Hertsmere Stage 2 Green Belt Assessment

Final Report

Hertsmere Borough Council

October 2026

Delivering a better world

Quality information

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Revision History

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V1	August 2026	Draft Report	BC	BC	Director
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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 Stage 2 Green Belt Assessment (GBA) following the original GBA report published in April 2026. As with the original study, it uses the 2025 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 specific potential sites that sit within Green Belt land make to Green Belt purposes and whether they meet 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 Green Belt covers the entirety of Hertsmere, with the exception of the inset settlements of Borehamwood, Bushey, part of Elstree, Potters Bar, Radlett and part of Shenley.

1.2 National policy context

1.2.1 This stage 2 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 [2], 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."

1.2.4 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] Available at: https://www.gov.uk/guidance/green-belt
[2] Despite there being an August 2026 NPPF, it is intended that the new Hertsmere Local Plan will be examined against the December 2025 NPPF. As such, any paragraph and footnote numbers in this report are the December 2025 ones.

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 [3].

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 help to inform decisions on whether land currently designated as Green Belt may be suitable for allocation for development as part of the new Local Plan.

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.

[3] 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

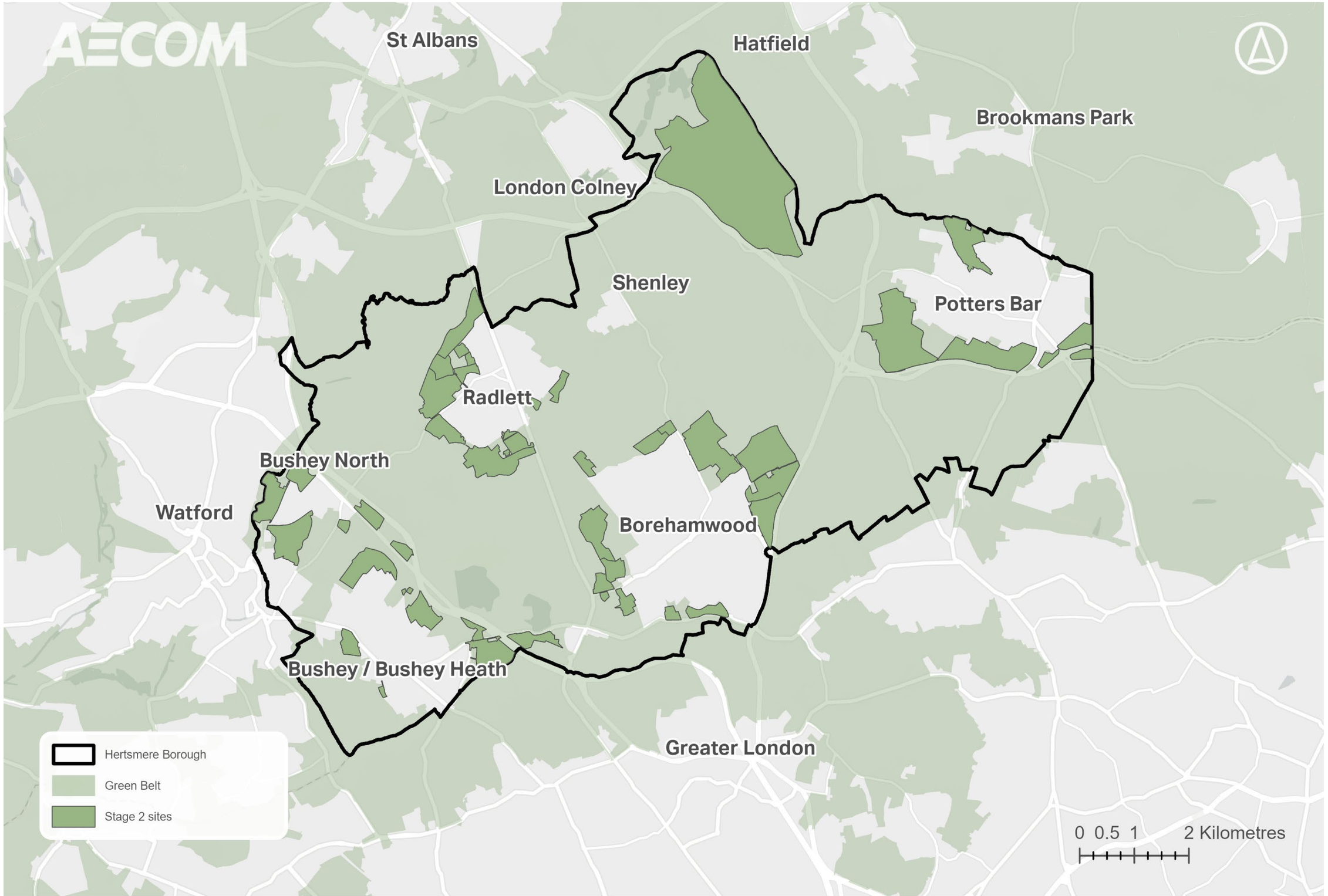
2.1.1 As noted above, this report faithfully applies the Planning Practice Guidance. Whilst the overall process in the PPG is clear, some elements are open to interpretation. With that in mind, this chapter sets out the approach taken and the methodological assumptions made.

2.1.2 This stage 2 report uses the same methodology as detailed in the original report. The key difference is that the original report provided a PPG compliant assessment of the whole Green Belt area, while this stage 2 study focuses on potential site allocations to determine whether they could be defined as grey belt.

2.2 Identifying assessment sites

2.2.1 The council provided AECOM with a number of potential residential and employment allocation sites within the Green Belt to assess. These sites are shown in figure 2.1.

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Figure 2.1 Stage 2 assessment sites

2.3 Settlement classification

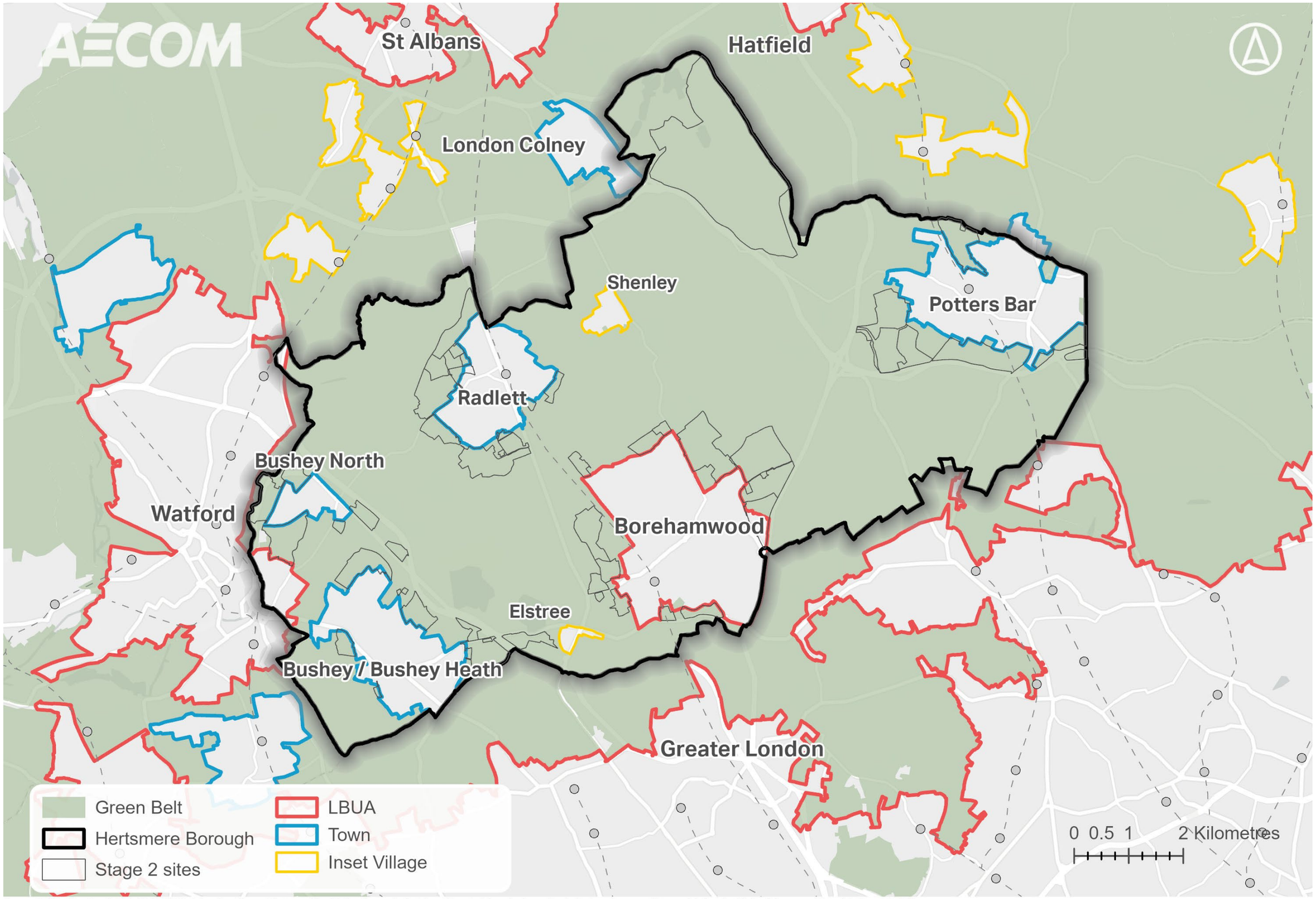
2.3.1 The settlement classification is the same as that used in stage 1 and is shown in table 2.1.

2.3.2 For details on how this was determined, please see the original GBA.

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	

2.3.3 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 site, 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 a site, 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 a site will 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

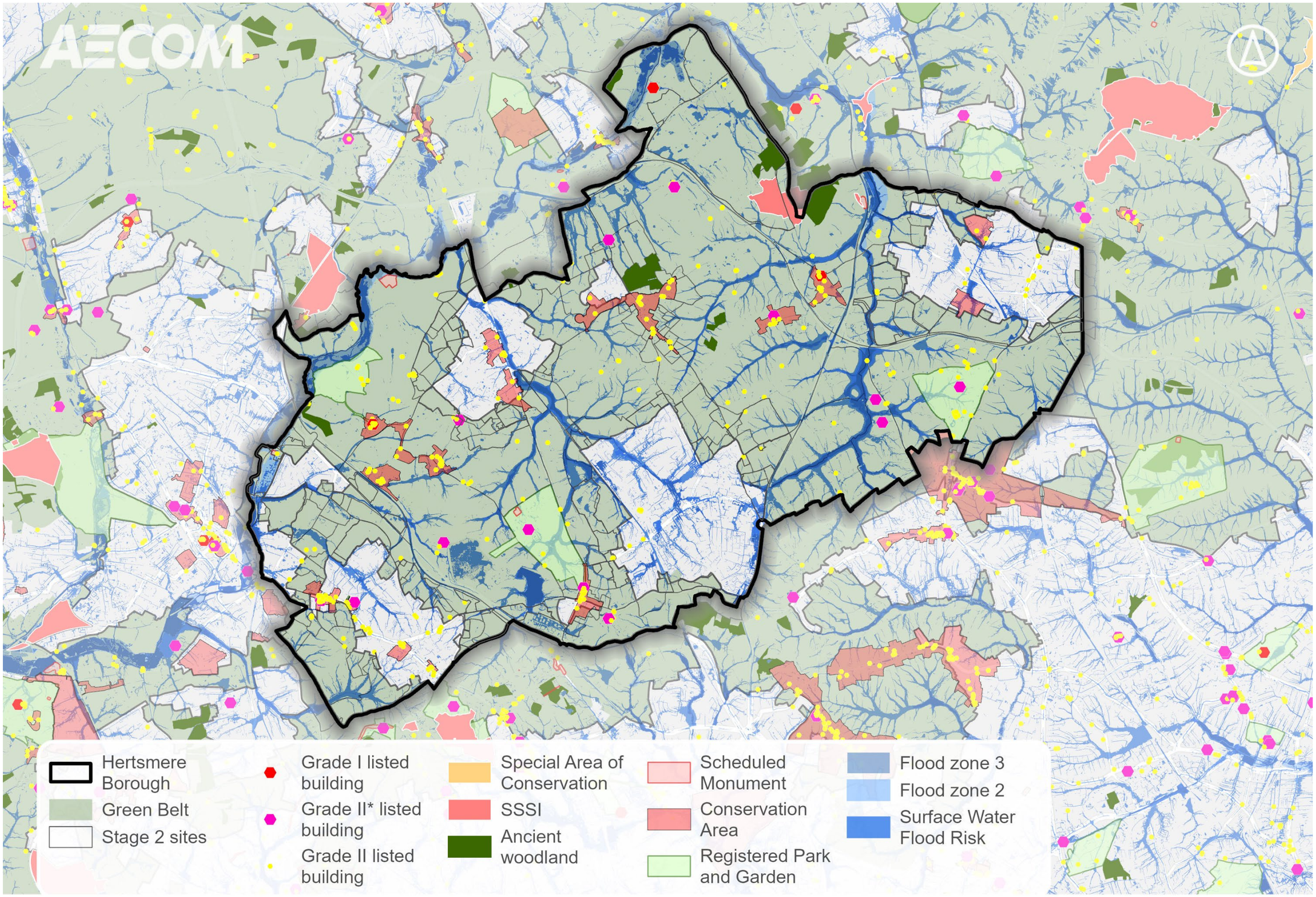
2.5.1 The study judges whether any NPPF footnote 7 areas and assets would provide a strong reason for refusing or restricting development on the site using a GIS analysis that categorises under three the three headings in table 2.4. These criteria are used as a guide to inform judgements based on the 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 site away from the feature in question. This often applies to larger sites.

