

4 Summary of Findings

Introduction

- 4.1 This chapter sets out the findings of the assessment of Green Belt harm.
- 4.2 As outlined in **Chapter 3**, the assessment of harm included the following steps:
- Step 1: Considered the impact on the contribution to the NPPF purposes.
 - Step 2: Assessed the potential impact of release on the integrity of the remaining Green Belt, including consideration of the strength of residual Green Belt boundaries.
 - Step 3: Assessed the overall Green Belt harm and any variations of harm within the 'assessment zone'.

Summary of Findings

- 4.3 The findings of the assessment of harm are summarised by settlement and parcel in **Table 4.1**. In addition, **Figure 4.1a-d** show the parcels and absolute constraints to development and **Figure 4.2a-d** show the potential degree of harm that would result if the parcels were released.
- 4.4 Detailed findings of the assessment of harm are included in **Appendix 1**, organised by settlement. In some cases a parcel may lie adjacent to two settlements. In this case an assessment of the same parcel has been included under both settlements eg LW2 and RW17 but the assessments assume development out from the respective settlement being considered.

Table 4.1: Green Belt assessment of harm ratings

Settlement	Parcel	Harm Rating
Abbots Langley	AL1	Moderate-High
	AL2	Moderate
	AL3	Moderate-High
	AL4	Moderate
	AL5	Low-Moderate
	AL6	Moderate
	AL7	Moderate-High
	AL8	Moderate-High
	AL9	High
	AL10	Very high
Batchworth	BW1	Moderate
	BW2	Moderate-High
	BW3	Low-Moderate
	BW4	Moderate-High
	BW5	Moderate-High
	BW6	High
	BW7	Moderate-High
	BW8	Low-Moderate
	BW9	Moderate

Settlement	Parcel	Harm Rating
	BW10	Moderate-High
Bedmond	BM1	Low
	BM2	Low-Moderate
	BM3	Moderate
	BM4	Low
	BM5	Moderate-High
	BM6	Moderate
	BM7	Moderate-High
	BM8	Moderate-High
	BM9	High
Chorleywood	CH1	Moderate-High
	CH2	Moderate
	CH3	Moderate-High
	CH4	Low
	CH5	Low-Moderate
	CH6	Moderate-High
	CH7	High
	CH8	Very High
	CH9	Moderate
Croxley Green	CG1	Moderate
	CG2	High
	CG3	Low-Moderate
	CG4	High
	CG5	Moderate
	CG6	Moderate
	CG7	High
	CG8	Moderate-High
	CG9	High
	CG10	Moderate
	CG11	High
	CG12	High
Hemel Hempstead	HH1	Very High
	HH2	Very High
Kings Langley	KL1	High
	KL2	Moderate-High
	KL3	High
	KL4	Moderate-High
	KL5	Moderate
Loudwater	LW1	Moderate-High
	LW2	Moderate
	LW3	High
	LW4	Moderate
	LW5	High
	LW6	Low-Moderate

Settlement	Parcel	Harm Rating
	LW7	High
	LW8	Moderate
	LW9	Low-Moderate
Maple Cross	MC1	Moderate
	MC2	Low-Moderate
	MC3	Low-Moderate
	MC4	Moderate
	MC5	Moderate-High
	MC6	Low-Moderate
	MC7	Moderate-High
	MC8	Low
	MC9	Moderate
	MC10	High
	MC11	Low-Moderate
Northwood	ND1	Moderate
	ND2	Moderate
	ND3	Moderate
	ND4	Moderate-High
	ND5	Moderate
	ND6	Moderate-High
	ND7	High
	ND8	Moderate
	ND9	Low-Moderate
	ND10	Moderate
	ND11	Moderate-High
	ND12	Moderate-High
Rickmansworth	RW1	Moderate
	RW2	Low-Moderate
	RW3	Low-Moderate
	RW4	Low-Moderate
	RW5	Moderate
	RW6	Low
	RW7	Moderate-High
	RW8	Moderate
	RW9	Low-Moderate
	RW10	Low-Moderate
	RW11	High
	RW12	Moderate
	RW13	High
	RW14	Moderate
	RW15	Moderate
	RW16	Moderate-High
	RW17	Moderate
	RW18	Low-Moderate

