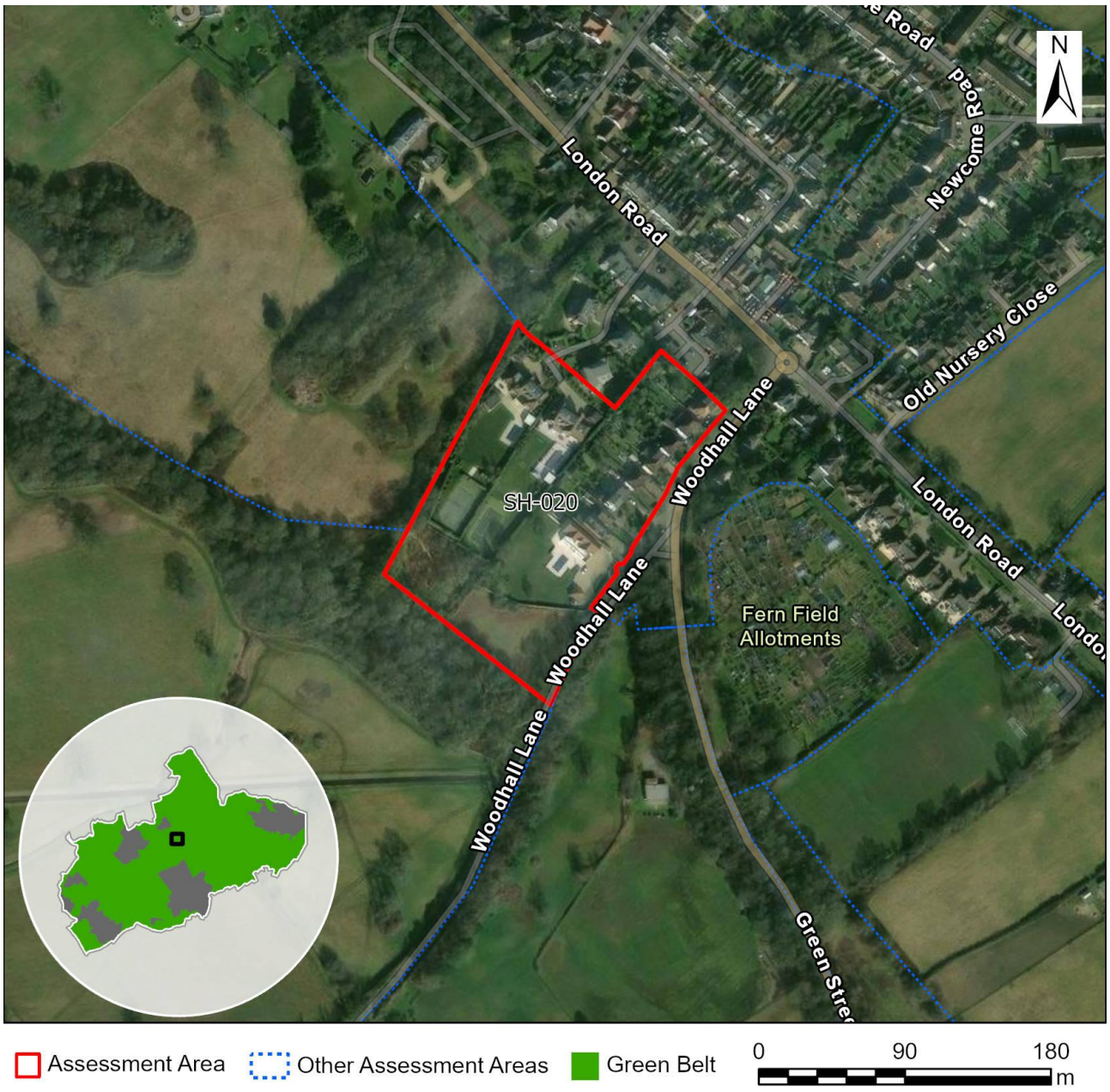
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains one Grade II listed building)
Comments on boundaries	Roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-020

Assessment Area

Reference	SH-020
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. It is not free of development. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of conservation area, edge of existing development
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-021

Assessment Area

Reference	SH-021
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Borehamwood and London Colney. The AA contains consented schemes (24/1618/FUL and 23/1795/OUT) for 95 and 103 units respectively. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (Spinney Woodland and connecting hedge system)
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and four Grade II listed buildings)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-022

Assessment Area	
Reference	SH-022
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-023

Assessment Area

Reference	SH-023
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a very small part of the gap between Borehamwood and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening) and presence of natural landscape elements (woodland to the north).