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 sites and each is assessed individually. It is possible that there would be different conclusions for smaller sites within them or for combinations of sites.

2.7 Approach to commitments

2.7.1 Consented sites are treated as if developed, although without consideration of any layout and landscape proposals within them. These are referenced in the respective proformas in section 3.

3. Assessment

3.1 Introduction

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

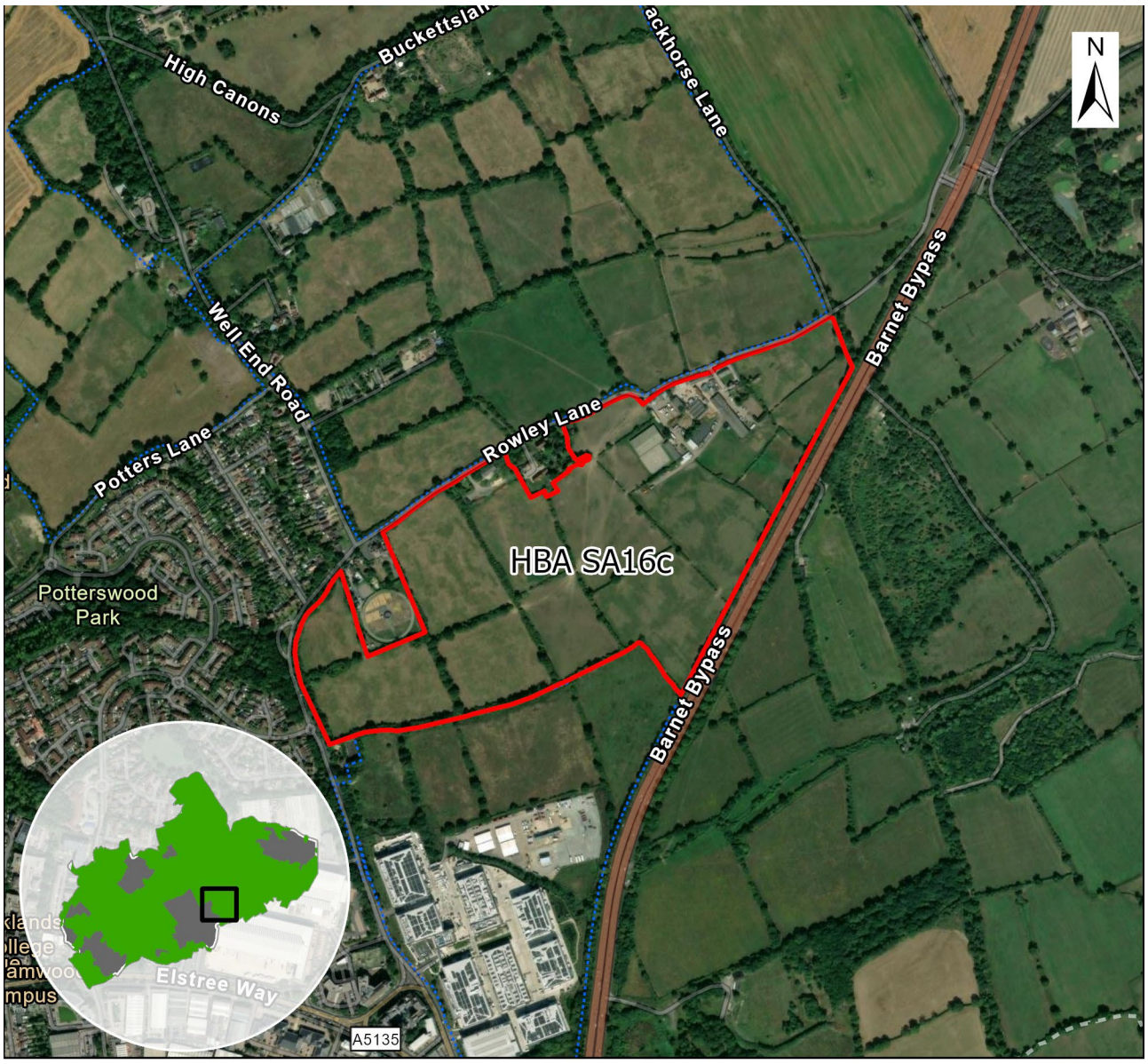
3.1.2 A proforma for each site is presented below.

3.2 Proformas

3.2.1 The proforma for each site is presented below.

Site HBA SA16c

Reference	HBA SA16c
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site is adjacent to Borehamwood with connection on its western boundary. It contains a small amount of principally equestrian development along the northern boundary. The site is not enclosed by existing development although there is planning consent for a sporting centre of excellence immediately to the south. The A1/Barnet Bypass to the east, Rowley Lane to the north and development in reasonable proximity to the south and west would restrict and contain development in all directions. Development of the site 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 site comprises a very small part of the gap between Borehamwood and Potters Bar. It is not free of existing development. The site does not make any contribution to visual separation.

Purpose D	**3b. No Contribution:** The site 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	Barnet Bypass, roads, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site HBA SA17

Reference	HBA SA17
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** There is a consented scheme (23/0053/OUT) for 74 units on the western and northern part of the site. Barnet Lane to the south, existing development to the west, woodland to the east and the railway to the north of the site would restrict and contain development in all directions. Development of the site would not result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Borehamwood and Greater London. It is free of existing development. The site could be developed without the loss of visual separation due to the proximity of structures (existing development in gap directly south of site boundary) and presence of natural landscape elements (woodland) and the M1 to the south.

Purpose D	**3b. No Contribution:** The SITE 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.**

Site HBA SA18

Reference	HBA SA18
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3b. No Contribution:** There is a consented scheme (23/0937/OUT) for 220 units across the whole site. This assessment, therefore, treats the site as developed, meaning that there is no contribution to purpose A. If assessed, a high level of enclosure would result in a weak contribution.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Borehamwood and Greater London. It is free of existing development but with planning consent for 220 homes. The site could likely be developed without the loss of visual separation due to the proximity of structures (existing development in gap directly south of site boundary) and presence of natural landscape elements (woodland) and the M1 to the south).
Purpose D	**3b. No Contribution:** The site 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.**

Site HBA SA19

Reference	HBA SA19
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site does not contain any existing development and is partially enclosed by existing development to the north and east. The wood to the south and the existing development to the east would restrict and contain development in these directions but there are no physical features to restrict and contain development beyond the western boundary to the south of the cemetery. Development of the site would not result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The site 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 site 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 site boundary) and presence of natural landscape elements (woodland to the south).
Purpose D	**3b. No Contribution:** The site 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**

Site HBA SA20

Reference	HBA SA20
Settlement	Borehamwood (LBUA)



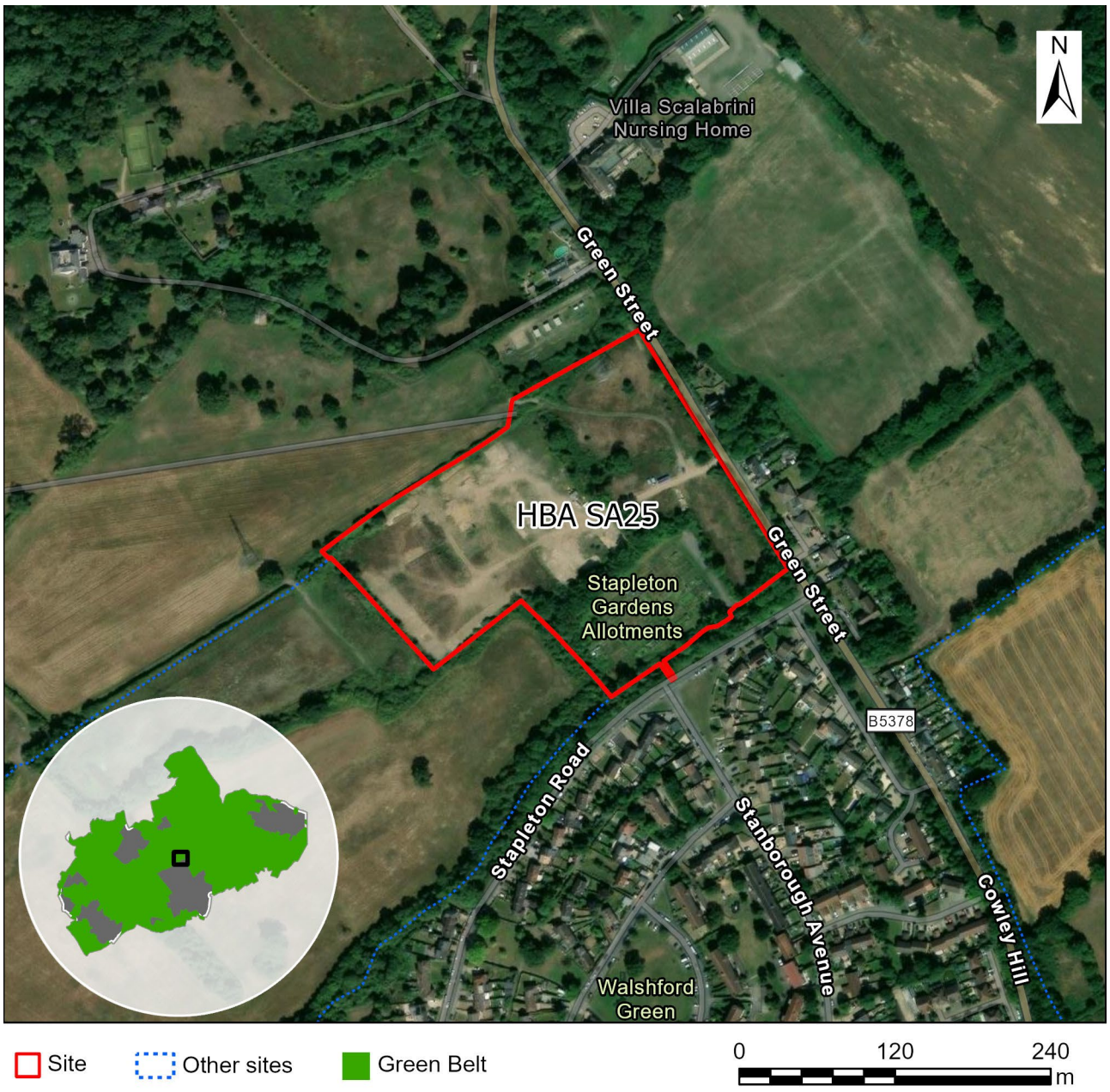
Purposes Assessment

Purpose A	**1. Strong Contribution:** The site 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 site is not enclosed by existing development. Watling Street to the west of the site boundary could restrict and contain development and restrict sprawl in reasonable proximity in this direction but there are no other physical features to the north to restrict and contain development. Development of the site would result in an incongruous pattern of development due to the 'finger' extending north given the gap to the east that would remain between the site and the existing settlement.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Borehamwood and Bushey. The site 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 site 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**

Site HBA SA25

Reference	HBA SA25
Settlement	Borehamwood (LBUA)



Purposes Assessment

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

Site HBA SA26

Reference	HBA SA26
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3a. Weak Contribution:** There is a consented scheme (22/2149/OUT) for 110 units on the site.
Purpose B	**3a. Weak Contribution:** The site comprises a small part of the gap between Borehamwood and Radlett. It is free of existing development. The site does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The SITE 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.**

Site HEL341

Reference	HEL341
Settlement	Borehamwood (LBUA)