Settlement	Parcel	Harm Rating
South Oxhey	SO1	High
	SO2	High
	SO3	Very High
	SO4	Moderate
	SO5	Low-Moderate
	SO6	Very High
	SO7	Low-Moderate
	SO8	Low
	SO9	Low-Moderate
Watford East	WE1	Low
	WE2	Very High
	WE3	Low-Moderate
	WE4	Low-Moderate
	WE5	High
	WE6	Moderate-High
	WE7	Moderate-High
	WE8	Low-Moderate
	WE9	High
Watford North	WN1	Moderate
	WN2	Low-Moderate
	WN3	Moderate
	WN4	Moderate
	WN5	Low-Moderate
	WN6	Moderate-High
	WN7	Low-Moderate
	WN8	Moderate-High
	WN9	Moderate
	WN10	Moderate
Watford South	WS1	Moderate-High
	WS2	Low-Moderate
	WS3	High
	WS4	Low-Moderate
	WS5	Moderate-High
	WS6	High
	WS7	Moderate
Watford West	WW1	Moderate
	WW2	Moderate-High
	WW3	Moderate
	WW4	Moderate-High
	WW5	Moderate
	WW6	Low-Moderate
	WW7	Low
	WW8	Moderate-High
	WW9	Moderate

Settlement	Parcel	Harm Rating
	WW10	Moderate-High
	WW11	Moderate-High

- 4.5 Table 4.2 summarises the area of land within assessed parcels that falls within each category of harm (excluding any identified absolute constraints). . The harm rating for release of any Green Belt land outside of this assessment area in association with expansion of inset settlements (or Bedmond) would be at least 'high'.

Table 4.2: Total area of land assessed at each harm rating

Harm Rating*	Total Area of Land (excluding constraints)	
	Area (ha)	Percentage of Parcelled Green Belt
Very High	231.7	9.3
High	679.4	27.4
Moderate-High	790.7	31.8
Moderate	487.7	19.6
Low-Moderate	244.2	9.8
Low	49.5	2.0

*Note that where an area is assessed in the context of release from more than one settlement, and the resultant harm ratings are different, it is the lowest of the ratings that is reported in this table.

Role of Green Belt Harm Assessment

- 4.6 As outlined above, consideration of the *harm* to the Green Belt that could result from the release of land for development is an essential part of establishing the exceptional circumstances for making alterations to Green Belt boundaries. However, there are other important factors that need to be considered, most notably sustainability and deliverability issues. Whilst the ideal would be to minimise harm to the Green Belt, it may be that the most sustainable locations for development will result in *high* or *very high* harm to the Green Belt.
- 4.7 In each location where alterations to Green Belt boundaries are being considered, planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation. In light of this, this assessment of harm to the Green Belt purposes does not draw conclusions as to where land should be released to accommodate development, but identifies the relative variations in the harm to the designation.
- 4.8 The Study does not assess the cumulative impact of the release of multiple parcels on the Green Belt as a whole. That lies outside the scope of this Study as there are numerous permutations of the parcels that could be considered for release.

[illegible]

Assessment parcels and absolute constraints (N)