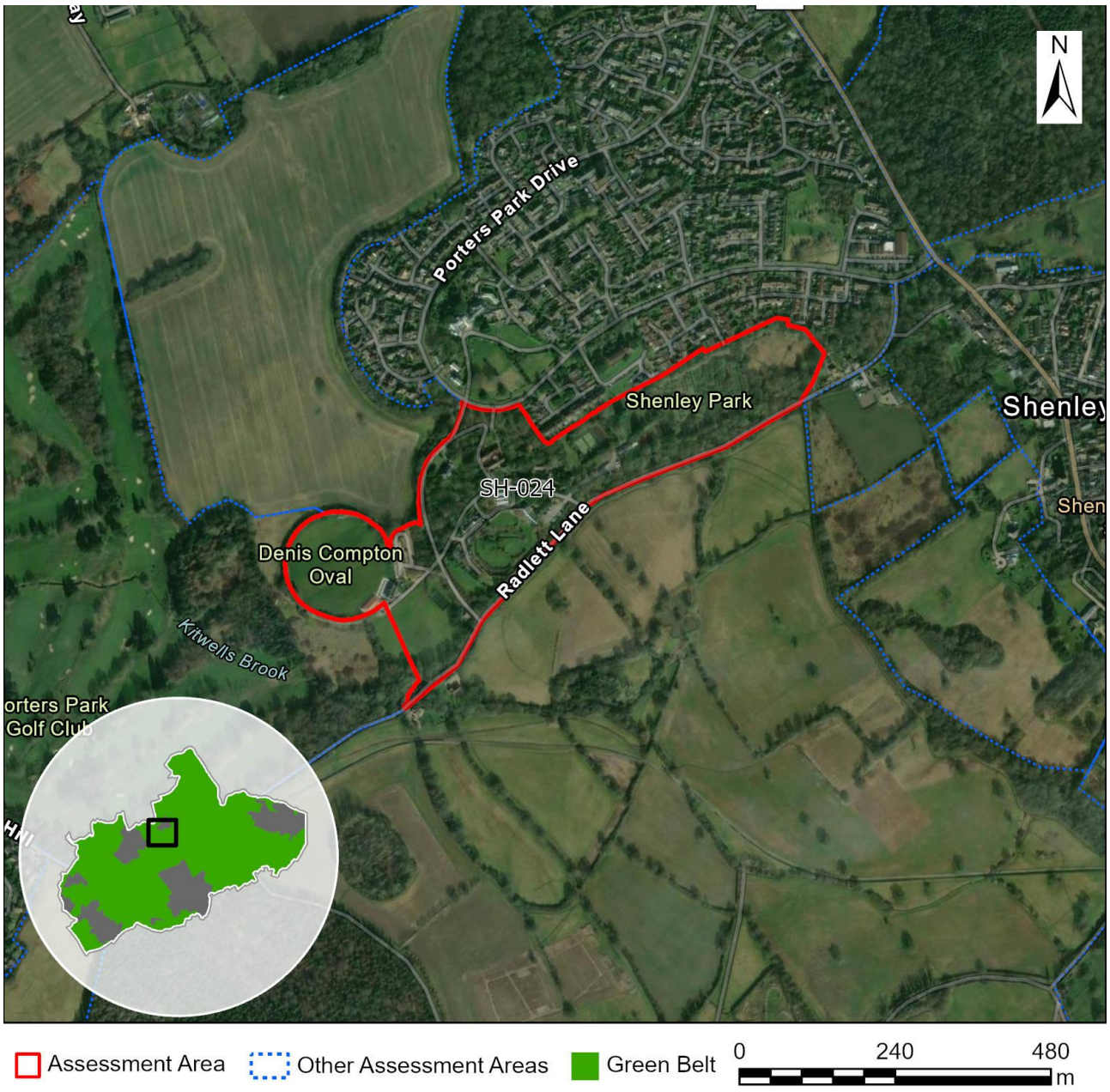
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area)
Comments on boundaries	Edge of conservation area, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-024

Assessment Area

Reference	SH-024
Settlement	Shenley (Town)