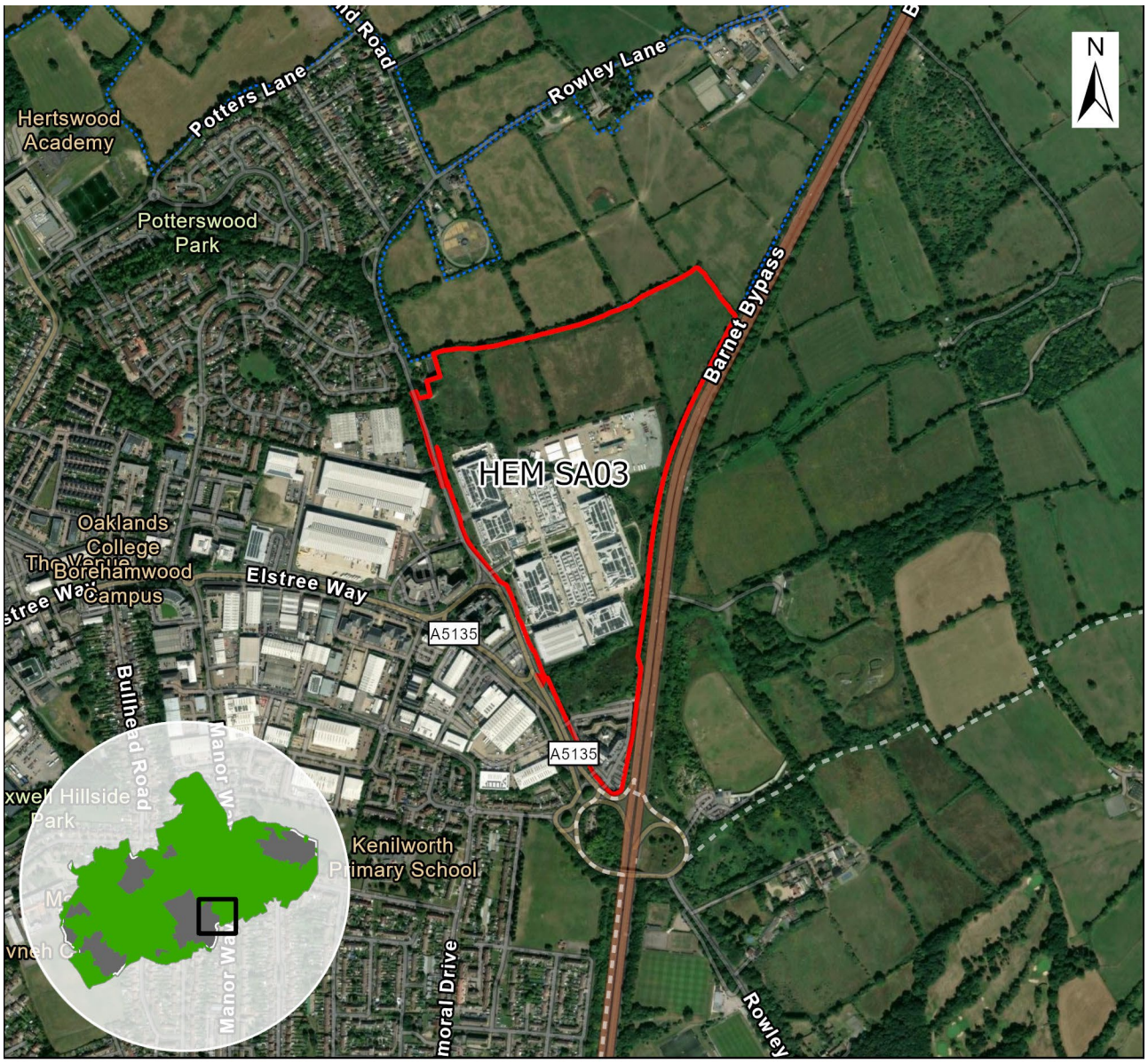
Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site is near to Borehamwood because whilst there is a Green Belt gap between the site and the LBUA, there is development in the gap. The site is free from existing development. Roads to the north and west, the cemetery to the south and development to the east would restrict and contain development in all directions. Development would result in an incongruous pattern of development.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Bushey and Borehamwood. The site 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 site 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 and Registered Park and Garden)
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**

Site HEM SA03

Reference	HEM SA03
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**3b. Weak Contribution:** The site contains significant existing development with a planning permission granted for a centre of sporting excellence for most of the site.
Purpose B	**3a. Weak Contribution:** The site comprises a very small part of the gap between Borehamwood and Potters Bar. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site W of Borehamwood

Reference	W of Borehamwood
Settlement	Borehamwood



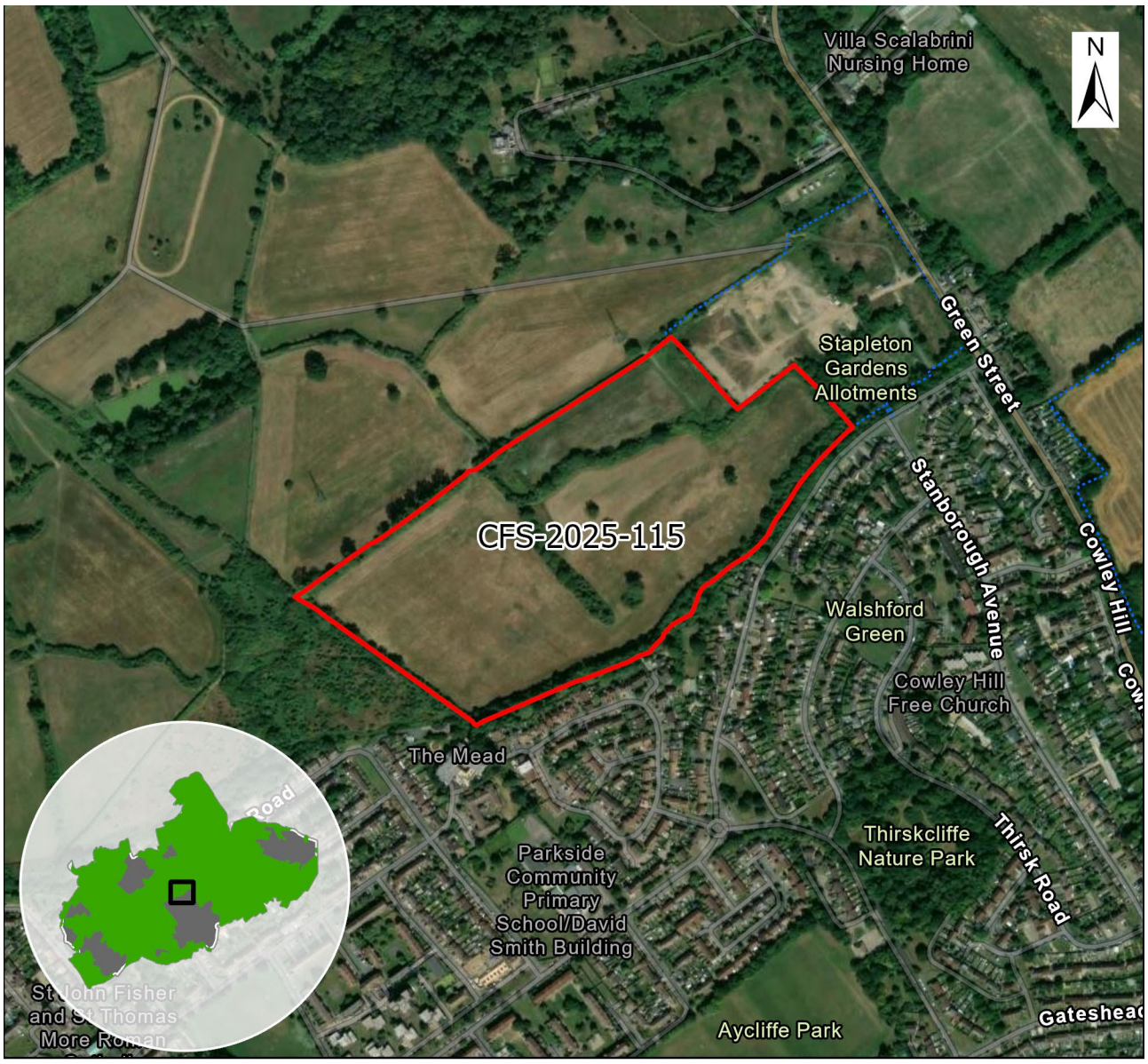
Purposes Assessment

Purpose A	**1. Strong Contribution:** The site is free of inappropriate development and consists of a golf course. The site is not enclosed by existing development. Existing development to the south and east, and woodland to the east and northeast would restrict and contain development in these directions, but there are no physical features within reasonable proximity to restrict sprawl to the north and west. Development of the site would result in an incongruous pattern of development due to the 'finger' extending north given the gap to the east that would remain between the site and the existing settlement.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Borehamwood and Bushey. The site 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 site 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 golf course
Grey belt conclusion	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose A**

Site CFS-2025-115

Reference	CFS-2025-115
Settlement	Borehamwood (LBUA)



Purposes Assessment

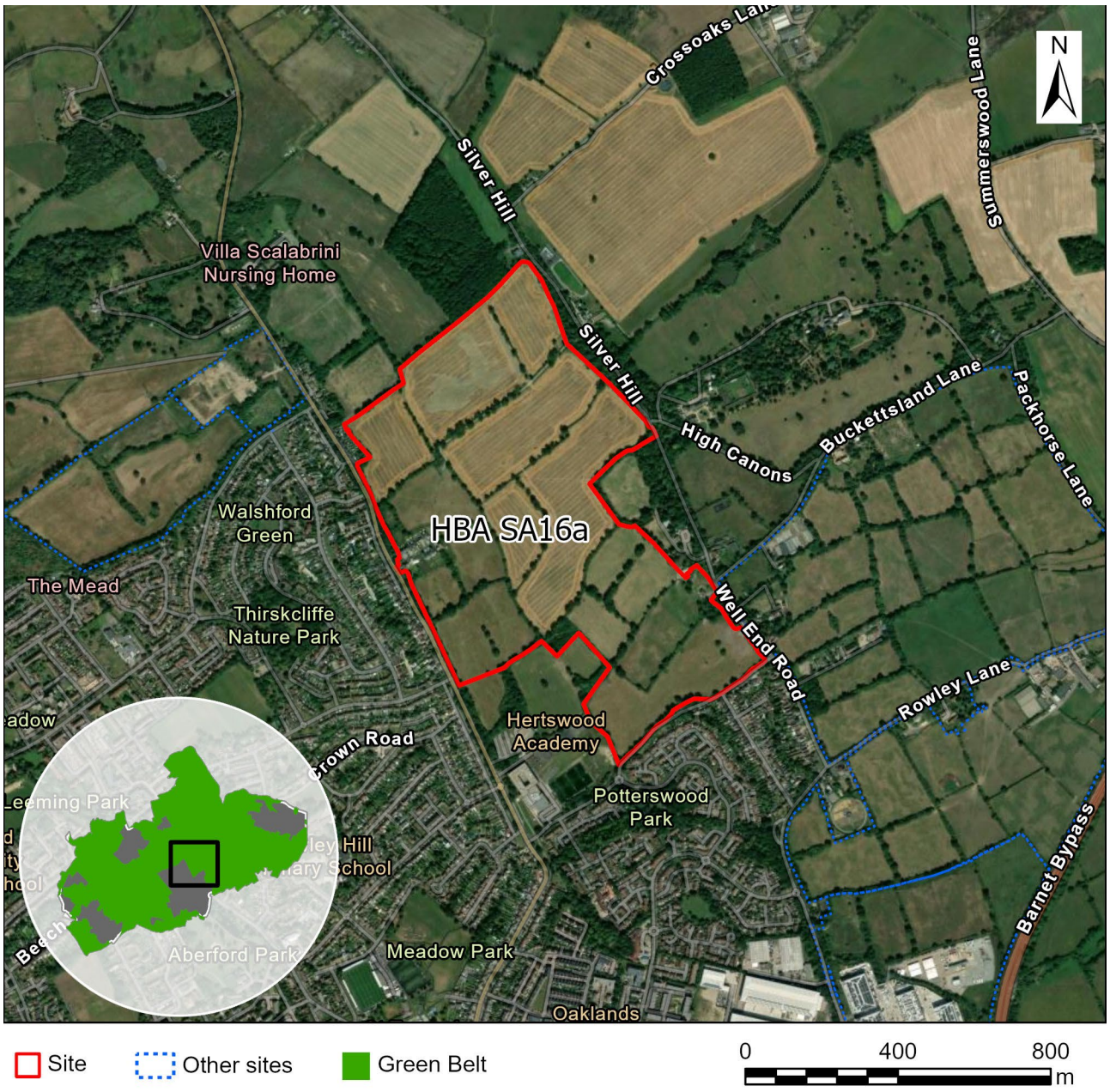
Purpose A	**2. Moderate Contribution:** The site contains no existing development. There are no physical features in reasonable proximity that could restrict and contain development. The site will become partially enclosed by existing development when the consented scheme (24/0451/FUL) to the northeast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

Site HBA SA16a

Reference	HBA SA16a
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site is adjacent to Borehamwood, with connection to the west and south of the site. The contains a small amount of development on its western side in the form of the Bridle Close cul-de-sac but is treated as being free of existing development for the purposes of this assessment because it is restricted to this small close. Development to the south and Well End Road and woodland to the east would restrict and contain development in these directions, but there are no physical features within reasonable proximity to restrict and contain development and prevent sprawl to the north. Development of the site would not result in an incongruous pattern of development because it is partially enclosed with development along the entirety of its western and southern boundaries.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Borehamwood and London Colney and Borehamwood and Potters