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

Map Scale A3: 1:35,000



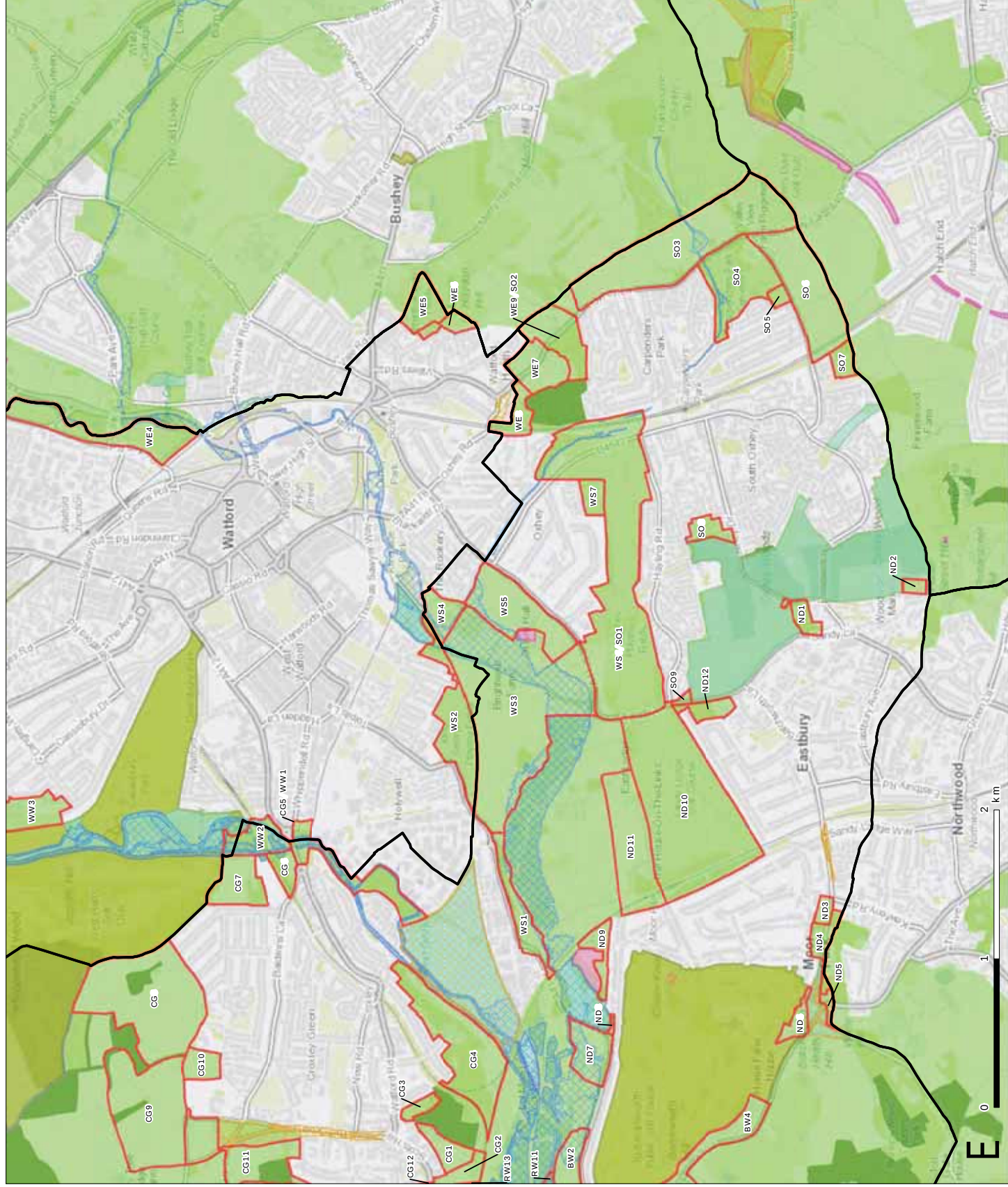
Three Rivers District Green Belt Review Stage 2

Figure 4.1b

Assessment parcels and absolute constraints (SE)

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

Map Scale A3: 1:25,000



Assessment parcels and absolute constraints (SW)

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

The map illustrates the proposed sewerage network for Watford. The network is defined by a thick black line. The area is divided into several zones, each labeled with a code: AL (Agricultural Land), WN (Waste Network), WE (Waste Effluent), WS (Waste Storage), ND (Nuisance/Damage), CG (Civic Ground), RW (Residential Waste), LW (Landscape Waste), and BW (Biodiversity/Water). The map also shows the town of Watford, its surrounding green spaces, and roads. A scale bar in the bottom right corner indicates distances of 0, 1, and 2 km.

Assessment parcels and absolute constraints (Watford)

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

Map Scale A3: 1:35,000



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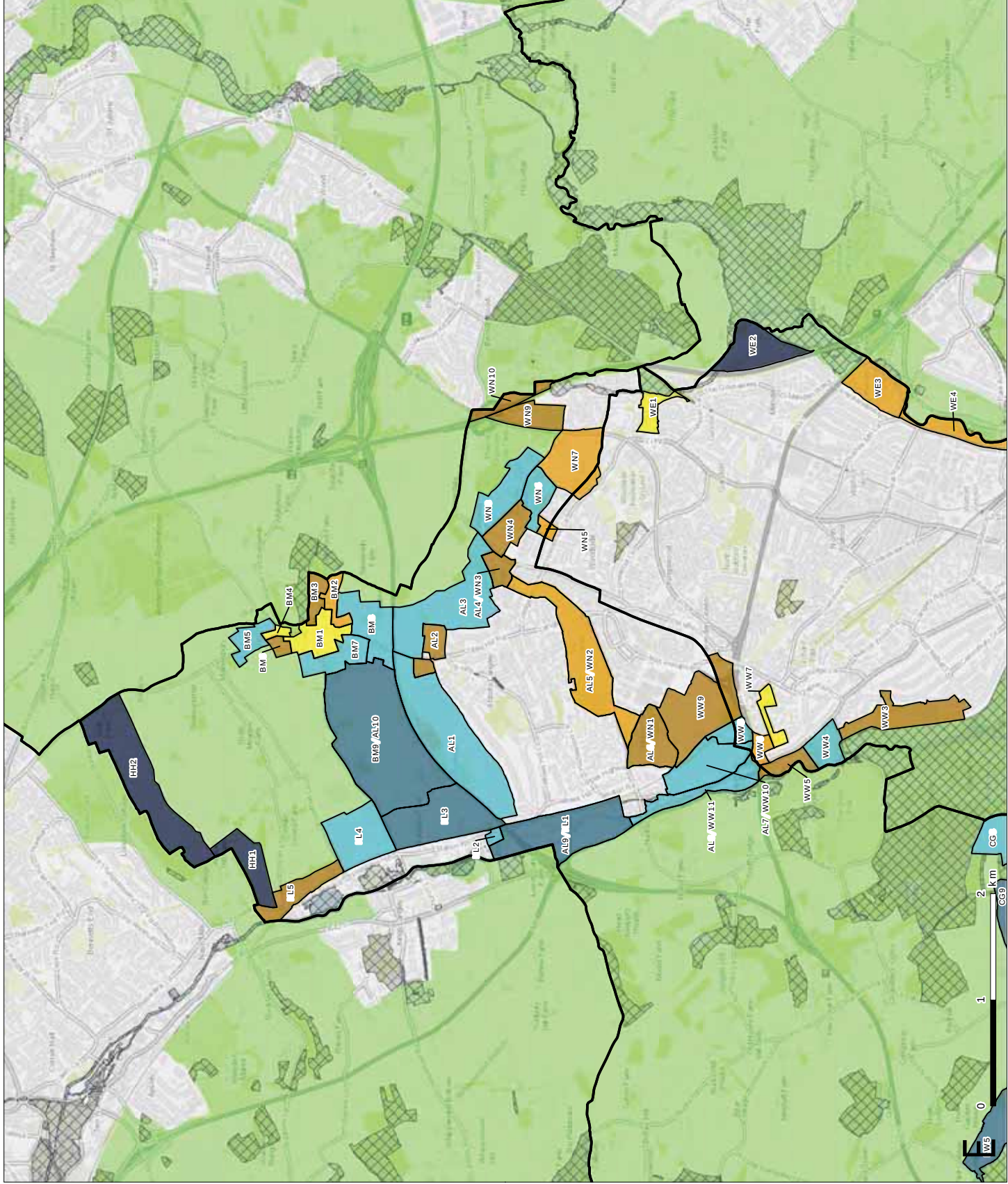
Figure 4.2a

Green Belt Harm Overview (N)

- District Boundary
- Green Belt
- Absolute Constraints
- Parcel Harm
- Very High
- High
- Moderate High
- Moderate
- Low Moderate
- Low

Map Scale A3: 1:35,000

LUC



Three Rivers and Watford Green Belt Review Stage 2

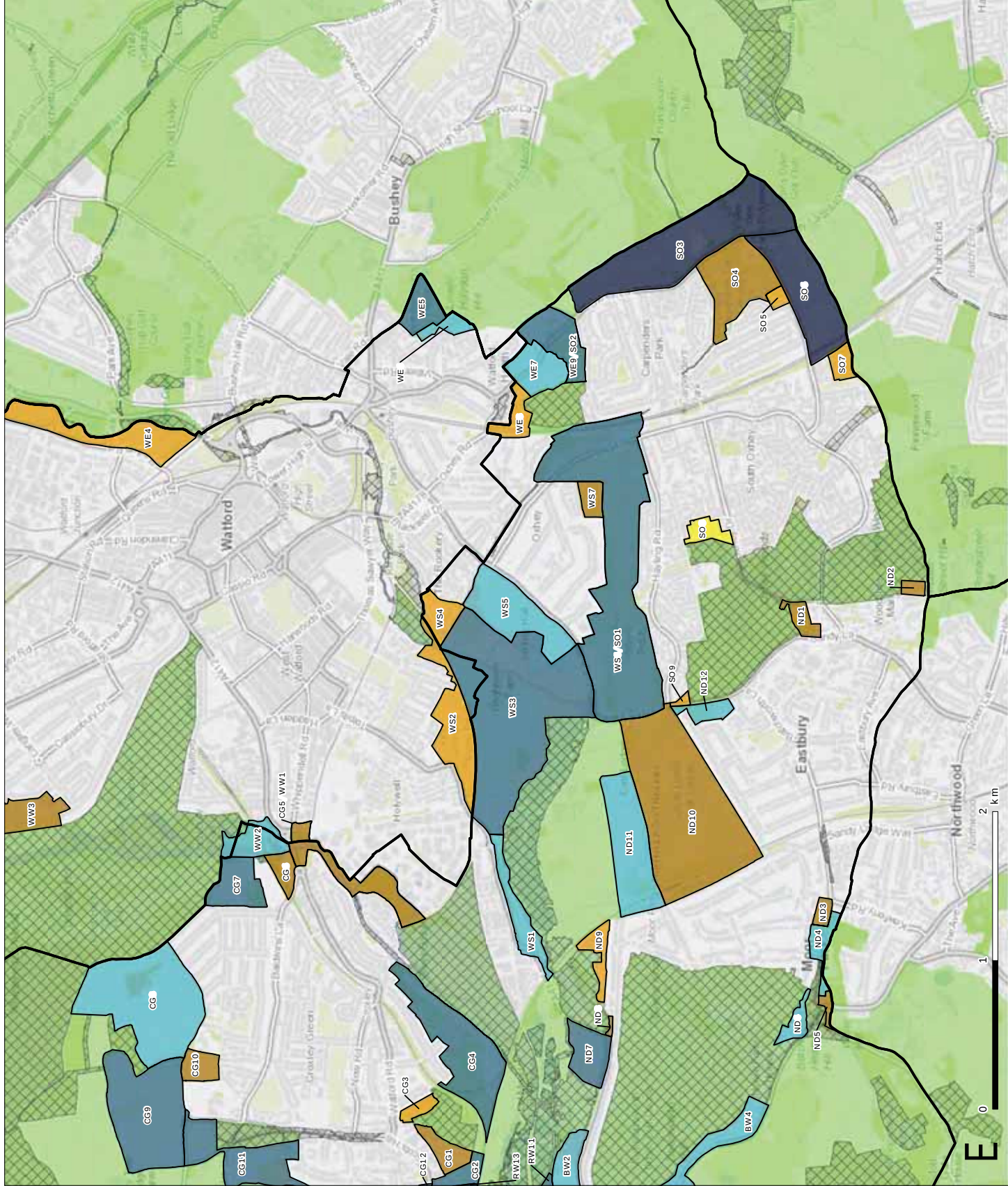
Figure 4.2b

Green Belt Harm Overview (SE)

- District Boundary
- Green Belt
- Absolute Constraints
- Parcel Harm
- Very High
- High
- Moderate High
- Moderate
- Low Moderate
- Low

Map Scale A3: 1:25,000

LUC





Green Belt Harm Overview (Watford)

-
- Legend:
- District Boundary
 - Green Belt
 - Absolute Constraints
 - Parcel Harm
 - Very High
 - High
 - Moderate High
 - Moderate
 - Low Moderate
 - Low