Purposes Assessment

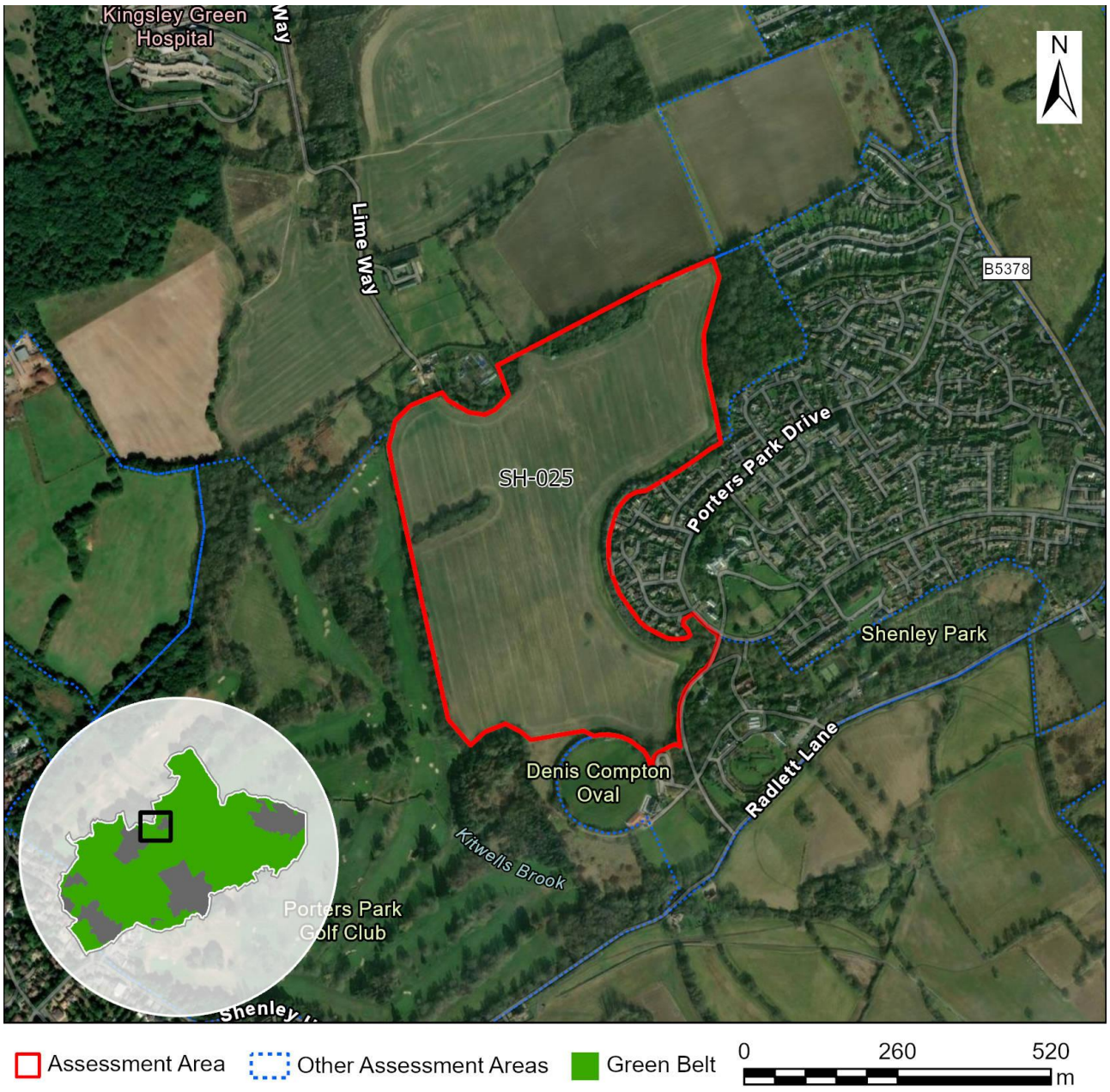
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Shenley Village Conservation Area and one Grade II listed building)
Comments on boundaries	Roads, conservation area
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-025

Assessment Area	
Reference	SH-025
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The AA comprises a small part of the gap between Radlett and London Colney. The AA does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Shenley Village Conservation Area and three Grade II listed buildings)
Comments on boundaries	Edge of golf course, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area SH-026