	Bar. The site could likely be developed without the loss of visual separation due to topography and distance.
Purpose D	**3b. No Contribution:** The site 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	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site HBA SA16b

Reference	HBA SA16b
Settlement	Borehamwood (LBUA)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site is adjacent to Borehamwood, with connection on its south west edge. It is largely free of existing development. Rowley Lane to the south and well-established lines of vegetation (trees and mature hedgerows) to the north and east, with the A1 further the south east, would restrict and contain development. The site would form an incongruous pattern of development if developed in isolation.
Purpose B	**2. Moderate Contribution:** The site comprises a relatively substantial part of the gap between Potters Bar and Borehamwood. The site could be developed without the loss of visual separation due to topography and the proximity of structures (A1 and associated screening).
Purpose D	**3b. No Contribution:** The SITE 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; within setting of six Grade II listed buildings)
Comments on boundaries	Field 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**

Site CFS-2025-153

Reference	CFS-2025-153
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site 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 half of the site. The site does not make any contribution to visual separation due to the presence of the A1(M) and M25.
Purpose D	**3b. No Contribution:** The site 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	M25, roads, brook
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site CFS-2025-163

Reference	CFS-2025-163
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Potters Bar and Greater London. The site 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 site 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**

Site HPBA SA12

Reference	HPBA SA12
Settlement	Potters Bar (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Potters Bar and Greater London. It 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 site 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.**

Site HPBA SA13

Reference	HPBA SA13
Settlement	Potters Bar (Town)



Purposes Assessment

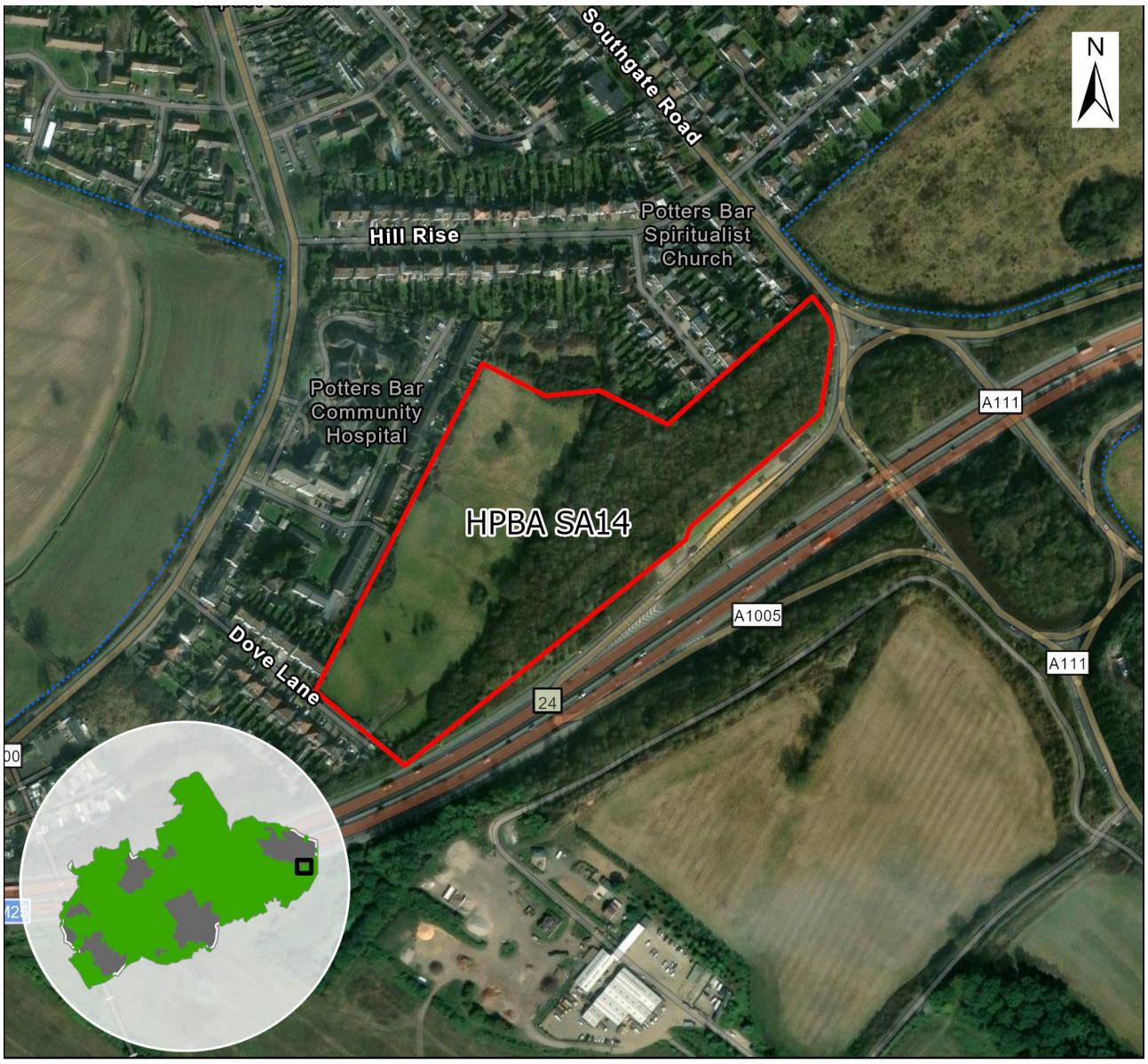
Purpose A	**3b. No Contribution:** The site does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The site forms a very small part of the gap between Potters Bar and Hatfield. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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 Conservation Area and two Grade II listed buildings)
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**

Site HPBA SA14	
Reference	HPBA SA14
Settlement	Potters Bar (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Potters Bar and Greater London. The site 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 site 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, woodland
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Site CFS-2025-158

Reference	CFS-2025-158
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a relatively substantial part of the gap between Bushey North and Bushey South. The site 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 site would not result in merging of the two towns.
Purpose D	**3b. No Contribution:** The site 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.**

Site HBUSA SA4

Reference	HBUSA SA4
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Bushey and Borehamwood. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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**

Site HBUSA SA5

Reference	HBUSA SA5
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a relatively small part of the gap between Bushey North and Bushey/Bushey Heath. The site 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 site does not contribute towards purpose D because it is not in the setting of a historic town.

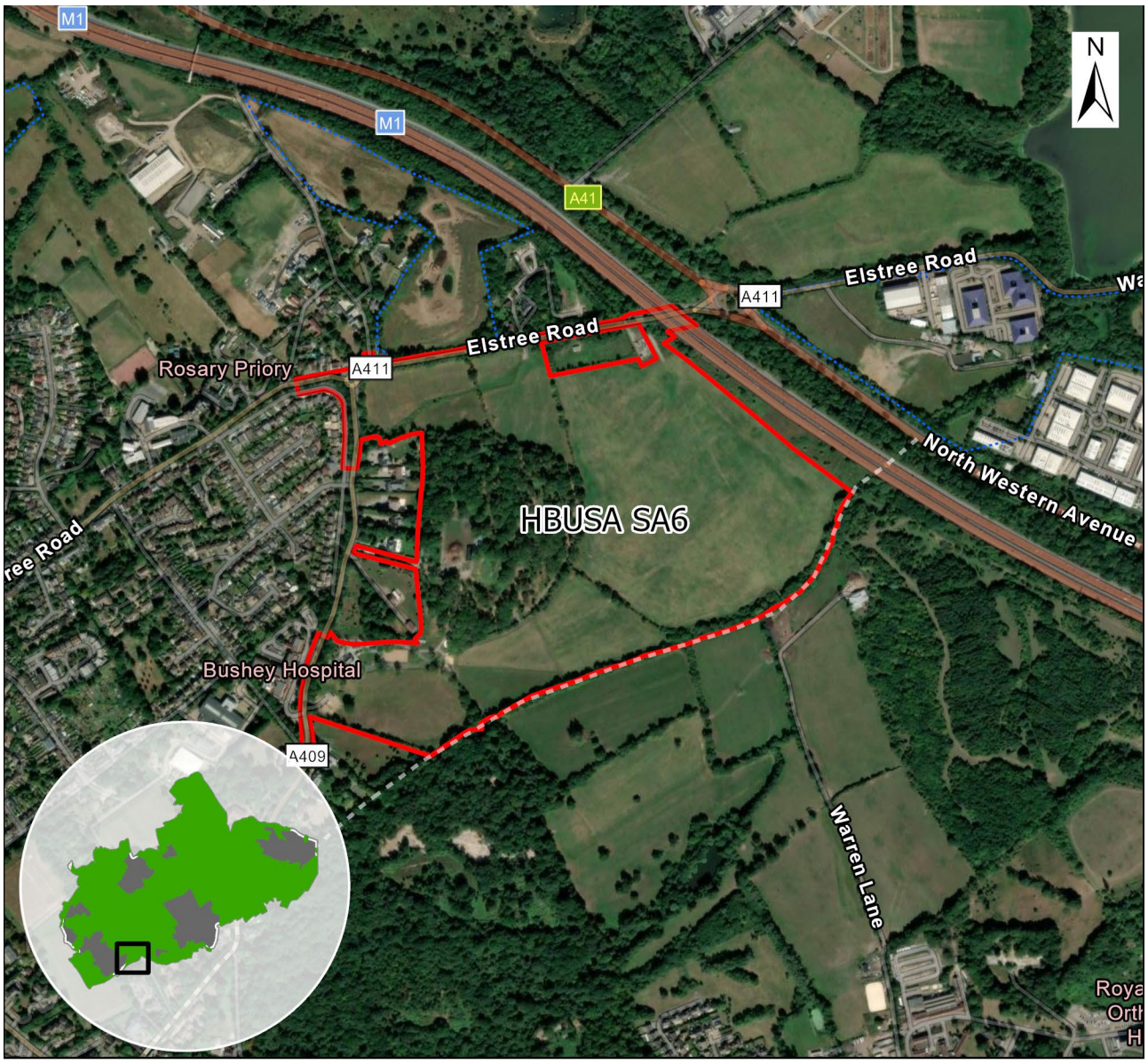
Footnote 7 Assets/Constraints

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**

Site HBUSA SA6

Reference	HBUSA SA6
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Bushey and Borehamwood, as well as part of the gap between Bushey and Greater London. The site could likely be developed without the loss of visual separation due to the proximity of structures (M1 and associated screening).
Purpose D	**3b. No Contribution:** The site 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	M1, field boundaries, edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site HBUSA SA7	
Reference	HBUSA SA7
Settlement	Bushey (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The site 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 site is adjacent to Bushey and comprises a relatively substantial part of the gap to Watford. It is not free of existing development. The site could likely be developed without the loss of visual separation due to the presence of natural landscape elements (extensive vegetation to the west of the site) which would mitigate the sense of reduced visual separation.
Purpose D	**3b. No Contribution:** The site 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 and Bushey Melbourne Road Conservation Area, within setting of twenty Grade II listed buildings)
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

HBUSA SA8 (**Assessment Area BU-037**)

Site HBUSA SA8

Reference	HBUSA SA8
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate contribution:** The site contains a small amount of development in the south, and there is a consented scheme (24/1022/OUT) for 1585 units across much of the golf course. The site is partially enclosed to the north and south. Existing development to the north and south, and the road to the west of the site would restrict and contain development and prevent sprawl but there are fewer physical features to restrict and contain development beyond the eastern boundary. Once the consent comes forward, the rest of the site would not result in an incongruous pattern of development.
Purpose B	**3a. Weak Contribution:** The site comprises a substantial part of the gap between Bushey and Watford. There is a consented scheme (24/1022/OUT) for 1585 units on the site. Assuming the consented scheme is developed, the site will not form a substantial part of the gap.

