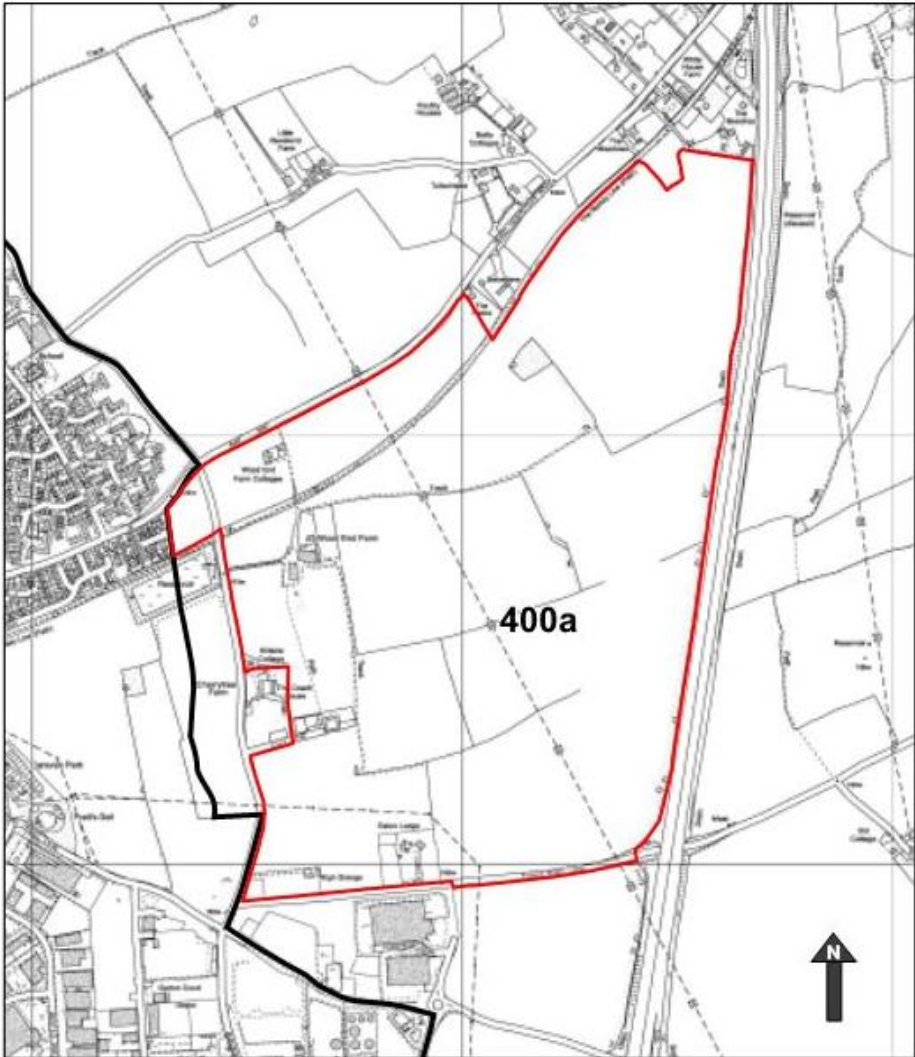

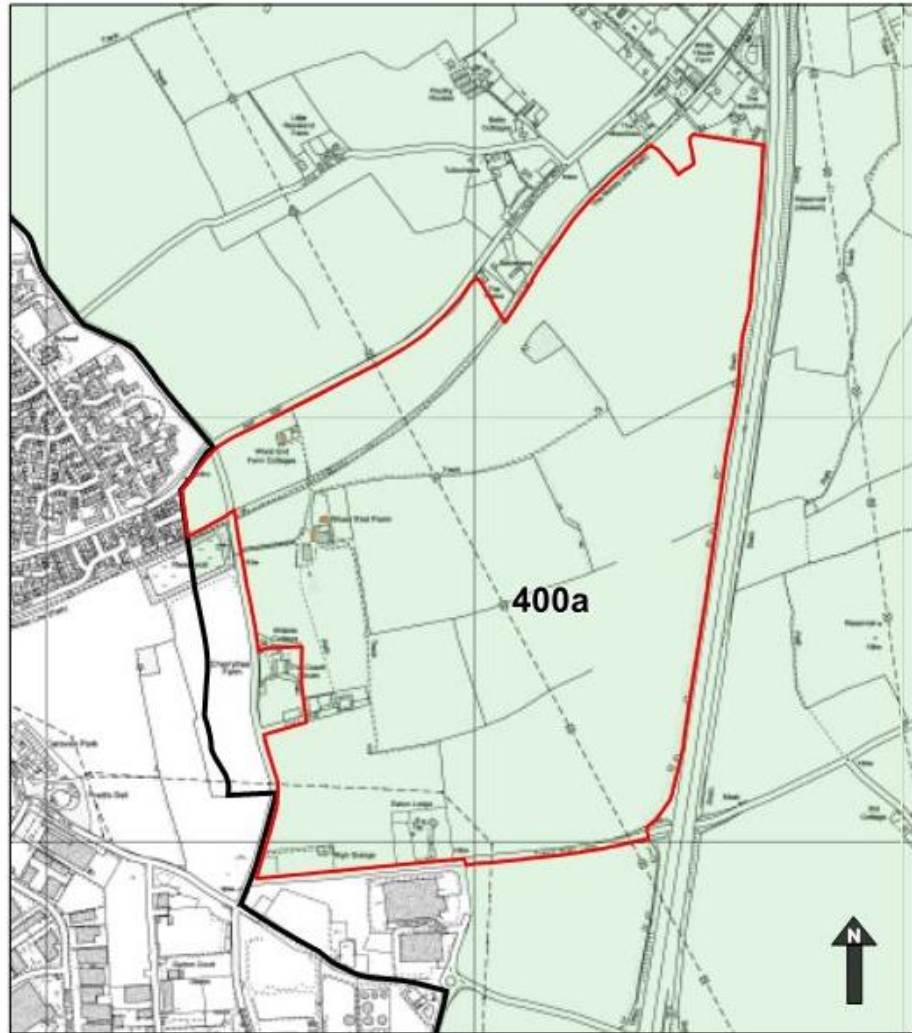


Appendix 3 Site Evaluation Forms

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>East Hemel Hempstead (North) OS-400a 146.1ha 40 dph on 60% of site – 3507 dwellings Submitted number of dwellings - 1500 dwellings SADC estimate – 1,500 dwellings</p>
<p>Diagram of site</p>	 <p>East Hemel Hempstead North (OS-400a)</p> <p>↙ SADC District Boundary</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100018953</p> 



East Hemel Hempstead North (OS-400a)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB21A. The Review concludes

“ The overall contribution of GB21A towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment - significant*
- To preserve the setting and special character of historic towns – limited or no*
- To maintain existing settlement pattern – partial*

Parcel does not fully separate 1st tier settlements however it does form part of a network of parcels with GB21B & 22 to provide a strategic gap between Hemel Hempstead and Harpenden. There is no evidence of ribbon development. Any small scale reduction in the gap across the parcel would be unlikely to compromise the separation of settlements in physical terms, but would reduce levels of openness across the parcel.

The parcel displays typical rural and countryside characteristics in open arable farmland and punctuated by a small quantity of deciduous tree belts. Fields are generally arable and medium sized, bound by high mature hedgerows with hedgerow trees. There are very limited urban influences / built development and no evidence of significant encroachment. The M1 represents the main urban influence and interrupts the parcel's integration with the wider countryside. This strong physical feature is relatively well concealed by planting but is audibly intrusive. The east urban edge of Hemel Hempstead is partly undeveloped. Cherry Tree Lane contains a caravan park and land allocated for housing development. Levels of visual openness are high mainly due to the absence of built development and countryside characteristics are dominant.

The parcel helps provide the primary local gap between Hemel Hempstead (1st) and Redbourn (2nd) with GB21B. The gap between settlements is 2.2km. It is large and well maintained (relatively free of development), and contains the M1 which is well concealed by landscape planting and is visually, reasonably well integrated into the countryside. The parcel is highly visible from the M1 and the gap between settlements is clear from the Hemel Hempstead Road. There is no evidence of ribbon development. Any small scale reduction in the gap would be unlikely to compromise the separation of settlements but would reduce visual openness of the parcel.

Next Steps

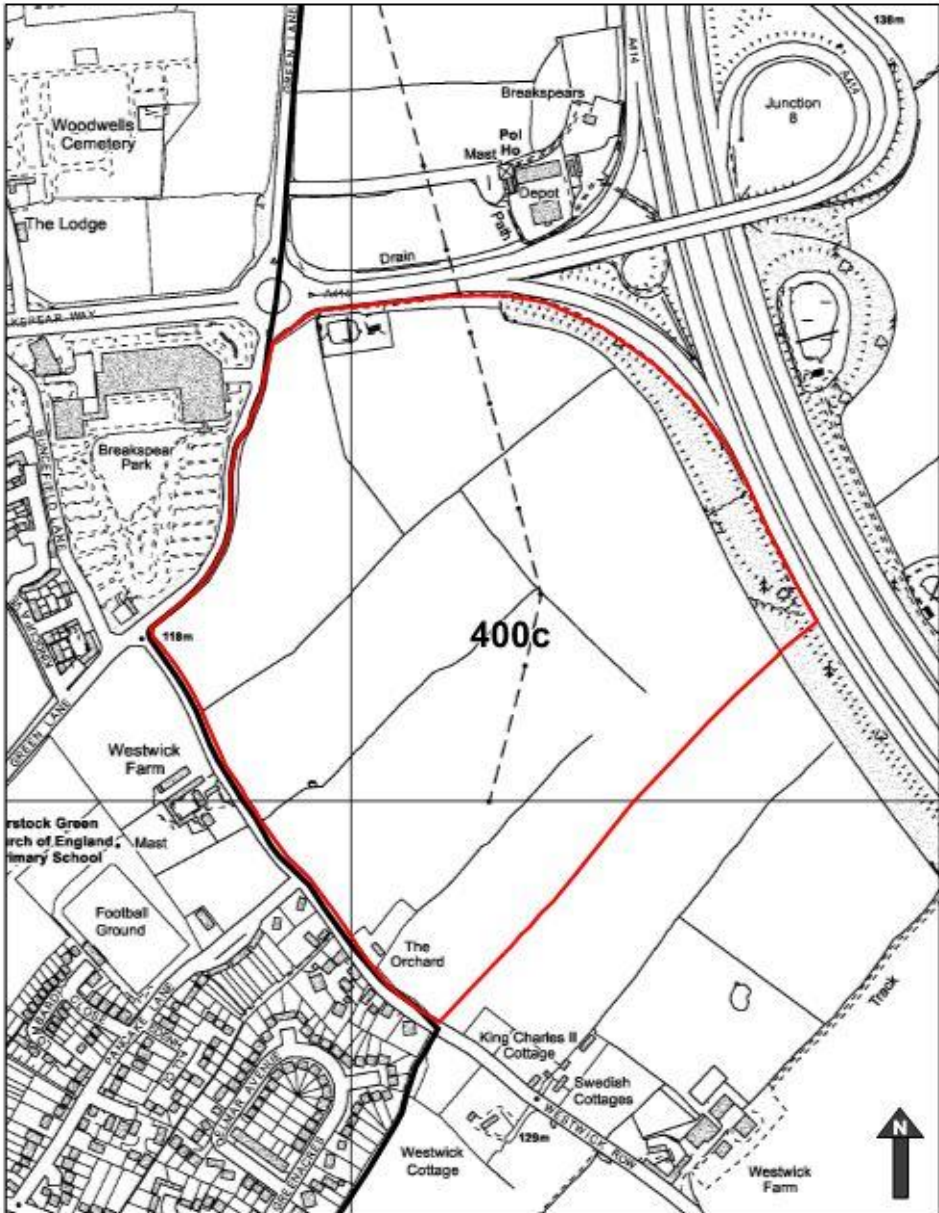
Land enclosed by east Hemel Hempstead and M1 in GB21A & GB24A is recommended for further assessment as a strategic sub-area (SA-S1). In light of the functions of the strategic parcels the strategic sub-area identified are relatively free of built development and represent open landscapes, which are however interrupted by the M1.

Urban influences are strong as the sub-areas are enclosed by clear and visually prominent physical settlement edges including commercial and industrial development at Hemel Hempstead, especially to the south, as well as the M1 which disrupts the character of the countryside. Therefore, a reduction in the size of the strategic parcel would not significantly compromise the primary functions of the Green Belt or the separation of existing settlements. This is particularly the case because the gap between Hemel Hempstead and St Albans is relatively wide at 3.8km and is generally not compromised by existing built development or other urbanising uses and features, apart from the M1. This land makes a limited or no contribution towards checking sprawl or preserving setting.”

	<p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>There are potential significant synergies with the emerging transport improvements. These include proposals in association with the Enterprise Zone, and emerging Local Plan options for expansion of Hemel Hempstead within Dacorum.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Development in this location supports the Local Enterprise Partnership/ Strategic Economic Plan objectives. This includes the Enterprise Zone close by, prioritising economic development in Hemel Hempstead and supporting wider regeneration objectives for the Town. The Enterprise Zone includes 55ha of employment land. There are significant synergies with the other areas identified in the Green Belt Review and the site is in close proximity to the Enterprise Zone.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Community benefits would be provided within the site by way of a Country Park. The site would additionally include the provision of a secondary school.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	<p>GREEN</p>

Site – inc. Area (Ha) and Indicative Capacity [dwellings]	East Hemel Hempstead (South) OS-400c 38.55ha 40 dph on 60% of site – 926 dwellings Submitted number of dwellings – 1000 dwellings SADC estimate – 1,000 dwellings
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Diagram of site

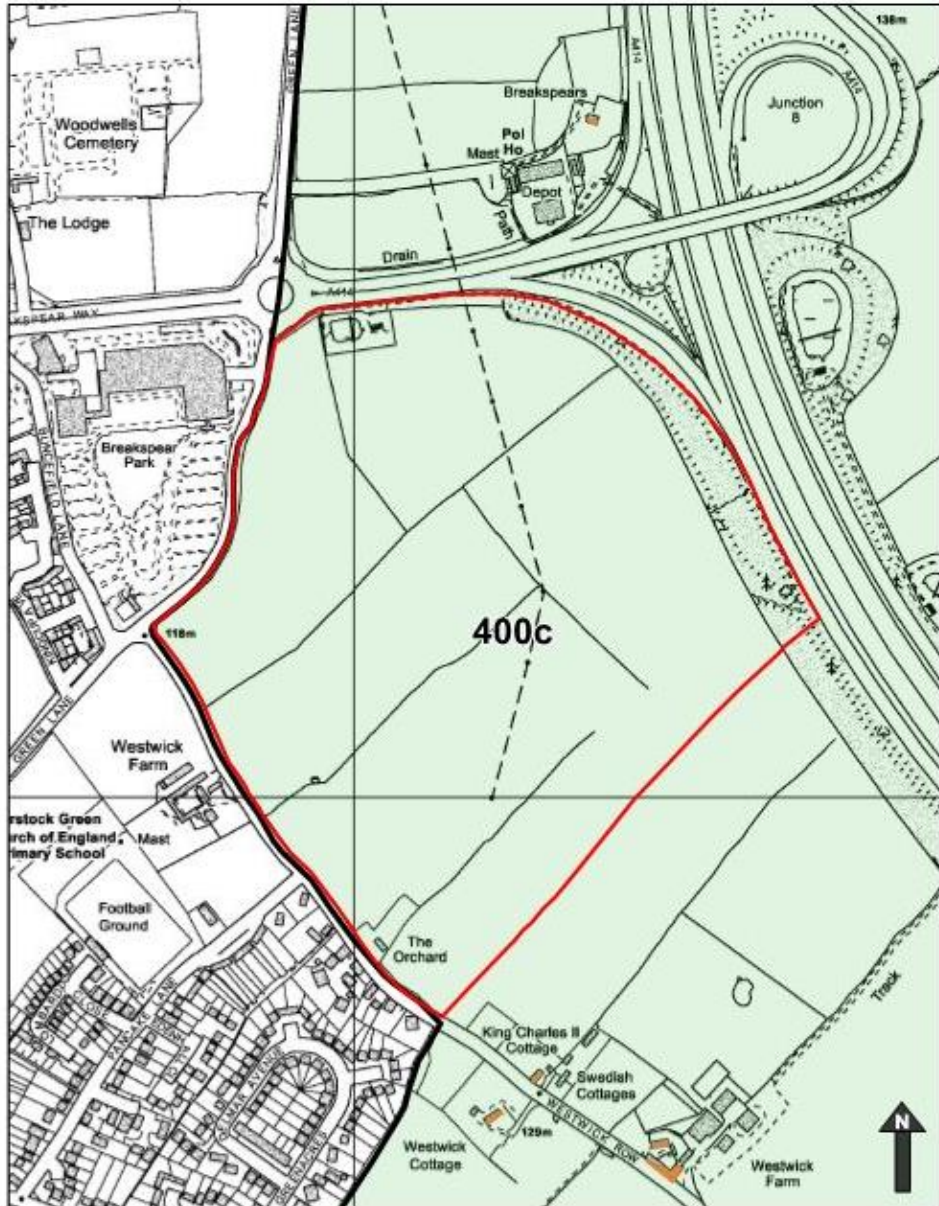


East Hemel Hempstead South (OS-400c)

↘ SADC District Boundary



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East Hemel Hempstead South (OS-400c)

Constraints Key

- | | | | |
|---|--|---|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

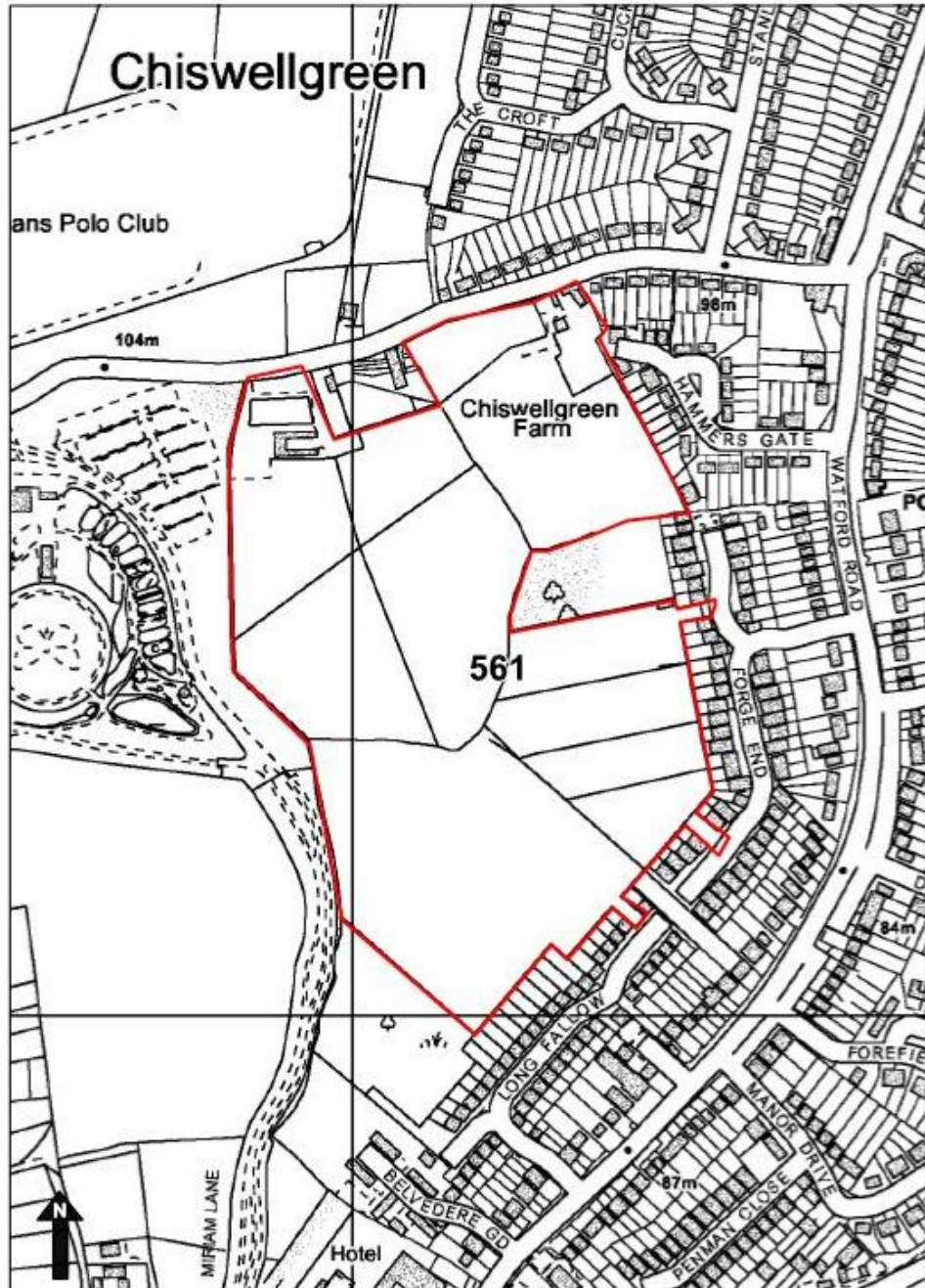
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in GB24A. The Review concludes</p> <p><i>“ The overall contribution of GB24A towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment - partial</i> • <i>To preserve the setting and special character of historic towns – limited or no</i> • <i>To maintain existing settlement pattern – limited or no</i> <p><i>The parcel contributes (with GB24B) to a strategic gap between Hemel Hempstead and St Albans. The total gap is 3.8km, of which the majority is provided by GB24B. Overall the gap is large, and includes the M1 which is relatively well shielded by landscape features including planting and raised landform. There is no evidence of ribbon development. Any minor reduction in the gap, especially to the west of the M1, would not compromise the physical separation of settlements, or overall visual openness.</i></p> <p><i>The parcel displays typical rural and countryside characteristics in open arable farmland with medium sized fields bound by hedgerows with hedgerow trees. There is very limited built development however urban influences are strong as the parcel is enclosed by the predominantly industrial and commercial eastern edge of Hemel Hempstead and the M1 corridor which physically interrupts the landscape and is audibly intrusive. Buffer planting along the edge of the M1 is recent and will mature, and the rising landform helps to conceal the M1 from the edge of Hemel Hempstead and restricts views to (and integration with) the wider countryside. The urban edge is strong and there is no encroachment. Levels of openness are varied and views beyond the parcel are limited due to the M1 embankment.</i></p> <p><i>Next Steps</i></p> <p><i>Land enclosed by east Hemel Hempstead and M1 in GB24A & GB21A is recommended for further assessment as a strategic sub-area (SA-S2). In light of the functions of the strategic parcels the strategic sub-area identified are relatively free of built development and represent open landscapes, which are however interrupted by the M1. Urban influences are strong as the sub-areas are enclosed by clear and visually prominent physical settlement edges including commercial and industrial development at Hemel Hempstead, especially to the south, as well as the M1 which disrupts the character of the countryside. Therefore, a reduction in the size of the strategic parcel would not significantly compromise the primary functions of the Green Belt or the separation of existing settlements. This is particularly the case because the gap between Hemel Hempstead and St Albans is relatively wide at 3.8km and is generally not compromised by existing built development or other urbanising uses and features, apart from the M1. This land makes a limited or no contribution towards checking sprawl or preserving setting.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p>
<p>2. Suitability (RAG)</p>	<p>No known overriding constraints to development. GREEN</p>
<p>3. Availability (RAG)</p>	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p>

	GREEN
4. Unique contribution to improve public services and facilities (RAG)	There are potential significant synergies with the emerging transport improvements. These include proposals in association with the Enterprise Zone, and emerging Local Plan options for expansion of Hemel Hempstead within Dacorum. GREEN
5. Unique contribution to enhancing local high quality job opportunities (RAG)	Development in this location supports the Local Enterprise Partnership/ Strategic Economic Plan objectives. This includes the Enterprise Zone close by, prioritising economic development in Hemel Hempstead and supporting wider regeneration objectives for the Town. The Enterprise Zone includes 55ha of employment land. There are significant synergies with the other areas identified in the Green Belt Review and the site is in close proximity to the Enterprise Zone. GREEN
6. Unique contribution to other infrastructure provision or community (RAG)	Within the standard range of providing a contribution to other infrastructure provision or community facilities. GREEN
7. Deliverable / Achievable (RAG)	There is a reasonable prospect that the development is viable and deliverable. GREEN
8. Overall Evaluation (RAG)	GREEN

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land at Chiswell Green
CG-561
14.7ha
40 dph on 60% of site – 353 dwellings
Submitted number of dwellings - 370 dwellings
SADC estimate - 365 dwellings

Diagram of
site



Land at Chiswell Green (CG-561)



Land at Chiswell Green (CG-561)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB25. The Review concludes

- “ The overall contribution of GB25 towards Green Belt purposes is:*
- To check the unrestricted sprawl of large built-up areas – limited or no*
 - To prevent neighbouring towns from merging – partial*
 - To assist in safeguarding the countryside from encroachment - significant*
 - To preserve the setting and special character of historic towns – partial*
 - To maintain existing settlement pattern – significant*

The parcel contributes to the strategic gap between St Albans and Watford. It is well maintained (relatively free of development) but contains the M25 and M1. The parcel is visible from the M1. There is no ribbon development although Butterfly World represents built development in the Green Belt. However, given the relationship between the parcel and the gap between Bricket Wood and Watford / Abbots Langley any reduction in openness would compromise the separation of settlements in physical and visual terms.

The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture medium sized fields bound by hedgerows and hedgerow trees. Ancient woodland and the coniferous plantation at Park Wood are located in the north. The M25, M1 and M10 represent the key urban influences which are highly audible intrusive. Settlement boundaries are generally strong. However Butterfly World represents development in the Green Belt to the west of Chiswell Green which interrupts the connection of land at the urban edge to the surrounding countryside. Land between this development and Chiswell Green displays higher levels of localised landscape enclosure. Levels of openness are generally high but subject to variation.

The parcel contains Potters Crouch Conservation Area. The Green Belt provides historic setting and views to and from the open countryside. However given the scale of the historic place contribution is partial.

The parcel contributes (with GB24B & GB29) to the primary local gap separating St Albans and Chiswell Green (2nd). This gap is narrow at 0.2km. It is well maintained (relatively free of development) and contains the M10 / A414. However landscape features and planting conceal the main road from settlements. There is limited visibility of the gap from the A414 however is evident from the Watford Road (B4630). The parcel also helps contribute (with GB26) to the secondary local gap between Chiswell Green and Bricket Wood (2nd). This gap is 1.1km. Given the scale of both gaps, any reduction would compromise the separation of settlements in physical and visual terms, as well as overall visual openness.

Next Steps

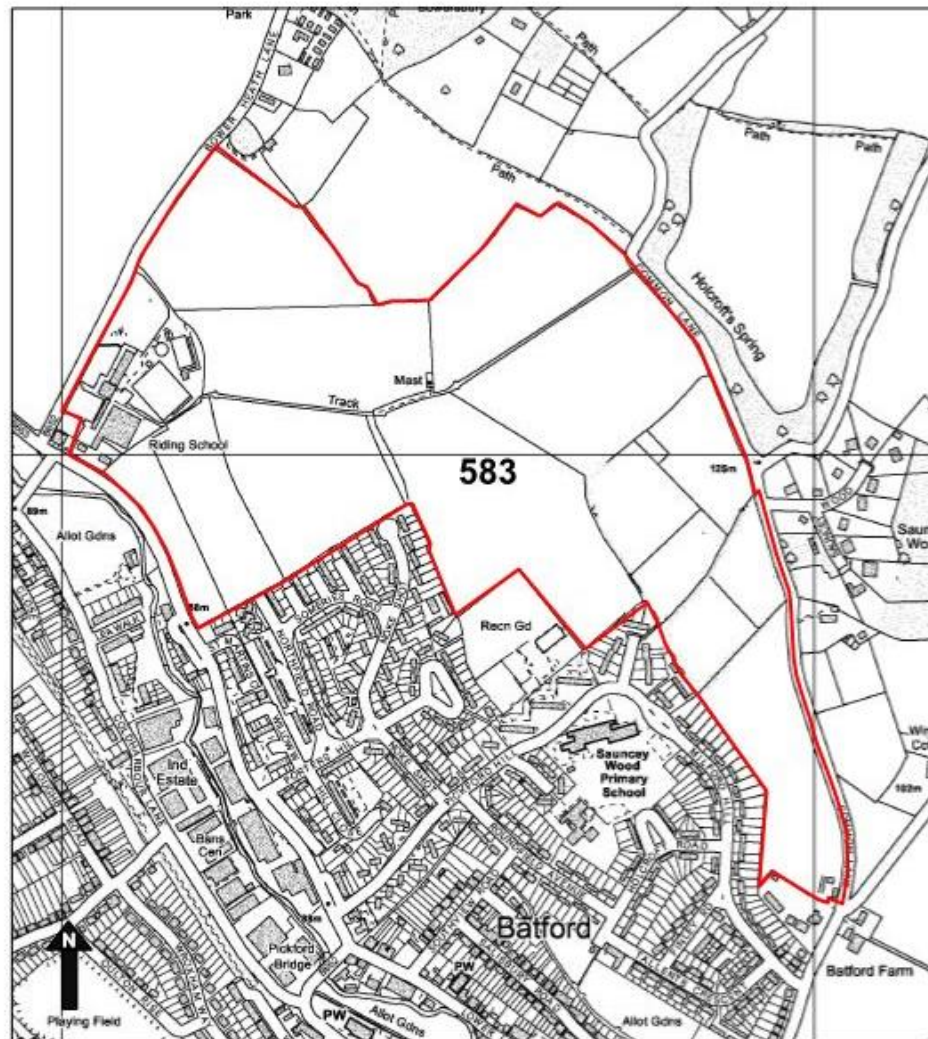
Enclosed land at Chiswell Green Lane at Chiswell Green is recommended for further assessment as a strategic sub-area (SA-S8). In light of the function of the strategic parcel, the sub-area identified on pasture land at Chiswell Green Lane displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west. This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider countryside and surroundings. At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the land makes a limited or no contribution towards all Green Belt purposes.”

	<p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Within the standard range of providing a contribution to other infrastructure provision or community.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	<p>GREEN</p>

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land at North East Harpenden
H-583
42.7ha
40 dph on 60% of site – 1025 dwellings
Submitted number of dwellings - 680 dwellings
SADC estimate - 760 dwellings

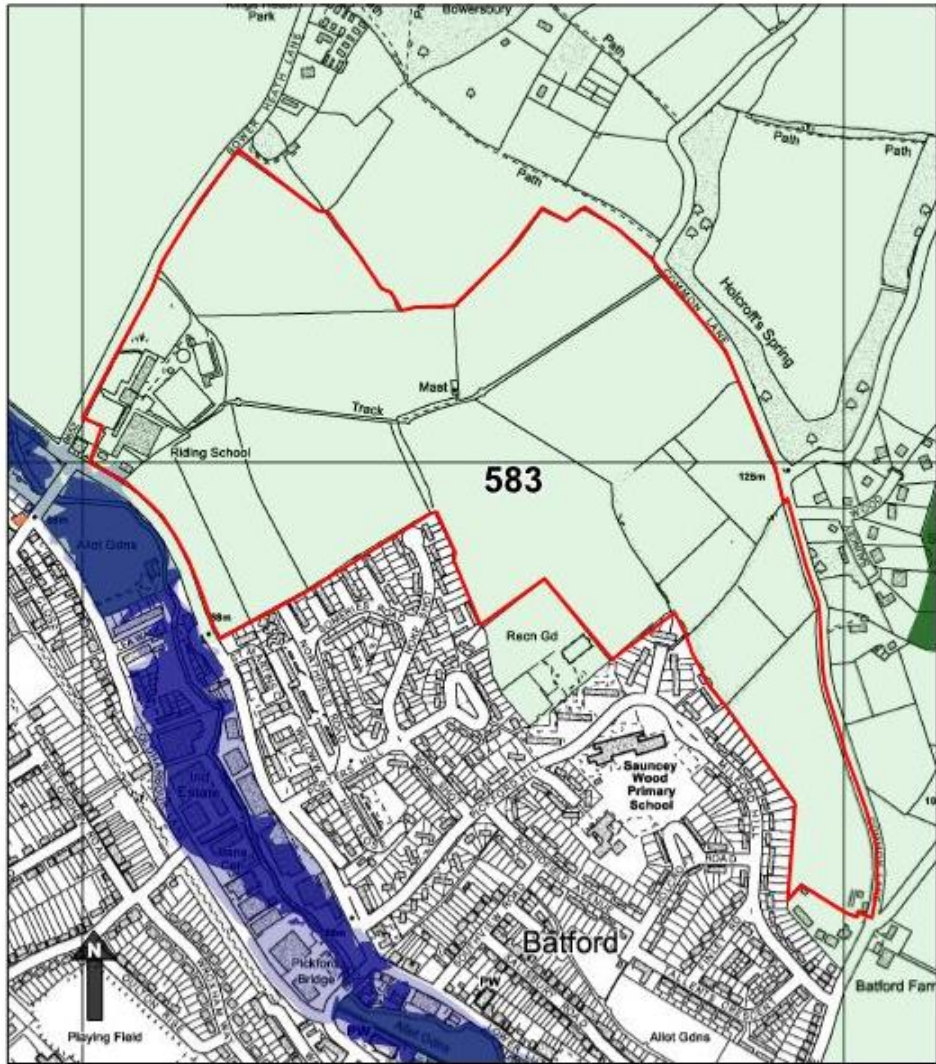
Diagram of
site



Land at North East Harpenden (H-583)

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Land at North East Harpenden (H-583)

Constraints Key

- | | | | |
|---|--|---|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB40. The Review concludes

- “ The overall contribution of GB40 towards Green Belt purposes is:*
- To check the unrestricted sprawl of large built-up areas – significant*
 - To prevent neighbouring towns from merging – partial*
 - To assist in safeguarding the countryside from encroachment - significant*
 - To preserve the setting and special character of historic towns – significant*
 - To maintain existing settlement pattern – significant”*

The parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.

The parcel does not fully separate neighbouring 1st tier settlements, however it contributes towards the strategic gap between Harpenden and Luton and Dunstable (in Bedfordshire to the north of the study area). The gap is 5km and largely open. Any small to medium-reduction in the gap would be unlikely to compromise the separation of 1st tier settlement in physical and visual terms, and overall openness.