Assessment Area

Reference	SH-026
Settlement	Shenley (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3b. No Contribution:** The AA does not contribute towards purpose B because it does not form part of a gap between towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of wood
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area SH-027

Assessment Area	
Reference	SH-027
Settlement	Shenley (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and London Colney. The AA could likely be developed without the loss of visual separation due to the presence of structures (existing development at Shenley, M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area SH-028

Assessment Area	
Reference	SH-028
Settlement	Shenley (Town)



Purposes Assessment

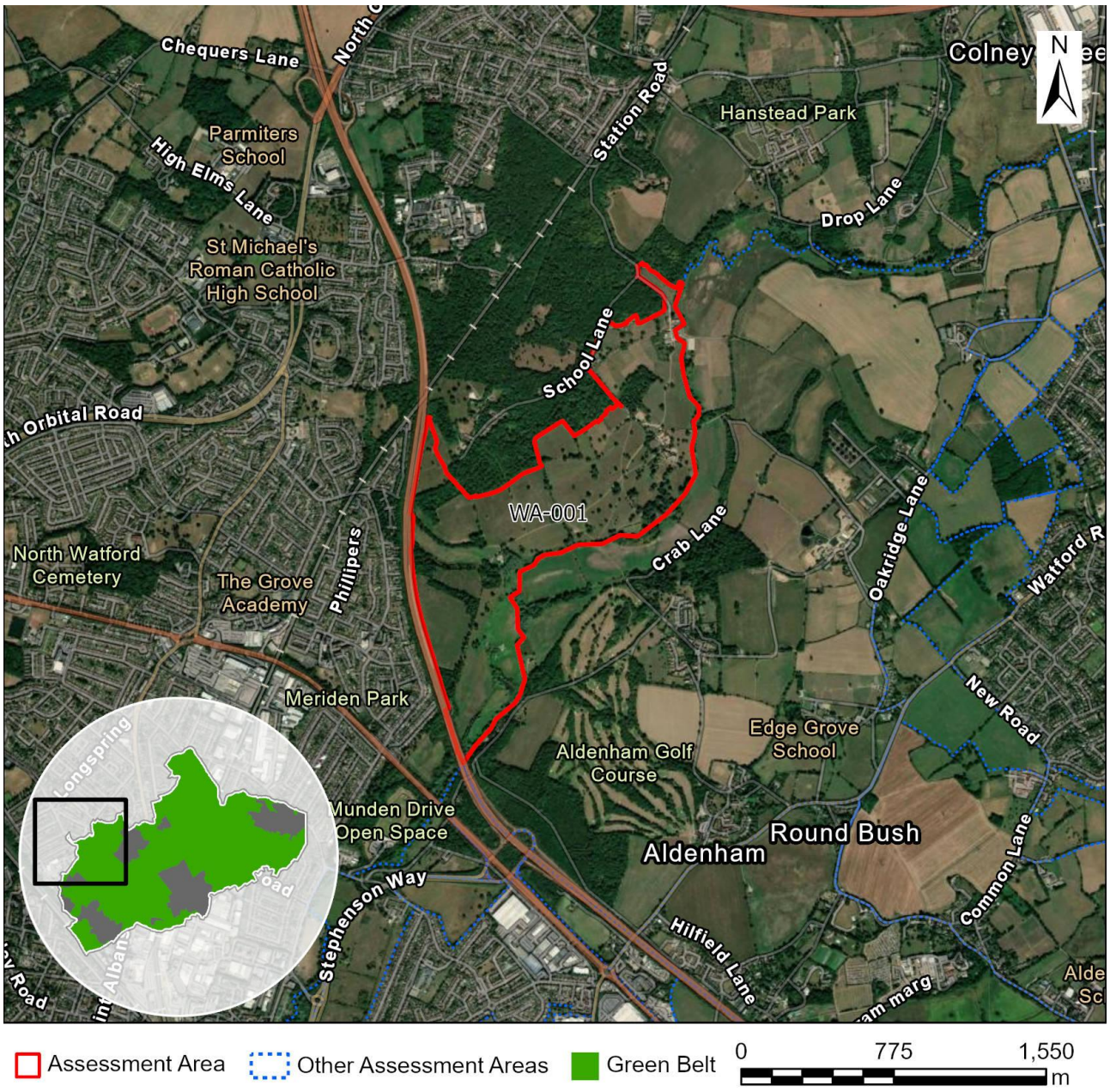
Purpose A	**3b. No Contribution:** The AA does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The AA comprises a small part of the gap between Radlett and London Colney. It is not free of development. The AA could likely be developed without the loss of visual separation due to the proximity of structures (existing development at Shenley, M25 and associated screening).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of one Grade II* listed building and one Grade II listed building)
Comments on boundaries	Edge of existing development, road
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area WA-001