Purpose D	**3b. No Contribution:** The site 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.**

Site REG18-BU01	
Reference	REG18-BU01
Settlement	Bushey (Town)



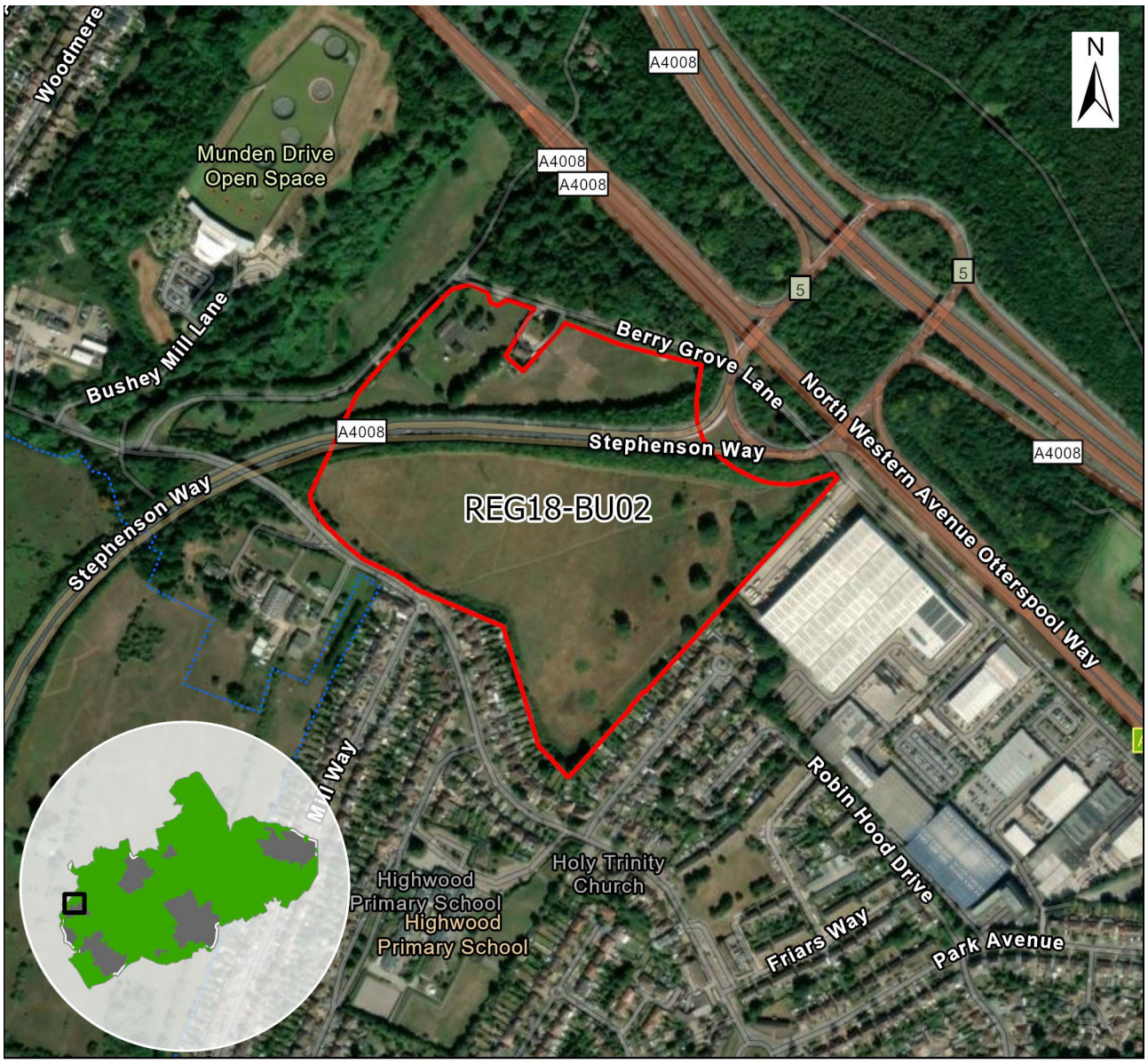
Purposes Assessment	
Purpose A	**3b. No Contribution:** The site does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The site is adjacent to Bushey and comprises a small part of the gap to Borehamwood. It is free of development. Topography, natural landscape elements and the proximity of structures (M1 and A41 and associated screening) would preserve visual separation.
Purpose D	**3b. No Contribution:** The site 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	M1, road, field boundaries
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site REG18-BU02

Reference	REG18-BU02
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site is near to the Watford LBUA because whilst there is a Green Belt gap between the site and the LBUA, there is development in that gap. The site is largely free of existing development. Development and roads on all sides would restrict and contain development. Development south of Stephenson Way would not for an incongruous pattern but development north of it could do.
Purpose B	**1. Strong Contribution:** The site comprises a substantial part of the gap between Bushey and Watford. Development to the north if Stephenson Way would result in the gap being closed, given the presence of existing development in the Green Belt.
Purpose D	**3b. No Contribution:** The site 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	**Not grey belt**
Reason for conclusion	**Strong contribution to purpose B**

Site CFS-2025-101

Reference	CFS-2025-101
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 very comprises a very small part of the gap between Bushey and Borehamwood. The site does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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 (possibly in the setting of one Grade II listed building)
Comments on boundaries	Roads, mature vegetation
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site 2026REG18EMP01

Reference	2026REG18EMP01
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**2. Moderate Contribution:** The site is free of existing development. Existing development to the east, north and west, the recreation ground and allotments to the west, and Link Road to the south would restrict and contain development in these directions and prevent sprawl. Development of the site would result in an incongruous pattern of development by connecting Watford and Bushey North.
Purpose B	**1. Strong Contribution:** The site forms 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 site 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 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 purpose B**

Site CFS-2025-103

Reference	CFS-2025-103
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Bushey and Borehamwood. It is not free of development. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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

Site CFS-2025-152

Reference	CFS-2025-152
Settlement	Bushey (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Bushey and Watford, and Bushey and South Oxhey. It is free of existing development. The site does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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**

Site HRA SA5

Reference	HRA SA5
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a relatively small part of the gap between Radlett and Borehamwood. There is a scheme consented by appeal (24/1211/OUT). Regardless of this, the site 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 site 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.**

Site HRA SA6

Reference	HRA SA6
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Radlett and Bushey and a relatively small part of the gap between Radlett and Borehamwood. The site could likely be developed without the loss of visual separation due to topography and the proximity of structures (existing development in the gap to the west, the railway, M1 and associated screening).
Purpose D	**3b. No Contribution:** The site 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 five 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**

Site HRA SA7	
Reference	HRA SA7
Settlement	Radlett (Town)



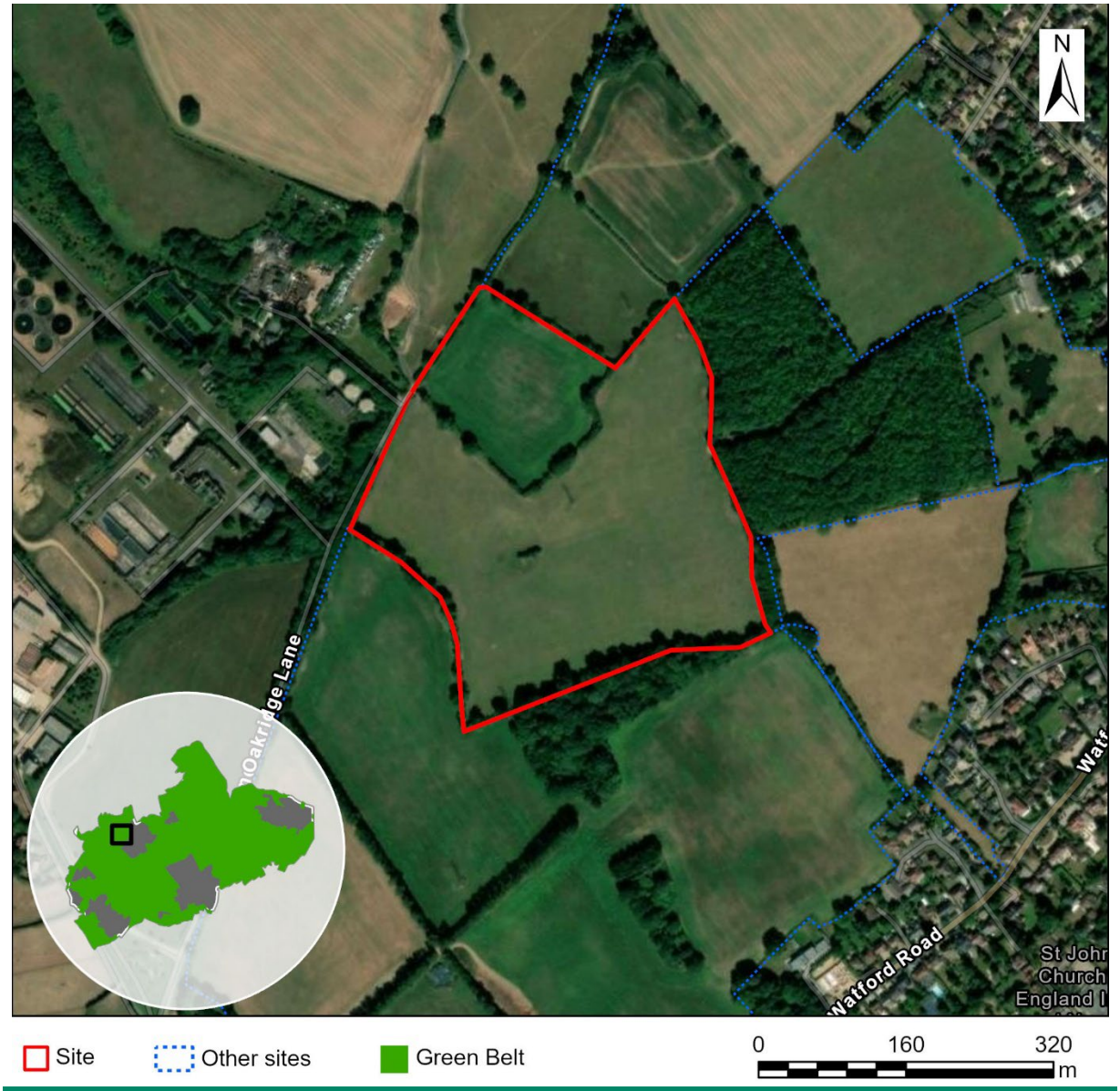
Purposes Assessment	
Purpose A	**3b. No Contribution:** The site does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**3a. Weak Contribution:** The site comprises a very small part of the gap between Radlett and Watford. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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 Conservation Area and one Grade II listed building)
Comments on boundaries	Field boundaries, edge of wood
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site NW of Radlett A

Reference	NW of Radlett A
Settlement	Radlett



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Radlett and Watford. The site 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 site, M1 and associated screening) and presence of natural landscape elements (woodland to the west).
Purpose D	**3b. No Contribution:** The site 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.**

Site NW of Radlett B

Reference	NW of Radlett B
Settlement	Radlett



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Radlett and Watford. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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 Conservation Area)
Comments on boundaries	Edge of development, edge of woodland
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site HRA SA4

Reference	HRA SA4
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Radlett and Bushey. The site 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 site does not contribute towards purpose D because it is not in the setting of a historic town.

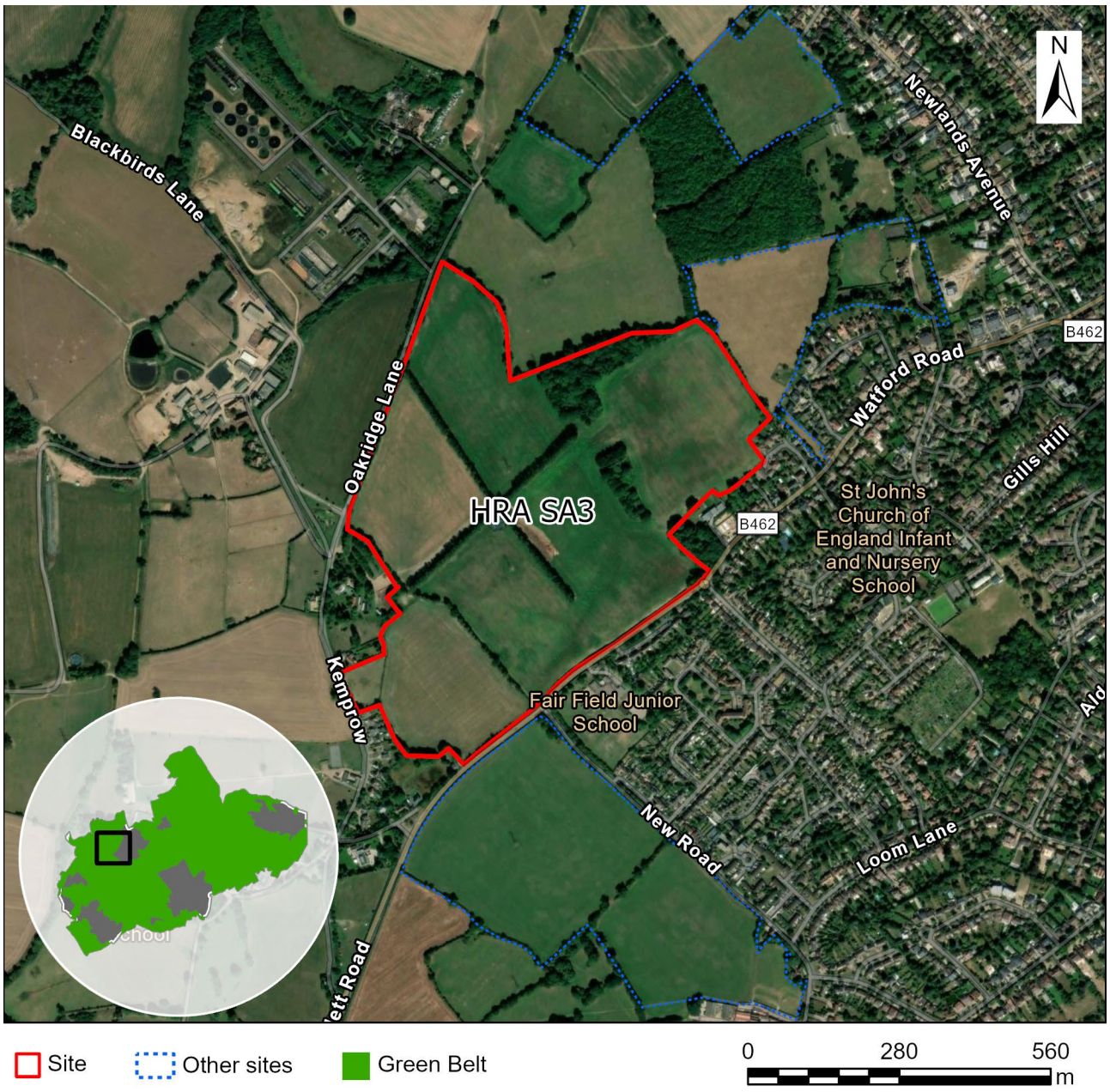
Footnote 7 Assets/Constraints

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**

Site HRA SA3

Reference	HRA SA3
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Radlett and Watford. The site 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 site 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**