The parcel displays typical rural and countryside characteristics in open arable farmland punctuated by some small blocks of mixed woodland. Large sized fields are bound by hedgerows with occasional hedgerow trees including small blocks of ancient woodland. The River Lea valley has a riparian habitat with water meadows; and closer to the Harpenden edge, pasture, recreational parks and estate parkland are found. There is evidence of development in the form of the villages of Lea Valley, The Folly (along Lower Luton Road) and Gustard Wood, as well as scattered built development. The north and northeast edge of Harpenden exhibits some areas with a greater sense of localised landscape enclosure and stronger urban influence due to landscape features and planting as well as proximity to the urban edge. Levels of visual openness are generally high but can be lower at settlement edges due to landscape buffering.

The parcel contains Harpenden, Gustard Wood and Mackerye End Conservation Areas. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.

The parcel provides a range of gaps between 1st, 2nd and 3rd tier settlements. Most significantly, it contributes with GB37 to provide the primary local gap to separate Harpenden and Wheathampstead (2nd). The gap is 1.4km and contains punctuated ribbon development along the Lower Luton Road at Lea Valley (3rd) and The Folly (3rd). This reduces the perception of the Green Belt and creates a series of relatively narrow local gaps between all settlements. Therefore, any reduction in the gap would be likely to compromise the separation of settlements in physical and visual terms, and adversely affect local levels of openness. The parcel also provides primary local gaps of 1.7km and 3.5km from Harpenden and Wheathampstead (2nd) to Gustard Wood (3rd). These gaps are larger and remain mainly open. Any minor reduction would not compromise the separation of settlements or the openness of the parcel.

Next Steps

Two strategic sub-areas have been identified for further assessment. The first is enclosed land at north Harpenden in the vicinity of Luton Road, Cooters End Lane and Ambrose Lane (SA-S5)...The second strategic sub-area is enclosed land at northeast Harpenden along Lower Luton Road, and extending to the vicinity of Whitings Close (SA-S6). In light of the functions of the strategic parcel, the relatively small (in comparison to the strategic parcel as a whole) sub-area identified to the northeast of Harpenden follows the angular urban edge which increases localised levels of enclosure and urban influence. In addition, existing

	<p><i>field patterns and boundary planting create a greater sense of local landscape enclosure. This creates a valuable part of the countryside, but also provides partially screened views from the wider countryside and surroundings. At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the sub-area makes a limited or no contribution towards checking sprawl, preventing merging, preserving setting and maintaining local gaps."</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Within the standard range of providing a contribution to other infrastructure provision or community facilities.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	<p>GREEN</p>

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Land at North West Harpenden H-595 17.5ha 40 dph on 60% of site – 420 dwellings Submitted number of dwellings - 545 dwellings SADC estimate - 580 dwellings</p>
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Diagram of site



Land at North West Harpenden (H-595)

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Land at North West Harpenden (H-595)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB40. The Review concludes

“The overall contribution of GB40 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – significant*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment - significant*
- To preserve the setting and special character of historic towns – significant*
- To maintain existing settlement pattern – significant*

The parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.

The parcel does not fully separate neighbouring 1st tier settlements, however it contributes towards the strategic gap between Harpenden and Luton and Dunstable (in Bedfordshire to the north of the study area). The gap is 5km and largely open. Any small to medium-reduction in the gap would be unlikely to compromise the separation of 1st tier settlement in physical and visual terms, and overall openness.

The parcel displays typical rural and countryside characteristics in open arable farmland punctuated by some small blocks of mixed woodland. Large sized fields are bound by hedgerows with occasional hedgerow trees including small blocks of ancient woodland. The River Lea valley has a riparian habitat with water meadows; and closer to the Harpenden edge, pasture, recreational parks and estate parkland are found. There is evidence of development in the form of the villages of Lea Valley, The Folly (along Lower Luton Road) and Gustard Wood, as well as scattered built development. The north and northeast edge of Harpenden exhibits some areas with a greater sense of localised landscape enclosure and stronger urban influence due to landscape features and planting as well as proximity to the urban edge. Levels of visual openness are generally high but can be lower at settlement edges due to landscape buffering.

The parcel contains Harpenden, Gustard Wood and Mackerye End Conservation Areas. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.

The parcel provides a range of gaps between 1st, 2nd and 3rd tier settlements. Most significantly, it contributes with GB37 to provide the primary local gap to separate Harpenden and Wheathampstead (2nd). The gap is 1.4km and contains punctuated ribbon development along the Lower Luton Road at Lea Valley (3rd) and The Folly (3rd). This reduces the perception of the Green Belt and creates a series of relatively narrow local gaps between all settlements. Therefore, any reduction in the gap would be likely to compromise the separation of settlements in physical and visual terms, and adversely affect local levels of openness. The parcel also provides primary local gaps of 1.7km and 3.5km from Harpenden and Wheathampstead (2nd) to Gustard Wood (3rd). These gaps are larger and remain mainly open. Any minor reduction would not compromise the separation of settlements or the openness of the parcel.

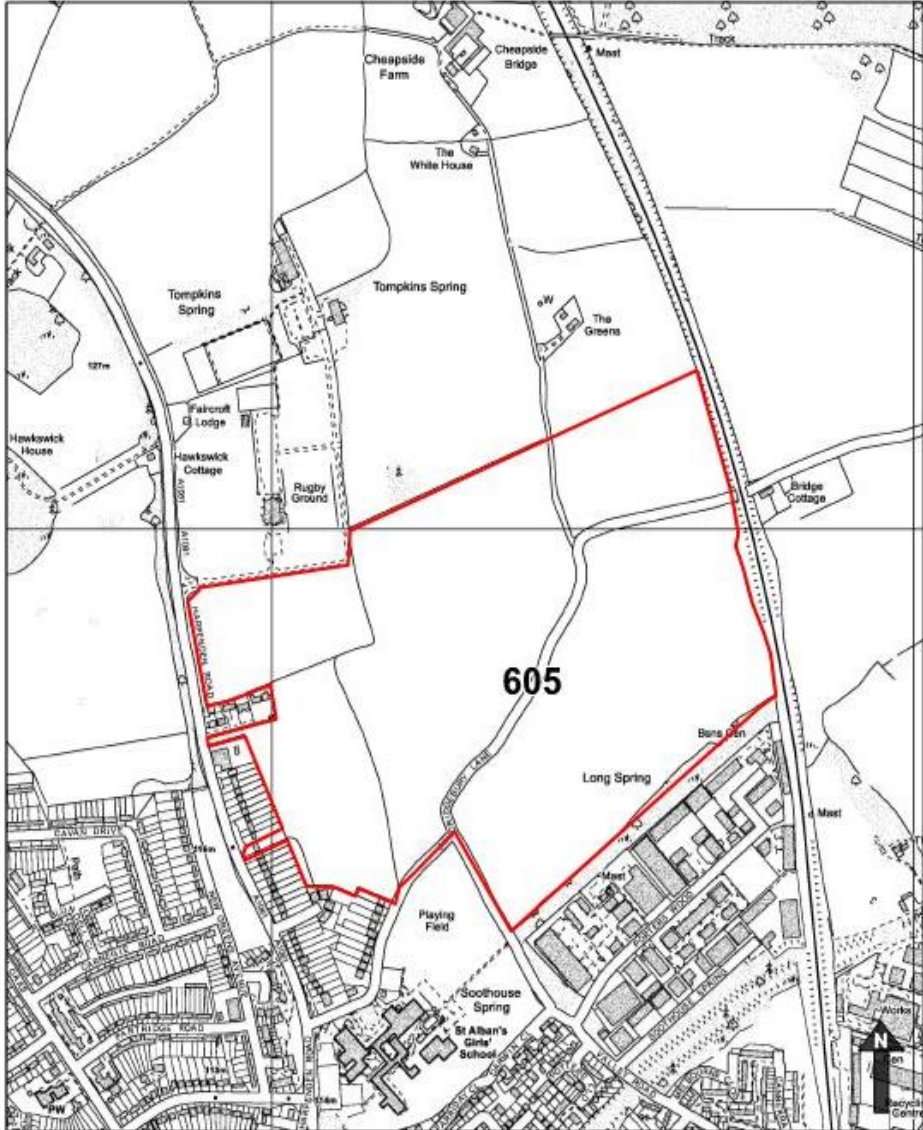
Next Steps

Two strategic sub-areas have been identified for further assessment. The first is enclosed land at north Harpenden in the vicinity of Luton Road, Cooters End Lane and Ambrose Lane (SA-S5). In light of the functions of the strategic parcel, the sub-area identified to the north of Harpenden penetrates into the urban area and it displays urban influence. There is strong urban influence as substantial development has taken place along the Luton Road, with adjacent development forming an extended urban edge to Harpenden in the northwest. Therefore, assessed in isolation, it makes a limited or no contribution towards checking

	<p><i>sprawl, preventing merging or maintaining local gaps. Existing field patterns and boundary planting produces sense of local landscape enclosure, which creates a valuable part of the countryside, but also provides partially screened from views from the wider countryside and surroundings. A reduction in the size of the strategic parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. The second strategic sub-area is enclosed land at northeast Harpenden along Lower Luton Road, and extending to the vicinity of Whitings Close (SA-S6)..."</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Within the standard range of providing a contribution to other infrastructure provision or community facilities.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	<p>GREEN</p>

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>North St Albans (combines SA-439 and SA-77) SA-605 44.7ha 40 dph on 60% of site – 1073 dwellings Submitted number of dwellings - 1000 dwellings SADC estimate – 1,100 dwellings</p>
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Diagram of
site

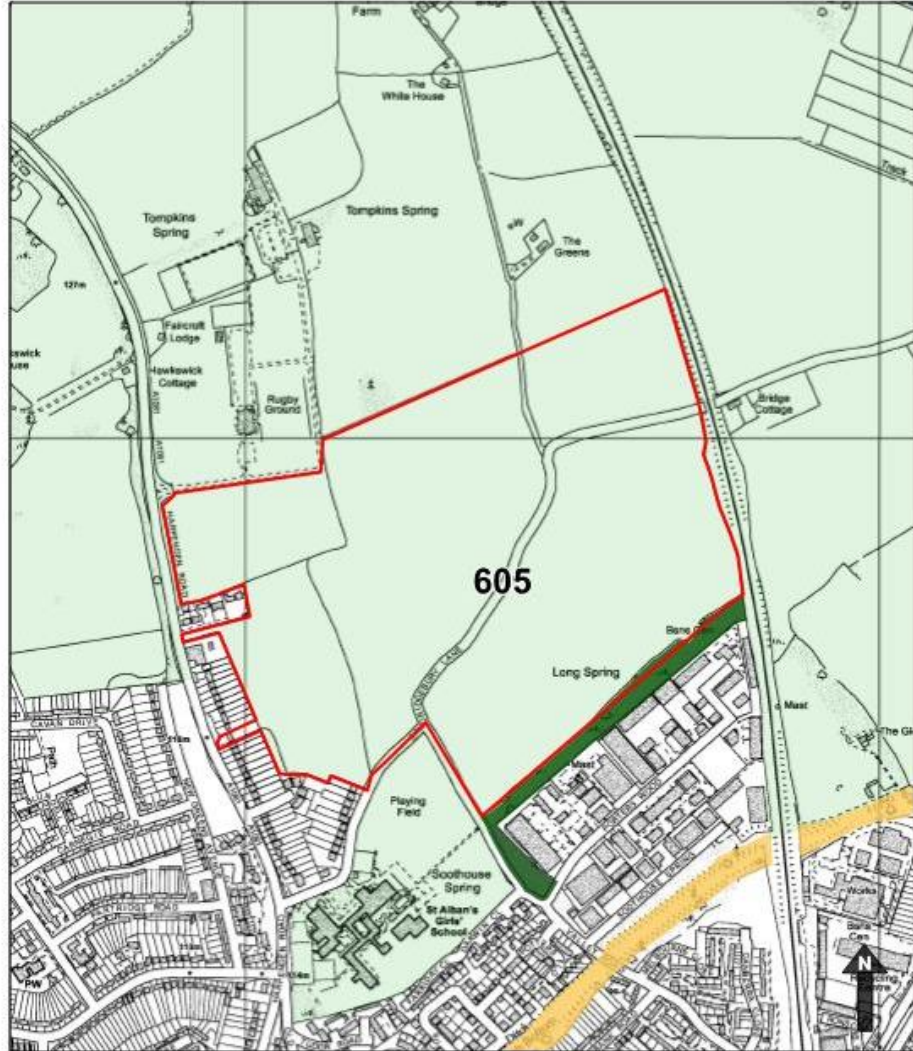


North St Albans (SA-605)

↘ SADC District Boundary



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North St Albans (SA-605)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB38. The Review concludes

“ The overall contribution of GB38 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – significant*
- To assist in safeguarding the countryside from encroachment - significant*
- To preserve the setting and special character of historic towns – significant*
- To maintain existing settlement pattern – limited or no*

The parcel contributes (with GB37 & GB39) to the strategic separation of St Albans and Harpenden. The gap is large at 2.6km and is largely open and there is no ribbon development. There is strong perception of the Green Belt between settlements from the A1081 and railway line. Due to the scale and nature of the gap, any small scale reduction would be unlikely to compromise the separation of settlements in physical or visual terms, or the overall openness of the parcel.

The parcel displays typical rural and countryside characteristics in large regular arable fields with hedgerow boundaries and hedgerow trees with pasture closer to St Albans. Woollam playing fields is also located in the centre of the parcel. There is very limited evidence of development and no encroachment. The Green Belt penetrates the northern edge of St Albans and contains semi-urban uses such as the sports centre. It includes areas which exhibit a greater sense of localised landscape enclosure due to smaller field patterns and planting, which is also represents an important part of the landscape. Surrounding residential edges also increase containment in this area. Levels of visual openness are generally high but variable.

The parcel contains Childwickbury Conservation Area. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.

Next Steps

Enclosed land at north St Albans along Sandridgebury Lane is recommended for further assessment as a strategic sub-area (SA-S4). In light of the functions of the strategic parcel, the sub-area identified has relatively strong countryside characteristics as the landscape is a mix of open arable and some more enclosed areas in particular locations.

However land along and around Sandridgebury Lane penetrates into the north of St Albans to border existing development and settlement boundaries which contain it on at least two edges. This sub-area displays urban fringe characteristics and greater levels of localised landscape enclosure as a result of existing planting and field patterns and activities within the Green Belt including outdoor recreation. The small scale enclosed character of the subarea makes it a valuable part of the countryside, but also provides screened from views from the wider strategic parcel.

However, given the scale of the gap at 2.5km between St Albans and Harpenden, a reduction in the size of the strategic parcel would not significantly compromise the physical separation of settlements. This land makes a limited or no contribution towards checking sprawl or preserving setting.”

In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.

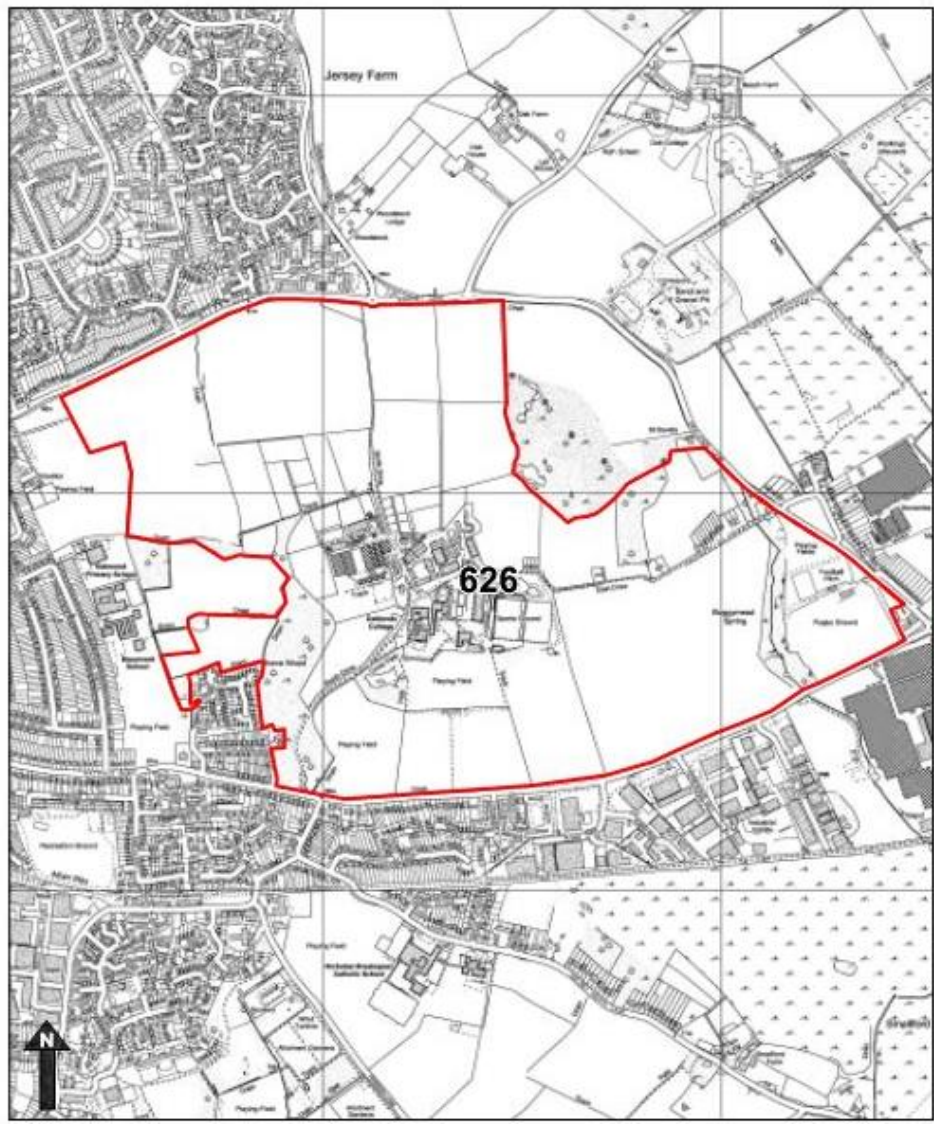
GREEN

2. Suitability (RAG)	No known overriding constraints to development. GREEN
3. Availability (RAG)	No known overriding constraints to development in terms of land ownership, restrictive covenants etc. GREEN
4. Unique contribution to improve public services and facilities (RAG)	Within the standard range of providing a contribution to improving public services and facilities. GREEN
5. Unique contribution to enhancing local high quality job opportunities (RAG)	Within the standard range of providing a contribution to enhancing local high quality job opportunities. GREEN
6. Unique contribution to other infrastructure provision or community (RAG)	Within the standard range of providing a contribution to other infrastructure provision or community facilities. GREEN
7. Deliverable / Achievable (RAG)	There is a reasonable prospect that the development is viable and deliverable. GREEN
8. Overall Evaluation (RAG)	GREEN

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Oaklands College, Smallford (East St Albans)
SM-626 (combines 157, 243, 445, 528)
(154.6ha – total site including college)
66ha proposed for GB release
40 dph on 60% of site – 3752 dwellings
Submitted number of dwellings - 1000 dwellings
SADC estimate - 900 dwellings (+348 permitted)

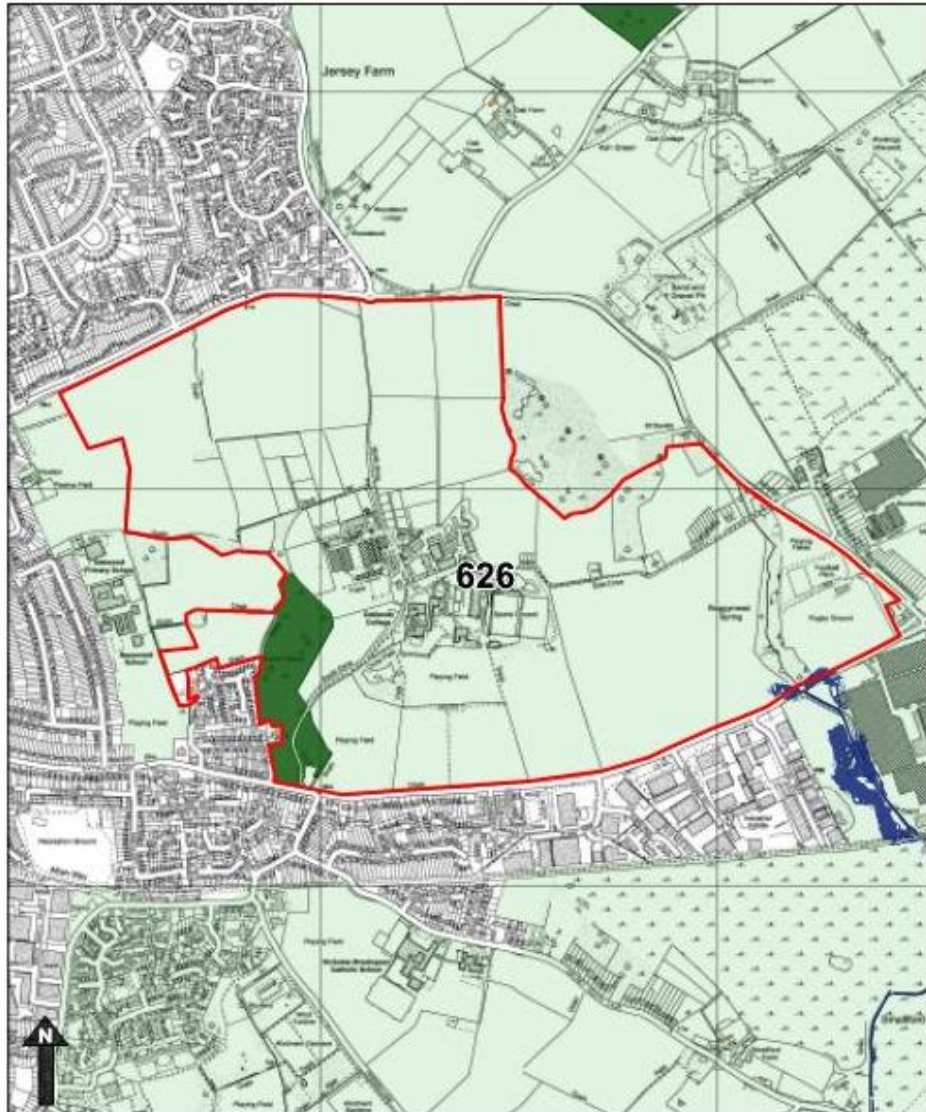
Diagram of
site



Oaklands College, Smallford (East St Albans) (SM-626)

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Oaklands College, Smallford (East St Albans) (SM-626)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB36. The Review concludes

“ The overall contribution of GB36 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – significant*
- To assist in safeguarding the countryside from encroachment - significant*
- To preserve the setting and special character of historic towns – limited or no*
- To maintain existing settlement pattern – significant*

The parcel provides the strategic gap to separate St Albans and Hatfield. The gap is 1.2km. It is large and generally well maintained (relatively free of development), in comparison to GB35. However it is subject to development at Oaklands College and ribbon development at Smallford. There is a strong visual perception of the Green Belt from the Hatfield Road. Any reduction in the gap, assuming it is located away from Smallford, would be unlikely to further compromise the separation of settlements in physical or visual terms, or overall levels of visual openness.

The parcel displays typical rural and countryside characteristics in largescale arable fields with hedgerow boundaries and hedgerow trees and is interspersed by woodland blocks with areas of ancient woodland to the north. There is a parkland landscape at Oaklands College with substantial areas of playing fields. There is evidence of urban features, especially at the former Hatfield aerodrome which is partially redeveloped with a new business park including visually dominant buildings. To the west there is a mix of urban fringe development as Oaklands College has recently been subject to expansion, representing further development in the Green Belt. The west part of the parcel, which contains development in the Green Belt, is enclosed by the St Albans settlement boundary on three edges. It therefore exhibits strongest levels of urban influence and represents a more enclosed area of land especially along Sandpit Lane and House Lane. Therefore levels of visual openness vary throughout the parcel but are high in general.

The parcel contributes with GB37 to the primary local gap to separate St Albans and Sandridge (3rd). This gap is narrow at 0.4km and ribbon development is evident between the settlements along St Albans Road, at Sandridge, and therefore there is limited perception of the Green Belt. Any reduction in the gap would be likely to compromise the separation of settlements in physical and visual terms, or local levels of visual openness.

Next Steps

Area enclosed by residential development at east St Albans along Sandpit Lane is recommended for further assessment as a strategic sub-area (SA-S3). In light of the functions of the strategic parcel, the sub-area includes a number of built uses and urbanising influences. It is a relatively open landscape. On land to the east of St Albans which penetrates into the settlement, urban influences are particularly strong and there is significant built development within the Green Belt at Oaklands College, which has recently expanded. The land along Sandpit Lane is enclosed by three urban edges and this limits the contribution of this local area to the wider Green Belt and its important role in separating settlements. A reduction in the size of the strategic parcel at the sub-area location would have a limited impact on the overall role of the Green Belt and the physical separation of settlements. It would not reduce the existing minimum distance of the gap between St Albans and Hatfield which is 1.4km. This land makes a limited or no contribution towards checking sprawl, preserving setting or maintaining the existing settlement pattern.”

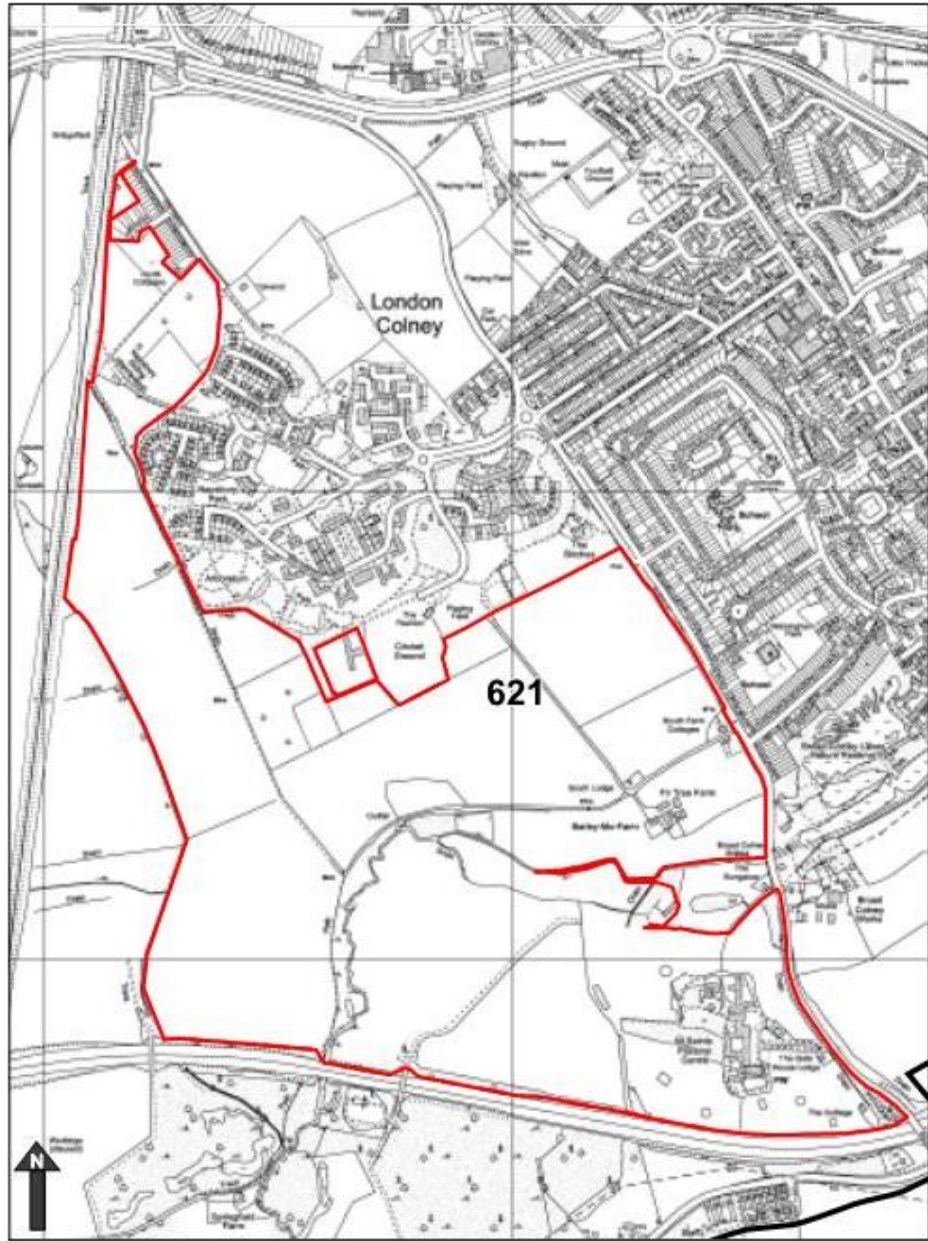
	<p>The GBR Sites and Boundaries Study narrowed down the area for potential development. This site still contains the area identified in the GBR however further review is needed as part of the Local Plan/masterplanning process. Given the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p> <p><u>Existing significant permission</u></p> <p>Planning permission was granted by the Secretary of State for 348 dwellings and new and refurbished college buildings on 13/11/2017 (LPA reference 5/2013/2589). This extant permission is a material consideration but leads to no change to the rating of the site.</p> <p>GREEN</p> <p>NB: This is a combined site that covers an area wider than the area identified in the GBR. The GBR identifies that only a portion of the wider site would be suitable for development.</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>The site would contribute to infrastructure provision and provide community benefits by way of provision of a secondary school and through improvements to Oaklands College.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>

8. Overall
Evaluation
(RAG)

GREEN

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Land West of London Colney LC-621 (combines 172, 239, 423, 453, 505, 509, 515, 533, 546) 146.4ha 40 dph on 60% of site – 3512 dwellings SADC estimate – 440 dwellings</p>
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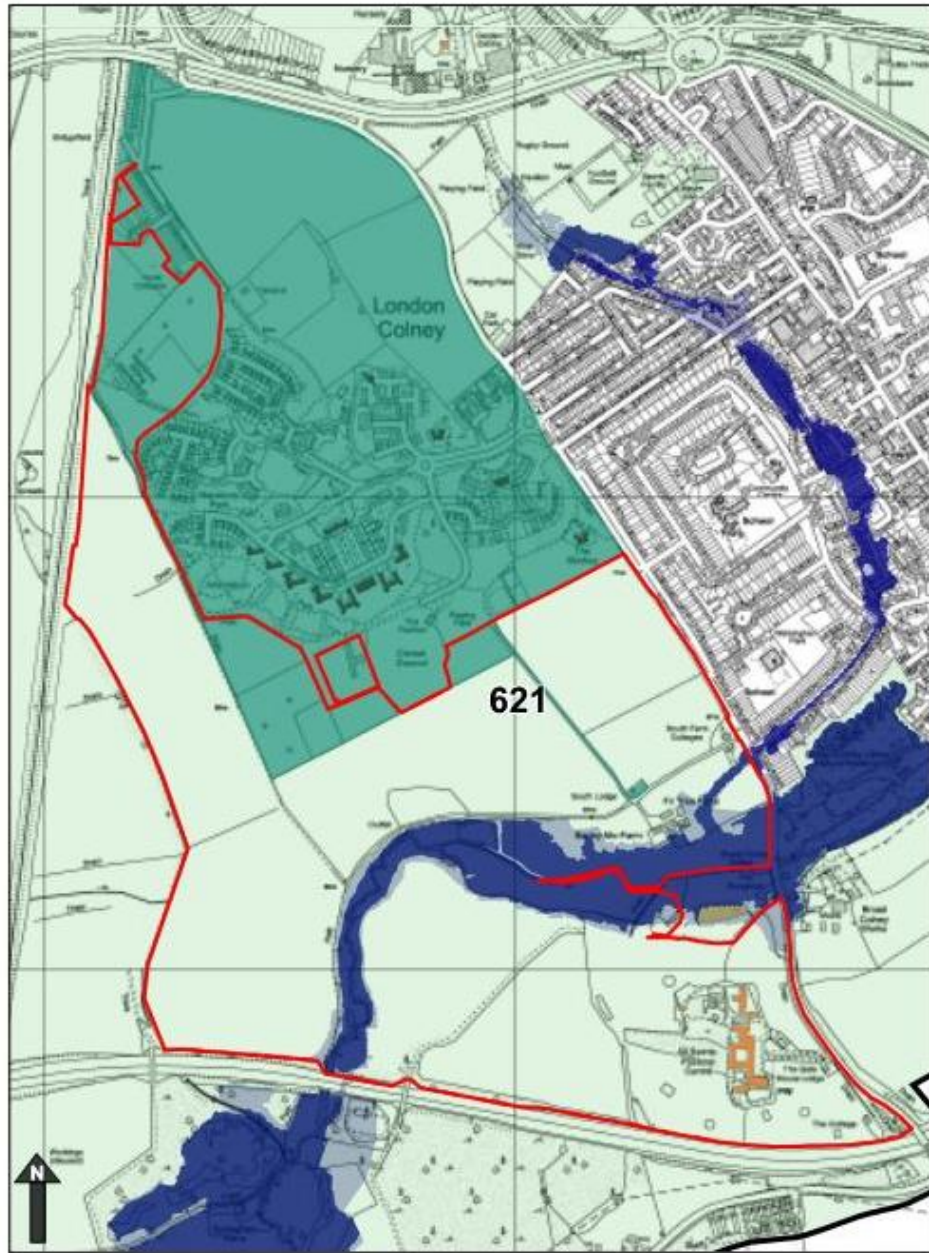
Diagram of site



Land West of London Colney (LC-621)

↙ SADC District Boundary





Land West of London Colney (LC-621)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB31. The Review concludes

“The overall contribution of GB31 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment – partial*
- To preserve the setting and special character of historic towns – partial*
- To maintain existing settlement pattern – significant”*

The parcel does not fully separate neighbouring 1st tier settlements. However it contributes (with GB 30 and GB32) to the strategic gap between St Albans and Radlett / Borehamwood which are significant settlements outside the study area. This gap is 7 km but contains the 2nd tier settlement of London Colney. Any small scale reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms.

The parcel displays a mix of urban fringe and rural and countryside characteristics. There are areas of estate parkland throughout the parcel, and arable fields bound by hedgerows to the south with pasture are located close to watercourses. It also contains rough grassland with gravel pit lakes at Broad Colney nature reserve, and deciduous woodland is dominant to the south of the M25. There is evidence of urban development and encroachment throughout the parcel, especially at Napsbury Park, former hospital redeveloped for housing. Land south of the M25, which dissects the site and is audibly intrusive, also exhibits urban fringe characteristics due in particular to the presence of the Harperbury Hospital site and associated uses / activities. Therefore there is encroachment into the Green Belt. Levels of visual openness are variable throughout the parcel mainly due to the presence of built development.

The parcel contains Napsbury Park HPG and adjoins London Colney Conservation Area. The Green Belt provides a historic setting and views to and from the countryside Though much of Napsbury Park has been redeveloped the Parkland is still an important aspect of the historic setting.