Assessment Area

Reference	WA-001
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	**1. Strong Contribution:** The AA contains a small amount of existing development in the north with some small scale residential development. The AA is not enclosed by existing development. The railway to the west and the wood to the north of the AA would restrict and contain development in these directions and prevent sprawl but there are no physical features to restrict and contain development beyond the eastern and southern boundary and development would result in an incongruous pattern of development, breaching the M1.
Purpose B	**2. Moderate Contribution:** The AA comprises a part of the gap between Radlett and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (M1 and associated

	screening) and presence of natural landscape elements (River Colne corridor and woodland to the east).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (adjacent to Bricket Wood SSSI)
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains three Grade II listed buildings and within setting of Wall Hall Registered Park and Garden)
Comments on boundaries	M1, river
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Assessment Area WA-002

Assessment Area

Reference	WA-002
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA does not contain any existing development and the AA is partially enclosed by existing development to the west. Existing development to the west and the road to the east and north would restrict and contain development and prevent sprawl. Development of the AA would result in an inocongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA comprises a large part of the gap between Bushey and Watford. The AA could likely be developed without the loss of visual separation due to the proximity of structures (Stephenson Way) and

	presence of natural landscape elements (green screening along Stephenson Way, woodland to northwest and River Colne corridor).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

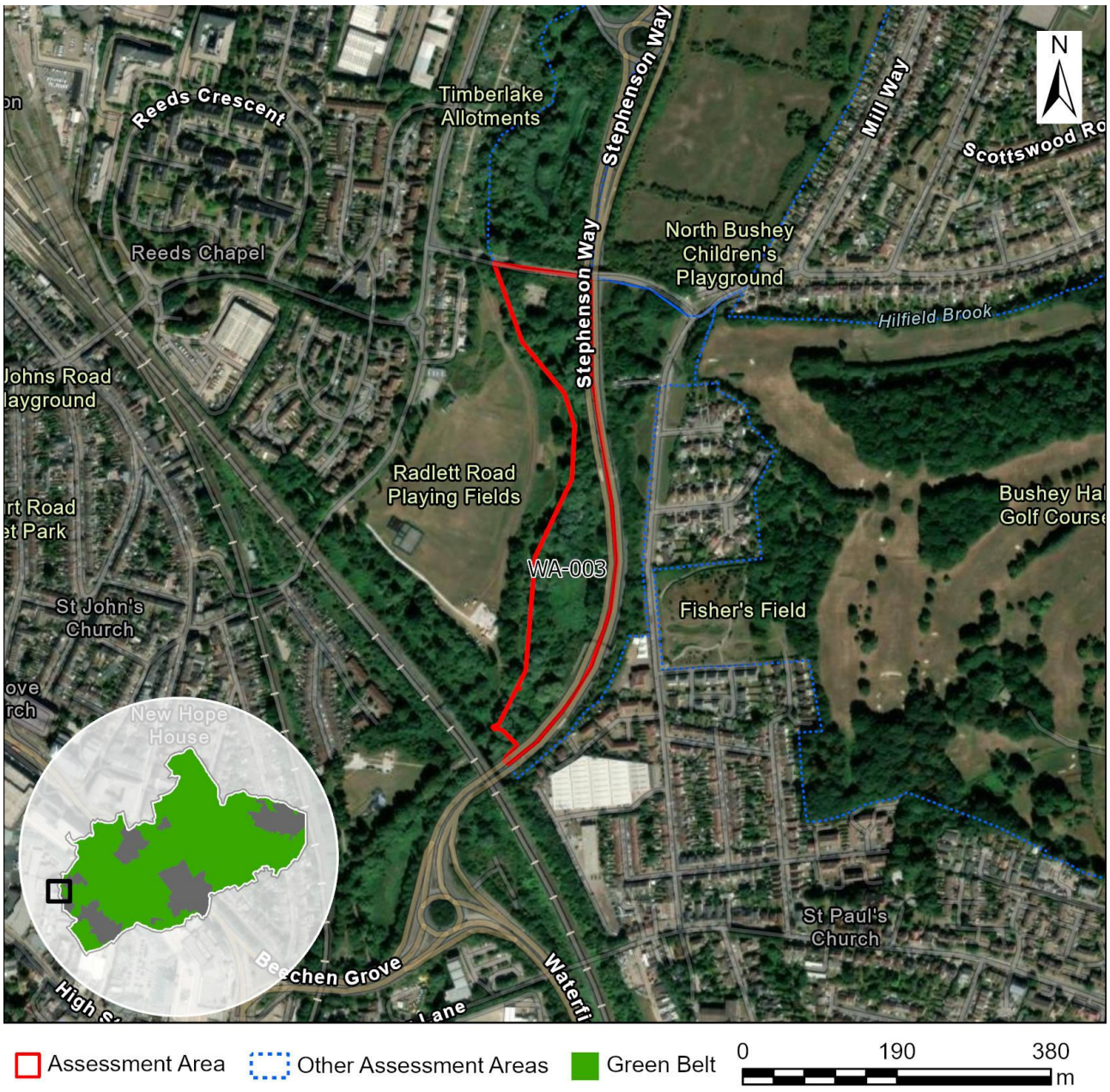
Footnote 7 Assets/Constraints

Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of Scheduled Monument [Moated site at Bushey Hall Farm] and one Grade II listed building)
Comments on boundaries	Roads
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area WA-003

Assessment Area

Reference	WA-003
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains a small amount of development in the north. The AA is not enclosed by existing development. The road to the east and south would restrict and contain development in these directions and prevent sprawl, but there are no physical features to restrict and contain development beyond the western boundary. Development of the AA would not result in an incongruous pattern of development.
Purpose B	**1. Strong Contribution:** The AA comprises a large part of the gap between Bushey and Watford. If the AA was developed it would be highly likely to result in the loss of visual separation between the towns.

Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with little or no possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Roads
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area WA-004

Assessment Area

Reference	WA-004
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains some development throughout the parcel. The AA is partially enclosed by existing development to the north and a consented scheme to the west (24/1022/OUT). There are no physical features in reasonable proximity that could restrict and contain development. Development of the AA would not result in an incongruous pattern of development because of the amount of existing development.
Purpose B	**1. Strong Contribution:** The AA comprises a large part of the gap between Bushey and Watford. However, it has various types of development, including housing, schools and Bushey Grove Leisure Centre.