Site HEL-1052-22

Reference	HEL-1052-22
Settlement	Radlett (Town)



Purposes Assessment

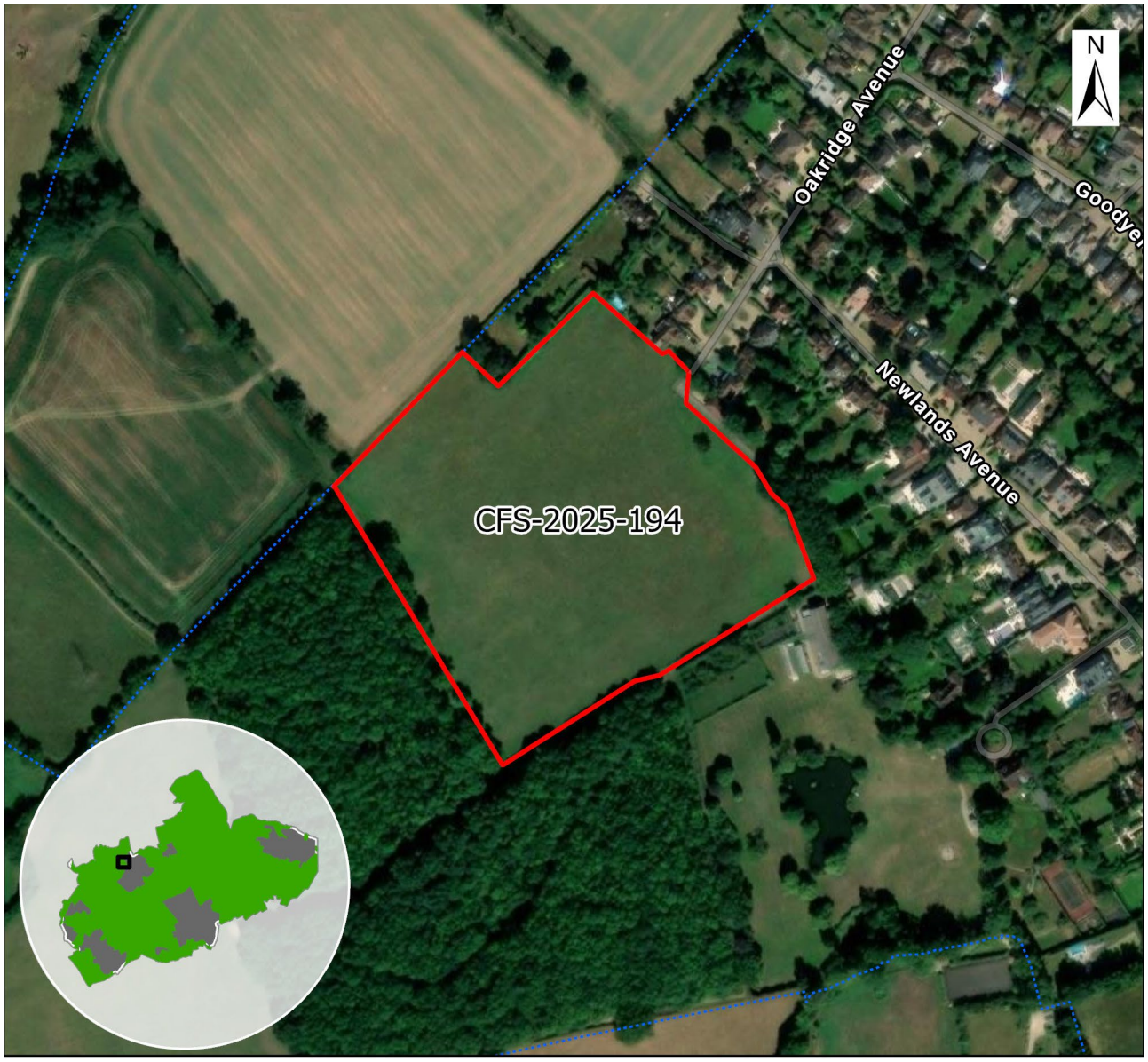
Purpose A	**3b. No Contribution:** The site does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The site comprises a small part of the gap between Radlett and Watford. The site could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gap to the west of the site, M1 and associated screening) and presence of natural landscape elements (woodland to the west).
Purpose D	**3b. No Contribution:** The site 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
Grey belt conclusion	**Provisionally grey belt**
Reason for conclusion	**Presence of a Footnote 7 constraint with possibility of mitigation**

Site CFS-2025-194	
Reference	CFS-2025-194
Settlement	Radlett (Town)



Purposes Assessment	
Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Radlett and Watford. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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.

Site CFS-2025-083	
Reference	CFS-2025-083
Settlement	Radlett (Town) – this is Land at Brickfields (adjoining Moses Dell)



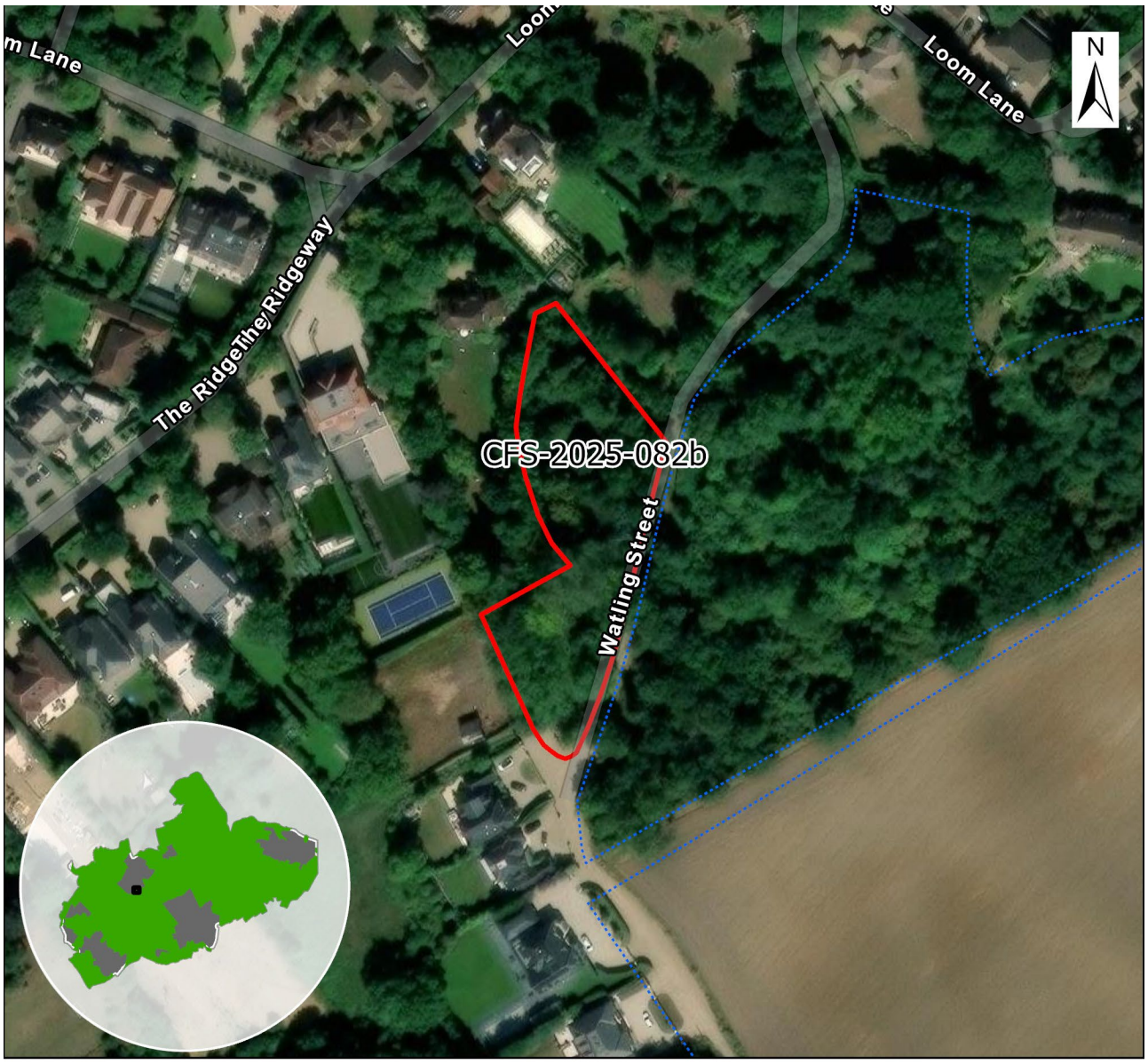
Purposes Assessment	
Purpose A	**3b. No Contribution:** The site does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The site comprises a very small part of the gap between Radlett and Bushey and, peripherally, a very small part of the gap between Radlett and Borehamwood. The site could likely be developed without the loss of visual separation due to topography, natural landscape elements and the proximity of structures (existing development in the gaps, railway, M1 and associated screening).
Purpose D	**3b. No Contribution:** The site 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, field boundaries
Grey belt conclusion	**Grey belt**
Reason for conclusion	**No strong contribution to Purposes A, B or D and no Footnote 7 constraints.**

Site CFS-2025-082b

Reference	CFS-2025-082b
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Radlett and Borehamwood. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site 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

Site CFS-2025-082a

Reference	CFS-2025-082a
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Radlett and Borehamwood. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site does not contribute towards purpose D because it is not in the setting of a historic town.

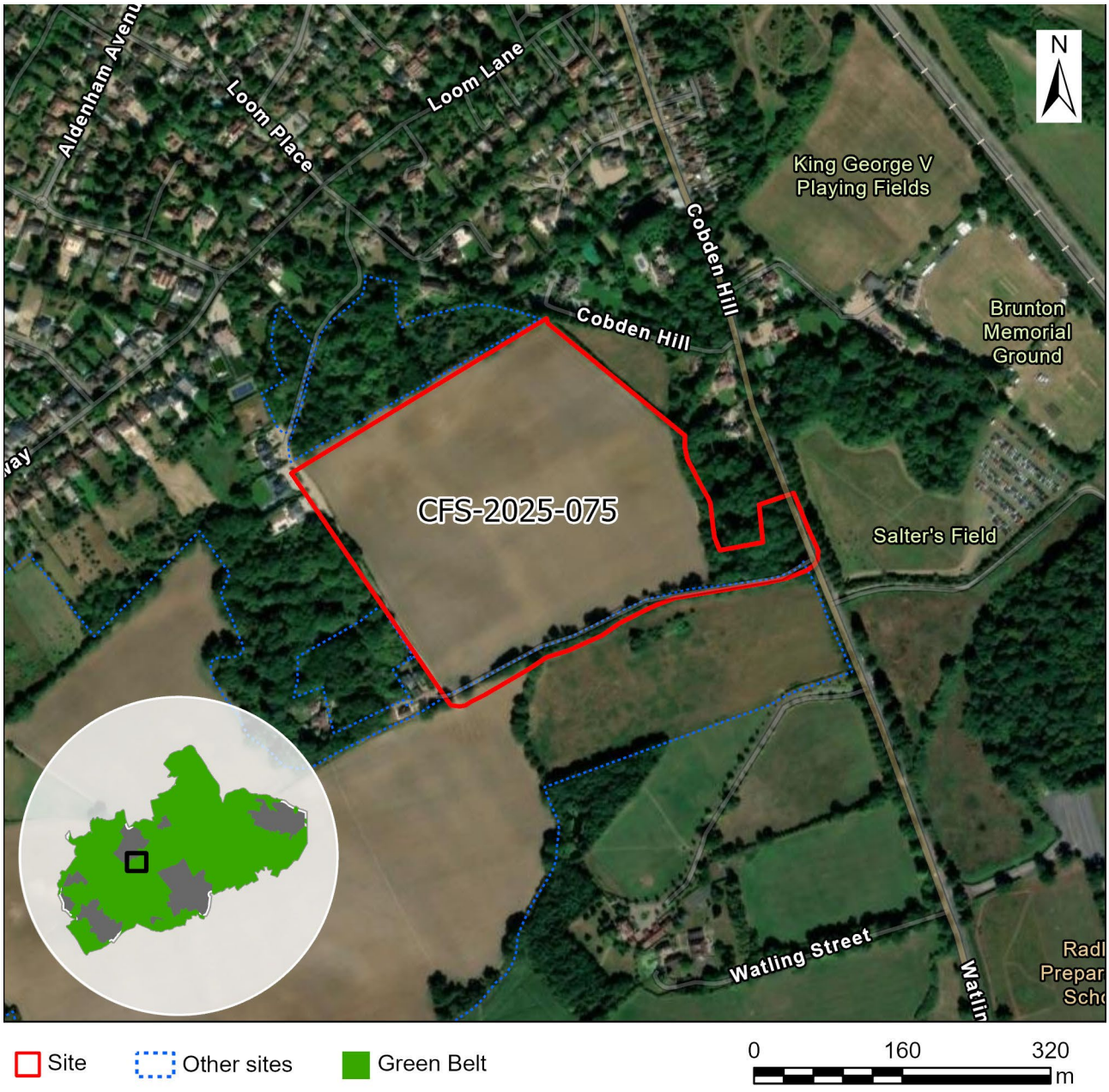
Footnote 7 Assets/Constraints

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

Site CFS-2025-075

Reference	CFS-2025-075
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a very small part of the gap between Radlett and Bushey and a relatively small part of the gap between Radlett and Borehamwood. The site could likely be developed without the loss of visual separation due to the proximity of structures (existing development within the gaps, topography, railway, M1 and associated screening).
Purpose D	**3b. No Contribution:** The site 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**