The parcel contributes with GB30 to the secondary local gap between London Colney (2nd) and Park Street / Frogmore (2nd) and Radlett Road (3rd). Gaps are 1.9km and 1.8km respectively. The redevelopment of Napsbury Park reduces the gap which is also contains the concealed railway line which provides limited views on to the Green Belt. Any reduction in these gaps would be unlikely to compromise the separation of settlements in physical or visual terms, or overall visual openness.

Next Steps

Land south and south west of London Colney is recommended for further assessment as a strategic sub-area (SA-S7). In light of the functions of the strategic parcel, the sub-area is subject to significant urbanising influence. Assessed in isolation, the sub-area to the south and south west of London Colney makes a limited or no contribution towards the primary role of the Green Belt to maintain the local gap between settlements. This is mainly because of the configuration of the urban edge in relation to adjoining Green Belt and the character of the landscape and relationship to the M25, which disrupts the countryside and acts as a major physical barrier. Given the scale and nature of the local gap, which contains the M25, a limited reduction in the size of the strategic parcel would not significantly compromise the physical separation of any settlements or primary role of the Green Belt.

Development at Napsbury Park to west of London Colney is recommended for further assessment as a potential boundary adjustment (SA-BA2). Green Belt

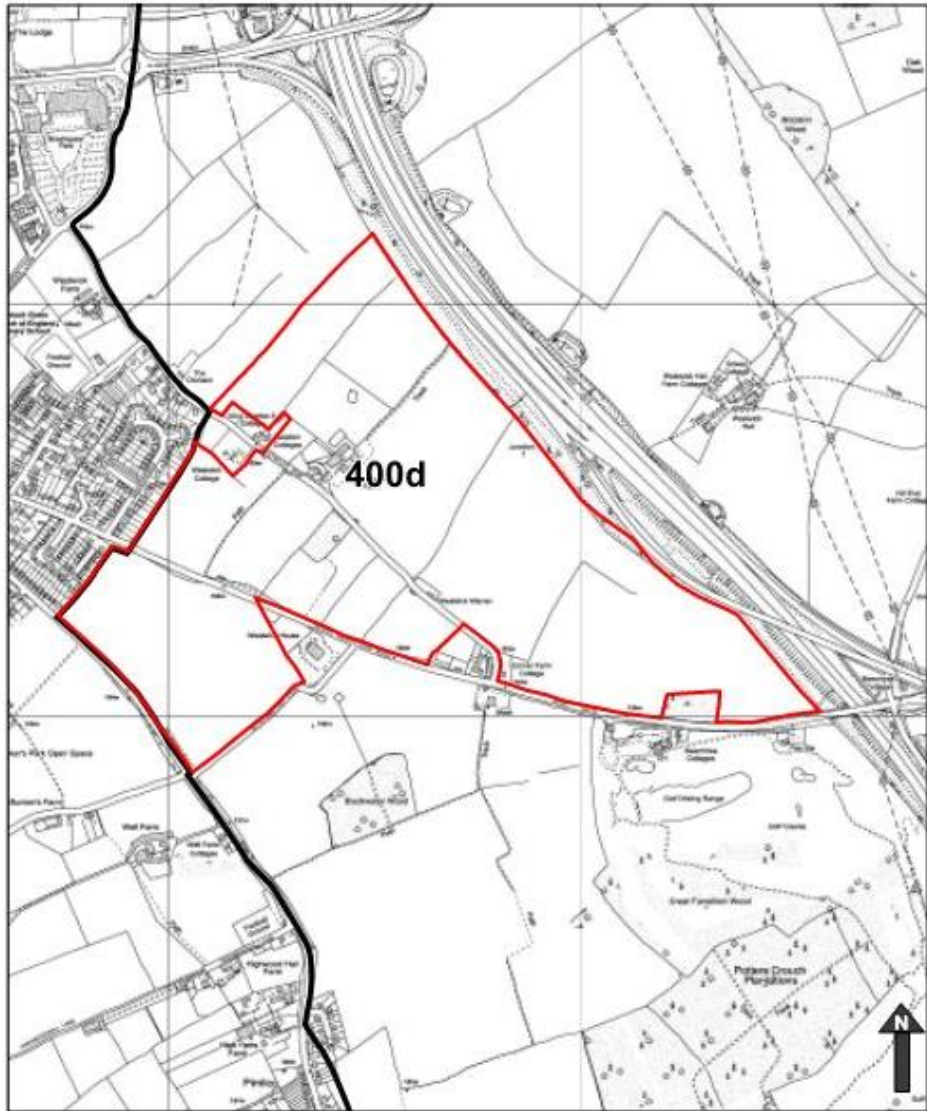
	<p><i>land has been subject to substantial development and as a result this land no longer contributes towards the 5 Green Belt purposes.”</i></p> <p>The GBR Sites and Boundaries Study narrowed down the area for potential development. This site still contains the area identified in the GBR however further review is needed as part of the Local Plan/masterplanning process. Given the reasonably likely form and layout of development it is considered that the overall rating is green. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>GREEN</p> <p>NB: This is a combined site that covers an area wider than the area identified in the GBR. The GBR identifies that only a relatively small portion of the wider site would be suitable for development.</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>The site would contribute to infrastructure provision and provide community benefits by way of provision of a primary and secondary 'through school'.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>

8. Overall
Evaluation
(RAG)

GREEN

<p>Site – inc. Area (Ha) and indicative capacity [dwellings]</p>	<p>South East Hemel Hempstead OS-400d 98.9ha 40 dph on 60% of site – 2374 dwellings Submitted number of dwellings – not given SADC estimate - 2,400 dwellings, in combination with East Hemel (South)</p>
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Diagram of site

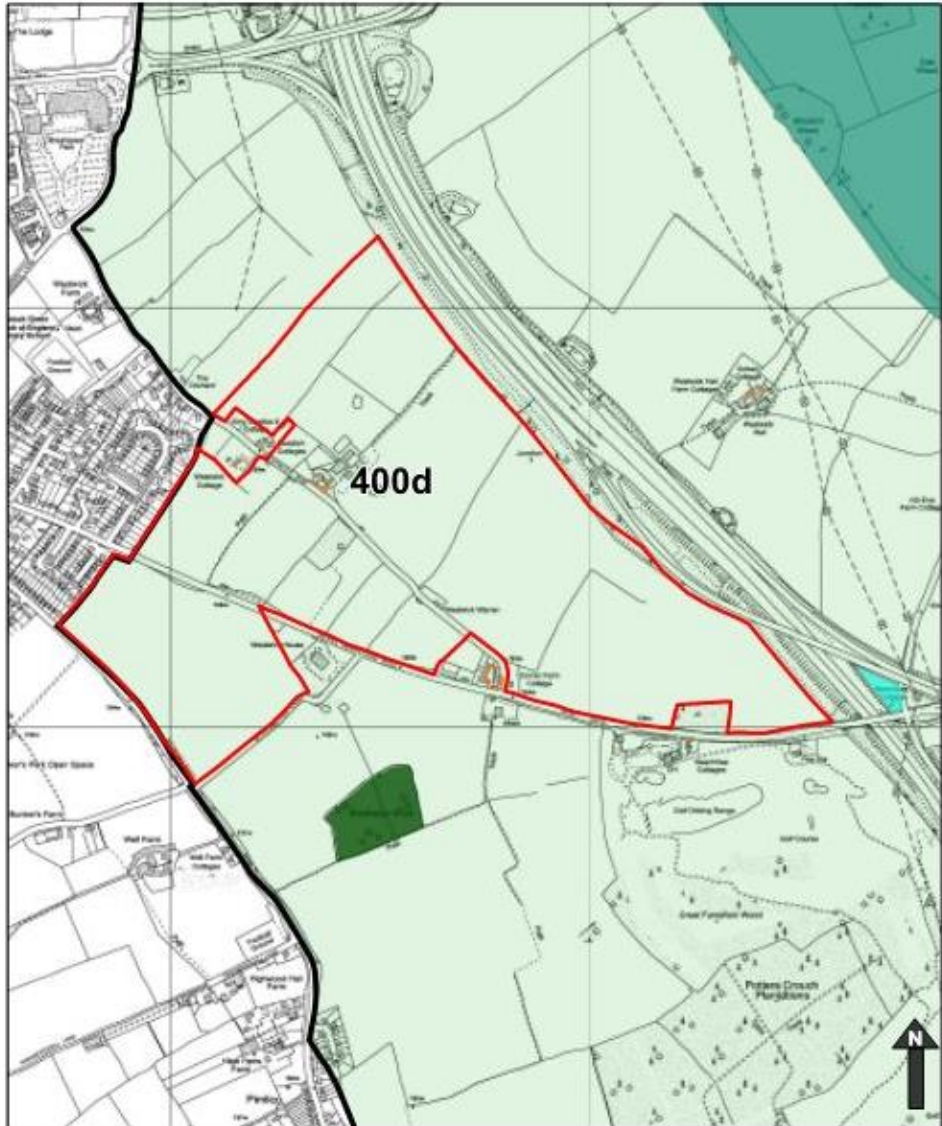


South East Hemel Hempstead (OS-400d)

↙ SADC District Boundary



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South East Hemel Hempstead (OS-400d)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site predominately falls in GB24A. The Review concludes

- “ The overall contribution of GB24A towards Green Belt purposes is:*
- To check the unrestricted sprawl of large built-up areas – limited or no*
 - To prevent neighbouring towns from merging – partial*
 - To assist in safeguarding the countryside from encroachment - partial*
 - To preserve the setting and special character of historic towns – limited or no*
 - To maintain existing settlement pattern – limited or no*

The parcel contributes (with GB24B) to a strategic gap between Hemel Hempstead and St Albans. The total gap is 3.8km, of which the majority is provided by GB24B. Overall the gap is large, and includes the M1 which is relatively well shielded by landscape features including planting and raised landform. There is no evidence of ribbon development. Any minor reduction in the gap, especially to the west of the M1, would not compromise the physical separation of settlements, or overall visual openness.

The parcel displays typical rural and countryside characteristics in open arable farmland with medium sized fields bound by hedgerows with hedgerow trees. There is very limited built development however urban influences are strong as the parcel is enclosed by the predominantly industrial and commercial eastern edge of Hemel Hempstead and the M1 corridor which physically interrupts the landscape and is audibly intrusive. Buffer planting along the edge of the M1 is recent and will mature, and the rising landform helps to conceal the M1 from the edge of Hemel Hempstead and restricts views to (and integration with) the wider countryside. The urban edge is strong and there is no encroachment. Levels of openness are varied and views beyond the parcel are limited due to the M1 embankment.

Next Steps

Land enclosed by east Hemel Hempstead and M1 in GB24A & GB21A is recommended for further assessment as a strategic sub-area (SA-S2). In light of the functions of the strategic parcels the strategic sub-area identified are relatively free of built development and represent open landscapes, which are however interrupted by the M1. Urban influences are strong as the sub-areas are enclosed by clear and visually prominent physical settlement edges including commercial and industrial development at Hemel Hempstead, especially to the south, as well as the M1 which disrupts the character of the countryside. Therefore, a reduction in the size of the strategic parcel would not significantly compromise the primary functions of the Green Belt or the separation of existing settlements. This is particularly the case because the gap between Hemel Hempstead and St Albans is relatively wide at 3.8km and is generally not compromised by existing built development or other urbanising uses and features, apart from the M1. This land makes a limited or no contribution towards checking sprawl or preserving setting.”

A portion of the site lies within GB15.

The Review concludes

- “ The overall contribution of GB24A towards Green Belt purposes is:*
- To check the unrestricted sprawl of large built-up areas – limited or no*
 - To prevent neighbouring towns from merging – significant*
 - To assist in safeguarding the countryside from encroachment - significant*
 - To preserve the setting and special character of historic towns – limited or no*
 - To maintain existing settlement pattern – partial*

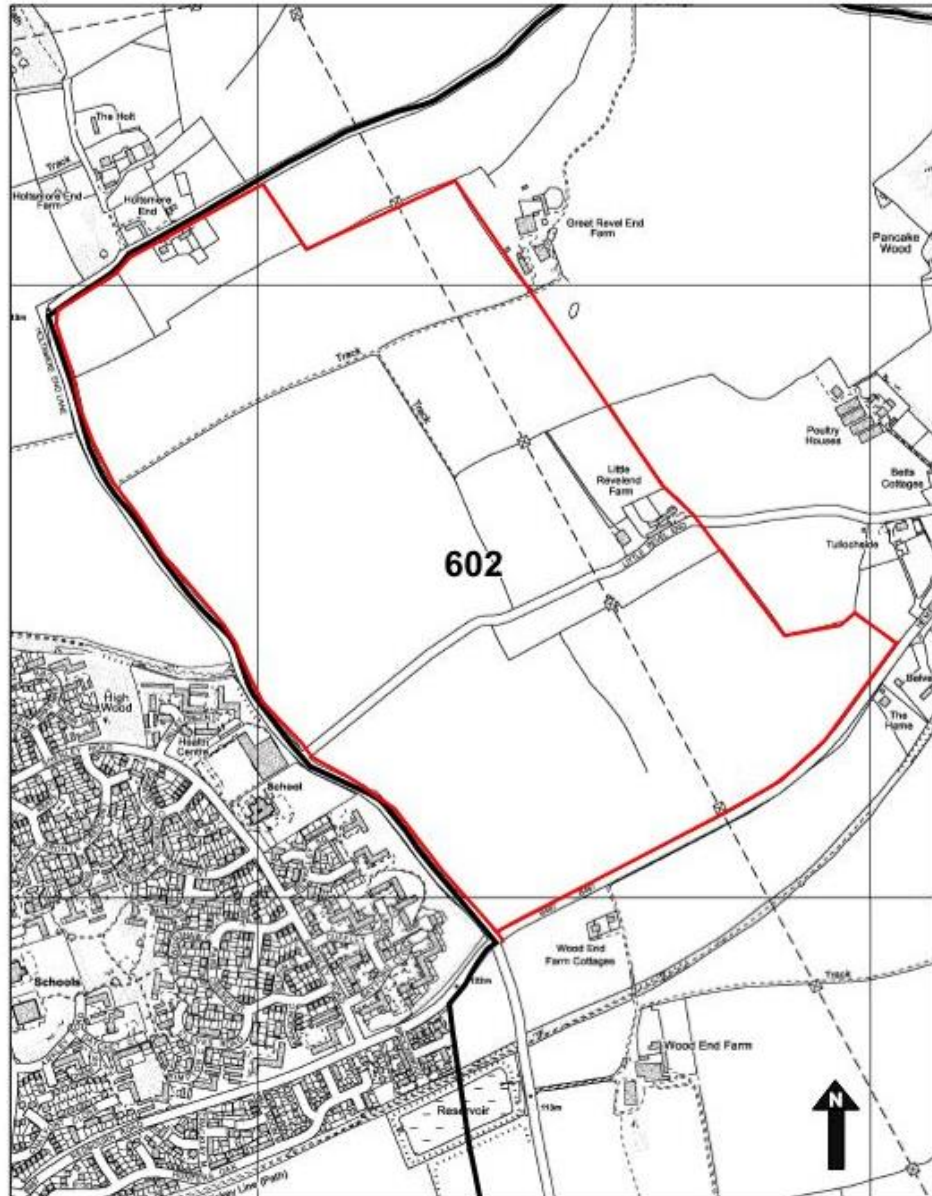
	<p><i>The parcel helps provide with GB14B the strategic gap between Hemel Hempstead and Watford (Abbot Langley), located in Watford Borough Council to the south of the study area. This gap is 2km in total. There is some evidence of ribbon development along minor routes and there are strong views of the parcel from the M1. Any small scale reduction in the gap would be unlikely compromise the separation of settlements in physical terms, or overall visual openness.</i></p> <p><i>The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields with equinine land. Fields are of medium sized and enclosed by high hedgerows interspersed with mature hedgerow trees. There are also several sizable mixed woodland blocks to the east including ancient woodland at Hanging and Piecorner Woods. To the west of the parcel there is scattered and ribbon development, mainly along Bedmond Road. The main urban influences are the M1 and M25 which are audibly intrusive. The southwest boundary of Hemel Hempstead acts as strong linear boundary to encroachment. Levels of visual openness are generally high.</i></p> <p><i>The parcel contributes to the primary local gap between Hemel Hempstead with Kings Langley (2nd). It also contributes with GB25 to secondary local gaps from Hemel Hempstead / Kings Langley to Chiswell Green (3rd) and Bricket Wood (3rd) which are 5.2km and 1.1km wide respectively. These gaps are well maintained (relatively free of development) and contain the M1. Given the scale of gaps any small scale reduction would be unlikely to compromise the separation of settlements in physical terms, or overall visual openness.”</i></p> <p>The strategic parcel helps provide, together with GB14B, the strategic gap between Hemel Hempstead and St Albans/Watford (Abbots Langley). A small scale reduction in the gap, particularly in the northern portion of the parcel, would be unlikely to compromise the separation of settlements. This is particularly the case because the gap between Hemel Hempstead and St Albans is relatively wide at 3.8km. The site lies immediately to the south east of the area identified in the GBR and most of it has strong physical boundaries set by the M1 and A4147. Development of the site would expand the urban area of Hemel Hempstead, and would continue East Hemel Hempstead (South), which in the GBR is 1 of the 8 areas that ‘contributes least to Green Belt purposes’. Exact boundaries will be set out through the Local Plan/masterplanning process.</p> <p>AMBER</p>
2. Suitability (RAG)	<p>No known overriding constraints to development.</p> <p>GREEN</p>
3. Availability (RAG)	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
4. Unique contribution to improve public services and facilities (RAG)	<p>There are potential significant synergies with emerging transport improvements. These include proposals in association with the Enterprise Zone, and emerging Local Plan options for expansion of Hemel Hempstead within Dacorum.</p> <p>GREEN</p>
5. Unique contribution to enhancing local high	<p>Development in this location supports the Local Enterprise Partnership/ Strategic Economic Plan objectives. This includes the Enterprise Zone close by, prioritising economic development in Hemel Hempstead and supporting wider regeneration objectives for the Town. The Enterprise Zone includes 55ha of employment land.</p>

<p>quality job opportunities (RAG)</p>	<p>There are significant synergies with the other areas identified in the Green Belt Review and the site is in close proximity to the Enterprise Zone.</p> <p>GREEN</p>
<p>6. Unique contribution to other infrastructure provision or community (RAG)</p>	<p>Within the standard range of providing a contribution to other infrastructure provision or community facilities.</p> <p>GREEN</p>
<p>7. Deliverable / Achievable (RAG)</p>	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
<p>8. Overall Evaluation (RAG)</p>	<p>AMBER</p>

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

North Hemel Hempstead
OS-602
87.2ha
40 dph on 60% of site – 2093 dwellings
Submitted number of dwellings – not given
SADC estimate – 1,500 dwellings

Diagram of
site

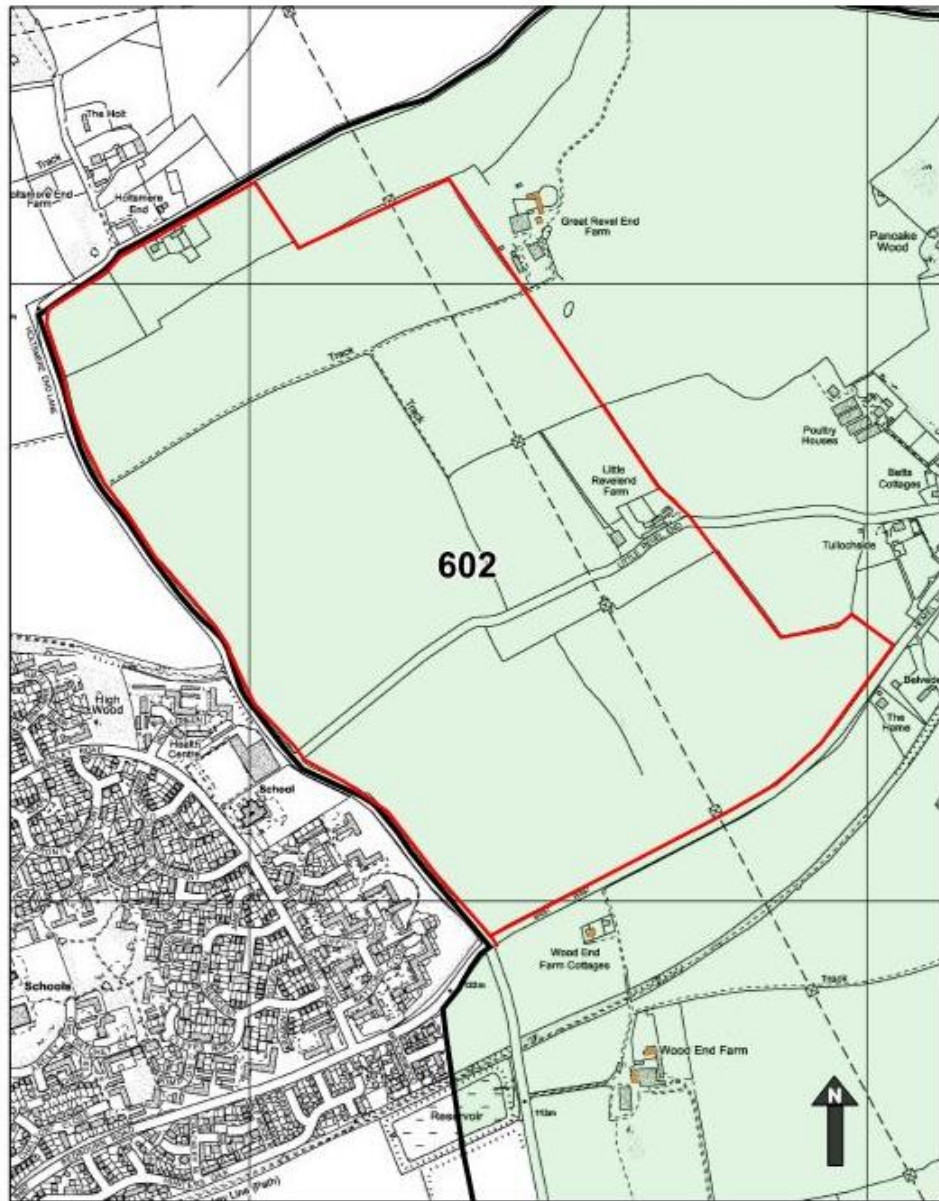


North Hemel Hempstead (OS-602)

 SADC District Boundary



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North Hemel Hempstead (OS-602)

Constraints Key

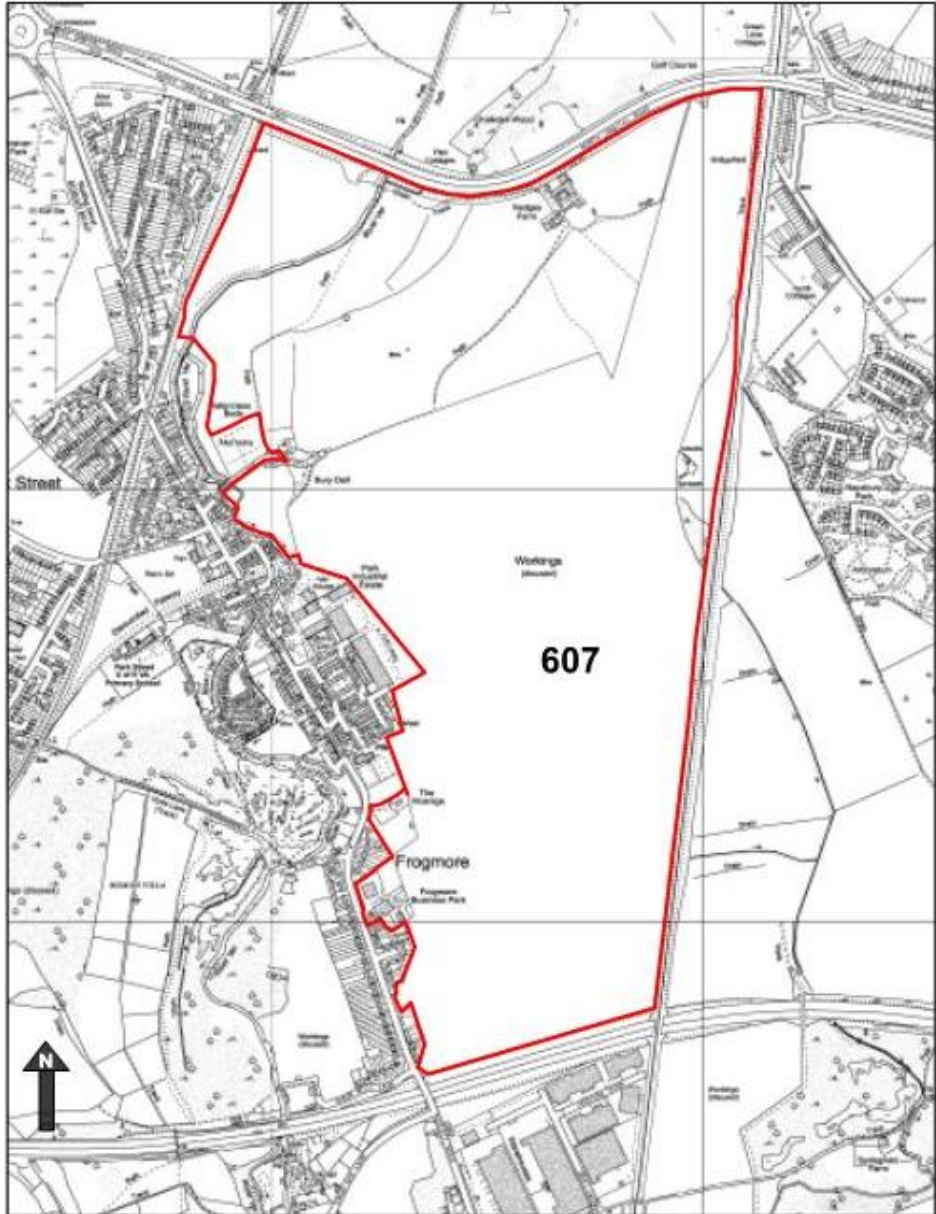
- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB16B. The Review concludes</p> <p><i>“ The overall contribution of GB16B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment - significant</i> • <i>To preserve the setting and special character of historic towns – limited or no</i> • <i>To maintain existing settlement pattern – significant</i> <p><i>The parcel does not fully separate neighbouring 1st tier settlements. However it contributes with GB18A & 19 to separate Hemel Hempstead and Luton and Dunstable (to the north of the study area in Bedfordshire). The gap is 10km in total, and mainly covered by the Chilterns AONB to the north and therefore contains limited built development. Any scale of reduction in the gap would be unlikely to compromise the separation of existing 1st tier settlements in physical terms, or overall visual openness.</i></p> <p><i>The parcel displays typical rural and countryside characteristics in arable farmland with large scale fields and scattered farmsteads interspersed with discrete woodland blocks and copses, including a single pocket of ancient woodland. There are a number of semi urban land uses including horse paddocks and recreational activities along the north edge of Hemel Hempstead but this does not comprise a strong boundary. There is very limited evidence of urban influences and no encroachment. Levels of visual openness are very high.</i></p> <p><i>The parcel contributes with GB21A towards the primary local gap between Hemel Hempstead and Redbourn (2nd). This large gap is 2.1km and is relatively clear from development however it contains the M1. Any minor reduction in the gap would be unlikely to compromise the separation of settlements in physical or visual terms and overall openness.”</i></p> <p>Although the parcel, together with GB18A and 19, contributes to separating Hemel Hempstead from Luton and Dunstable, the gap is 10km in total and any scale of reduction would be unlikely to compromise the separation of these settlements. The site also contributes towards a local gap between Hemel Hempstead and Redbourn, however, a gap of approximately 1.3km would remain between the site boundary and the settlement of Redbourn. There is a strong physical boundary set by the pylon line that runs through the site. Development of the site would expand the urban area of Hemel Hempstead, and would continue East Hemel Hempstead (North), which in the GBR is 1 of the 8 areas that if developed would cause ‘least damage’ to the Green Belt. Exact boundaries will be set out through the Local Plan/masterplanning process.</p> <p>AMBER</p>
<p>2. Suitability (RAG)</p>	<p>No known overriding constraints to development.</p> <p>GREEN</p>
<p>3. Availability (RAG)</p>	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
<p>4. Unique contribution to improve public services and</p>	<p>There are potential significant synergies with emerging transport improvements. These include proposals in association with the Enterprise Zone, and emerging Local Plan options for expansion of Hemel Hempstead within Dacorum.</p>

facilities (RAG)	GREEN
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Development in this location supports the Local Enterprise Partnership/ Strategic Economic Plan objectives. This includes the Enterprise Zone close by, prioritising economic development in Hemel Hempstead and supporting wider regeneration objectives for the Town. The Enterprise Zone includes 55ha of employment land. There are significant synergies with the other areas identified in the Green Belt Review and the site is in close proximity to the Enterprise Zone.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Within the standard range of providing a contribution to other infrastructure provision or community facilities.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	AMBER

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Former Radlett Aerodrome PS-607 (combines 122, 189, 431, 118, 262, 240 and 512) 186.1ha 40 dph on 60% of site – 4469 dwellings Submitted number of dwellings – 2000 dwellings SADC estimate – 2,300 dwellings</p>
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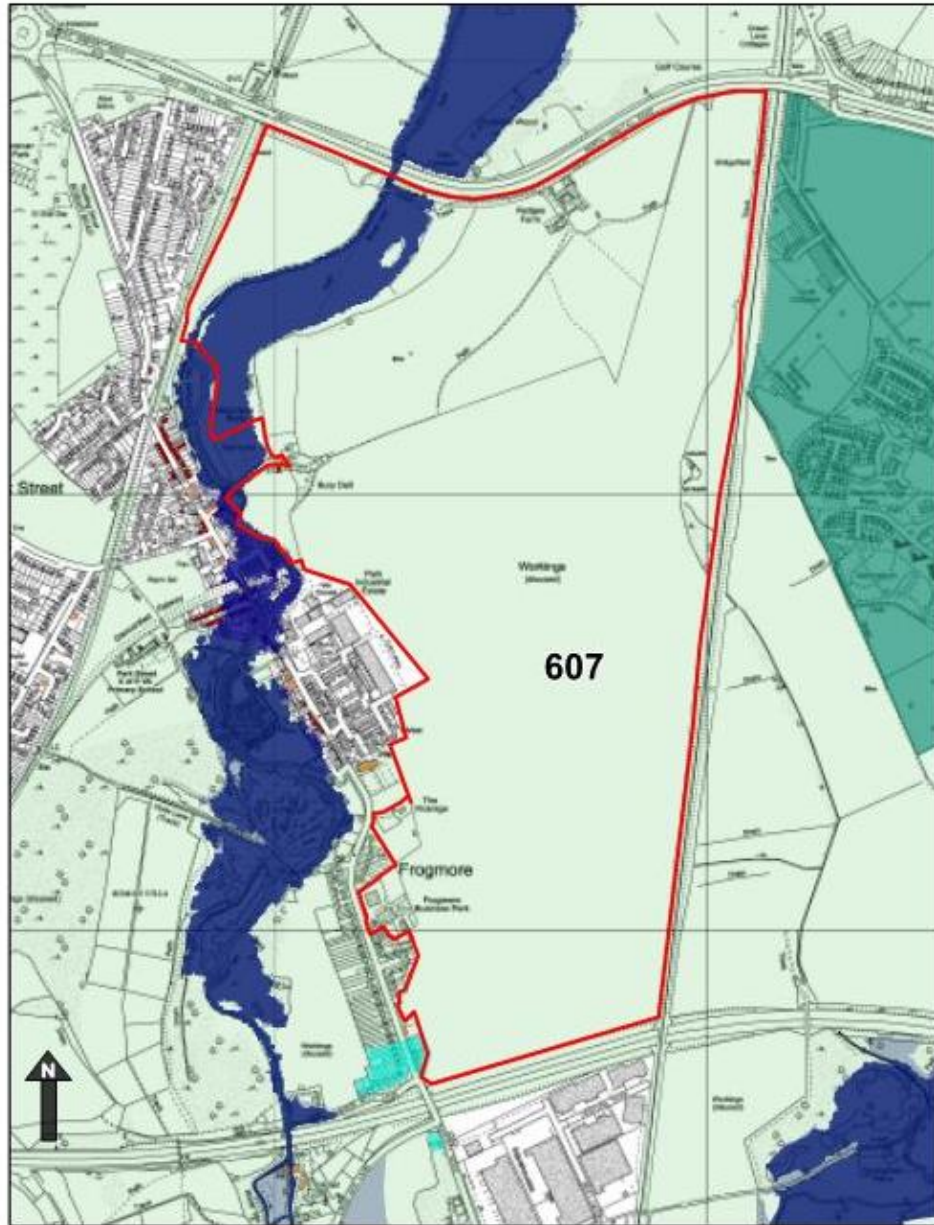
Diagram of site



Former Radlett Aerodrome (PS-607)

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Former Radlett Aerodrome (PS-607)

Constraints Key

- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB30. The Review concludes

“ The overall contribution of GB30 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment - significant*
- To preserve the setting and special character of historic towns – significant*
- To maintain existing settlement pattern – significant*

The parcel does not fully separate neighbouring 1st tier settlements however it contributes (with GB26, 27, 28 & 29) to the strategic gap between St Albans and Watford (Abbots Langley) to the south of the study area. This gap is 4.8km and contains the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street / Frogmore and Radlett Road. Therefore any reduction in the gap would have a limited impact on the overall separation of 1 st tier settlements in physical or visual terms but would have a greater impact on the separation of 2nd tier settlements and local levels of visual openness.

The parcel displays some typical rural and countryside characteristics but also accommodates significant recreational land uses including Sopwell parkland and Verulam golf course in the north. Beyond this arable fields are bound by hedgerows with pasture frequently close to the watercourses. The parcel is also contains the well restored mineral workings (Radlett Airfield). The main urban influences are the M25 and A414 which dissect the site. Both are well concealed in the landscape, but highly audibly intrusive. Land to the north of Sopwell acts as a green wedge into St Albans. There is limited built development and settlement boundaries are generally strong meaning the urban fringe is well connected to the wider countryside. However there is ribbon development along the Radlett Road south of Park Street / Frogmore to Colney Street industrial park. The countryside landscape is generally open in character with limited tree and hedgerow cover.

The parcel contains Sopwell Conservation area. Most significantly it also provides open and historic setting to the Cathedral and Abbey Church of St Alban providing views to and from the countryside.

The parcel provides the primary local gap between St Albans and Park Street / Frogmore (2nd). The narrow gap is 0.4km and contains the A414 which is well integrated into the landscape. Landscape features and planting enhance the perception of the gap and lessen the urban influence arising from the proximity of settlements and the road. Any reduction would be likely to compromise the separation of settlements in physical and visual terms, and overall visual openness. The gap from Park Street / Frogmore (2nd) to Radlett Road (3rd) Colney Street industrial area is very limited due to ribbon development along the Radlett Road.”

Assessment has been undertaken on the basis of a limited development area south of the A414, informed by the parcel assessment above.

The wider parcel performs a range of Green Belt functions and there would be some impacts. A partial development of the parcel only below the A414 could however be undertaken in a way that reduces such impacts. Exact boundaries will be set out through the Local Plan/masterplanning process.

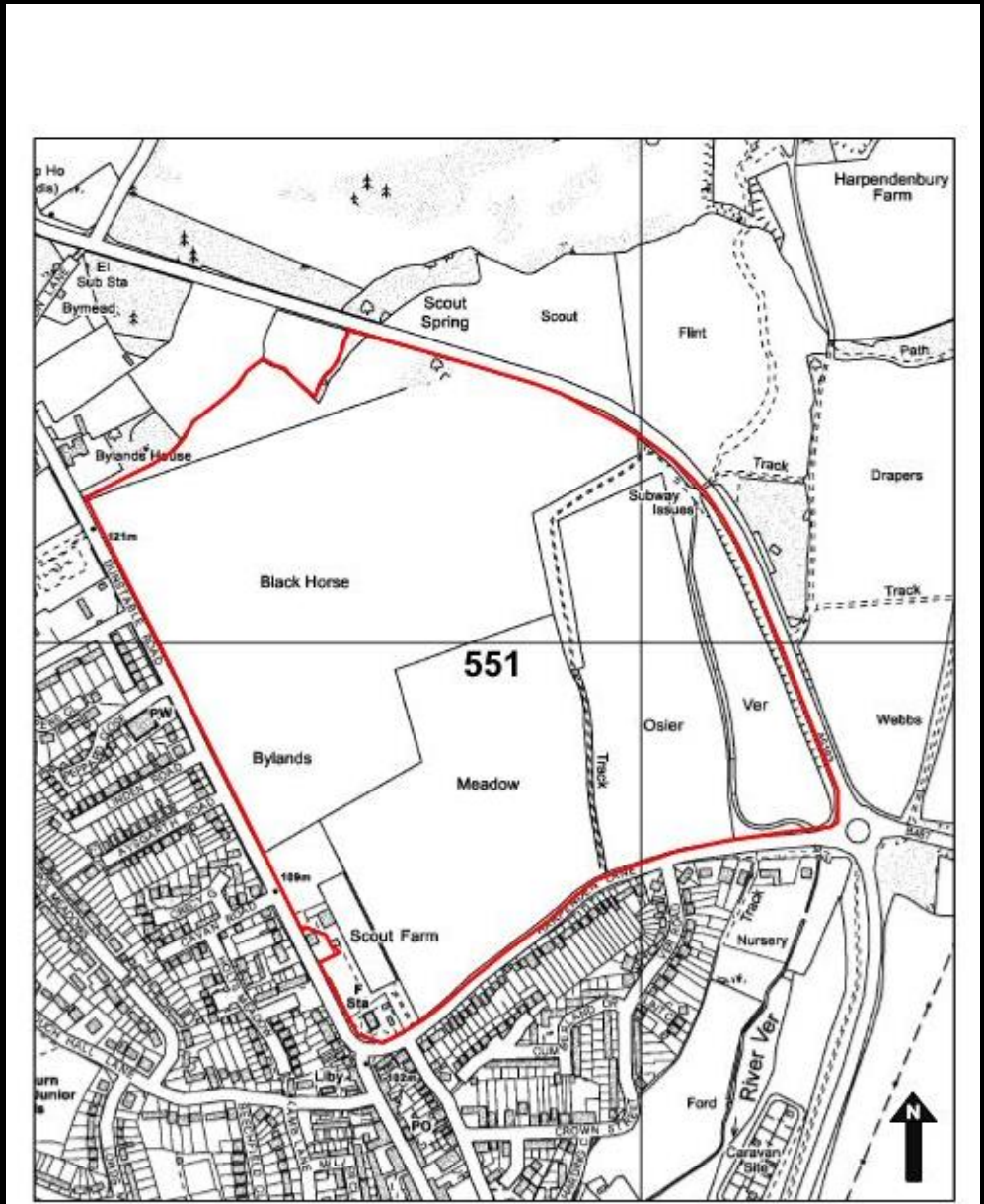
The parcel contributes, together with GB26, 27, 28 and 29, to the strategic gap between St Albans and Watford, however the gap would remain at 4.8km and the development of the site would have a limited impact on the overall separation of these settlements.

	<p>The whole submitted site has strong physical boundaries by way of the A414 dual carriageway to the north, the Midland Mainline to the east, the M25 to the south and the existing built up area of Park Street to the west. These boundaries considerably assist in containing the Green Belt impact of any development within the site.</p> <p>AMBER</p> <p><u>Existing significant permission</u></p> <p>Outline planning permission was granted by the Secretary of State for a Strategic Rail Freight Interchange (SRFI) on 14/07/2014 (LPA reference 5/2009/0708). Three Reserved Matters applications have been submitted to the LPA and are awaiting determination.</p> <p>Exact boundaries will be set out through the Local Plan/masterplanning process. The footprint of any built development would likely be located in a broadly similar position to the built development proposed as part of the SRFI. The impact of 2,500 homes would likely have a broadly similar impact as the permitted 331,665 sq.m. of warehousing.</p> <p>It is recognised that the Secretary of State has determined that “the factors weighing in favour of the appeal include the need for SRFIs to serve London and the South East...the lack of more appropriate alternative locations for an SRFI in the north west sector which would cause less harm to the Green Belt...the local benefits of the proposals for a country park, improvements to footpaths and bridleways and the Park Street and Frogmore bypass”. The Secretary of State considered “that these considerations, taken together, clearly outweigh the harm to the Green Belt and the other harms he has identified including the harm in relation to landscape and ecology and amount to very special circumstances.”</p> <p>The site is however a strategic scale site that has (very largely) been put forward as part of a Call for Sites. For the reasons above there is no change to the rating of the site.</p> <p>AMBER</p> <p>NB: The site assessed includes additional land not submitted as part of the HCC Former Radlett Airfield submission.</p>
<p>2. Suitability (RAG)</p>	<p>No known overriding constraints to development.</p> <p>GREEN</p>
<p>3. Availability (RAG)</p>	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p> <p>GREEN</p>
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	<p>There are opportunities for improvements to public transport on the Abbey Line by way of more frequent commuter services. There are also opportunities for improvements by provision of park and rail. Together these improvements could have significant benefits in the wider area, including along the A414 corridor. There is additionally future potential for: a possible additional station on the Midland Mainline; a possible additional stop or improved links on the Abbey Line serving the BRE; and for possible direct services to Euston via Watford and/or links to a future Metropolitan Line extension in Watford. These have largely been identified in HCC’s Local Transport Plan 4.</p>

	GREEN
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities.</p> <p>GREEN</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>The site would contribute to infrastructure provision and provide community benefits by way of provision of a secondary school.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	AMBER

<p>Site – inc. area (Ha) and indicative capacity (dwellings)</p>	<p>North East Redbourn R-551 42.1ha 40dph on 60% of site – 1011 dwellings Submitted number of dwellings – 1000 dwellings SADC estimate – 1,000 dwellings</p>
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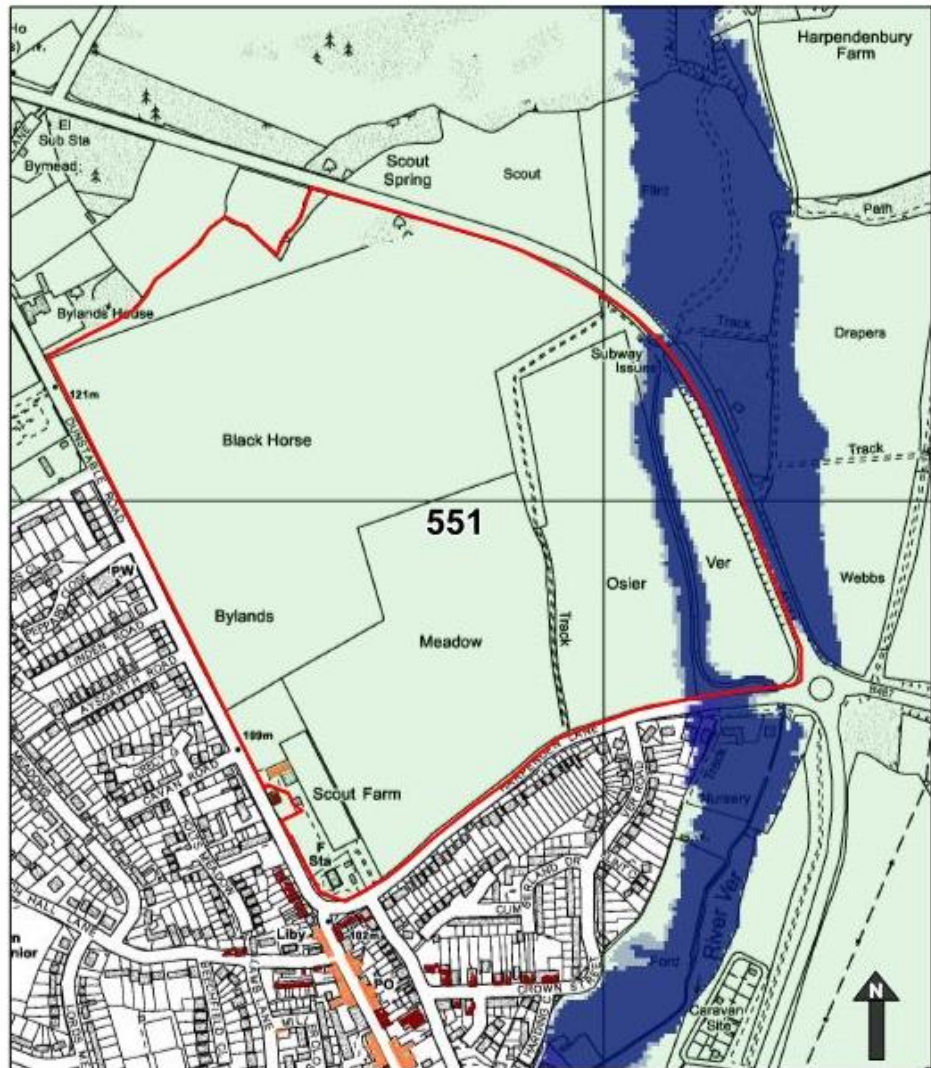
Diagram of site



North east of Redbourn, West of A5184 (R-551)

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North east of Redbourn, West of A5184 (R-551)

Constraints Key

- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

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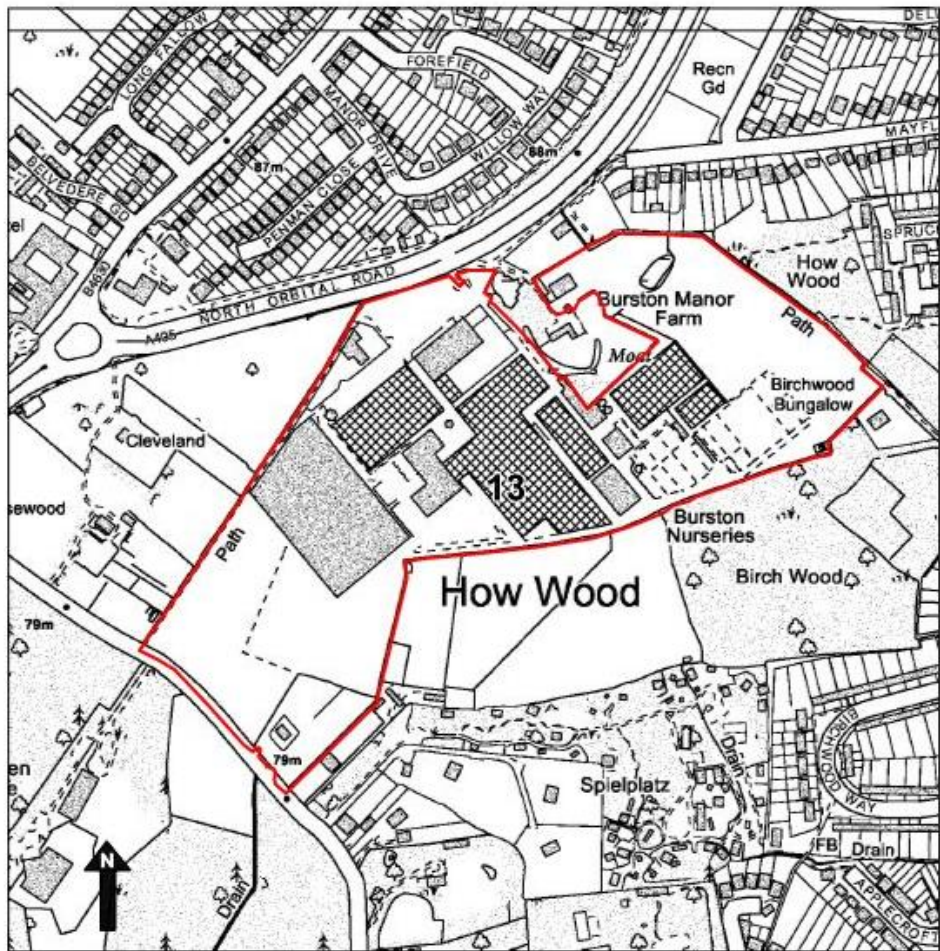


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB20. The Review concludes</p> <p><i>“The overall contribution of GB20 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – significant</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment - partial</i> • <i>To preserve the setting and special character of historic towns – significant</i> • <i>To maintain existing settlement pattern – significant</i> <p><i>The parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.</i></p> <p><i>The parcel displays a wide mix of urban fringe and rural and countryside characteristics. It predominantly contains large arable fields with hedgerow boundaries and hedgerow trees, and to the north there is mixed arable and pasture farmland around the rough grassland of the open Kinsbourne Green common. The central part of the parcel exhibits some urban influences including the Rothamsted Agricultural Experimental Station comprising a large manor house and parkland, surrounded by small, geometric, field plots (created for crop experiments). Notably, the west edge of Harpenden exhibits more localised levels of built enclosure as a result of surrounding residential development. There is also evidence of encroachment as recent housing development in the Green Belt is evident at Geescroft Walk and Meadow View, and encroachment at Hatching Green. The M1 also represents a key urban influence on the parcel and is less well concealed but audibly intrusive. Levels of visual openness are high in general but vary throughout the parcel.</i></p> <p><i>The parcel adjoins Harpenden and Redbourn Conservation Areas. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.</i></p> <p><i>The parcel provides the primary local gap to separate Harpenden (1st) and Redbourn (2nd). This large at 2.0k m and is largely open however is does contain the Experimental Station. Any reduction in the gap would be unlikely to comprise the separation of settlements in physical or visual terms, or overall openness. The parcel also provides a very narrow secondary local gap between Harpenden and Annables Kinsbourne Green (3rd) which represents ribbon development extending from the northwest of Harpenden along The Common. Any reduction in this gap would compromise the separation of settlements in physical terms, and affect overall levels of visual openness.”</i></p> <p>Although the wider parcel forms part of the primary gap between Redbourn and Harpenden, any reduction in the gap would be unlikely to comprise the separation of settlements in physical or visual terms, or overall openness. This site would complete the fourth quadrant of the settlement of Redbourn and would be fully contained to the north and east by the strong boundary of the bypass (A5), and to the south and west by the Redbourn urban area. A gap of 1.5km would be retained between the two settlements.</p> <p>AMBER</p>
<p>2. Suitability (RAG)</p>	<p>No known overriding constraints to development.</p> <p>GREEN</p>
<p>3. Availability (RAG)</p>	<p>No known overriding constraints to development in terms of land ownership, restrictive covenants etc.</p>

	GREEN
4. Unique contribution to improve public services and facilities (RAG)	<p>Within the standard range of providing a contribution to improving public services and facilities.</p> <p>GREEN</p> <p>NB: The promotor suggests potential for a new secondary school for Redbourn through, or associated with, this site. There are however uncertainties regarding the deliverability and/or desirability of a secondary school in, or in association with, this site.</p>
5. Unique contribution to enhancing local high quality job opportunities (RAG)	<p>Within the standard range of providing a contribution to enhancing local high quality job opportunities.</p> <p>GREEN</p> <p>NB: The site is owned by Lawes Agricultural Trust, which also owns Rothamsted Research. The promoter has implied that development at this site may assist Rothamsted Research's funding. The site therefore has an association with the Enterprise Zone.</p>
6. Unique contribution to other infrastructure provision or community (RAG)	<p>Within the standard range of providing a contribution to other infrastructure provision or community facilities.</p> <p>GREEN</p>
7. Deliverable / Achievable (RAG)	<p>There is a reasonable prospect that the development is viable and deliverable.</p> <p>GREEN</p>
8. Overall Evaluation (RAG)	AMBER

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries HW-13 15.5ha 40 dph on 60% of site – 372 dwellings Submitted number of dwellings – 400 dwellings</p>
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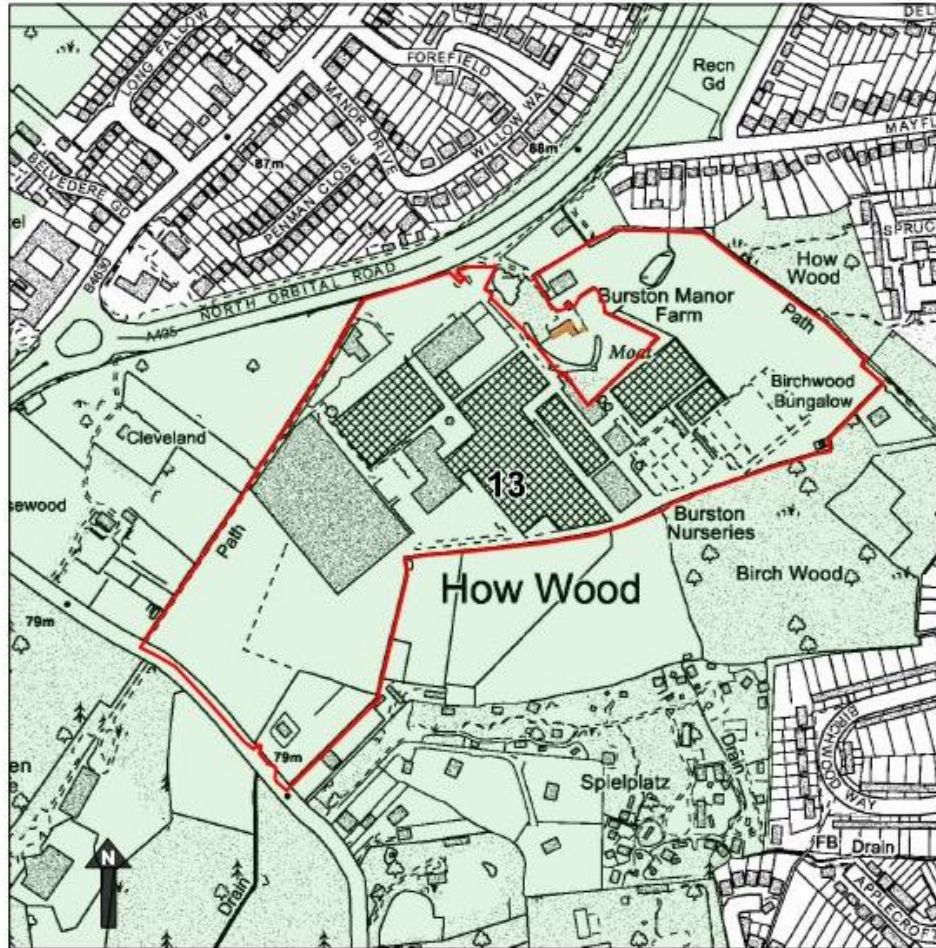
Diagram of site



Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries (HW-13)

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Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries (HW-13)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

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<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB26. The Review concludes</p> <p><i>“The overall contribution of GB26 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment – limited or no</i> • <i>To preserve the setting and special character of historic towns – limited or no</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel does not fully separate neighbouring 1st tier settlements however (with GB27, 28, 29 & 30) it provides the strategic gap between St Albans and Watford (Abbots Langley) to the south of the study area. This gap is 4.8km and contains the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street / Frogmore and Radlett Road. Therefore any reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms but would have a greater impact on 2nd tier settlements and local levels of visual openness.”</i></p> <p><i>“The parcel provides secondary local gaps between 2nd tier settlements of Chiswell Green, How Wood and Bricket Wood. The gap between Chiswell Green and How Wood is extremely narrow at 0.1km, whereby at the north and south edges of the settlements it is the width of the North Orbital Road (A405). The central section of this gap acts as a green finger between settlements. The secondary local gap between Chiswell Green / How Wood to Bricket Wood ranges from 0.6km to 1km and contains the M25. There is limited perception of the gap or settlements from the M25 due to planting and tree cover which screens the motorway. The motorway corridor itself also contributes something to the general openness of the gap from other viewpoints within it. Any small scale reduction in the gaps would be likely to compromise the separation of settlements in physical and visual terms, as well as overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and</p>	

facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land on the west side of Redbourn (between the built up area and the M1 motorway), possibly including land adjoining Stephens Way (Site No. 139)
R-22
17.8ha
40 dph on 60% of site – 428 dwellings
Submitted number of dwellings – Not given

Diagram of
site

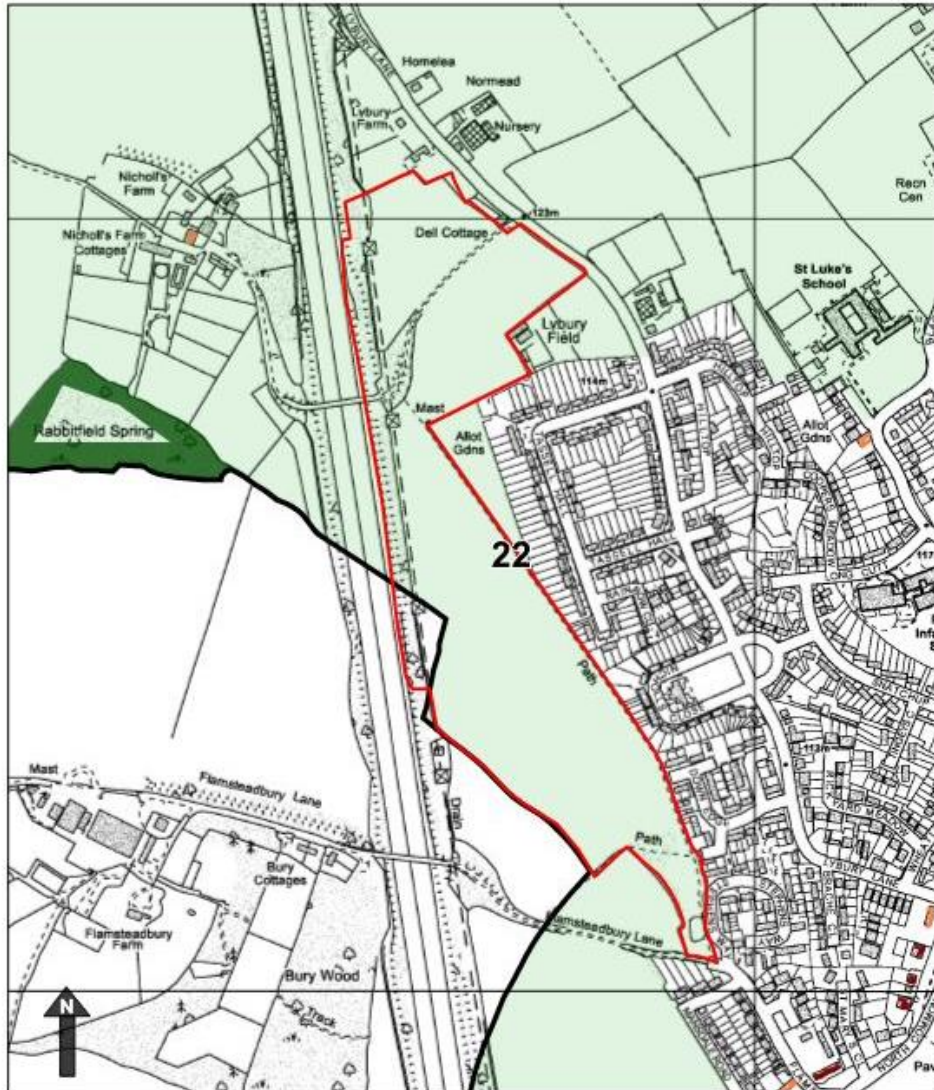


Land on the west side of Redbourn (R-22)

↖ SADC District Boundary



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Land on the west side of Redbourn (R-22)

Constraints Key

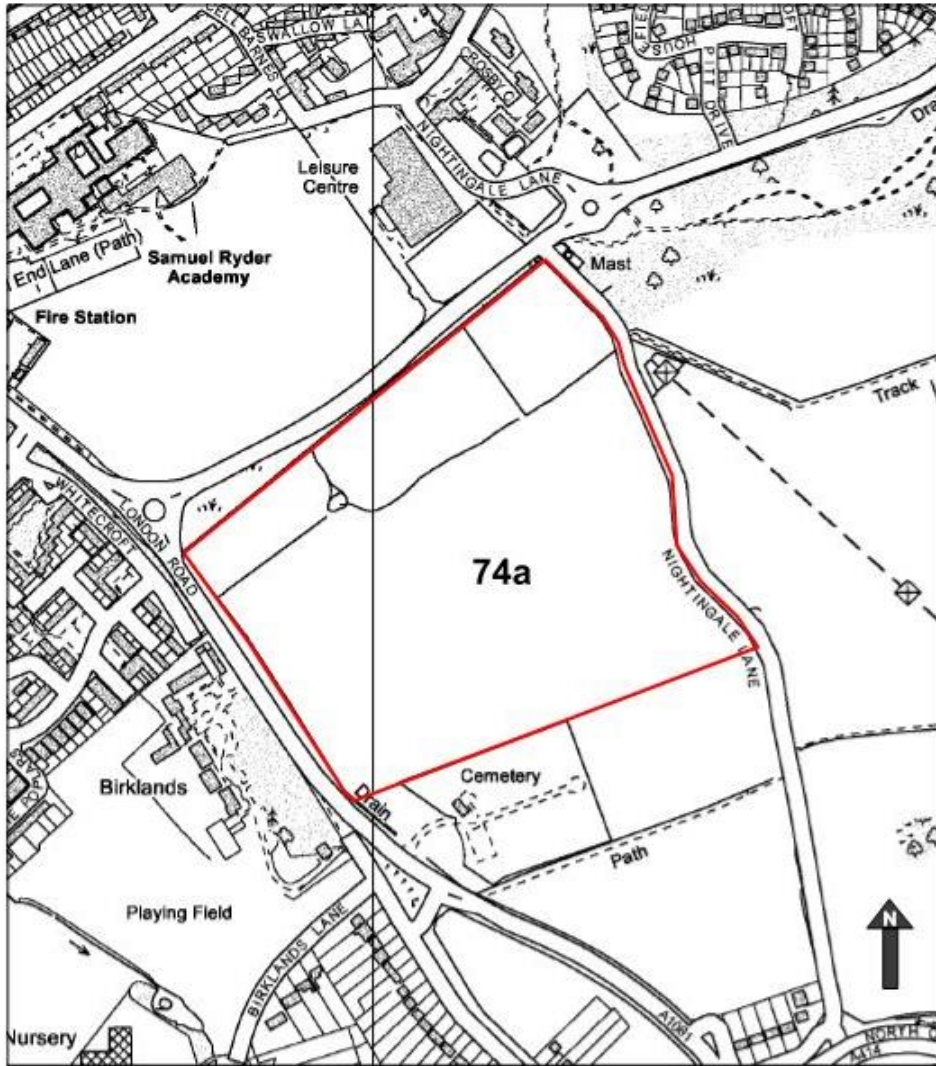
- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB18B. The Review concludes</p> <p><i>“The overall contribution of GB18B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – limited or no”</i> <p><i>“The parcel displays a mix of urban fringe and rural and countryside characteristics. It contains open arable farmland with large fields bound by hedgerows and hedgerow trees and isolated patches of pasture bordering the M1 corridor. Narrow woodland blocks screen the motorway which is the main urban influence and it is audibly intrusive. Other urban fringe development includes a nursery, recreation ground and school playing fields on the northern edge of Redbourn. Levels of visual openness are generally high but vary throughout the parcel especially along the narrow east and west edges of the settlement which are enclosed by physical features.”</i></p> <p><i>“The parcel adjoins Redbourn Conservation Area. It provides a link to the countryside to the west of the settlement however views to and from the parcel are limited.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	
<p>5. Unique contribution to enhancing local high</p>	

quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

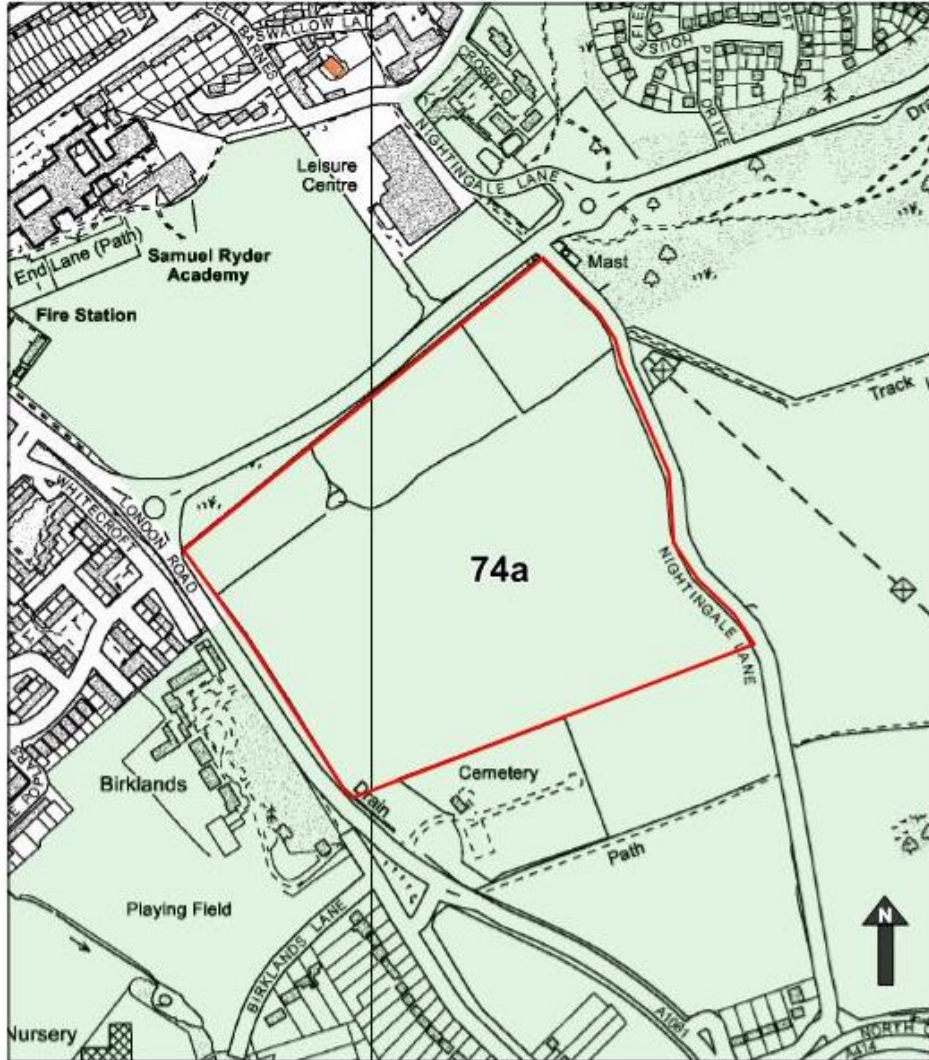
Site – inc. Area (Ha) and Indicative Capacity [dwellings]	Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road SA-74a 14.1ha 40 dph on 60% of site – 339 dwellings Submitted number of dwellings – 300 dwellings
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Diagram of site



Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road (SA-74a)

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Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road (SA-74a)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

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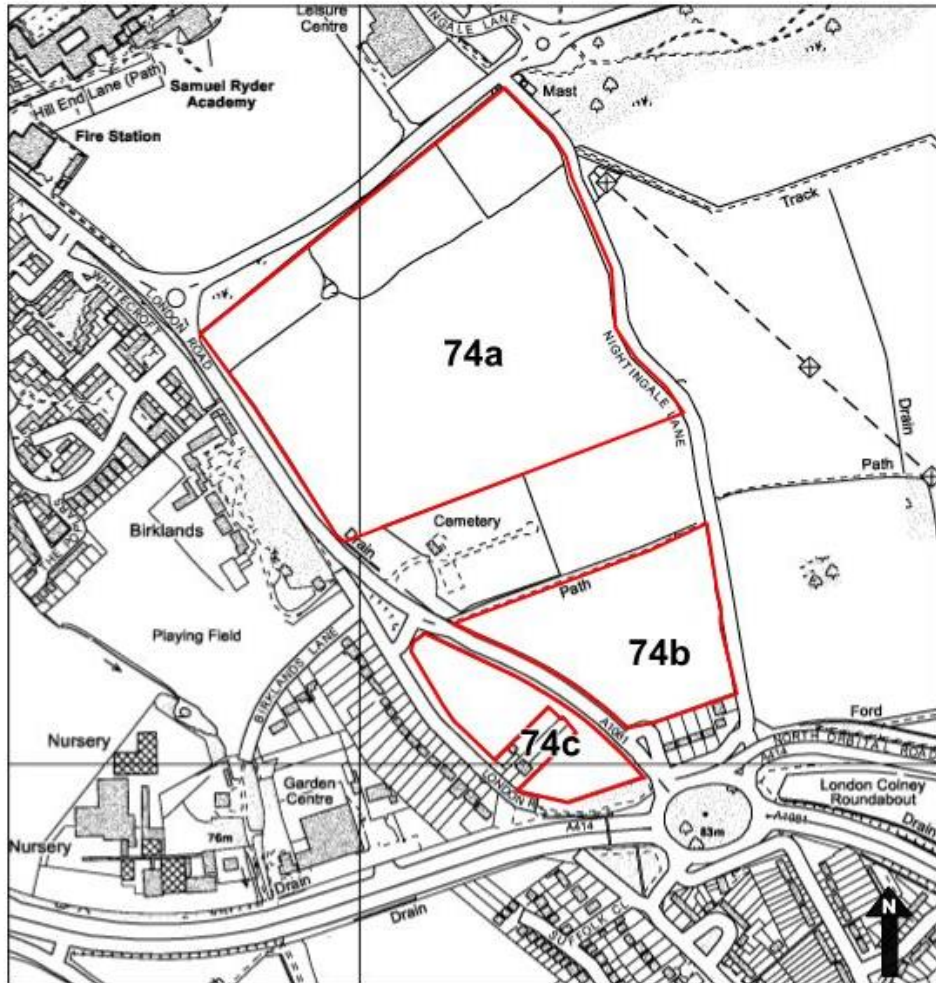


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB32. The Review concludes</p> <p><i>“The overall contribution of GB32 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – limited or no</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel adjoins Napsbury Park HPG. However this area has been subject to recent redevelopment it still represents an important historic feature.”</i></p> <p><i>“The parcel provides the primary local gap between St Albans (1st) and London Colney (2nd). The gap is 0.6km. It is narrow and subject to ribbon development along and to the west of London Road. Therefore the gap is eroded which limits visual perception of the Green Belt. Any reduction would significantly compromise the separation of settlements in physical and visual terms, or overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	
<p>5. Unique contribution to enhancing local high quality job opportunities (RAG)</p>	

6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Land at A1081/Nightingale Lane/Highfield Park Drive/London Road SA-74 (Combines SA-74a, SA-74b, SA-74c) 19.5ha 40 dph on 60% of site – 468 dwellings Submitted number of dwellings – Not given</p>
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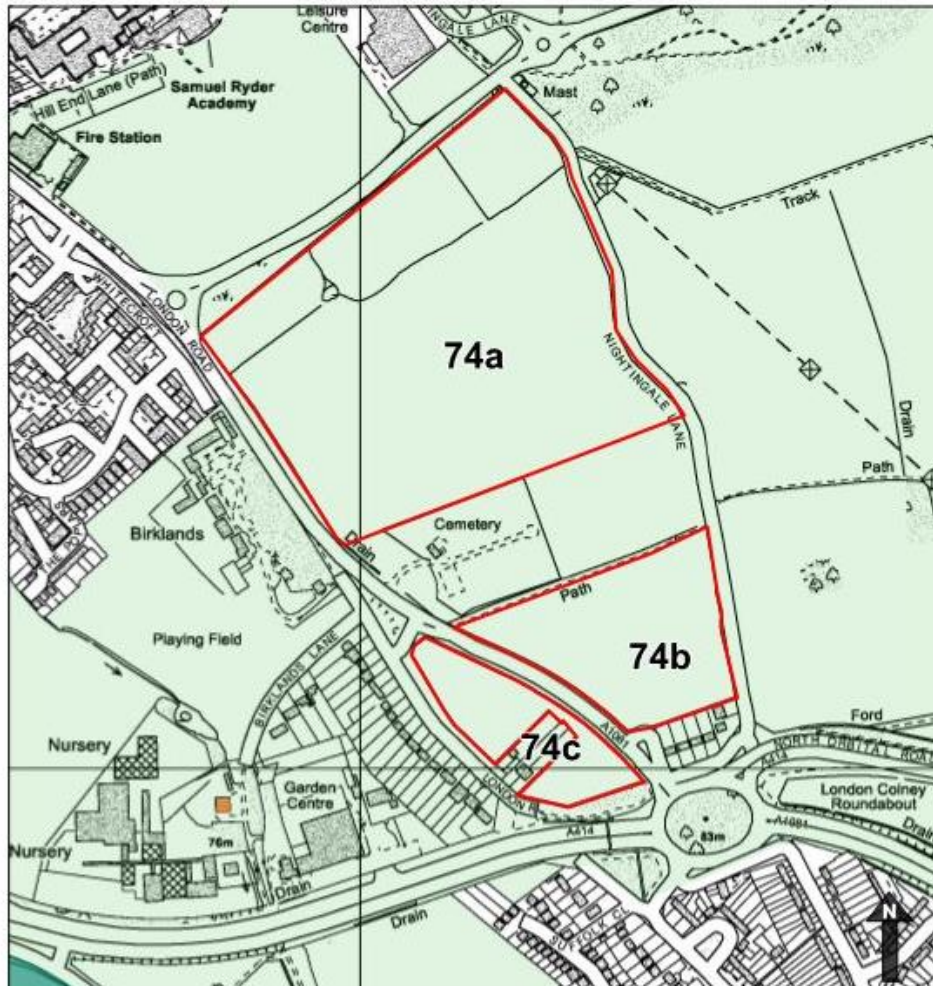
Diagram of site



Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road
(74a/74b/74c)

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Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road (74a/74b/74c)

Constraints Key

- Listed Buildings
- Historic Parks
- Green Belt
- Flood Zone 2
- Locally Listed Buildings
- SSSI
- AQMA
- Flood Zone 3
- Ancient Monuments
- Ancient Woodlands
- SADC District Boundary

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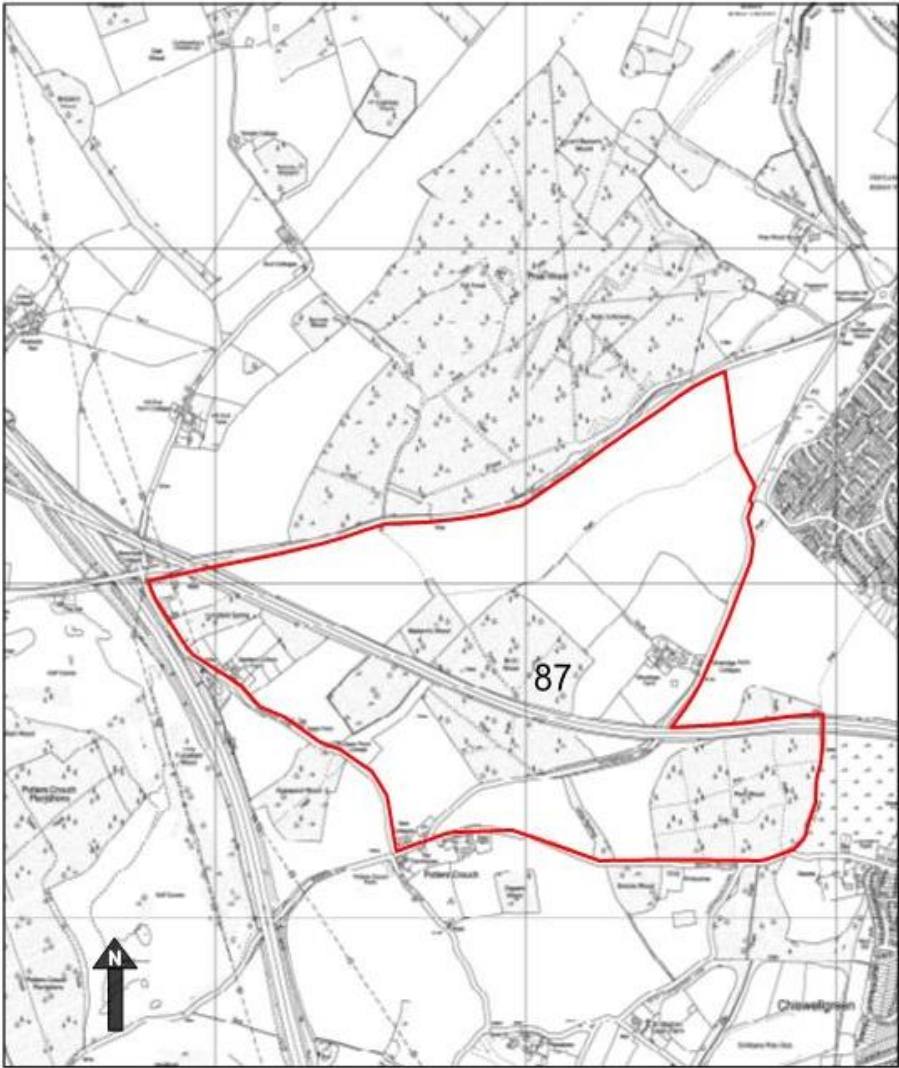


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB32. The Review concludes</p> <p><i>“The overall contribution of GB32 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – limited or no</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel adjoins Napsbury Park HPG. However this area has been subject to recent redevelopment it still represents an important historic feature.”</i></p> <p><i>“The parcel provides the primary local gap between St Albans (1st) and London Colney (2nd). The gap is 0.6km. It is narrow and subject to ribbon development along and to the west of London Road. Therefore the gap is eroded which limits visual perception of the Green Belt. Any reduction would significantly compromise the separation of settlements in physical and visual terms, or overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	
<p>5. Unique contribution to enhancing local high quality job</p>	

opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Between the A4147 and the M10, extending beyond the M10 to Potters Crouch and the edge of Chiswell Green SA-87 170.8ha 40 dph on 60% of site – 4100 dwellings Submitted number of dwellings – Not given</p>
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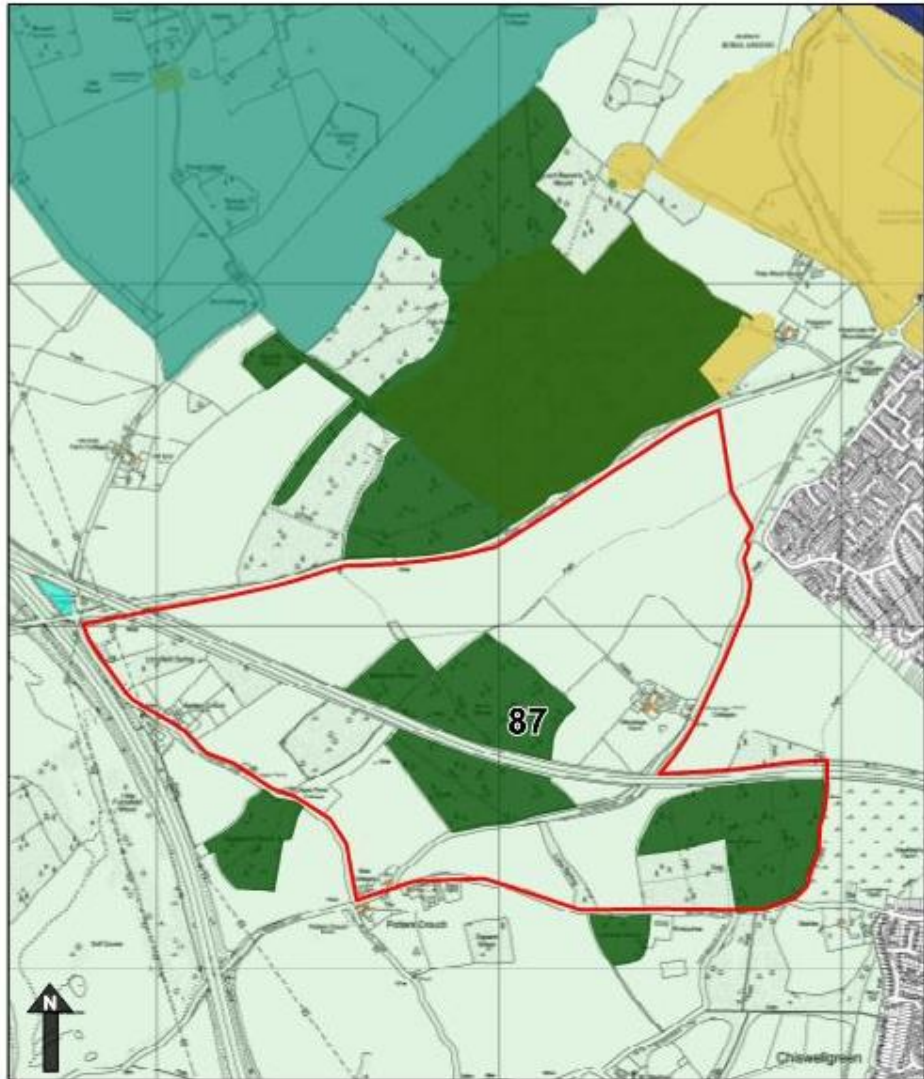
Diagram of site



Between the A4147 and the M10, extending beyond the M10 to Potters Crouch and the edge of Chiswell Green (SA-87)

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**Between the A4147 and the M10,
extending beyond the M10
to Potters Crouch and the edge of Chiswell Green (SA-87)**

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

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1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The northern portion of the site falls in parcel GB24B. The Review concludes

“The overall contribution of GB24B towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – significant*
- To assist in safeguarding the countryside from encroachment – significant*
- To preserve the setting and special character of historic towns – significant*
- To maintain existing settlement pattern – significant”*

“The parcel provides (with GB24A) a strategic gap between Hemel Hempstead and St Albans. The total gap is 3.8km. Overall the gap is large and well maintained (relatively free of development). There is no evidence of ribbon development. Any minor reduction in the gap would be unlikely to compromise the separation of settlements in physical or visual terms, or the overall level of visual openness.”

“The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture fields bound by hedgerows and hedgerow trees and interspersed with frequent woodland belts. This land encircles the large estate parkland of Gorhambury and Prae Wood ancient woodland to the south. There is very limited built development apart from farm buildings. The key urban influence is the M1 and M10 which are both audibly intrusive and the M1 in particular interrupts the landscape. Land adjoining St Albans displays some urban influence as Verulamium Park acts as a green wedge which penetrates the west of the settlement providing a link from the town centre to the open countryside. Levels of visual openness are generally very high mainly due to an absence of any form of built development.”

“The parcel contains St Albans Conservation Area including St Michael’s village and Gorhambury estate HPG. Most importantly, the Green Belt preserves an open and historic setting to the Cathedral and Abbey Church of St Alban, providing views to and from the countryside. The parcel also contains Roman remains of Verulamium which is a SAM.”

“The parcel contributes (with GB25 & GB29) to the primary local gap between St Albans and Chiswell Green (2nd). This narrow gap is 0.2km. It is free from significant development apart from the M10/ A414 which are intrusive at this point. There is relatively strong perception of the gap from the A414. Given the scale of the gap any minor reduction would be likely to compromise the separation of settlements in physical and visual terms, and overall visual openness.”

In addition, the southern portion of site SA-87 falls in parcel GB25. The Green Belt Review concludes

“The overall contribution of GB25 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited / no*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment – significant*
- To preserve the setting and special character of historic towns – partial*
- To maintain existing settlement pattern – significant”*

“The parcel contributes to the strategic gap between St Albans and Watford. It is well maintained (relatively free of development) but contains the M25 and M1. The parcel is visible from the M1. There is no ribbon development although Butterfly World represents built development in the Green Belt. However, given the relationship between the parcel and the gap between Bricket Wood and

	<p><i>Watford / Abbots Langley any reduction in openness would compromise the separation of settlements in physical and visual terms."</i></p> <p><i>"The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture medium sized fields bound by hedgerows and hedgerow trees. Ancient woodland and the coniferous plantation at Park Wood are located in the north. The M25, M1 and M10 represent the key urban influences which are highly audible intrusive. Settlement boundaries are generally strong. However Butterfly World represents development in the Green Belt to the west of Chiswell Green which interrupts the connection of land at the urban edge to the surrounding countryside. Land between this development and Chiswell Green displays higher levels of localised landscape enclosure. Levels of openness are generally high but subject to variation."</i></p> <p><i>"The parcel contains Potters Crouch Conservation Area. The Green Belt provides historic setting and views to and from the open countryside. However given the scale of the historic place contribution is partial."</i></p> <p><i>"The parcel contributes (with GB24B & GB29) to the primary local gap separating St Albans and Chiswell Green (2nd). This gap is narrow at 0.2km. It is well maintained (relatively free of development) and contains the M10 / A414. However landscape features and planting conceal the main road from settlements. There is limited visibility of the gap from the A414 however is evident from the Watford Road (B4630). The parcel also helps contribute (with GB26) to the secondary local gap between Chiswell Green and Bricket Wood (2nd). This gap is 1.1km. Given the scale of both gaps, any reduction would compromise the separation of settlements in physical and visual terms, as well as overall visual openness."</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
2. Suitability (RAG)	
3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	

5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

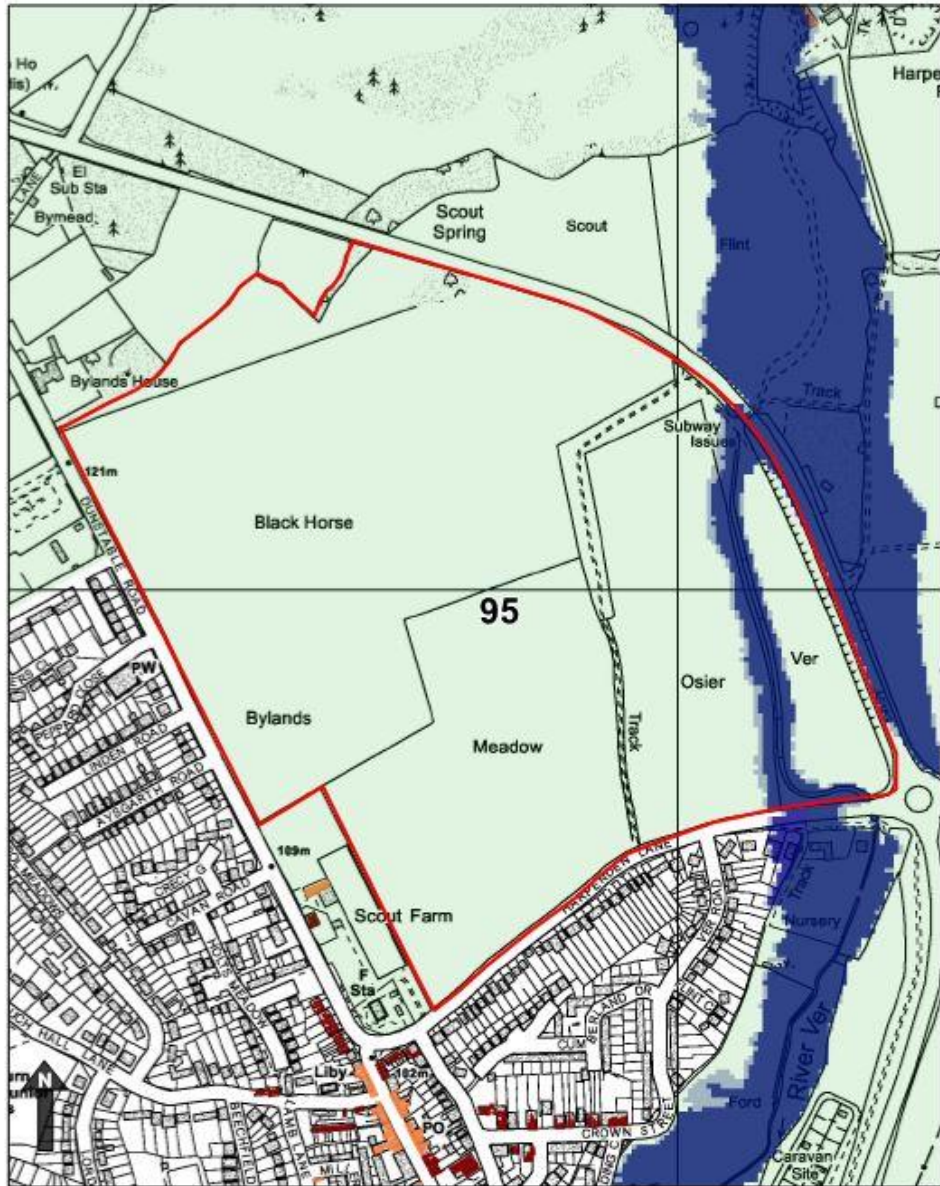
<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>North east of Redbourn, (north of Harpenden Lane, east of Dunstable Road and west of the A5183) (overlaps 173) R-95 42.1ha 40 dph on 60% of site – 1011 dwellings Submitted number of dwellings – Not given</p>
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Diagram of site



North east of Redbourn (north of Harpenden Lane, east of Dunstable Road and west of the A5183) (overlaps 173) (R-95)

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North east of Redbourn (north of Harpenden Lane, east of Dunstable Road and west of the A5183) (overlaps 173) (R-95)

Constraints Key

- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

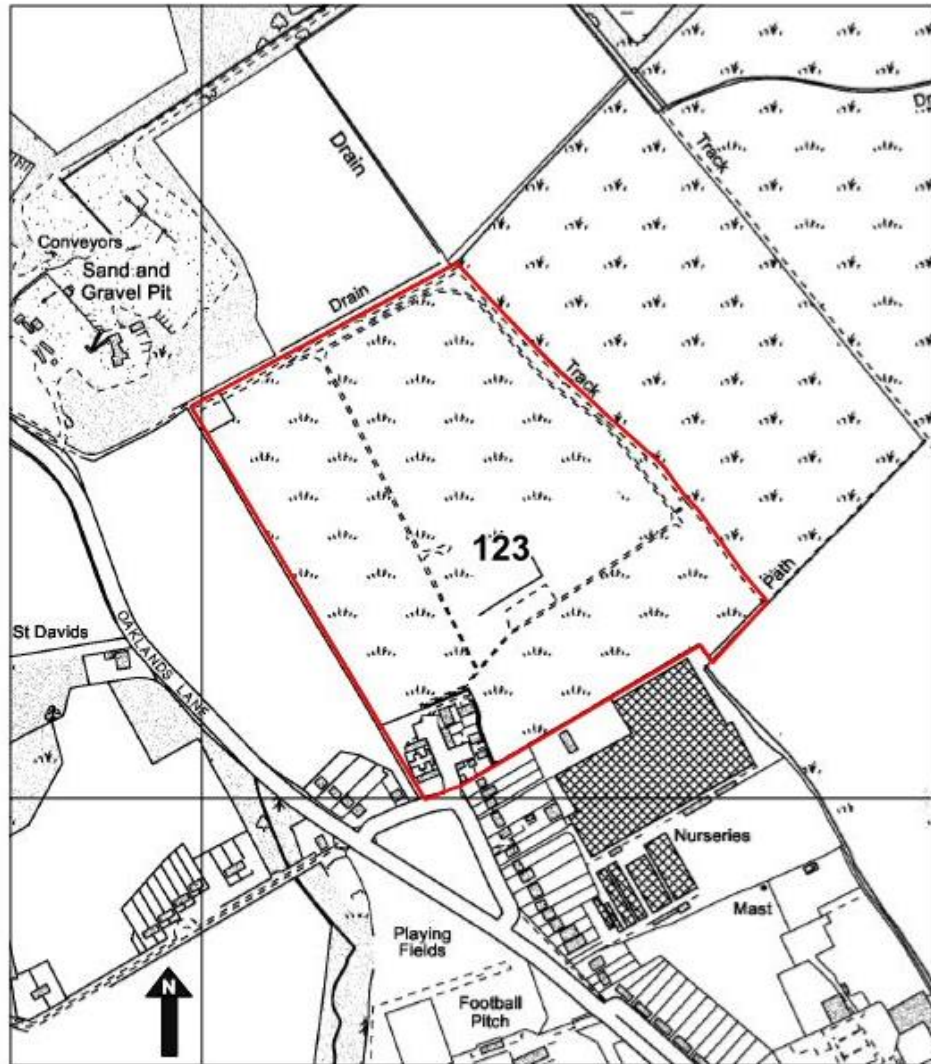
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB20. The Review concludes</p> <p><i>“The overall contribution of GB20 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – significant</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – significant</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.”</i></p> <p><i>“The parcel displays a wide mix of urban fringe and rural and countryside characteristics. It predominantly contains large arable fields with hedgerow boundaries and hedgerow trees, and to the north there is mixed arable and pasture farmland around the rough grassland of the open Kinsbourne Green common. The central part of the parcel exhibits some urban influences including the Rothamsted Agricultural Experimental Station comprising a large manor house and parkland, surrounded by small, geometric, field plots (created for crop experiments). Notably, the west edge of Harpenden exhibits more localised levels of built enclosure as a result of surrounding residential development. There is also evidence of encroachment as recent housing development in the Green Belt is evident at Geescroft Walk and Meadow View, and encroachment at Hatching Green. The M1 also represents a key urban influence on the parcel and is less well concealed but audibly intrusive. Levels of visual openness are high in general but vary throughout the parcel.”</i></p> <p><i>“The parcel adjoins Harpenden and Redbourn Conservation Areas. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.”</i></p> <p><i>“The parcel provides the primary local gap to separate Harpenden (1st) and Redbourn (2nd). This large at 2.0km and is largely open however is does contain the Experimental Station. Any reduction in the gap would be unlikely to comprise the separation of settlements in physical or visual terms, or overall openness. The parcel also provides a very narrow secondary local gap between Harpenden and Annables Kinsbourn Green (3rd) which represents ribbon development extending from the northwest of Harpenden along The Common. Any reduction in this gap would compromise the separation of settlements in physical terms, and affect overall levels of visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	

4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

BT Trial Site, Oaklands Lane, Smallford
SM-123
15.1ha
40 dph on 60% of site – 363 dwellings
Submitted number of dwellings – Not given

Diagram of
site



BT Trial Site, Oaklands Lane, Smallford (SM-123)

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BT Trial Site, Oaklands Lane, Smallford (SM-123)

Constraints Key

- | | | | |
|---|--|---|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

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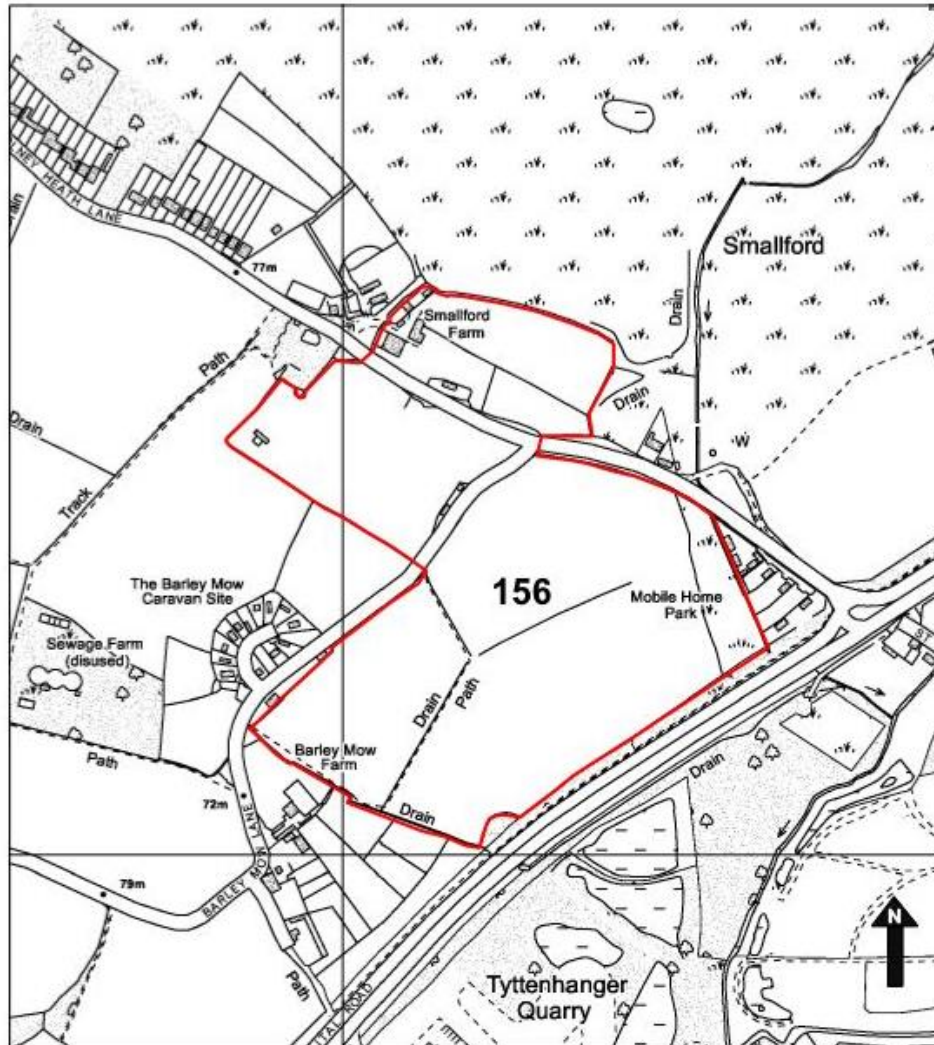
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB36. The Review concludes</p> <p><i>“The overall contribution of GB36 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted sprawl of large built-up areas – limited or no</i> <i>• To prevent neighbouring towns from merging – significant</i> <i>• To assist in safeguarding the countryside from encroachment – significant</i> <i>• To preserve the setting and special character of historic towns – limited or no</i> <i>• To maintain existing settlement pattern – significant”</i> <p><i>“The parcel provides the strategic gap to separate St Albans and Hatfield. The gap is 1.2km. It is large and generally well maintained (relatively free of development), in comparison to GB35. However it is subject to development at Oaklands College and ribbon development at Smallford. There is a strong visual perception of the Green Belt from the Hatfield Road. Any reduction in the gap, assuming it is located away from Smallford, would be unlikely to further compromise the separation of settlements in physical or visual terms, or overall levels of visual openness.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in largescale arable fields with hedgerow boundaries and hedgerow trees and is interspersed by woodland blocks with areas of ancient woodland to the north... levels of visual openness vary throughout the parcel but are high in general.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in largescale arable fields with hedgerow boundaries and hedgerow trees and is interspersed by woodland blocks with areas of ancient woodland to the north. There is a parkland landscape at Oaklands College with substantial areas of playing fields. There is evidence of urban features, especially at the former Hatfield aerodrome which is partially redeveloped with a new business park including visually dominant buildings. To the west there is a mix of urban fringe development as Oaklands College has recently been subject to expansion, representing further development in the Green Belt. The west part of the parcel, which contains development in the Green Belt, is enclosed by the St Albans settlement boundary on three edges. It therefore exhibits strongest levels of urban influence and represents a more enclosed area of land especially along Sandpit Lane and House Lane. Therefore levels of visual openness vary throughout the parcel but are high in general.”</i></p> <p><i>“The parcel contributes with GB37 to the primary local gap to separate St Albans and Sandridge (3rd). This gap is narrow at 0.4km and ribbon development is evident between the settlements along St Albans Road, at Sandridge, and therefore there is limited perception of the Green Belt. Any reduction in the gap would be likely to compromise the separation of settlements in physical and visual terms, or local levels of visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	

3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Smallford Farm, Colney Heath Lane, Smallford
SM-156
20.3ha
40 dph on 60% of site – 488 dwellings
Submitted number of dwellings – Not given

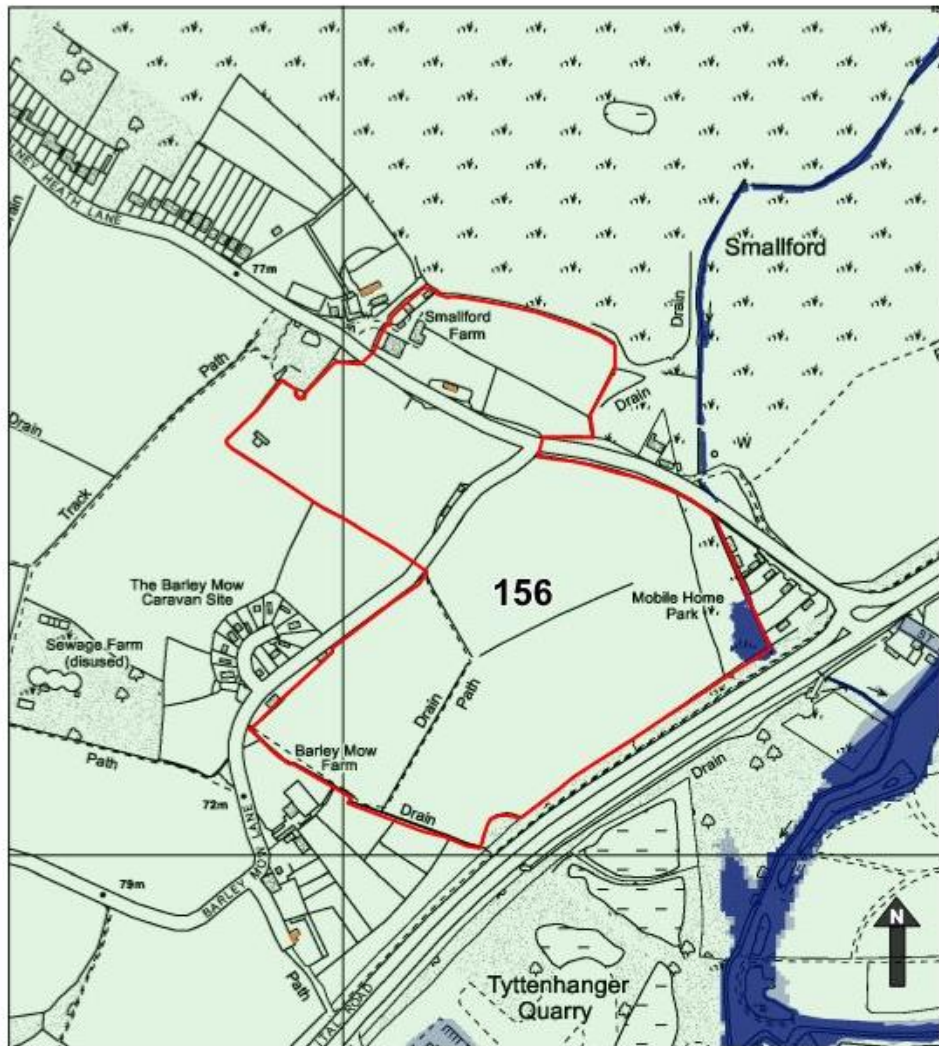
Diagram of
site



Smallford Farm, Colney Heath Lane, Smallford

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Smallford Farm, Colney Heath Lane, Smallford

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site predominantly falls in parcel GB33. The Review concludes

“The overall contribution of GB33 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment – partial*
- To preserve the setting and special character of historic towns – limited or no*
- To maintain existing settlement pattern – limited or no”*

“The parcel does not fully separate neighbouring 1st tier settlements. However it contributes with GB34, 35 and 36 towards the strategic gap between St Albans and Hatfield. As a whole, the gap contains some built development and ribbon development associated with 3rd tier settlements in the Green Belt. Overall, any small scale reduction in the gap would be unlikely [to] compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.”

“The parcel displays a mix of urban fringe uses in addition to rural and countryside characteristics. It contains medium sized arable fields with hedgerow boundaries and hedgerow trees and small woodland belts, plus a network of hedges, field trees and tree belts close to the settlement edge. There is large scale built development and encroachment at Highfield Park at the edge of St Albans where housing development has occurred within the Green Belt (in a parkland setting which also incorporates significant recreational areas). This land displays strong urban fringe characteristics. Levels of visual openness are variable but generally high.”

In addition, the north-eastern portion of site SM-156 falls in parcel GB35. The Review concludes

“The overall contribution of GB35 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – significant*
- To assist in safeguarding the countryside from encroachment – limited or no*
- To preserve the setting and special character of historic towns – partial*
- To maintain existing settlement pattern – significant”*

“The parcel provides a strategic gap to separate St Albans and Hatfield. The gap is 1.2km and has been subject to ribbon development extending from St Albans along the Hatfield Road including the village of Smallford and associated development including industrial and commercial activities and housing in the Green Belt. There is also ribbon development in the form of large housing along Colney Heath Lane extending southeast from St Albans, and along Wilkins Green Lane close to Ellenbrook to the west of Hatfield. Any small scale reduction in the gap would be unlikely to further compromise the separation of settlements in physical or visual terms however it would negatively impact on overall visual openness. This is because there is already relatively significant ribbon development along the Hatfield Road and therefore the perception of the gap is limited.”

“The parcel contains Sleepshyde Conservation Area. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside. Due to scale of the feature this is noted as a partial contribution.”

“The parcel provides primary local gaps between St Albans and Hatfield with Smallford (3rd) and Sleepshyde (3rd). Both gaps are approximately 1.2km and 0.5km respectively. The gap to St Albans is especially narrow and there is limited perception of the gap and openness from the main routes due to scattered and ribbon development. Any reduction in gaps, especially to the west, would further

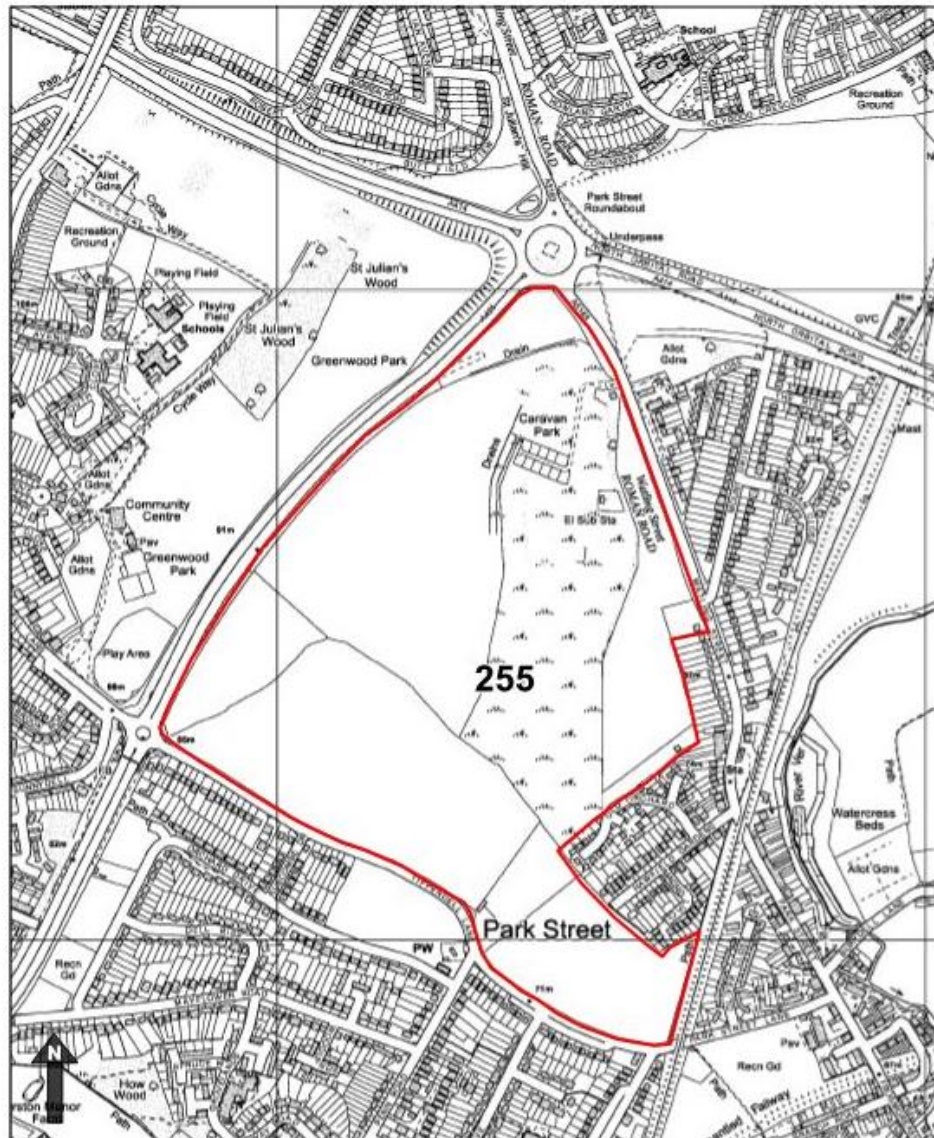
	<p><i>compromise the separation of settlements in physical and visual terms, or overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
2. Suitability (RAG)	
3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	

8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Park Street Sewage Works (includes 14, 46 & 47)
PS-255
53.3ha
40 dph on 60% of site – 1280 dwellings
Submitted number of dwellings – Not given

Diagram of
site



Park Street Sewage Works (PS-255)

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Park Street Sewage Works (PS-255)

Constraints Key

- | | | | |
|---|--|---|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

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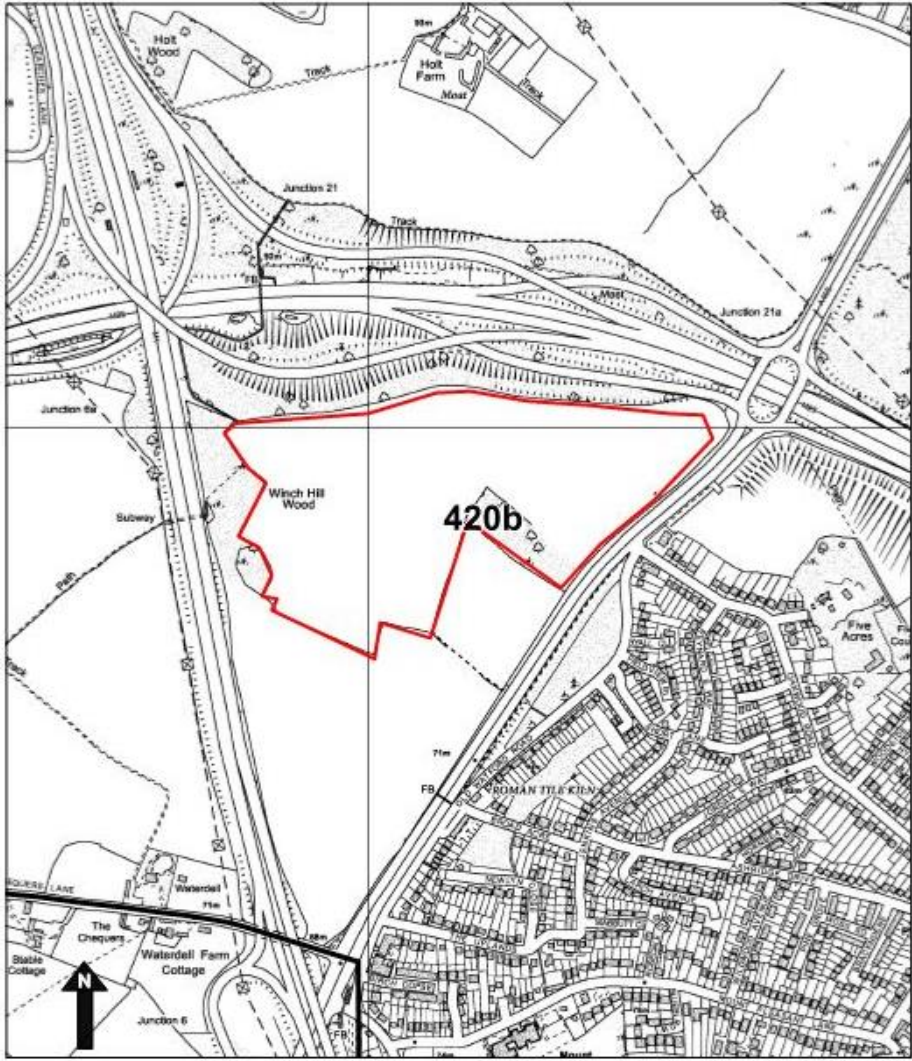


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB28. The Review concludes</p> <p><i>“The overall contribution of GB28 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – limited or no</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel does not fully separate neighbouring 1st tier settlements however it contributes (with GB26, 27, 29 &) to the strategic gap between St Albans and Watford (Abbots Langley) to the south of the study area. This gap is 4.8km and contains the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street / Frogmore and Radlett Road. Therefore any reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms but would have a significant impact on the separation between 1st and 2nd tier settlements and local levels of visual openness.”</i></p> <p><i>“The parcel displays some typical rural and countryside characteristics to the north in a mixture of arable fields bound by hedgerows and occasional hedgerow trees interspersed with some small blocks of woodland, whereas to the south pasture fields are enclosed with fencing. In spite of this, urban influences are strong through the proximity of settlement edges and A414 and A405 which run through the parcel. These are concealed by the general landscape and tree / hedgerow cover in some areas but are audibly intrusive. Settlement boundaries enclose the majority of the parcel reinforcing urban fringe characteristics. Levels of visual openness are variable and generally contained.”</i></p> <p><i>“The parcel provides primary local gaps between St Albans and Park Street / Frogmore (2nd) and How Wood (2nd). Gaps are 0.4km and 1.1km respectively. Both gaps are narrow, especially to Park Street / Frogmore. In spite of containing the A414/A405 these major roads are well integrated into the landscape and are concealed to provide a limited perception of the gap or settlements from the routes. The gaps are well-maintained and any reduction would be likely to compromise the separation of settlements in physical and visual terms, and overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	

4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Land at Noke Lane, south of Chiswell Green CG-420b 18.9ha 40 dph on 60% of site – 454 dwellings Submitted number of dwellings – 500+ dwellings</p>
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Diagram of site



Land at Noke Lane, south of Chiswell Green (CG-420b)

↘ SADC District Boundary



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Land at Noke Lane, south of Chiswell Green (CG-420b)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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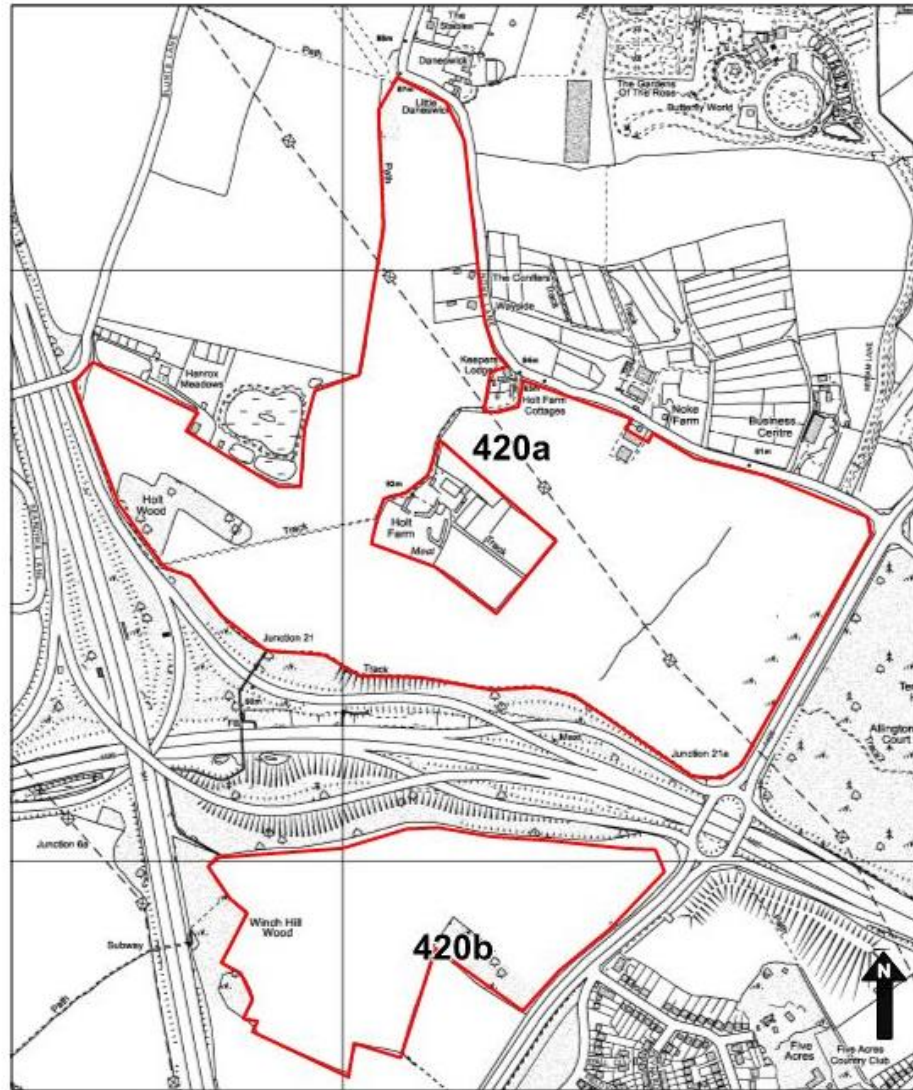
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB25. The Review concludes</p> <p><i>“The overall contribution of GB25 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited / no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment – significant</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel contributes to the strategic gap between St Albans and Watford. It is well maintained (relatively free of development) but contains the M25 and M1. The parcel is visible from the M1. There is no ribbon development although Butterfly World represents built development in the Green Belt. However, given the relationship between the parcel and the gap between Bricket Wood and Watford / Abbots Langley any reduction in openness would compromise the separation of settlements in physical and visual terms.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture medium sized fields bound by hedgerows and hedgerow trees. Ancient woodland and the coniferous plantation at Park Wood are located in the north. The M25, M1 and M10 represent the key urban influences which are highly audible intrusive. Settlement boundaries are generally strong. However Butterfly World represents development in the Green Belt to the west of Chiswell Green which interrupts the connection of land at the urban edge to the surrounding countryside. Land between this development and Chiswell Green displays higher levels of localised landscape enclosure. Levels of openness are generally high but subject to variation.”</i></p> <p><i>“The parcel contains Potters Crouch Conservation Area. The Green Belt provides historic setting and views to and from the open countryside. However given the scale of the historic place contribution is partial.”</i></p> <p><i>“The parcel contributes (with GB24B & GB29) to the primary local gap separating St Albans and Chiswell Green (2nd). This gap is narrow at 0.2km. It is well maintained (relatively free of development) and contains the M10 / A414. However landscape features and planting conceal the main road from settlements. There is limited visibility of the gap from the A414 however is evident from the Watford Road (B4630). The parcel also helps contribute (with GB26) to the secondary local gap between Chiswell Green and Bricket Wood (2nd). This gap is 1.1km. Given the scale of both gaps, any reduction would compromise the separation of settlements in physical and visual terms, as well as overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	

3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land at Noke Lane, south of Chiswell Green
Combined CG-420a and CG-420b
75.3ha
40 dph on 60% of site – 1808 dwellings
Submitted number of dwellings – 500+ dwellings (includes 420a and 420b)

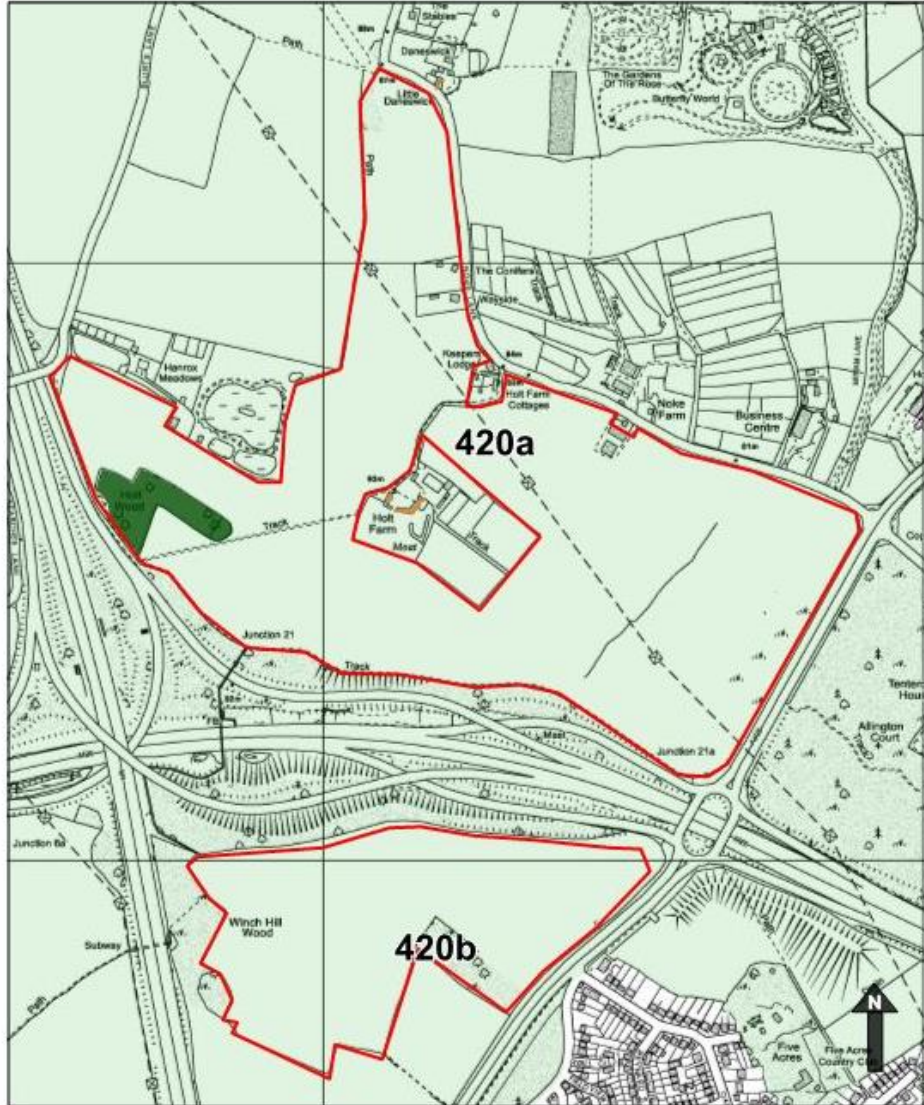
Diagram of
site



Land at Noke Lane, South of Chiswell Green (CG-420a/CG-420b)

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Land at Noke Lane, south of Chiswell Green (CG-420a/CG-420b)

Constraints Key

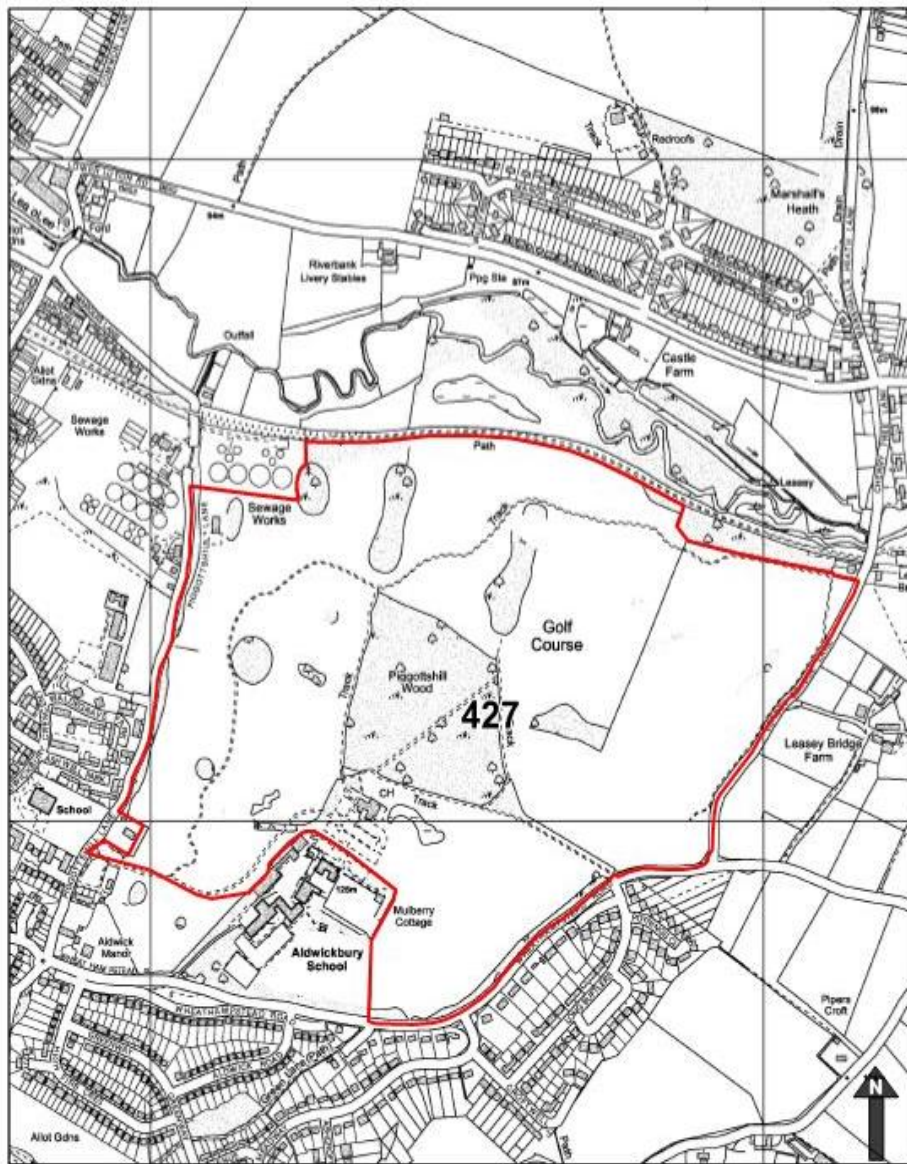
- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB25. The Review concludes</p> <p><i>“The overall contribution of GB25 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited / no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment – significant</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel contributes to the strategic gap between St Albans and Watford. It is well maintained (relatively free of development) but contains the M25 and M1. The parcel is visible from the M1. There is no ribbon development although Butterfly World represents built development in the Green Belt. However, given the relationship between the parcel and the gap between Bricket Wood and Watford / Abbots Langley any reduction in openness would compromise the separation of settlements in physical and visual terms.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in a mixture of arable and pasture medium sized fields bound by hedgerows and hedgerow trees. Ancient woodland and the coniferous plantation at Park Wood are located in the north. The M25, M1 and M10 represent the key urban influences which are highly audible intrusive. Settlement boundaries are generally strong. However Butterfly World represents development in the Green Belt to the west of Chiswell Green which interrupts the connection of land at the urban edge to the surrounding countryside. Land between this development and Chiswell Green displays higher levels of localised landscape enclosure. Levels of openness are generally high but subject to variation.”</i></p> <p><i>“The parcel contains Potters Crouch Conservation Area. The Green Belt provides historic setting and views to and from the open countryside. However given the scale of the historic place contribution is partial.”</i></p> <p><i>“The parcel contributes (with GB24B & GB29) to the primary local gap separating St Albans and Chiswell Green (2nd). This gap is narrow at 0.2km. It is well maintained (relatively free of development) and contains the M10 / A414. However landscape features and planting conceal the main road from settlements. There is limited visibility of the gap from the A414 however is evident from the Watford Road (B4630). The parcel also helps contribute (with GB26) to the secondary local gap between Chiswell Green and Bricket Wood (2nd). This gap is 1.1km. Given the scale of both gaps, any reduction would compromise the separation of settlements in physical and visual terms, as well as overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	

3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Aldwickbury Park Golf Club, Piggottshill Lane H-427 65.8ha 40 dph on 60% of site – 1580 dwellings Submitted number of dwellings – 1200 dwellings</p>
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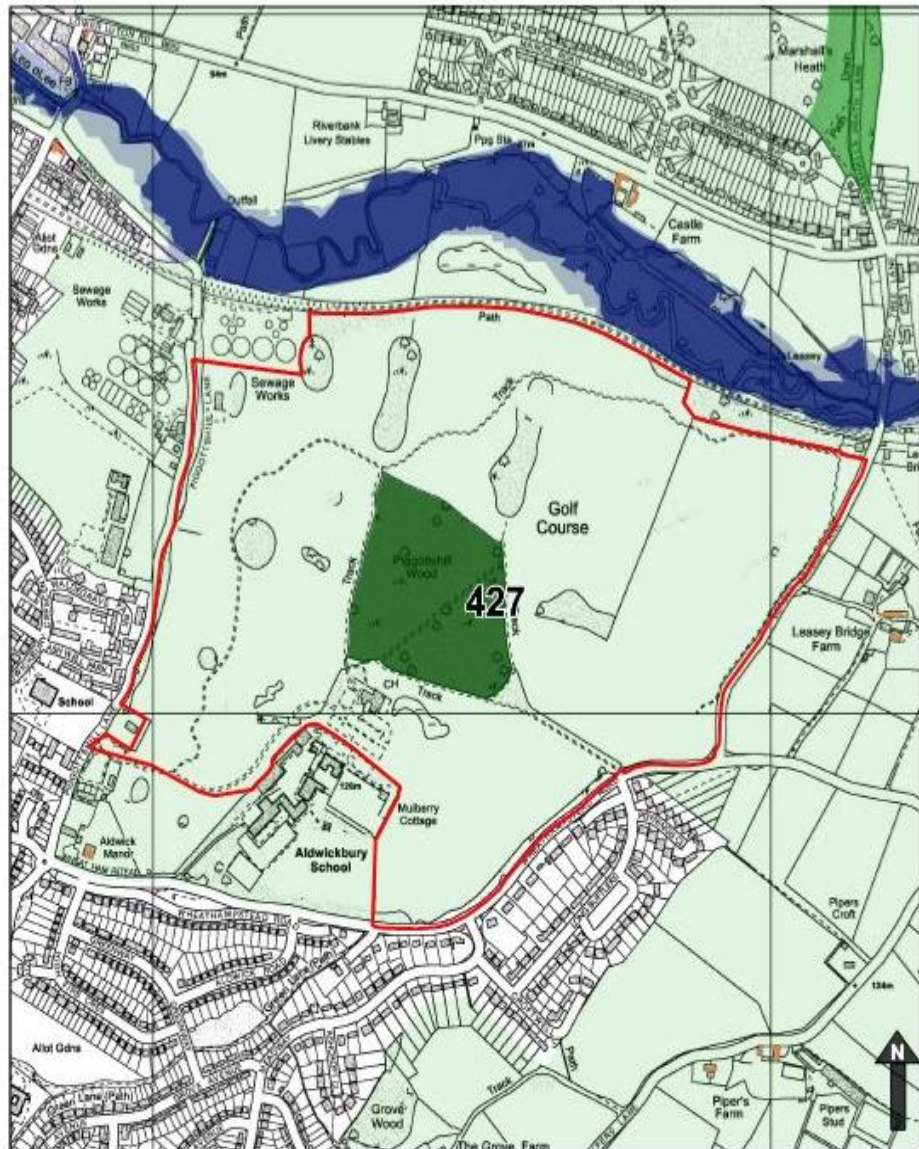
Diagram of site



Aldwickbury Park Golf Club, Piggottshill Lane (H-427)

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Aldwickbury Park Golf Club, Piggottshill Lane (H-427)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB37. The Review concludes

“The overall contribution of GB37 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – limited or no*
- To prevent neighbouring towns from merging – significant*
- To assist in safeguarding the countryside from encroachment – significant*
- To preserve the setting and special character of historic towns – significant*
- To maintain existing settlement pattern – significant”*

“The parcel contributes with GB38 & GB39 to the strategic gap to separate St Albans and Harpenden. The gap is large at 2.6km and is well maintained (relatively free of development). There is strong perception of the Green Belt between settlements from the railway line. Any minor reduction would be unlikely to compromise the separation of settlements in physical or visual terms, or overall levels of visual openness.”

“The parcel displays typical rural and countryside characteristics in large arable fields with hedgerow boundaries and hedgerow trees with some equestrian pasture. The Nomansland Common forms a small but distinctive area located in a dry valley and surrounded by farmland creating a sense of remoteness detached from urbanising influences. There is very limited evidence of built development except to the central west edge of Harpenden which is non-linear and adjoins sewage works, as well as ribbon development along St Albans Road to Sandridge to the south. Levels of openness are very high in general due to an absence of built development.”

“The parcel includes Sandridge and Amwell Conservation Areas and is in close proximity to Old Harpenden Conservation Area. The Green Belt acts as an immediate undulating open and rural historic setting, providing views to and from the countryside.”

“The parcel provides the primary local gap to separate St Albans and Wheathampstead (2nd). The gap is large at 4.0km and well maintained (relatively free of development) and visible from the Wheathampstead Road / Harpenden Road. The parcel also contributes with GB36 to the primary local gap to separate St Albans and Sandridge (3rd). This gap is narrow at 0.4km and contains ribbon development along St Albans Road and therefore there is limited perception of the gap from the road. The parcel also provides a large secondary local gap to separate Wheathampstead (2nd) and Sandridge (3rd). Apart from the gap between St Albans and Sandridge, any minor reduction in gaps would be unlikely to compromise the separation of settlements in physical and visual terms, or overall visual openness.”

In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.

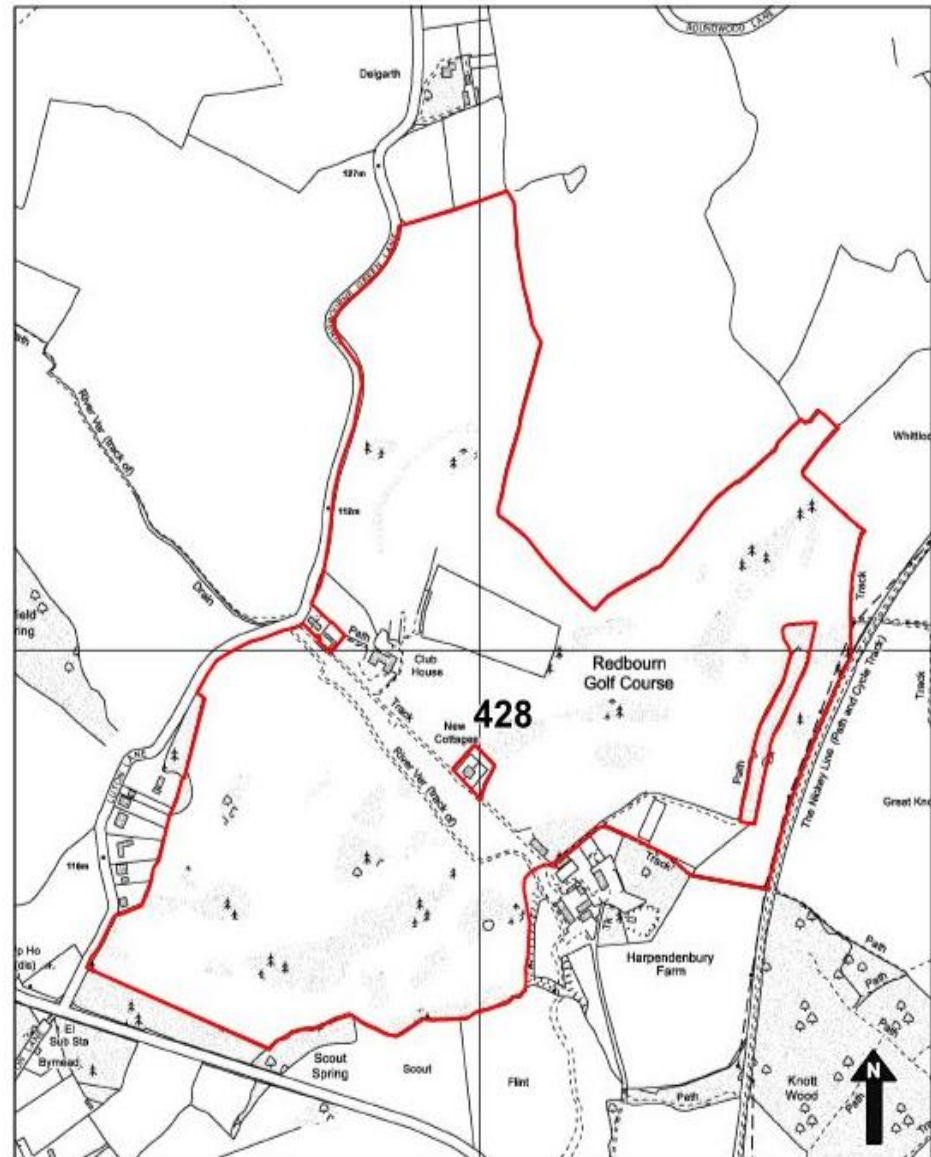
RED

2. Suitability (RAG)

3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc. Area (Ha) and Indicative Capacity [dwellings]	Redbourn Golf Club, Kinsbourne Green Lane R-428 70.5ha 40 dph on 60% of site – 1692 dwellings Submitted number of dwellings – 1250 dwellings
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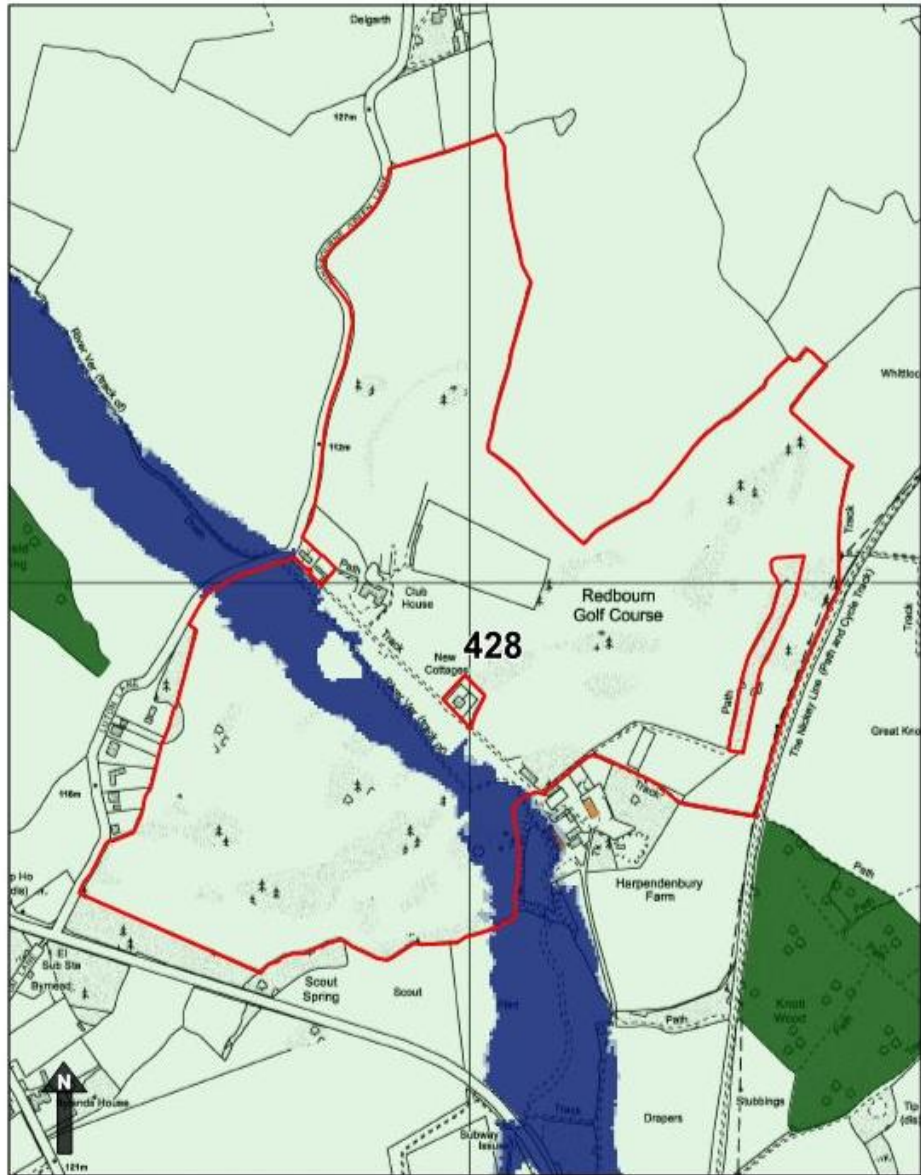
Diagram of site



Redbourn Golf Club, Kinsbourne Green Lane (R-428)

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Redbourn Golf Club, Kinsbourne Green Lane (R-428)

Constraints Key

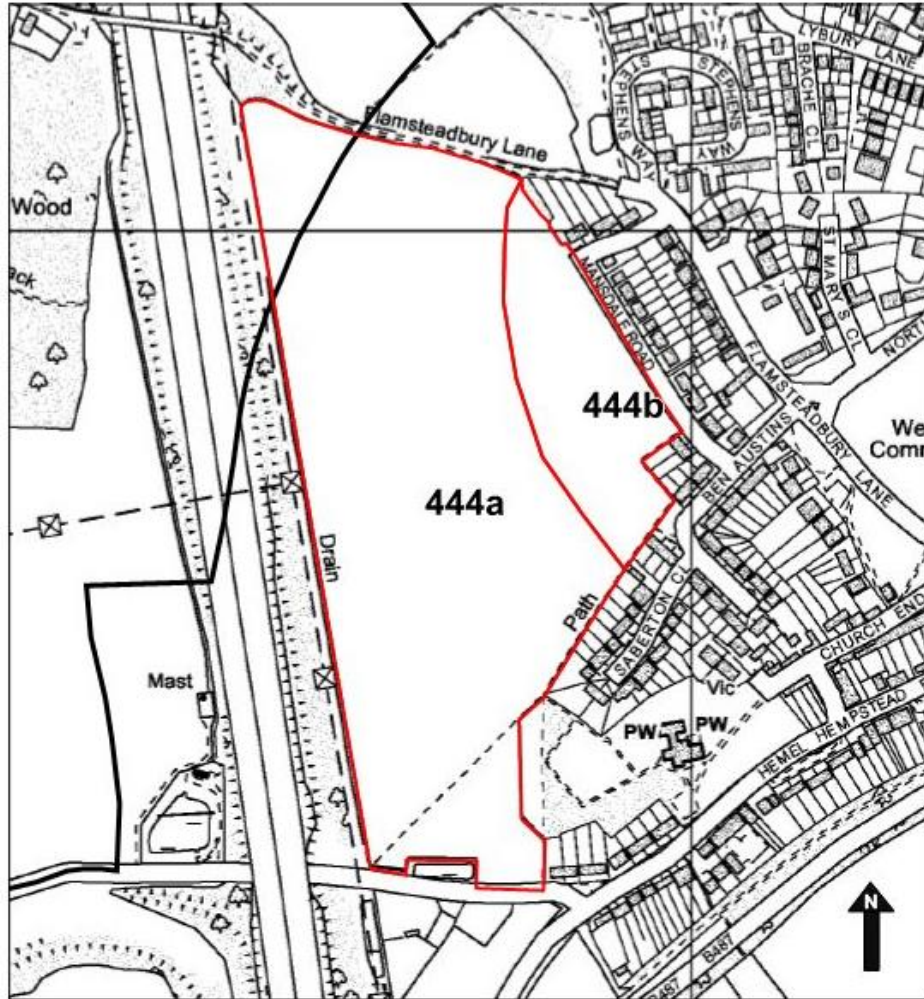
- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB20. The Review concludes</p> <p><i>“The overall contribution of GB20 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted sprawl of large built-up areas – significant</i> <i>• To prevent neighbouring towns from merging – limited or no</i> <i>• To assist in safeguarding the countryside from encroachment – partial</i> <i>• To preserve the setting and special character of historic towns – significant</i> <i>• To maintain existing settlement pattern – significant”</i> <p><i>“The parcel is located south of Luton and Dunstable and forms a strong connection with a wider network of parcels to the north to restrict sprawl.”</i></p> <p><i>“The parcel displays a wide mix of urban fringe and rural and countryside characteristics. It predominantly contains large arable fields with hedgerow boundaries and hedgerow trees, and to the north there is mixed arable and pasture farmland around the rough grassland of the open Kinsbourne Green common. The central part of the parcel exhibits some urban influences including the Rothamsted Agricultural Experimental Station comprising a large manor house and parkland, surrounded by small, geometric, field plots (created for crop experiments). Notably, the west edge of Harpenden exhibits more localised levels of built enclosure as a result of surrounding residential development. There is also evidence of encroachment as recent housing development in the Green Belt is evident at Geescroft Walk and Meadow View, and encroachment at Hatching Green. The M1 also represents a key urban influence on the parcel and is less well concealed but audibly intrusive. Levels of visual openness are high in general but vary throughout the parcel.”</i></p> <p><i>“The parcel adjoins Harpenden and Redbourn Conservation Areas. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.”</i></p> <p><i>“The parcel provides the primary local gap to separate Harpenden (1st) and Redbourn (2nd). This [is] large at 2.0km and is largely open however i[t] does contain the Experimental Station. Any reduction in the gap would be unlikely to comprise the separation of settlements in physical or visual terms, or overall openness. The parcel also provides a very narrow secondary local gap between Harpenden and Annables Kinsbourn Green (3rd) which represents ribbon development extending from the northwest of Harpenden along The Common. Any reduction in this gap would compromise the separation of settlements in physical terms, and affect overall levels of visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	

3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Land at Gaddesden Lane, Redbourn Combined R-444a and R-444b 14.1ha 40 dph on 60% of site – 339 dwellings Submitted number of dwellings – 100 dwellings (includes 444a and 444b)</p>
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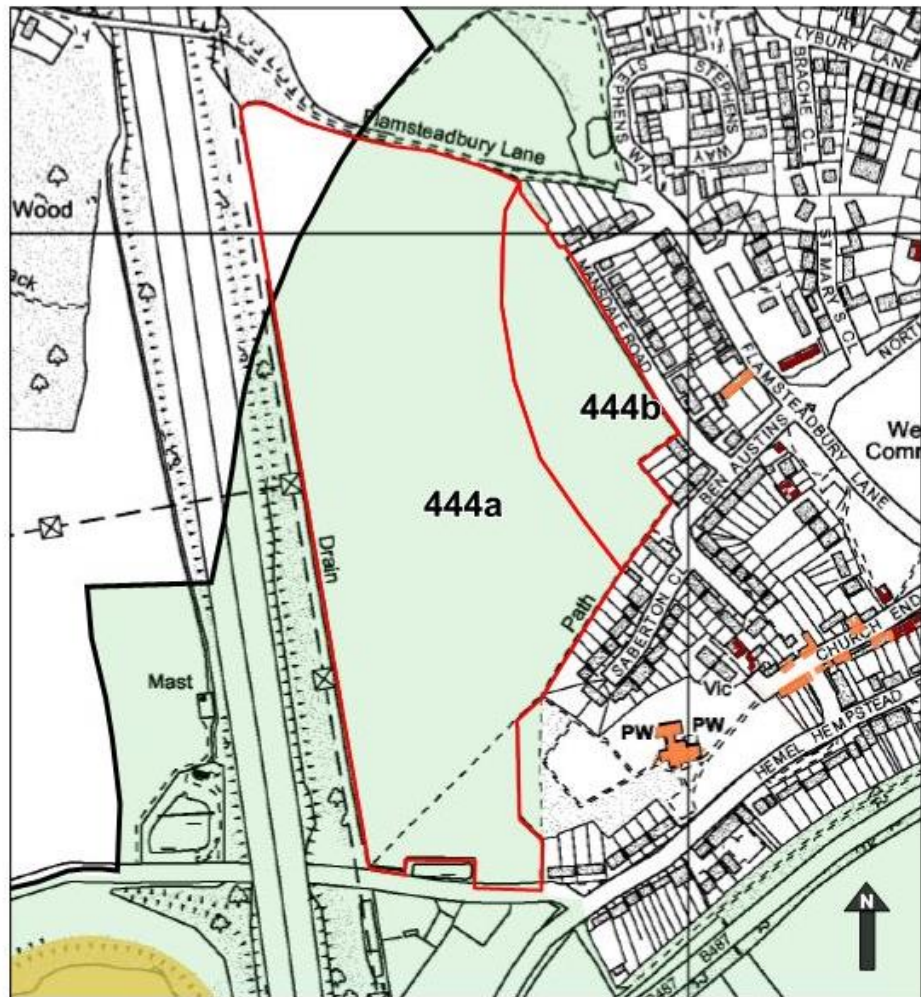
Diagram of site



Land at Gaddesden Lane, Redbourn (R-444a/R-444b)

↙ SADC District Boundary





Land at Gaddesden Lane, Redbourn (R-444a/R-444b)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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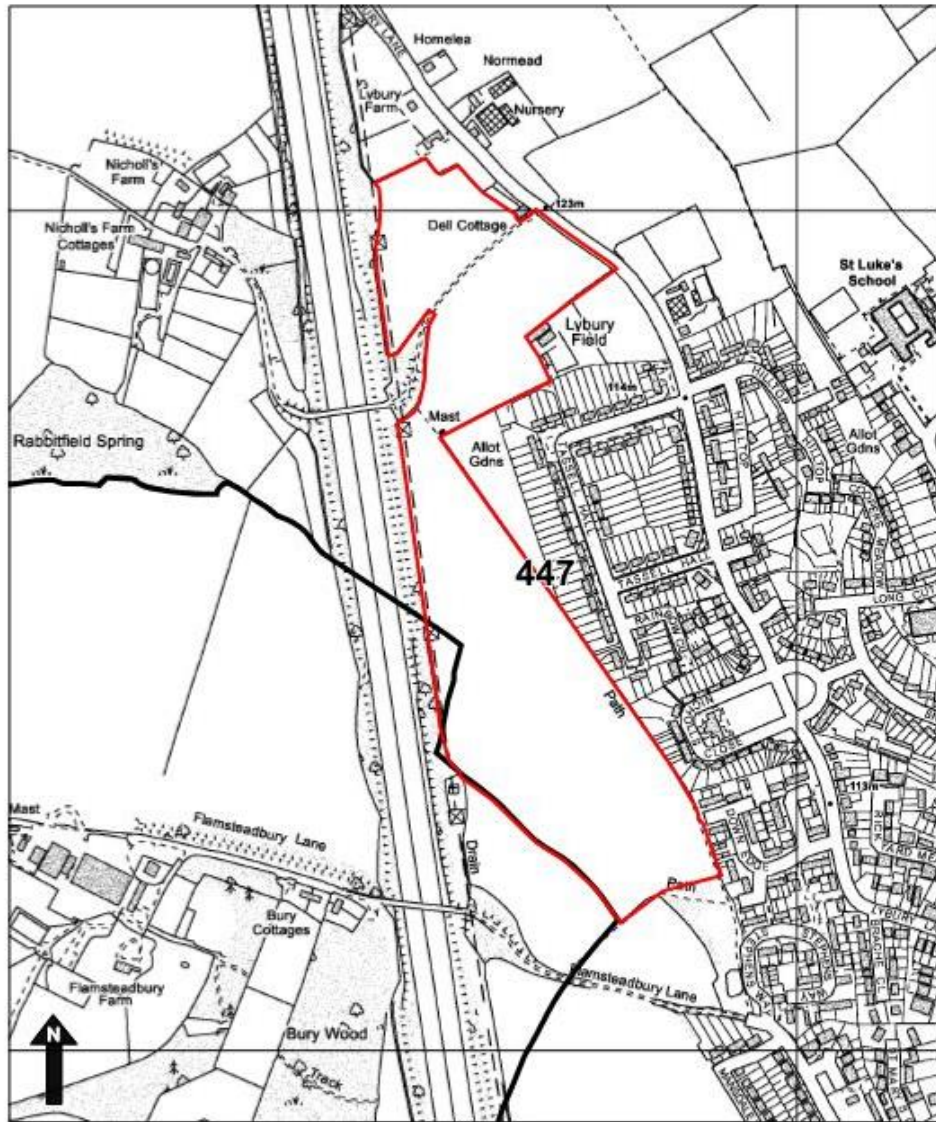


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB18B. The Review concludes</p> <p><i>“The overall contribution of GB18B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – limited or no”</i> <p><i>“The parcel displays a mix of urban fringe and rural and countryside characteristics. It contains open arable farmland with large fields bound by hedgerows and hedgerow trees and isolated patches of pasture bordering the M1 corridor. Narrow woodland blocks screen the motorway which is the main urban influence and it is audibly intrusive. Other urban fringe development includes a nursery, recreation ground and school playing fields on the northern edge of Redbourn. Levels of visual openness are generally high but vary throughout the parcel especially along the narrow east and west edges of the settlement which are enclosed by physical features.”</i></p> <p><i>“The parcel adjoins Redbourn Conservation Area. It provides a link to the countryside to the west of the settlement however views to and from the parcel are limited.”</i></p> <p><u>Further Assessment 2018</u></p> <p>This site was identified by the GBR as a small scale sub-area (SA-SS2). The total area of this site is 14.1ha, however, there is a portion of the site located outside of the District. The site area within the District is 13.2ha and therefore falls below the threshold of a minimum of circa 500 dwellings or 14 hectares of developable land. The site is therefore not of a strategic scale and does not therefore proceed to the next stage.</p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	
<p>5. Unique contribution to</p>	

enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc. Area (Ha) and Indicative Capacity [dwellings]	West of Redbourn, adjacent to Stephens Way R-447 14.9ha 40 dph on 60% of site – 358 dwellings Submitted number of dwellings – 350 dwellings
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Diagram of site



West of Redbourn, adjacent to Stephens Way (R-447)

↘ SADC District Boundary





West of Redbourn, adjacent to Stephens Way (R-447)

Constraints Key

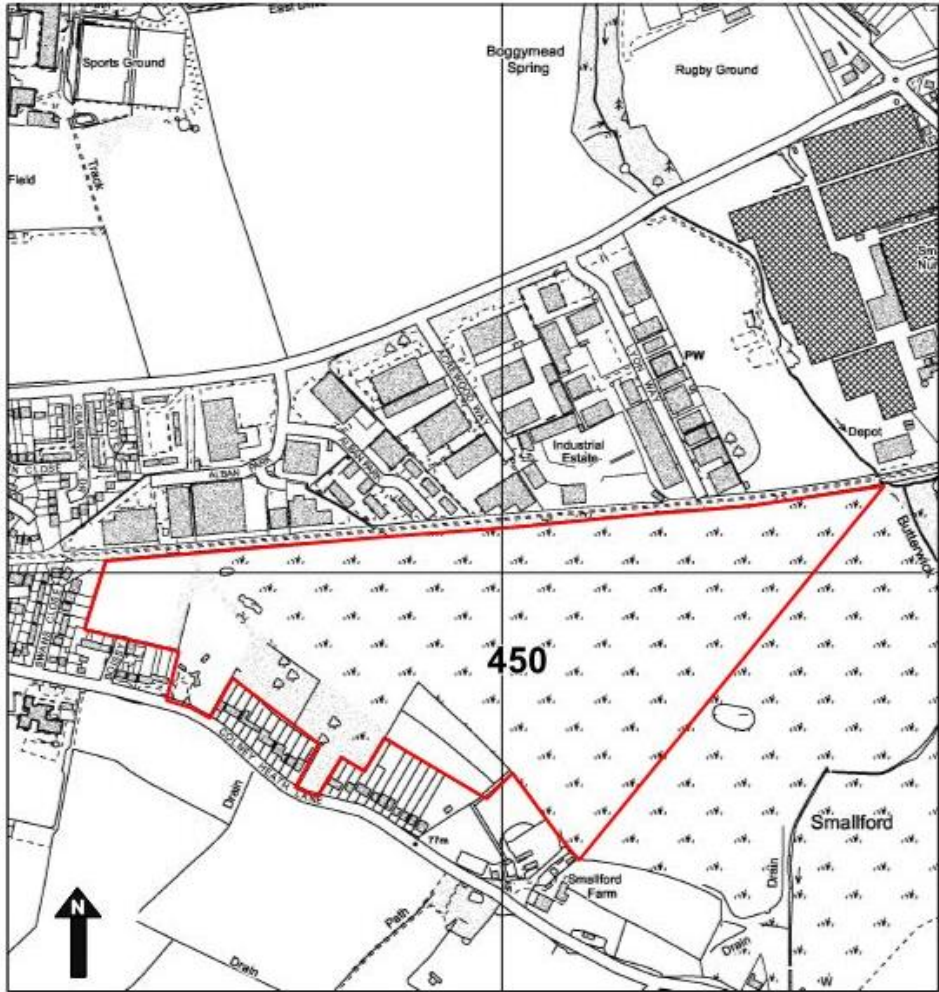
- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB18B. The Review concludes</p> <p><i>“The overall contribution of GB18B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – limited or no”</i> <p><i>“The parcel displays a mix of urban fringe and rural and countryside characteristics. It contains open arable farmland with large fields bound by hedgerows and hedgerow trees and isolated patches of pasture bordering the M1 corridor. Narrow woodland blocks screen the motorway which is the main urban influence and it is audibly intrusive. Other urban fringe development includes a nursery, recreation ground and school playing fields on the northern edge of Redbourn. Levels of visual openness are generally high but vary throughout the parcel especially along the narrow east and west edges of the settlement which are enclosed by physical features.”</i></p> <p><i>“The parcel adjoins Redbourn Conservation Area. It provides a link to the countryside to the west of the settlement however views to and from the parcel are limited.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	
<p>5. Unique contribution to enhancing</p>	

local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc. Area (Ha) and Indicative Capacity [dwellings]	Land south of Alban Park, Colney Heath SA-450 26.5ha 40 dph on 60% of site – 636 dwellings Submitted number of dwellings – Not given
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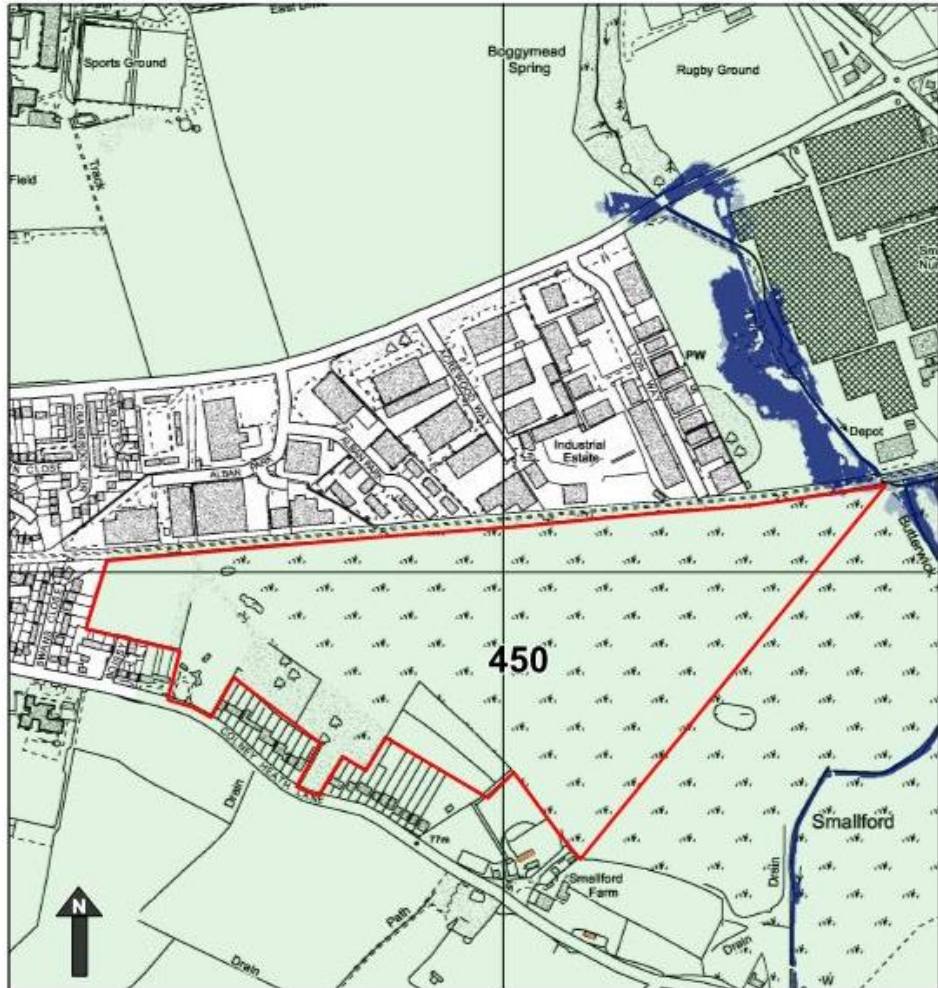
Diagram of site



Land south of Alban Park, Colney Heath (SA-450)

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Land south of Alban Park, Colney Heath (SA-450)

Constraints Key

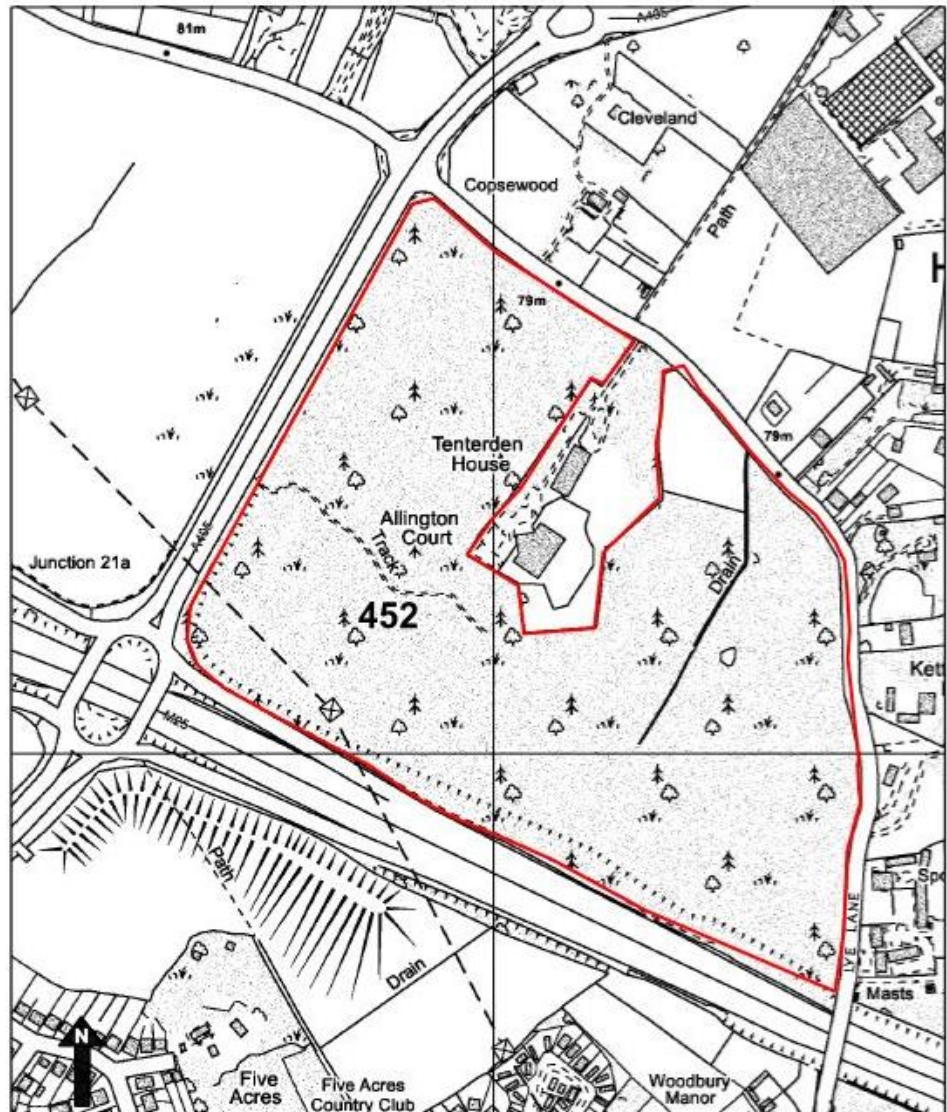
- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB35. The Review concludes</p> <p><i>“The overall contribution of GB35 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – significant</i> • <i>To assist in safeguarding the countryside from encroachment – limited or no</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel provides a strategic gap to separate St Albans and Hatfield. The gap is 1.2km and has been subject to ribbon development extending from St Albans along the Hatfield Road including the village of Smallford and associated development including industrial and commercial activities and housing in the Green Belt. There is also ribbon development in the form of large housing along Colney Heath Lane extending southeast from St Albans, and along Wilkins Green Lane close to Ellenbrook to the west of Hatfield. Any small scale reduction in the gap would be unlikely to further compromise the separation of settlements in physical or visual terms however it would negatively impact on overall visual openness. This is because there is already relatively significant ribbon development along the Hatfield Road and therefore the perception of the gap is limited.”</i></p> <p><i>“The parcel contains Sleepshyde Conservation Area. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside. Due to scale of the feature this is noted as a partial contribution.”</i></p> <p><i>“The parcel provides primary local gaps between St Albans and Hatfield with Smallford (3rd) and Sleepshyde (3rd). Both gaps are approximately 1.2km and 0.5km respectively. The gap to St Albans is especially narrow and there is limited perception of the gap and openness from the main routes due to scattered and ribbon development. Any reduction in gaps, especially to the west, would further compromise the separation of settlements in physical and visual terms, or overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	

4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

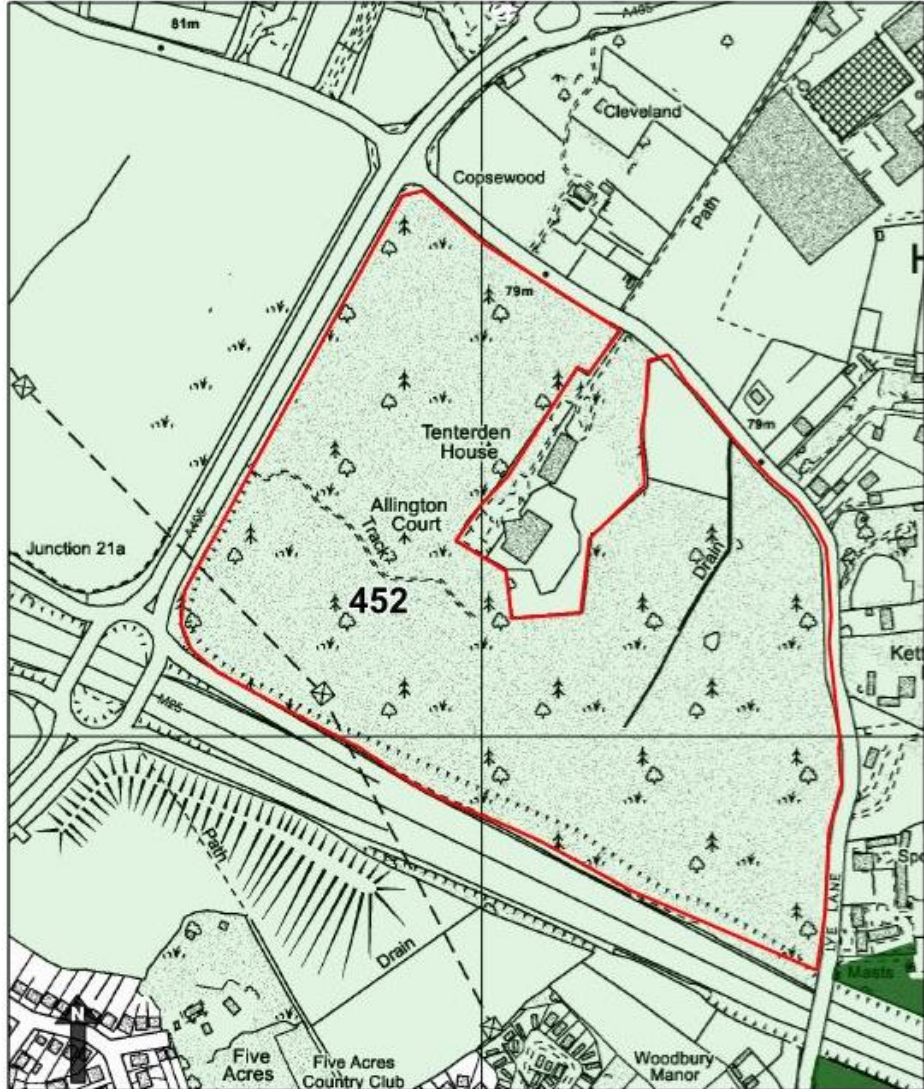
Site – inc. Area (Ha) and Indicative Capacity [dwellings]	Land at Lye Lane, Bricket Wood BW-452 25.8ha 40 dph on 60% of site – 620 dwellings Submitted number of dwellings – 16 dwellings
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Diagram of site



Land at Lye Lane Bricket Wood (BW-452)

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Land at Lye Lane Bricket Wood (BW-452)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

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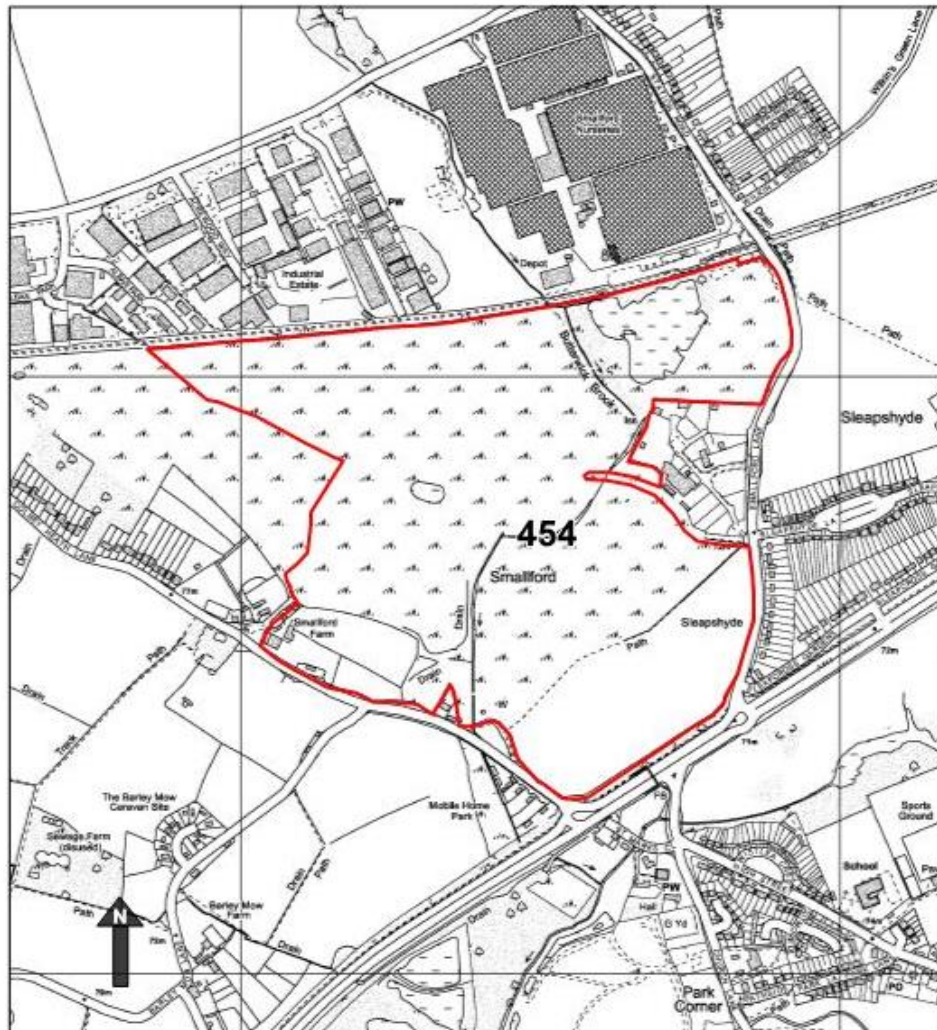
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB26. The Review concludes</p> <p><i>“The overall contribution of GB26 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted sprawl of large built-up areas – limited or no</i> <i>• To prevent neighbouring towns from merging – partial</i> <i>• To assist in safeguarding the countryside from encroachment – limited or no</i> <i>• To preserve the setting and special character of historic towns – limited or no</i> <i>• To maintain existing settlement pattern – significant”</i> <p><i>“The parcel does not fully separate neighbouring 1st tier settlements however (with GB27, 28, 29 & 30) it provides the strategic gap between St Albans and Watford (Abbots Langley) to the south of the study area. This gap is 4.8km and contains the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street / Frogmore and Radlett Road. Therefore any reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms but would have a greater impact on 2nd tier settlements and local levels of visual openness.”</i></p> <p><i>“The parcel provides secondary local gaps between 2nd tier settlements of Chiswell Green, How Wood and Bricket Wood. The gap between Chiswell Green and How Wood is extremely narrow at 0.1km, whereby at the north and south edges of the settlements it is the width of the North Orbital Road (A405). The central section of this gap acts as a green finger between settlements. The secondary local gap between Chiswell Green / How Wood to Bricket Wood ranges from 0.6km to 1km and contains the M25. There is limited perception of the gap or settlements from the M25 due to planting and tree cover which screens the motorway. The motorway corridor itself also contributes something to the general openness of the gap from other viewpoints within it. Any small scale reduction in the gaps would be likely to compromise the separation of settlements in physical and visual terms, as well as overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public</p>	

services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

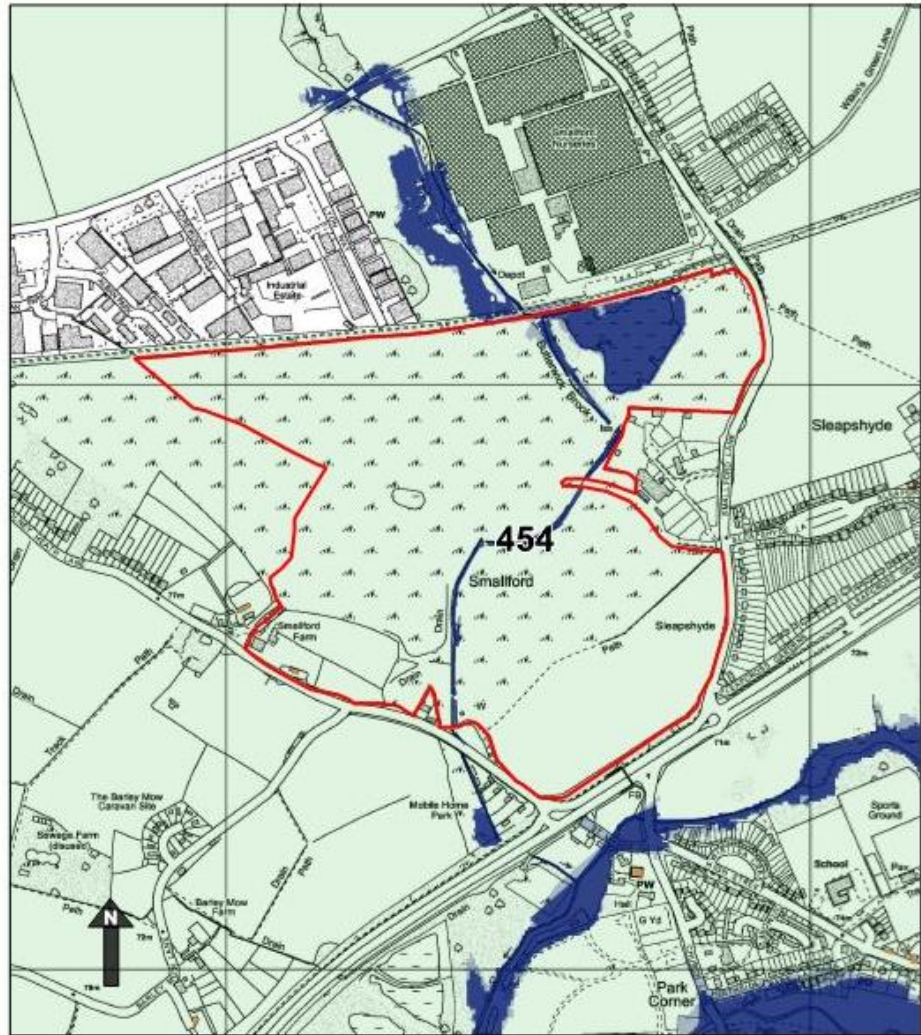
Smallford Pit
SM-454
53.2ha
40 dph on 60% of site – 1277 dwellings
Submitted number of dwellings – 750 to 1200 dwellings

Diagram of
site



Smallford Pit (SM-454)

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Smallford Pit (SM-454)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

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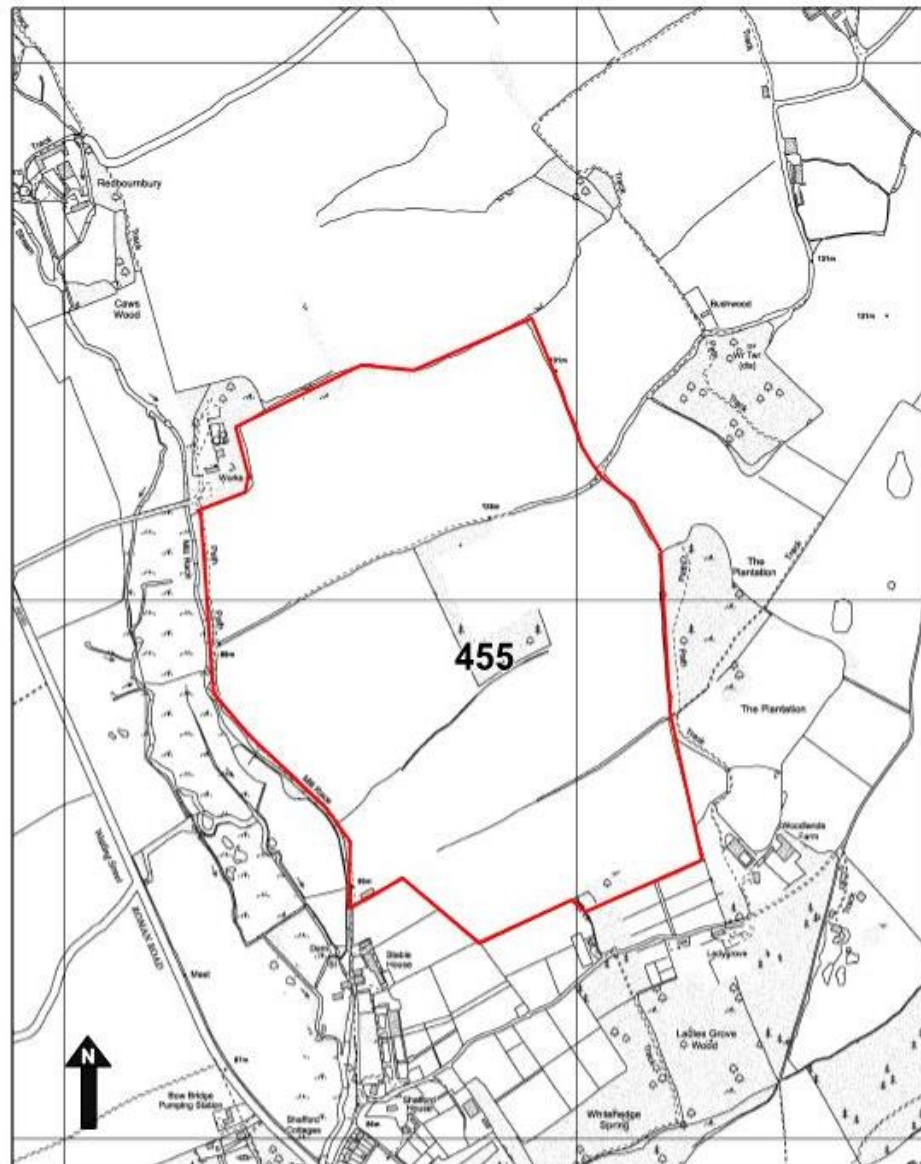
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB35. The Review concludes</p> <p><i>“The overall contribution of GB35 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – significant</i> • <i>To assist in safeguarding the countryside from encroachment – limited or no</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – significant”</i> <p><i>“The parcel provides a strategic gap to separate St Albans and Hatfield. The gap is 1.2km and has been subject to ribbon development extending from St Albans along the Hatfield Road including the village of Smallford and associated development including industrial and commercial activities and housing in the Green Belt. There is also ribbon development in the form of large housing along Colney Heath Lane extending southeast from St Albans, and along Wilkins Green Lane close to Ellenbrook to the west of Hatfield. Any small scale reduction in the gap would be unlikely to further compromise the separation of settlements in physical or visual terms however it would negatively impact on overall visual openness. This is because there is already relatively significant ribbon development along the Hatfield Road and therefore the perception of the gap is limited.”</i></p> <p><i>“The parcel contains Sleafshyde Conservation Area. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside. Due to scale of the feature this is noted as a partial contribution.”</i></p> <p><i>“The parcel provides primary local gaps between St Albans and Hatfield with Smallford (3rd) and Sleafshyde (3rd). Both gaps are approximately 1.2km and 0.5km respectively. The gap to St Albans is especially narrow and there is limited perception of the gap and openness from the main routes due to scattered and ribbon development. Any reduction in gaps, especially to the west, would further compromise the separation of settlements in physical and visual terms, or overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	

4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land north west of Woodlands Farm, west of St Albans
SA-455
77.5ha
40 dph on 60% of site – 1860 dwellings
Submitted number of dwellings – Not given

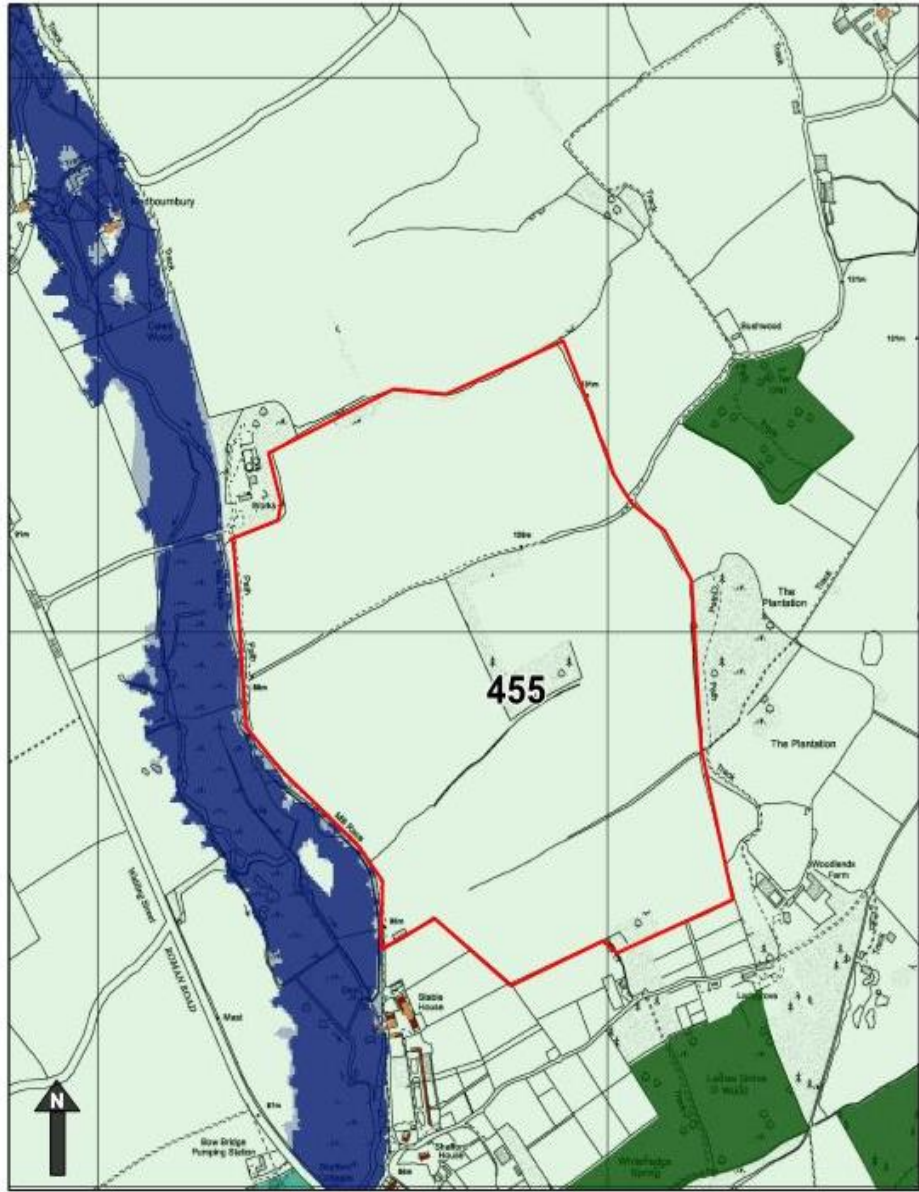
Diagram of
site



Land north west of Woodlands Farm, west of St Albans (SA-455)

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Land north west of Woodlands Farm, west of St Albans (SA-455)

Constraints Key

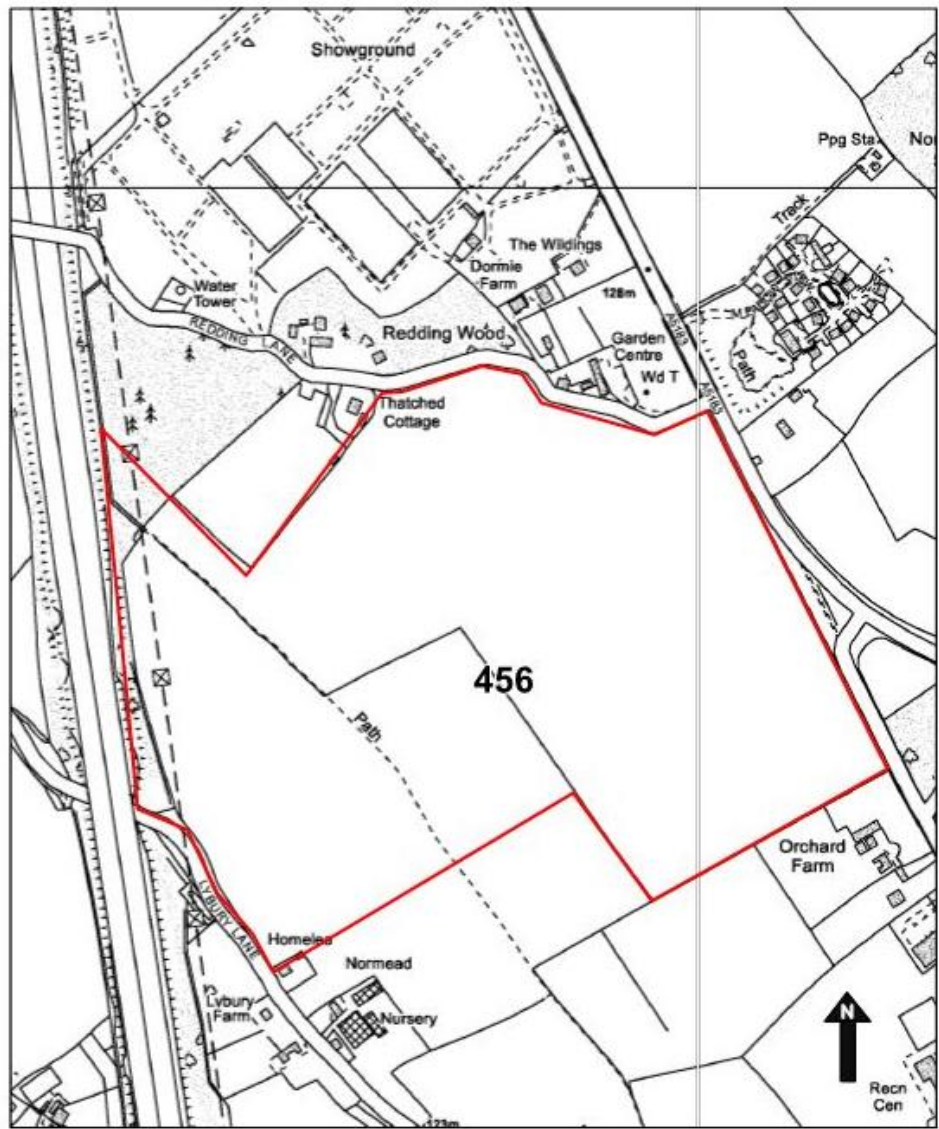
- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB23. The Review concludes</p> <p><i>“The overall contribution of GB23 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – significant</i> • <i>To assist in safeguarding the countryside from encroachment – significant</i> • <i>To preserve the setting and special character of historic towns – significant</i> • <i>To maintain existing settlement pattern – limited or no”</i> <p><i>“The parcel provides the strategic gap between St Albans and Harpenden. The gap is 2.4km. It is large, open and well maintained (relatively free of development) and contains Childwickbury and Shafford Mill Conservation Areas. The perception of the gap is strong along the A1081. Given its scale and nature any reduction in gap would be unlikely to compromise the separation of settlements in physical or visual terms, or the overall openness of the parcel. There is no evidence of ribbon development.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in grassland / pasture on either estate parkland or within fields, interspersed by sizable areas of woodland including some ancient woodland. To the south the parkland landscape combines with deciduous woodland, ornamental grounds and recreational uses, including a golf course and school playing fields. To the north medium scale arable fields are bound by hedgerows and hedgerow trees. There are very limited urban features and no significant encroachment. The edge of St Albans provides a strong urban boundary. Levels of visual openness are high in general.”</i></p> <p><i>“Parcel contains Childwickbury and Shafford Mill Conservation Areas, and a SAM. Batchwood to the south of the parcel also provides an important viewpoint (zone of visibility) of the historic roofscape of St Albans. The parcel also contains a SAM. The Green Belt provides an immediate historic setting and direct views to and from the open countryside.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to</p>	

improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

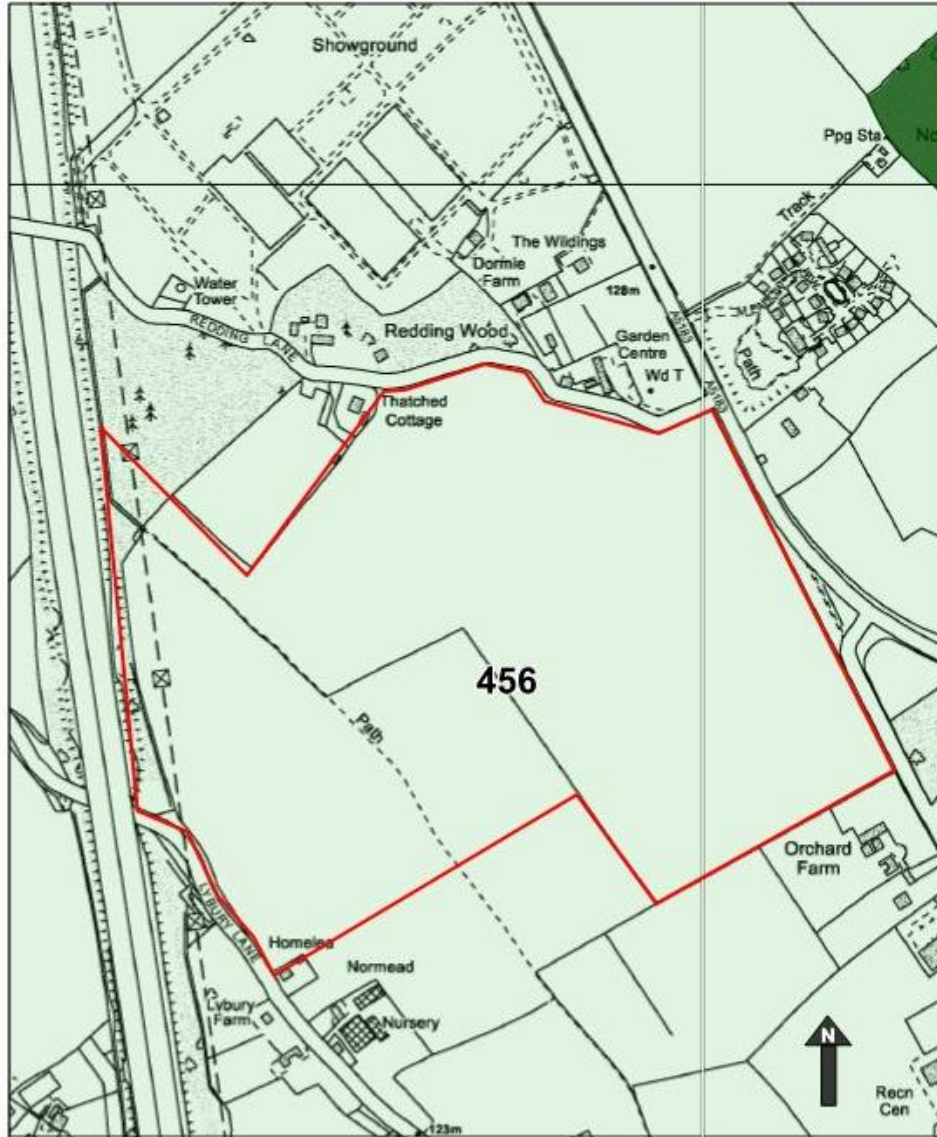
Site – inc. Area (Ha) and Indicative Capacity [dwellings]	Land to North of Redbourn R-456 33ha 40 dph on 60% of site – 792 dwellings Submitted number of dwellings – 750 dwellings
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Diagram of site



Land to North of Redbourn (R-456)

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Land to North of Redbourn (R-456)

Constraints Key

- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

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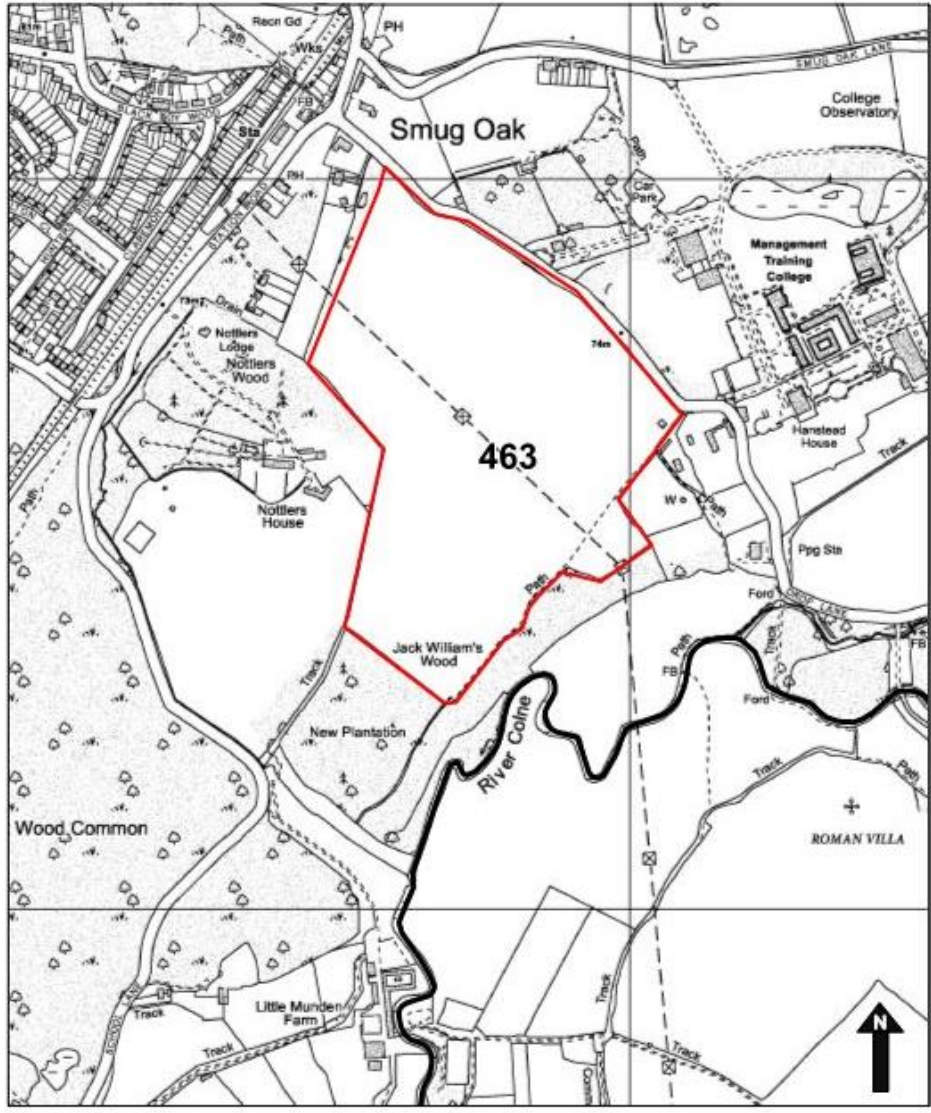


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB18B. The Review concludes</p> <p><i>“The overall contribution of GB18B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – limited or no</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – partial</i> • <i>To maintain existing settlement pattern – limited or no”</i> <p><i>“The parcel displays a mix of urban fringe and rural and countryside characteristics. It contains open arable farmland with large fields bound by hedgerows and hedgerow trees and isolated patches of pasture bordering the M1 corridor. Narrow woodland blocks screen the motorway which is the main urban influence and it is audibly intrusive. Other urban fringe development includes a nursery, recreation ground and school playing fields on the northern edge of Redbourn. Levels of visual openness are generally high but vary throughout the parcel especially along the narrow east and west edges of the settlement which are enclosed by physical features.”</i></p> <p><i>“The parcel adjoins Redbourn Conservation Area. It provides a link to the countryside to the west of the settlement however views to and from the parcel are limited.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	
<p>5. Unique contribution to enhancing</p>	

local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc. Area (Ha) and Indicative Capacity [dwellings]	Land to the south of Drop Lane BW-463 21ha 40 dph on 60% of site – 504 dwellings Submitted number of dwellings – Up to 250 dwellings
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Diagram of site

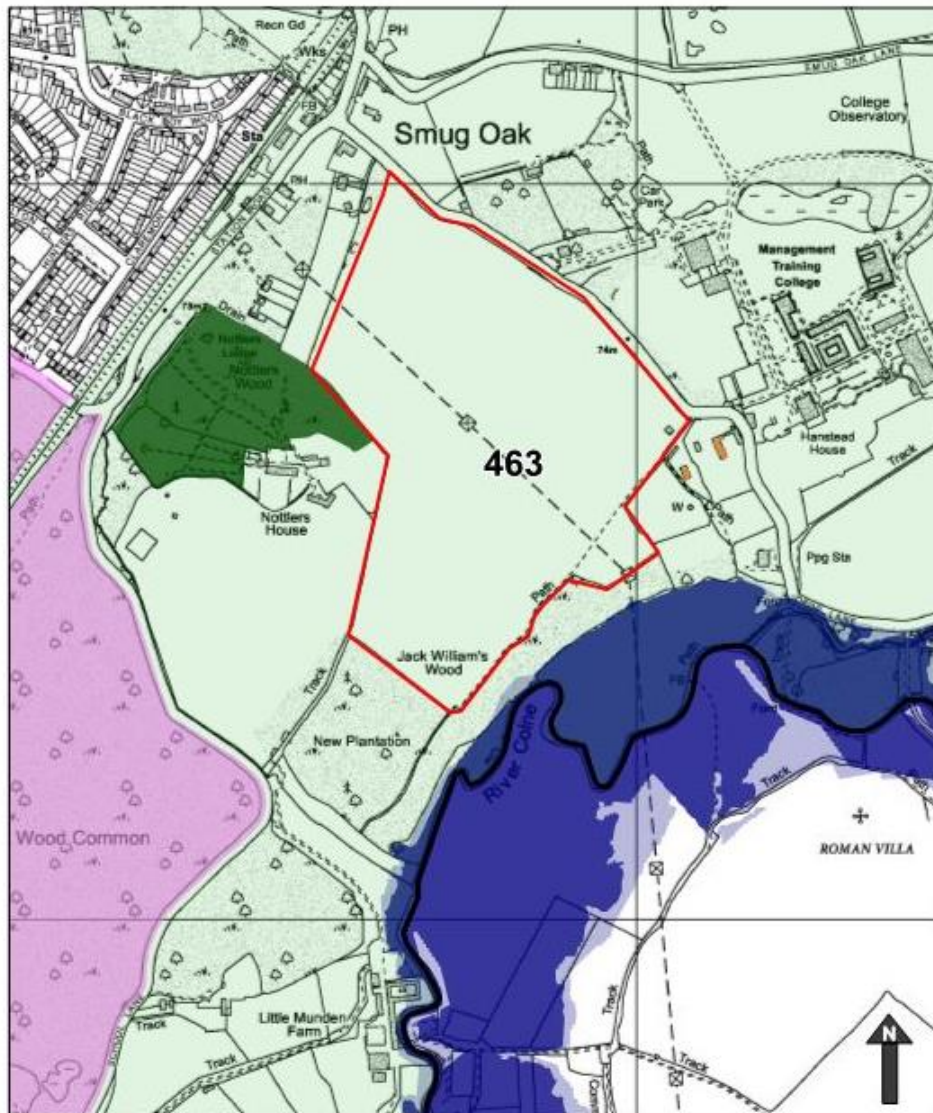


Land to the south of Drop Lane (BW-463)

↘ SADC District Boundary



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Land to the south of Drop Lane (BW-463)

Constraints Key

- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

1. Green Belt Review evaluation (RAG)

An independent Green Belt Review was carried out in 2013. The site falls in parcel GB27. The Review concludes

“The overall contribution of GB27 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – no or limited*
- To prevent neighbouring towns from merging – partial*
- To assist in safeguarding the countryside from encroachment – partial*
- To preserve the setting and special character of historic towns – partial*
- To maintain existing settlement pattern – significant”*

“The parcel does not fully separate neighbouring 1st tier settlements. However it contributes (with GB26, 28, 29 & 30) to the strategic gap between St Albans and Watford (Abbots Langley) in the south of the study area. This gap is 4.8km and contains the settlements of Chiswell Green, How Wood, Bricket Wood, Park Street / Frogmore and Radlett Road. Any small scale reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms but would have a greater impact on 2nd tier settlements and local levels of visual openness.”

“The parcel displays typical rural and countryside characteristics to the north in a mixture of arable and pasture fields bound by hedgerows and hedgerow trees and riparian corridor following the Colne Valley. To the south, Bricket Wood Common (SSSI) contains lowland heath and ancient woodland. The main urban influence is the M25 which interrupts the landscape and is audibly intrusive. Built development and encroachment is evident in the south which displays more built development in the Green Belt. Most significantly, the BRE Research Centre represents encroachment. Other development is scattered to the south of the M25 which is also bordered by Colney Street industrial area and ribbon development is evident along the Radlett Road south of Park Street / Frogmore. Levels of visual openness are varied due to the mix of strong countryside and urban fringe characteristics.”

“The parcel contains Old Bricket Wood Conservation Area. The Green Belt provides an immediate historic setting and short views into the countryside especially to Bricket Wood Common.”

“Most significantly, the parcel provides the primary local gap between Bricket Wood (2nd) and Watford (Abbots Langley) in Watford Borough Council / Three Rivers District to the south of the study area. This gap is very narrow at 0.5km and contains the BRE Research Centre and M1, which is concealed by planting. Due to existing development in the gap, any further reduction in the gap would compromise the separation of settlements in physical and visual terms as well as local levels of visual openness. The parcel also provides the secondary local gap to separate How Wood (2nd) and Park Street / Frogmore (2nd). This gap is also very narrow and ranges from 0.1km to 0.3km. The secondary local gap from Park Street / Frogmore (2nd) to Radlett Road (3rd) is subject to ribbon development along the Radlett Road. Due to the scale and nature of gaps any small scale reduction would compromise the separation of settlements and visual openness.”

In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.

RED

2. Suitability (RAG)	
3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Napsbury Rural Estate – North
LC-510
27ha
40 dph on 60% of site – 648 dwellings
Submitted number of dwellings – 149 dwellings

Diagram of
site



Napsbury Rural Estate – North (LC-510)

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Napsbury Rural Estate – North (LC-510)

Constraints Key

- | | | | |
|--|---|--|--|
|  Listed Buildings |  Historic Parks |  Green Belt |  Flood Zone 2 |
|  Locally Listed Buildings |  SSSI |  AQMA |  Flood Zone 3 |
|  Ancient Monuments |  Ancient Woodlands |  SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB31. The Review concludes</p> <p><i>“The overall contribution of GB31 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted sprawl of large built-up areas – limited or no</i> <i>• To prevent neighbouring towns from merging – partial</i> <i>• To assist in safeguarding the countryside from encroachment –partial</i> <i>• To preserve the setting and special character of historic towns – partial</i> <i>• To maintain existing settlement pattern – significant”</i> <p><i>“The parcel does not fully separate neighbouring 1st tier settlements. However it contributes (with GB 30 and GB32) to the strategic gap between St Albans and Radlett / Bor[e]hamwood which are significant settlements outside the study area. This gap is 7 km but contains the 2nd tier settlement of London Colney. Any small scale reduction in the gap would have a limited impact on the overall separation of 1st tier settlements in physical or visual terms.”</i></p> <p><i>“The parcel displays a mix of urban fringe and rural and countryside characteristics. There are areas of estate parkland throughout the parcel, and arable fields bound by hedgerows to the south with pasture are located close to watercourses. It also contains rough grassland with gravel pit lakes at Broad Colney nature reserve, and deciduous woodland is dominant to the south of the M25. There is evidence of urban development and encroachment throughout the parcel, especially at Napsbury Park, former hospital redeveloped for housing. Land south of the M25, which dissects the site and is audibly intrusive, also exhibits urban fringe characteristics due in particular to the presence of the Harperbury Hospital site and associated uses / activities. Therefore there is encroachment into the Green Belt. Levels of visual openness are variable throughout the parcel mainly due to the presence of built development.”</i></p> <p><i>“The parcel contains Napsbury Park HPG and adjoins London Colney Conservation Area. The Green Belt provides a historic setting and views to and from the countryside Though much of Napsbury Park has been redeveloped the Parkland is still an important aspect of the historic setting.”</i></p> <p><i>“The parcel contributes with GB30 to the secondary local gap between London Colney (2nd) and Park Street /Frogmore (2nd) and Radlett Road (3rd). Gaps are 1.9km and 1.8km respectively. The redevelopment of Napsbury Park reduces the gap which is also contains the concealed railway line which provides limited views on to the Green Belt. Any reduction in these gaps would be unlikely to compromise the separation of settlements in physical or visual terms, or overall visual openness.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	

3. Availability (RAG)	
4. Unique contribution to improve public services and facilities (RAG)	
5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB33. The Review concludes</p> <p><i>“The overall contribution of GB33 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted sprawl of large built-up areas – limited or no</i> • <i>To prevent neighbouring towns from merging – partial</i> • <i>To assist in safeguarding the countryside from encroachment – partial</i> • <i>To preserve the setting and special character of historic towns – limited or no</i> • <i>To maintain existing settlement pattern – limited or no”</i> <p><i>“The parcel does not fully separate neighbouring 1st tier settlements. However it contributes with GB34, 35 and 36 towards the strategic gap between St Albans and Hatfield. As a whole, the gap contains some built development and ribbon development associated with 3rd tier settlements in the Green Belt. Overall, any small scale reduction in the gap would be unlikely [to] compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.”</i></p> <p><i>“The parcel displays a mix of urban fringe uses in addition to rural and countryside characteristics. It contains medium sized arable fields with hedgerow boundaries and hedgerow trees and small woodland belts, plus a network of hedges, field trees and tree belts close to the settlement edge. There is large scale built development and encroachment at Highfield Park at the edge of St Albans where housing development has occurred within the Green Belt (in a parkland setting which also incorporates significant recreational areas). This land displays strong urban fringe characteristics. Levels of visual openness are variable but generally high.”</i></p> <p>In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.</p> <p>RED</p>
<p>2. Suitability (RAG)</p>	
<p>3. Availability (RAG)</p>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	