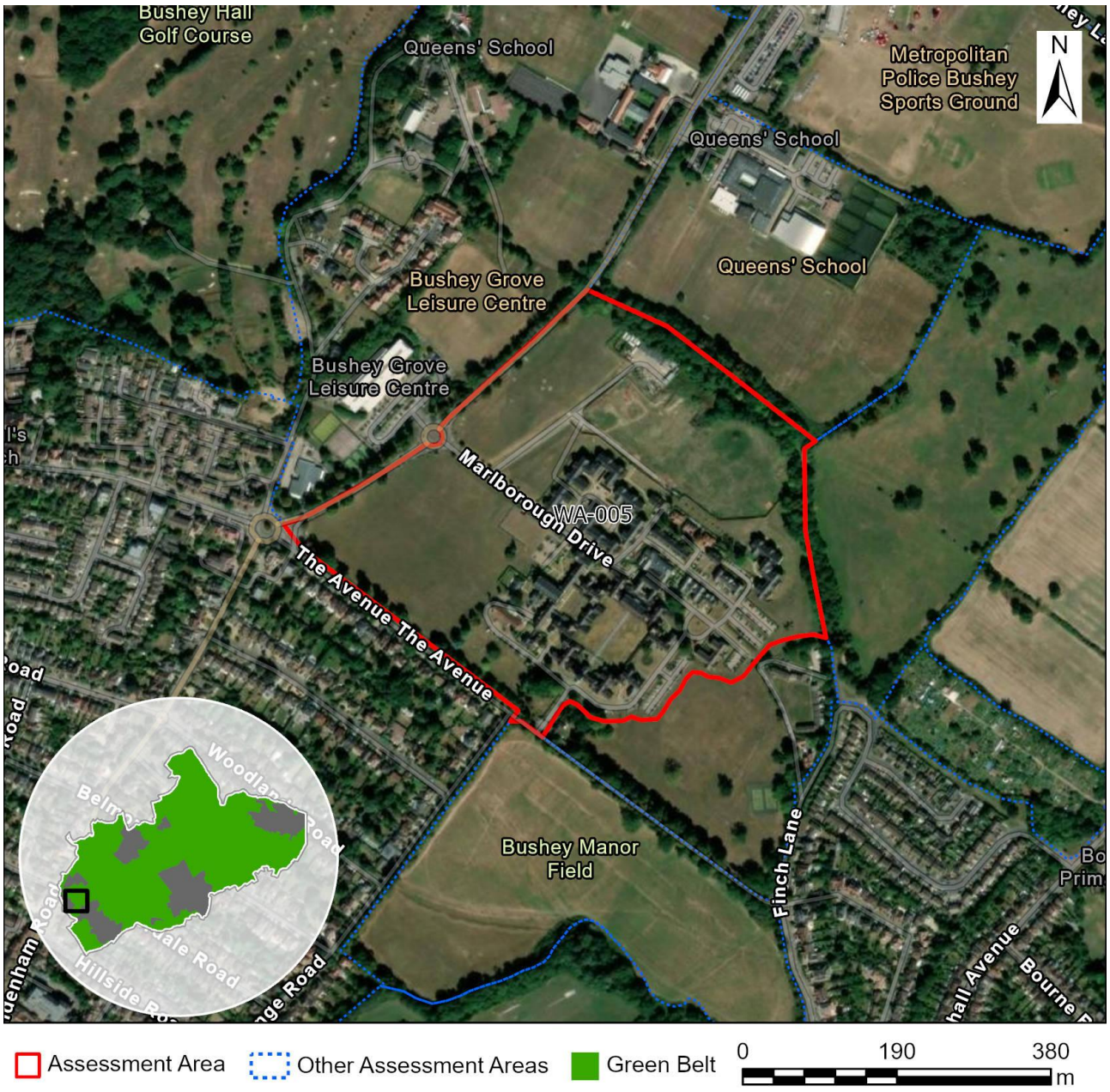
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (within setting of two Grade II listed buildings)
Comments on boundaries	Roads, edge of existing development, field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Assessment Area WA-005

Assessment Area

Reference	WA-005
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The AA contains some development in the south. The AA is partially enclosed to the west and south-west. Existing development to the west and south-west would restrict development and prevent sprawl in these directions but there is no physical boundary in reasonable proximity to contain development and restrict sprawl to the north and east. Development of the AA would not result in an incongruous pattern of development due to the existing development that has urbanised the AA.
Purpose B	**2. Moderate Contribution:** The AA contains existing development and comprises part of the gap between Bushey and Watford. The AA could likely be developed without the loss of visual separation due to the existing

	development within the AA and proximity of structures (existing development within the gap to the north).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains two Grade II listed buildings)
Comments on boundaries	Edge of existing development, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Assessment Area WA-006

Assessment Area

Reference	WA-006
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** The AA contains significant existing development and the AA is largely enclosed to the north and west. The existing development to the north and west would restrict and contain development in this direction and prevent sprawl, but there are no physical features to restrict and contain development to the south and south-east. Existing development on the AA is not forming an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The AA is adjacent to Watford and previously formed a small part of the gap to Bushey. If the AA was developed it would not result in reduction in separation between towns due to existing