Site CFS-2025-064

Reference	CFS-2025-064
Settlement	Radlett (Town)



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Radlett and Borehamwood. The site 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 site does not contribute towards purpose D because it is not in the setting of a historic town.

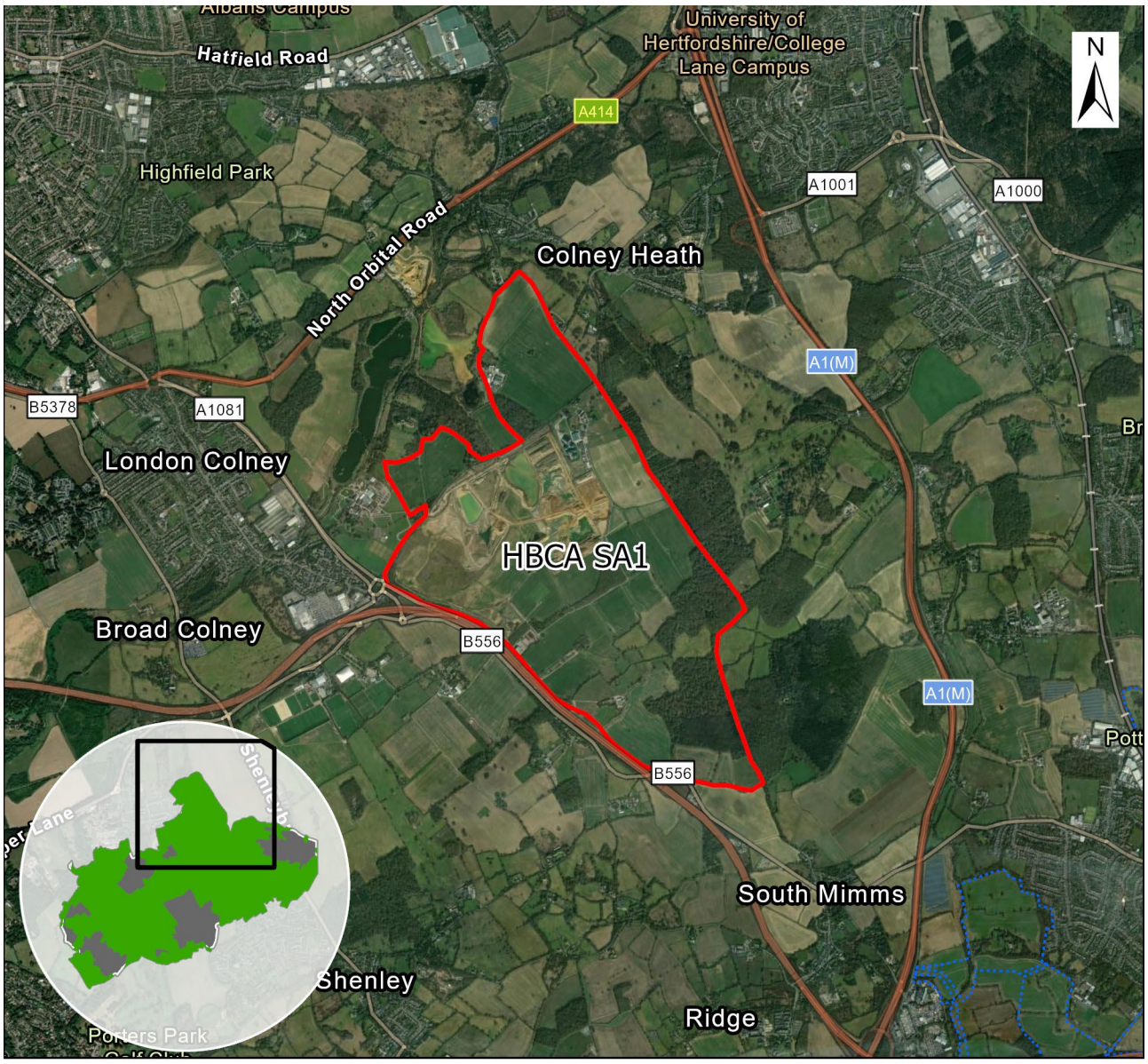
Footnote 7 Assets/Constraints

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.**

Site HBCA SA1

Reference	HBCA SA1
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a substantial part of the gap between London Colney and Potters Bar. The site 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 site 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 (contains Redwell Wood SSSI)
Irreplaceable habitat	Potentially provides a strong reason for refusing or restricting development with possibility of mitigation (contains ancient woodland in south-east)
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; within setting of four Grade II listed buildings, and one Grade I 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**

Site HEM SA06

Reference	HEM SA06
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Bushey and Radlett. It is not free of development. It does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The site does not contribute towards purpose D because it is not in the setting of a historic town.

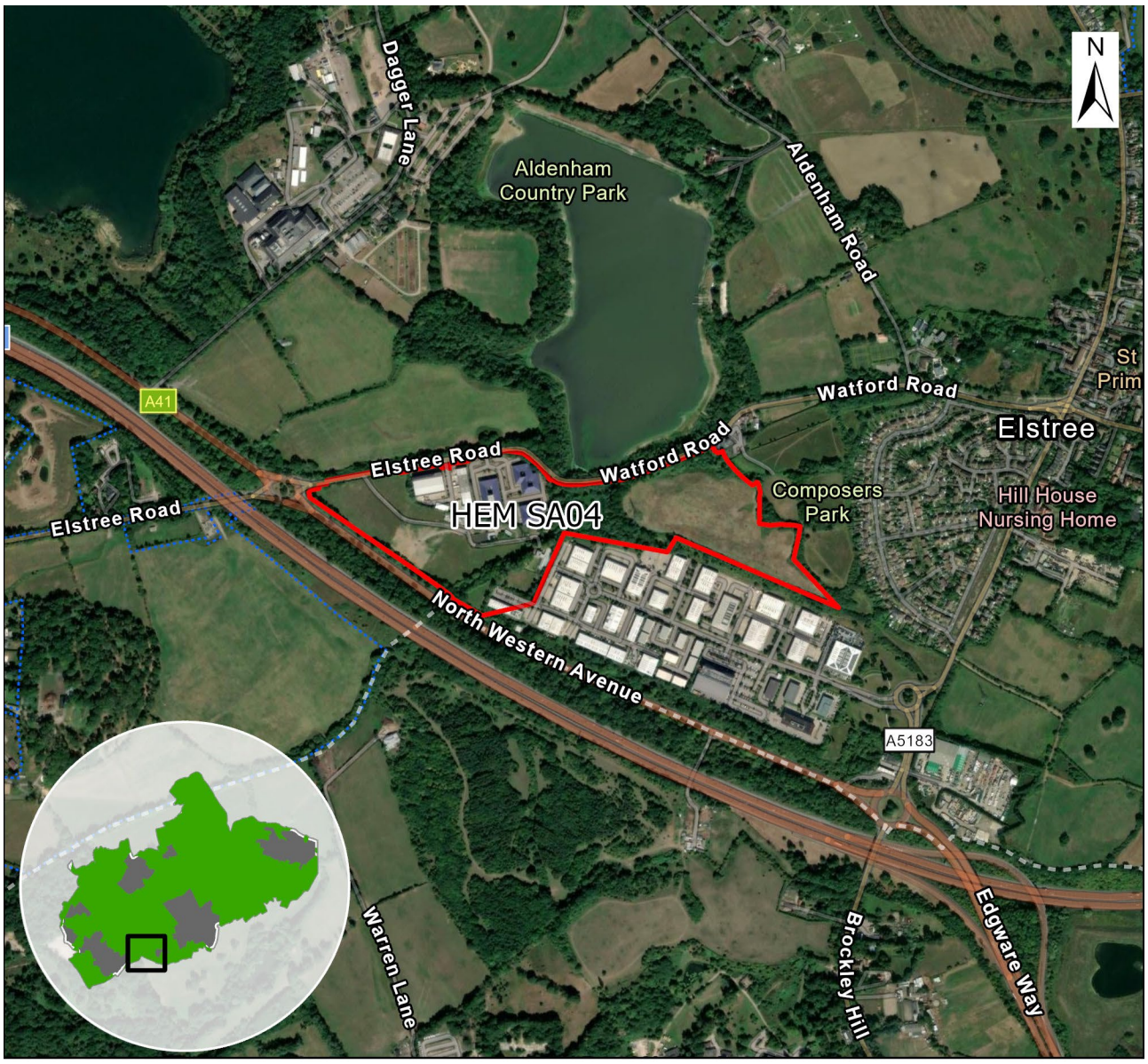
Footnote 7 Assets/Constraints

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, 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.**

Site HEM SA04

Reference	HEM SA04
Settlement	-



Purposes Assessment

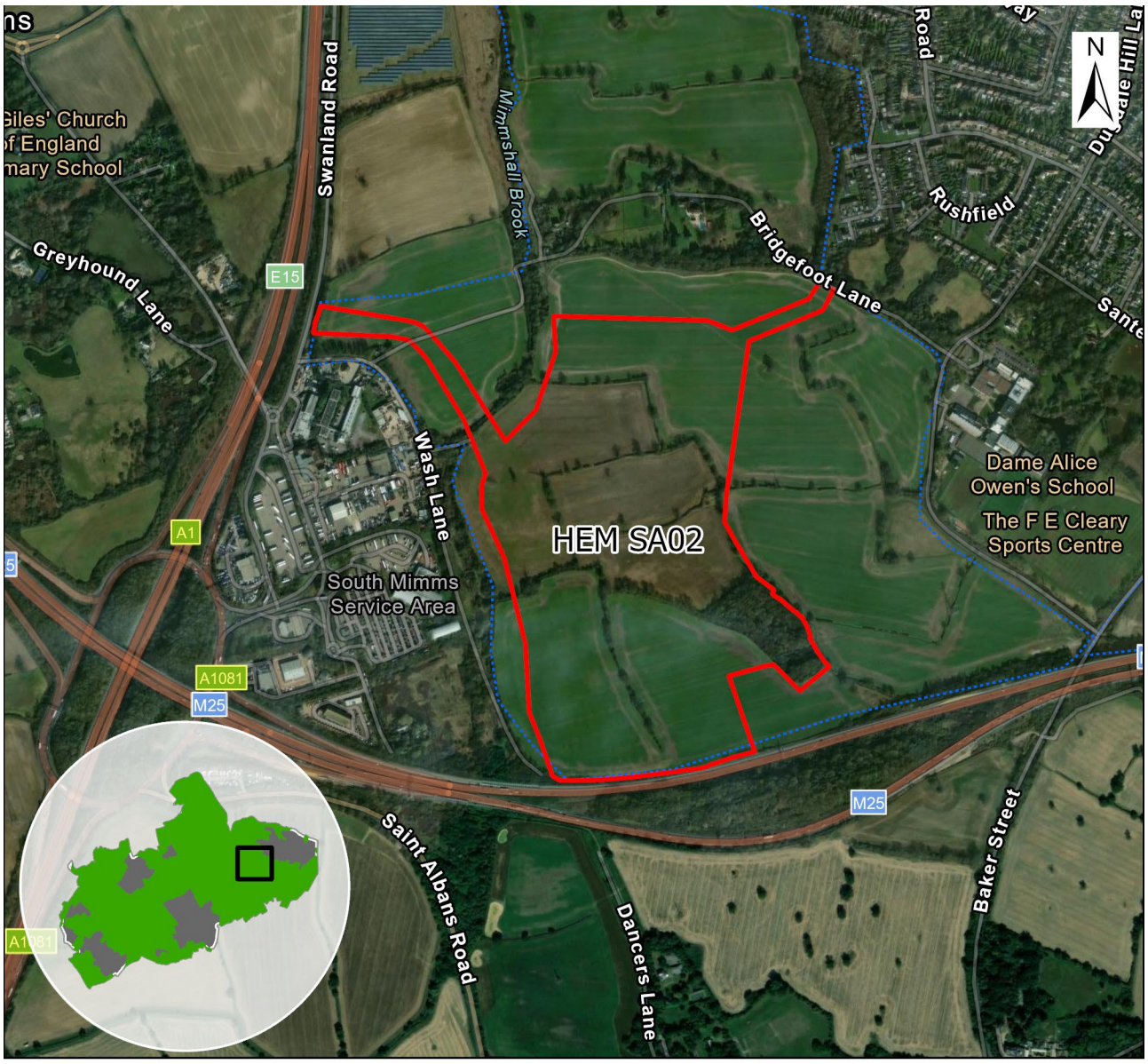
Purpose A	**3b. No Contribution:** The site does not contribute towards purpose A because it is not adjacent or near to a large built up area.
Purpose B	**2. Moderate Contribution:** The site comprises a relatively substantial part of the gap between Bushey and Borehamwood. The site is already partly developed and there is planning consent for employment uses on much of the remainder. The SITE does not contribute to the loss of visual separation due to the existing development in the site and proximity of structures (M1 and associated screening).
Purpose D	**3b. No Contribution:** The site 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**