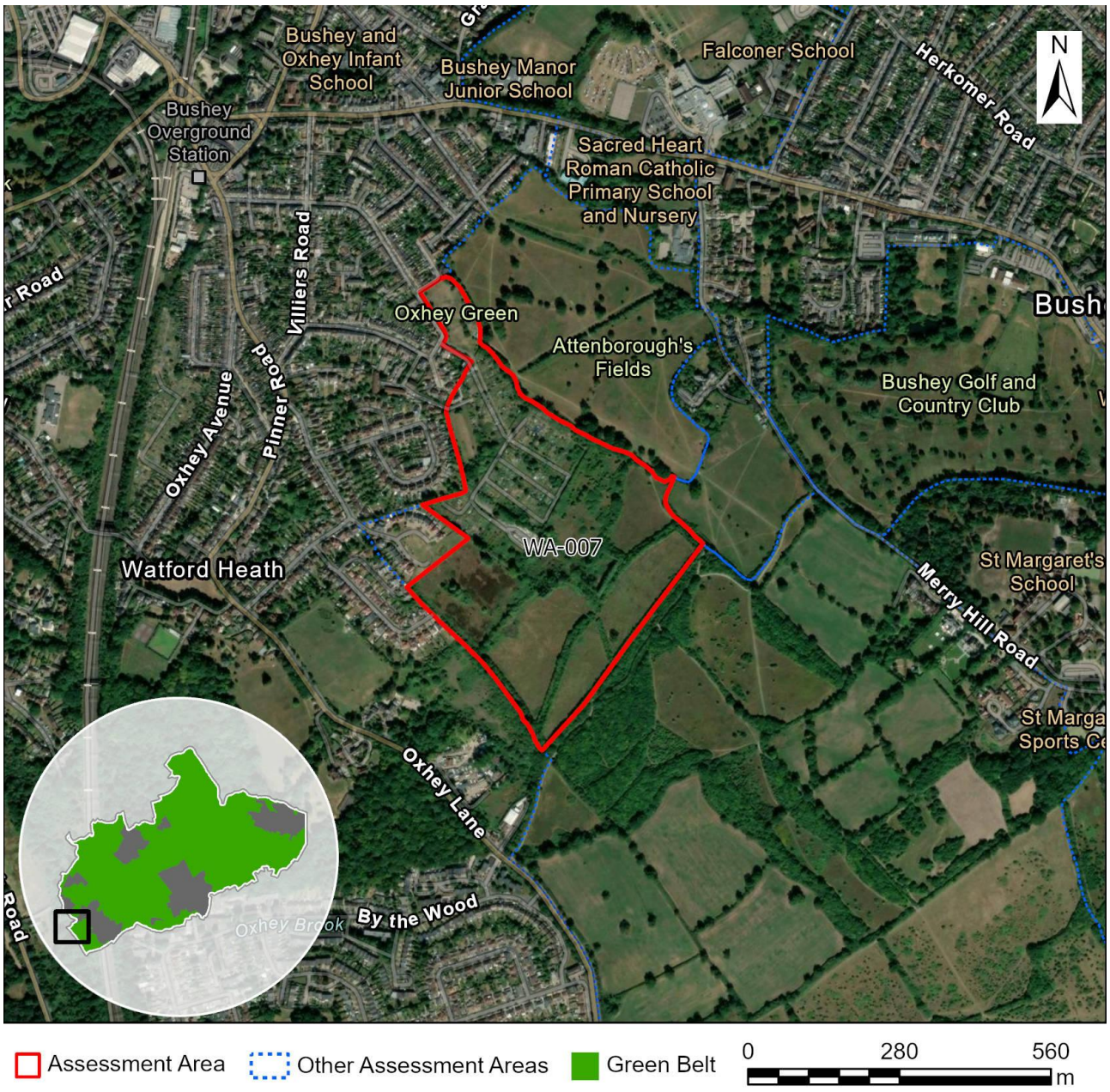
	development within the AA, topography and natural landscape features (extensive vegetation and woodland to the south).
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	No strong reason for refusing or restricting development
Comments on boundaries	Edge of existing development
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Assessment Area WA-007

Assessment Area

Reference	WA-007
Settlement	Watford (LBUA)



Purposes Assessment

Purpose A	1. Strong Contribution: The AA is free of inappropriate development. The AA is not enclosed by existing development. Existing development to the north-west would restrict development and prevent sprawl in this direction but there are no physical features within reasonable proximity to contain development and restrict sprawl to the south and east. Development of the AA would result in an incongruous pattern of development due to the irregular shape of the AA emerging from the settlement edge.

Purpose B	**1. Strong Contribution:** The AA is adjacent to Watford and comprises a substantial part of the gap to Bushey. If the AA was developed it would be highly likely to result in the loss of visual separation between the towns.
Purpose D	**3b. No Contribution:** The AA does not contribute towards purpose D because it is not in the setting of a historic town.

Footnote 7 Assets/Constraints	
Flood risk	No strong reason for refusing or restricting development
Biodiversity	No strong reason for refusing or restricting development
Irreplaceable habitat	No strong reason for refusing or restricting development
Local Green Space	No strong reason for refusing or restricting development
Historic environment	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains Oxhey Conservation Area and within setting of two Grade II listed buildings)
Comments on boundaries	Field boundaries
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purposes A and B**