Site HEM SA02

Reference	HEM SA02
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site 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 site. The SITE does not make any contribution to visual separation.
Purpose D	**3b. No Contribution:** The SITE does not contribute towards purpose D because it is not in the setting of a historic town.

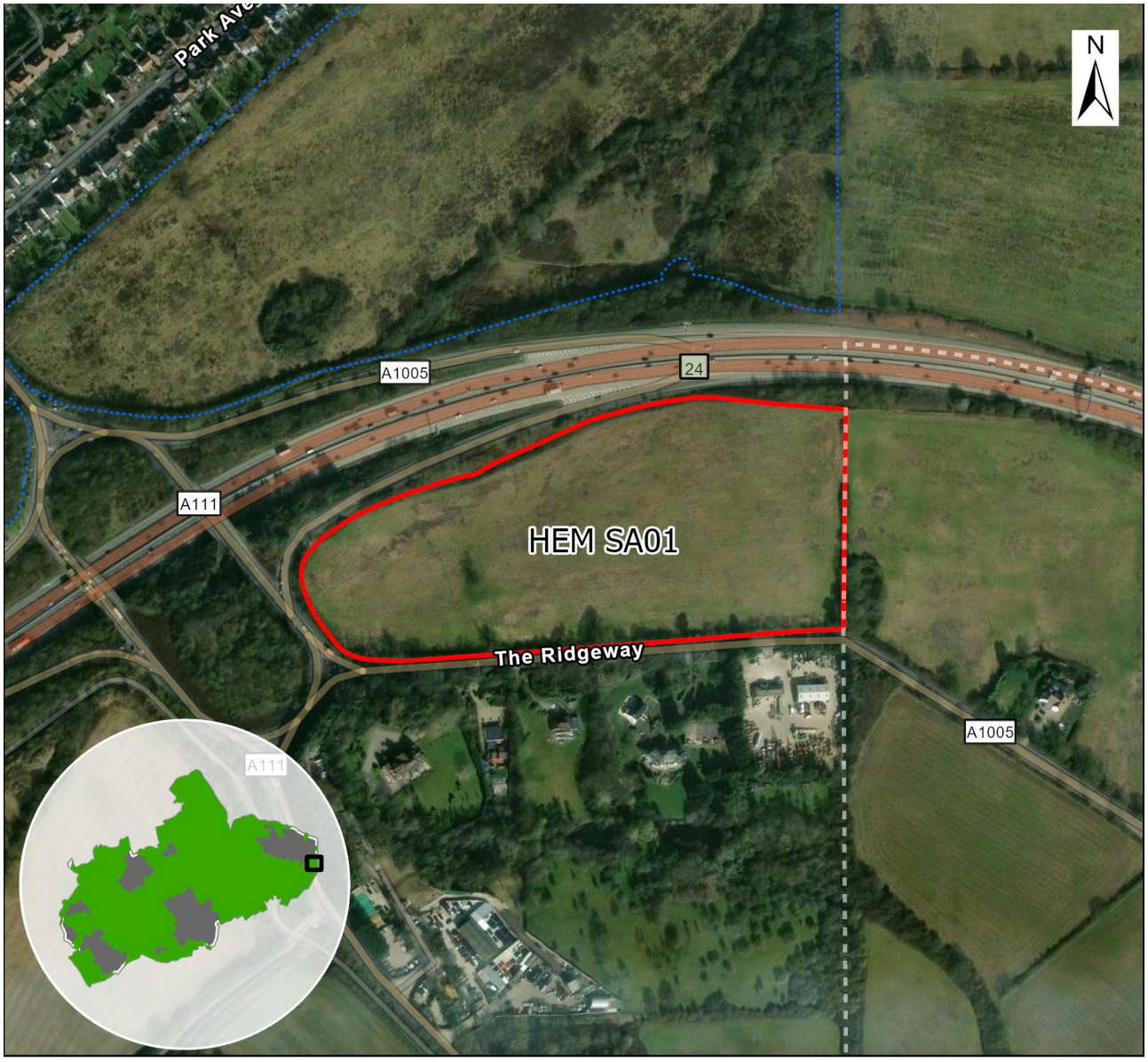
Footnote 7 Assets/Constraints

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**

Site HEM SA01

Reference	HEM SA01
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Potters Bar and Greater London. It is free of development. The site could likely be developed without the loss of visual separation due to the proximity of structures (M25 and associated screening to the north).
Purpose D	**3b. No Contribution:** The site 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.**

Site HBA SA24

Reference	HBA SA24
Settlement	-



Purposes Assessment

Purpose A	**1. Strong Contribution:** The site is near to Borehamwood, the limits of which are defined by the Green Belt boundary, noting that The Stables to the east is within the Green Belt. The site is free of development. Allum Lane to the south and development on Watling Street and allotments to the west would restrict and contain development in those directions but there are no physical features that would restrict and contain to the north. If developed, the pattern on development would be incongruous.
Purpose B	**2. Moderate Contribution:** The site comprises a relatively small part of the gap between Bushey and Borehamwood. The site 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 SITE 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 Conservation Area, Registered Park and Garden, and two 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**

Site HEM SA05

Reference	HEM SA05
Settlement	-



Purposes Assessment

Purpose A	**3b. No Contribution:** The site 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 site comprises a small part of the gap between Bushey and Radlett. It is not free of development and there is a consented scheme (24/1283/OUTEI) for 45,000sqm covering the whole of the site.
Purpose D	**3b. No Contribution:** The site 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, 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.**

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 sites 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:

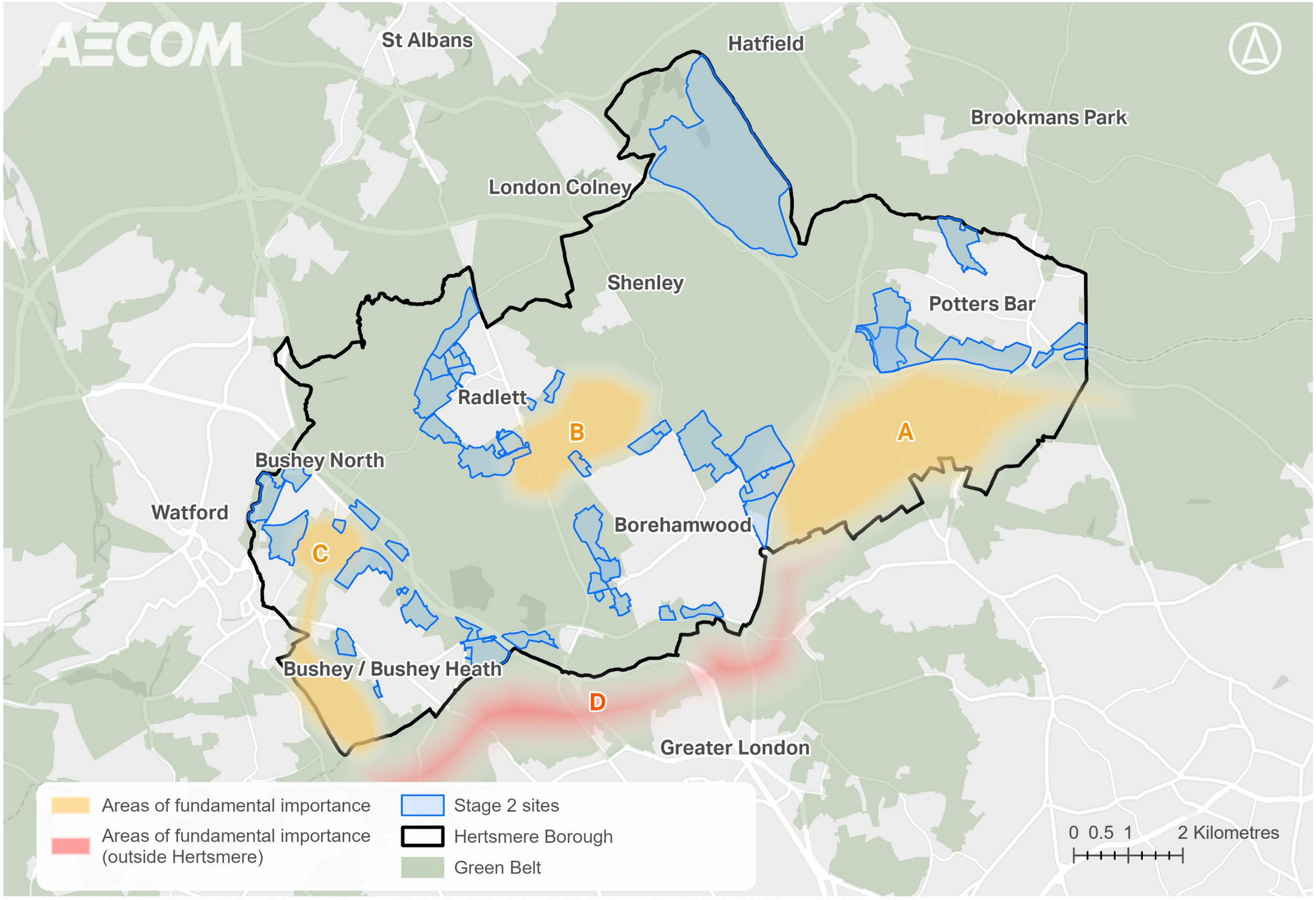
- Safeguarding countryside that is currently open and/or free from encroachment (purpose C); and
- Protecting countryside that is of fundamental importance to the Green Belt in Hertsmere as a whole. This may include Green Belt land that is sensitive because it is strategically important but to some extent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

4.1.6 The areas that the original GBA 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 areas that contribute strongly to purposes A and B in the assessment presented in chapter 3 and they also contain areas 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 and stage 2 sites

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

4.2.3 Land in this area is 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 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 land in the area that contributes 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 sites

4.3.1 The focus of this section is those sites 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 analysis considers 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 The majority of sites assessed in this report are not in the fundamentally important areas of Hertsmere's Green Belt.

4.3.4 None of the sites are in the quadrant south of the A1 and the M25 that corresponds with the extent of **area A**.

4.3.5 The sites in **area B** are all grey belt. Two of them, on the edge of Borehamwood, have planning permission, one of which is under construction. All of the sites between Borehamwood and Radlett are on the edge of one of the settlements and could be developed without fundamentally undermining 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 are two sites in this cluster, both on the edge of the town and both capable of being developed without fundamentally undermining the Green Belt gap.

4.3.7 The second grey belt cluster in area C is between Bushey North and Bushey. The gap is small and has seen significant levels of encroachment that means that some areas of Green Belt are vulnerable. There are three sites in this cluster. HBUSA SA8 is largely covered by a planning consent so this report makes no comment. HBUSA SA5 is largely open countryside, as such making some contribution to purpose C, rendering it possibly the most sensitive site in area C. Its development would 'round off' the built form of this part of Bushey but would leave only a small gap that already has large amounts of development for Green Belt. The third site – CFS-2025-158 – is smaller and more contained than the other two, and is capable of being developed without fundamentally undermining the Green Belt gap.

4.3.8 There are no sites in **area D**, which is almost entirely outside the study area.

4.3.9 It can be concluded that there are no clusters of assessed sites that would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan.