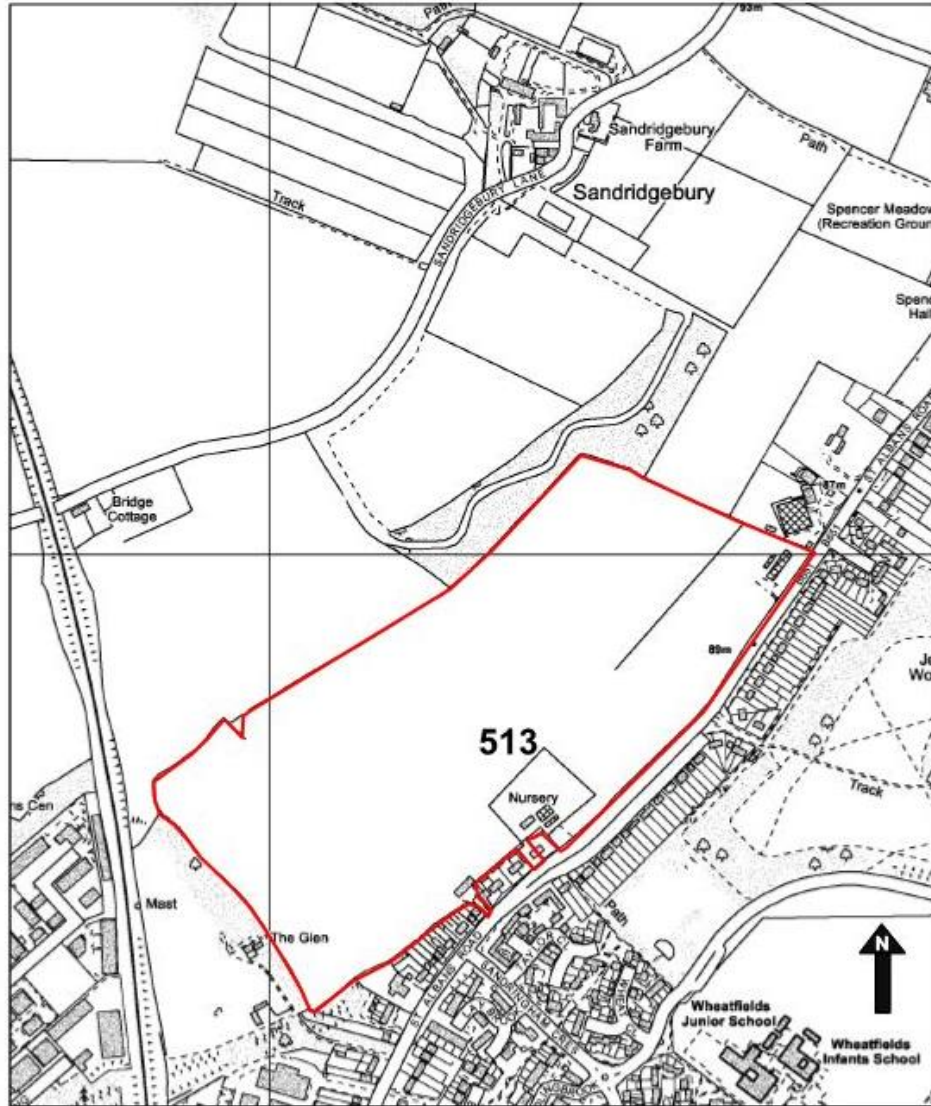


5. Unique contribution to enhancing local high quality job opportunities (RAG)	
6. Unique contribution to other infrastructure provision or community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

<p>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Carpenter's Nursery, Sandridge S-513 24.2ha 40 dph on 60% of site – 581 dwellings Submitted number of dwellings – 350 dwellings</p>
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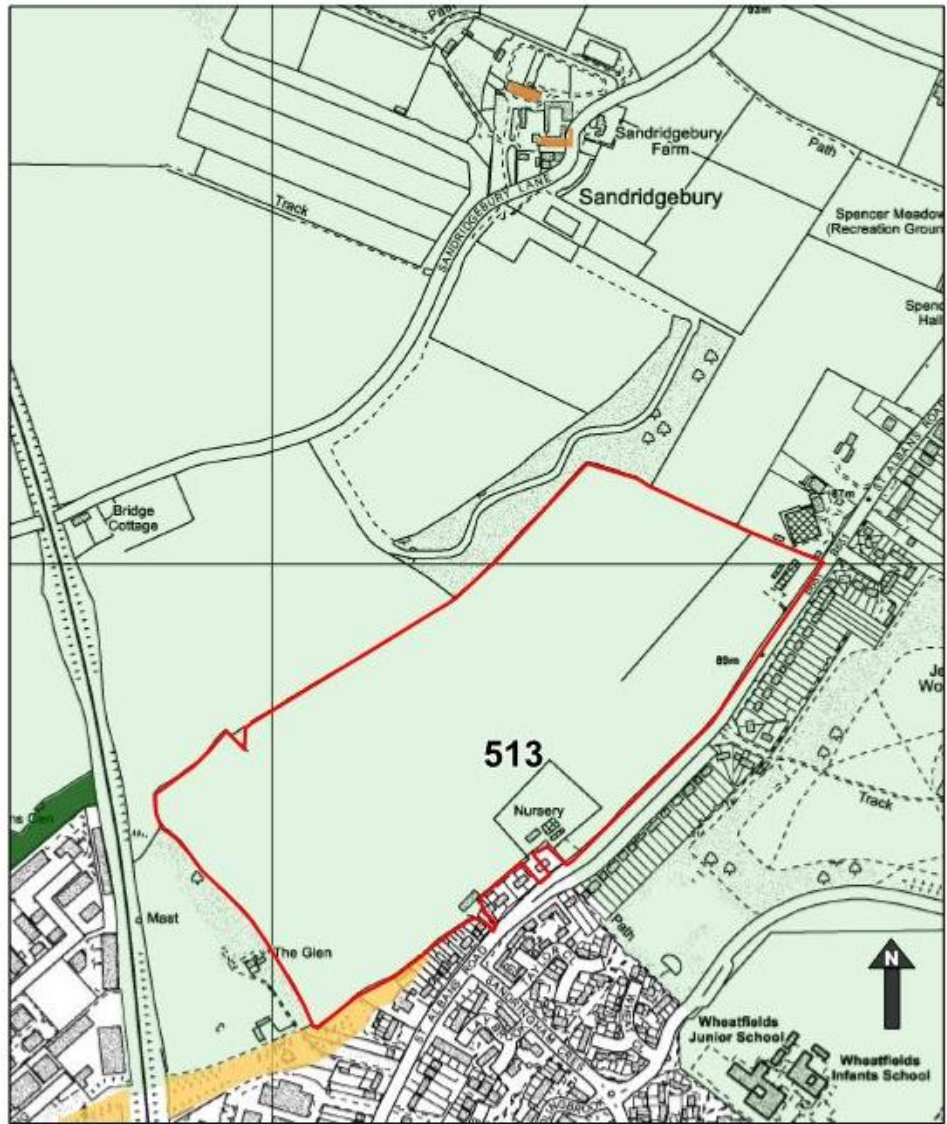
Diagram of site



Carpenter's Nursery, Sandridge (S-513)

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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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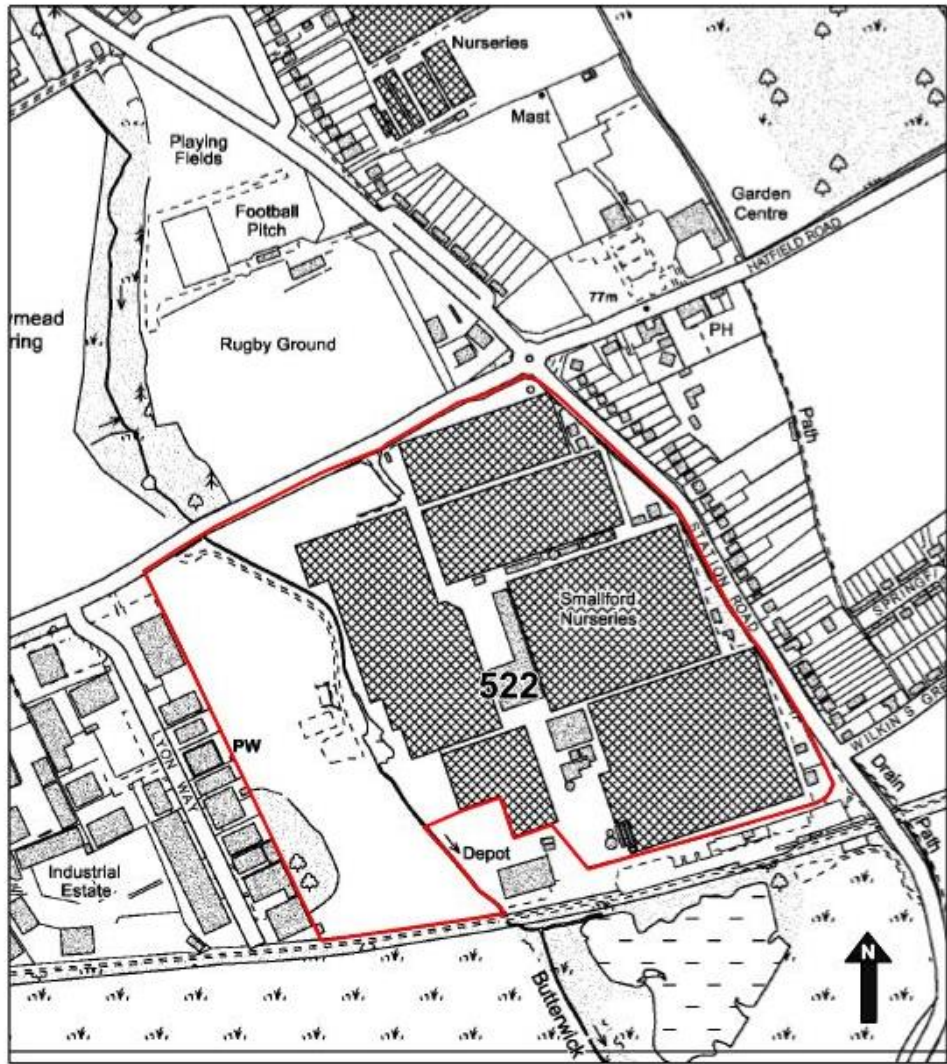


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB37. The Review concludes</p> <p><i>“The overall contribution of GB37 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted 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 – significant”</i> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</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]	Glinwell Nursery, Hatfield Road, St Albans SM-522 20.8ha 40 dph on 60% of site – 500 dwellings Submitted number of dwellings – 400 dwellings
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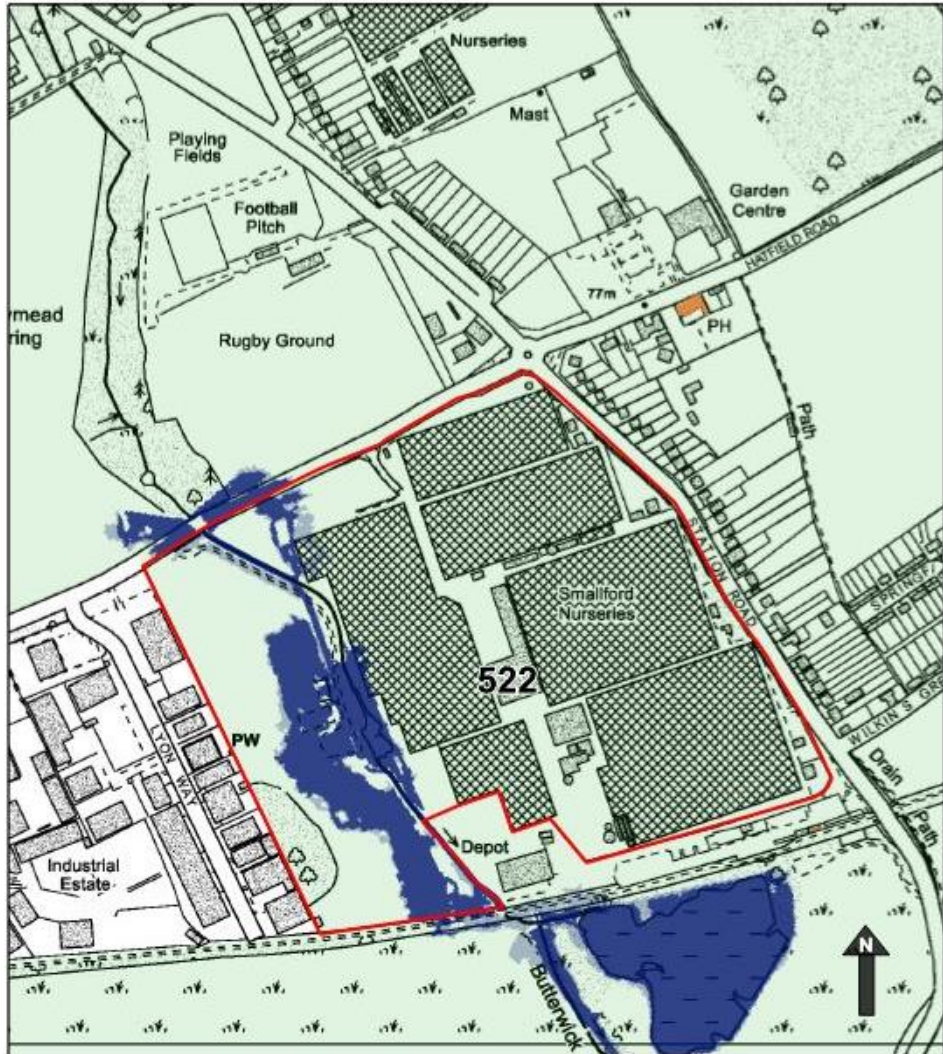
Diagram of site



Glinwell Nursery, Hatfield Road, St Albans (SM-522)

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Glinwell Nursery, Hatfield Road, St Albans (SM-522)

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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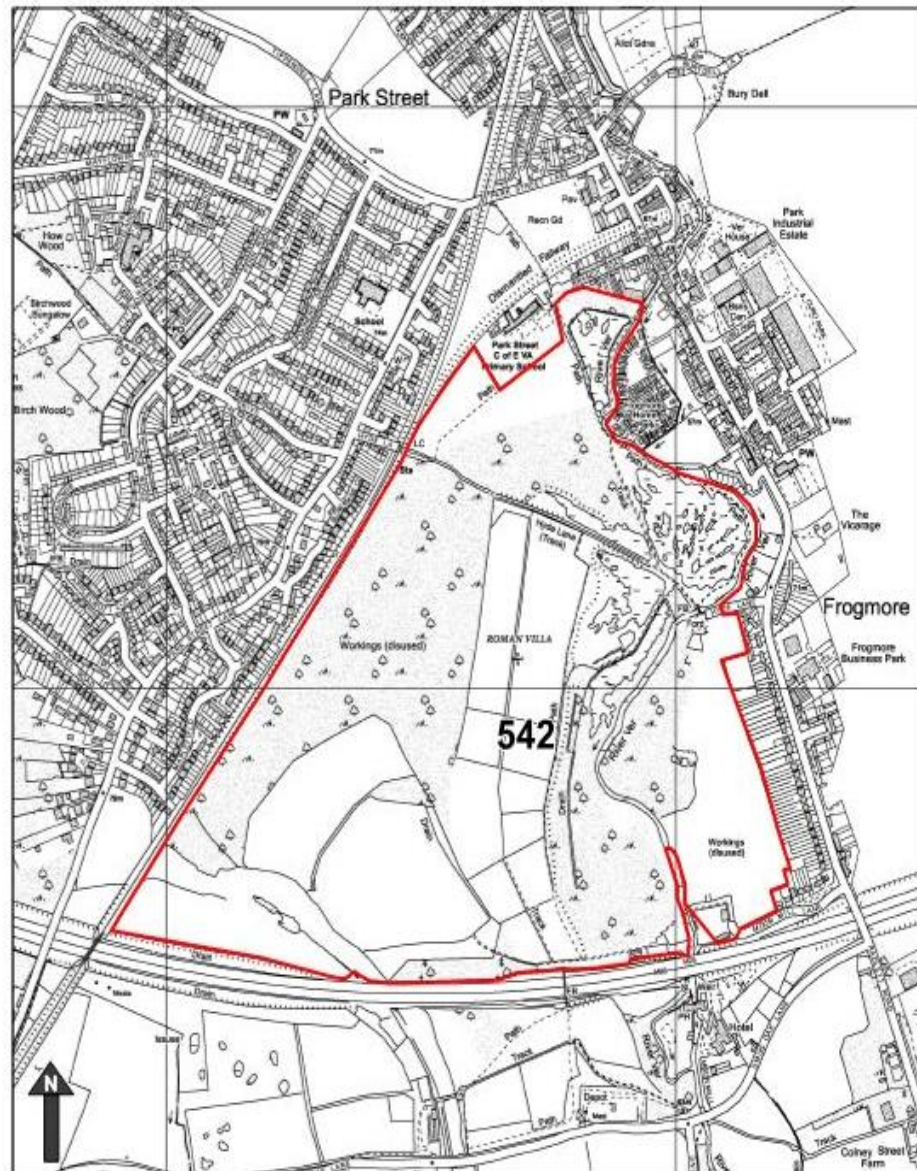
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB35. The Review concludes</p> <p><i>“The overall contribution of GB35 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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]

Moor Mill North, Park Street
PS-542
80ha
40 dph on 60% of site – 1920 dwellings
Submitted number of dwellings – 1275 to 2125 dwellings

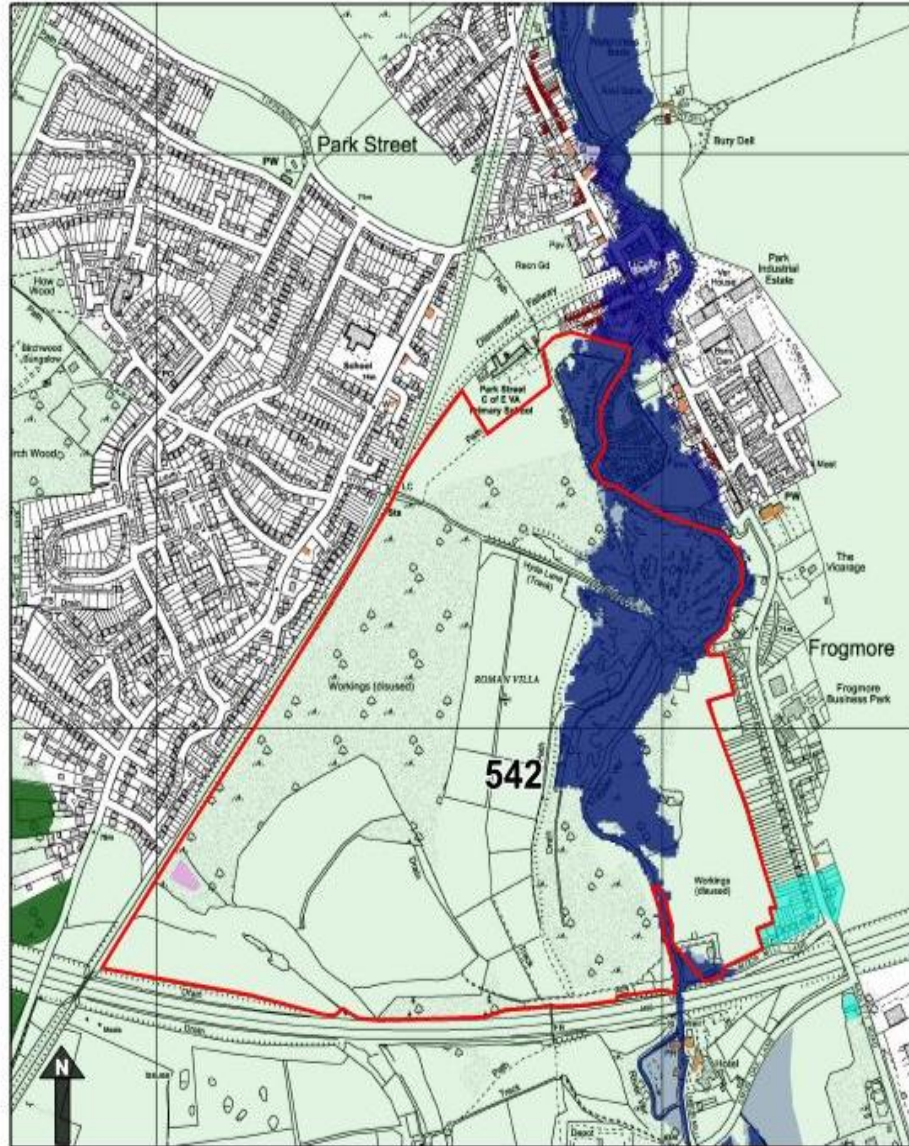
Diagram of
site



Moor Mill North, Park Street (PS-542)

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Moor Mill North, Park Street (PS-542)

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.”

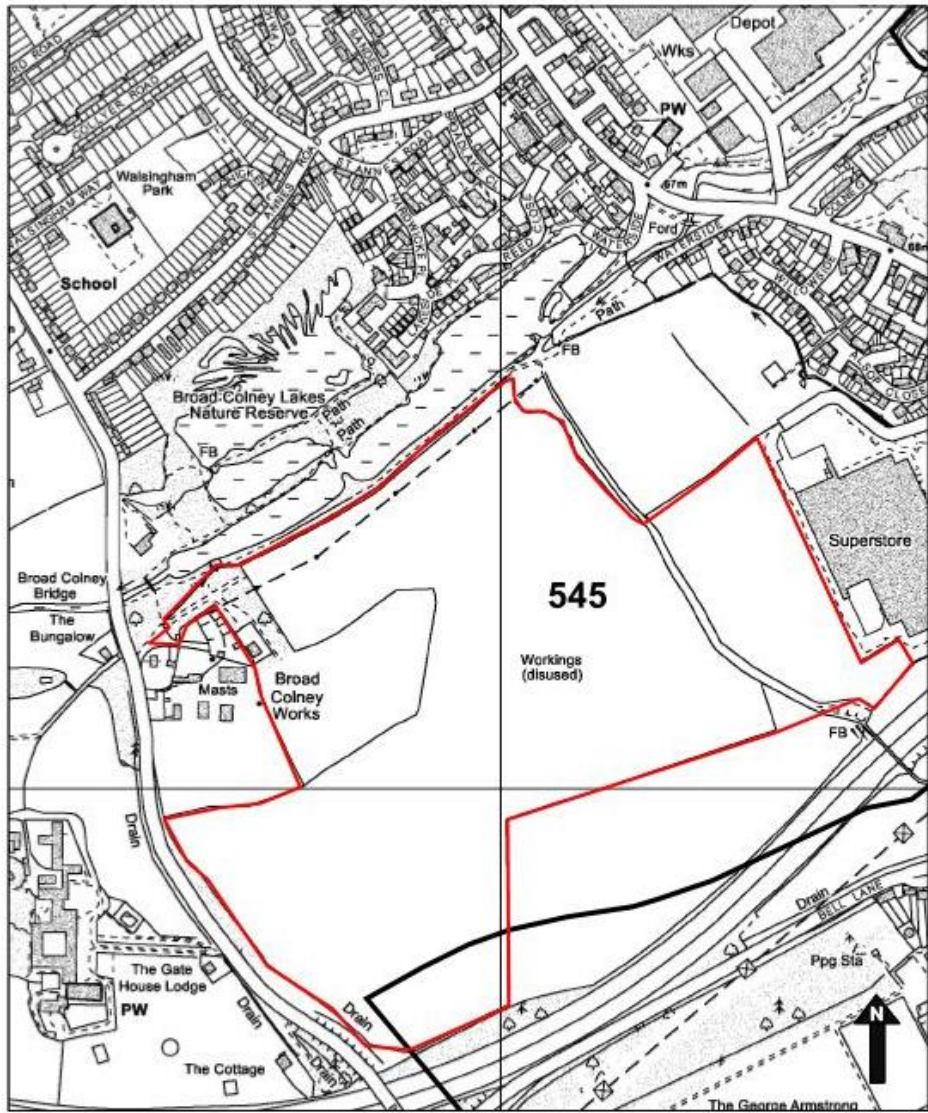
In reviewing the boundary for this site and the reasonably likely form and layout of development it is considered that the overall rating is red. There is no reason to take a different view from that set out in the Green Belt Review 2013.

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]	Land Adjoining Broad Colney Works, London Colney LC-545 28ha 40 dph on 60% of site – 672 dwellings Submitted number of dwellings – 570 to 950 dwellings
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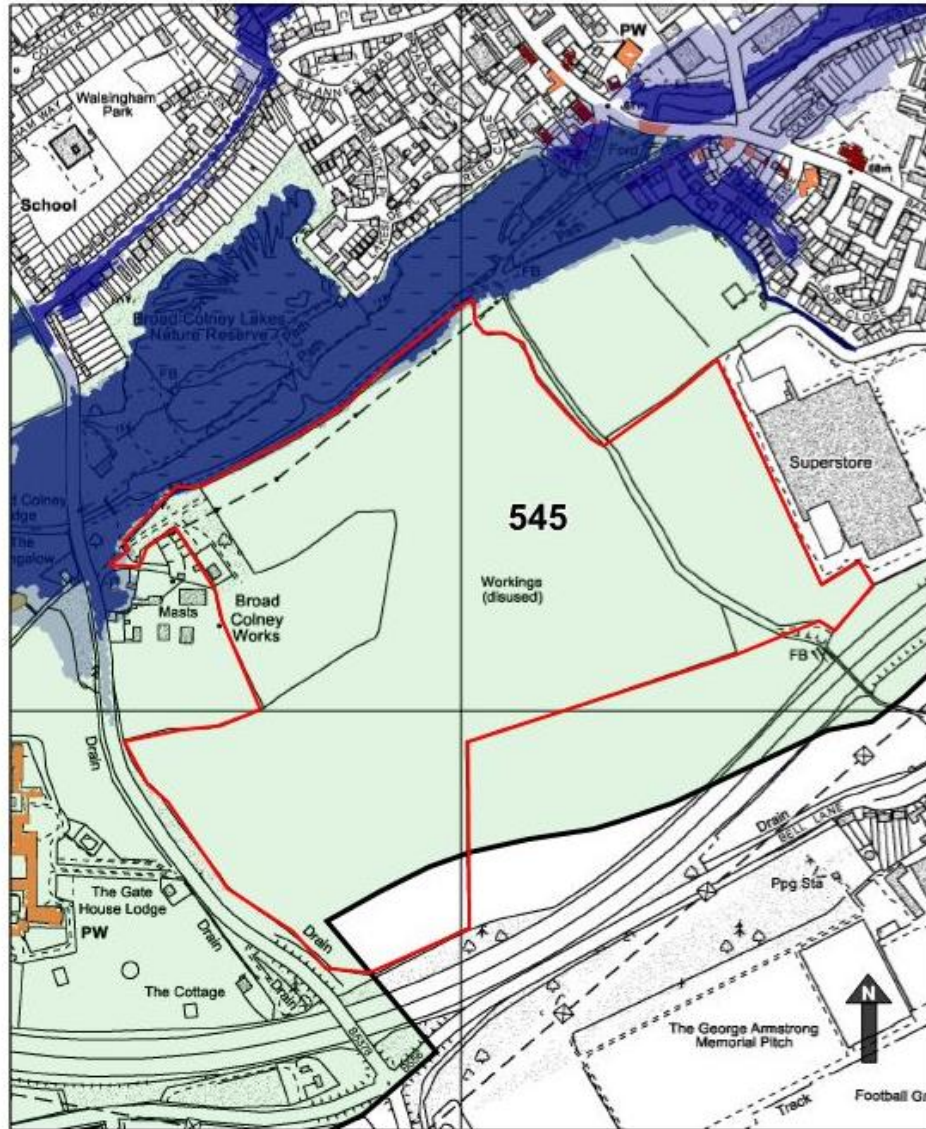
Diagram of site



Land Adjoining Broad Colney Works, London Colney (LC-545)

↖ SADC District Boundary





Land Adjoining Broad Colney Works, London Colney (LC-545)

Constraints Key

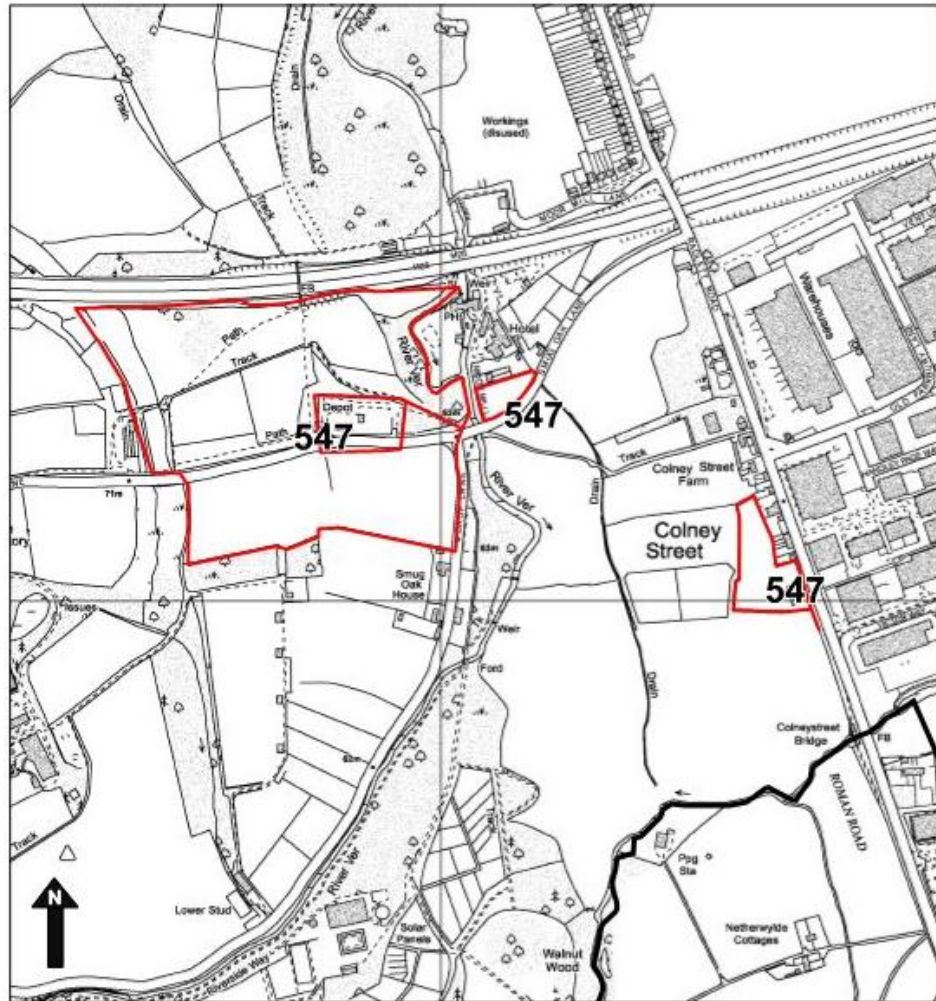
- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

<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>Site – inc. Area (Ha) and Indicative Capacity [dwellings]</p>	<p>Moor Mill South, Bricket Wood BW-547 16.7ha (largest parcel) 40 dph on 60% of site – 401 dwellings Submitted number of dwellings – 755 in total</p>
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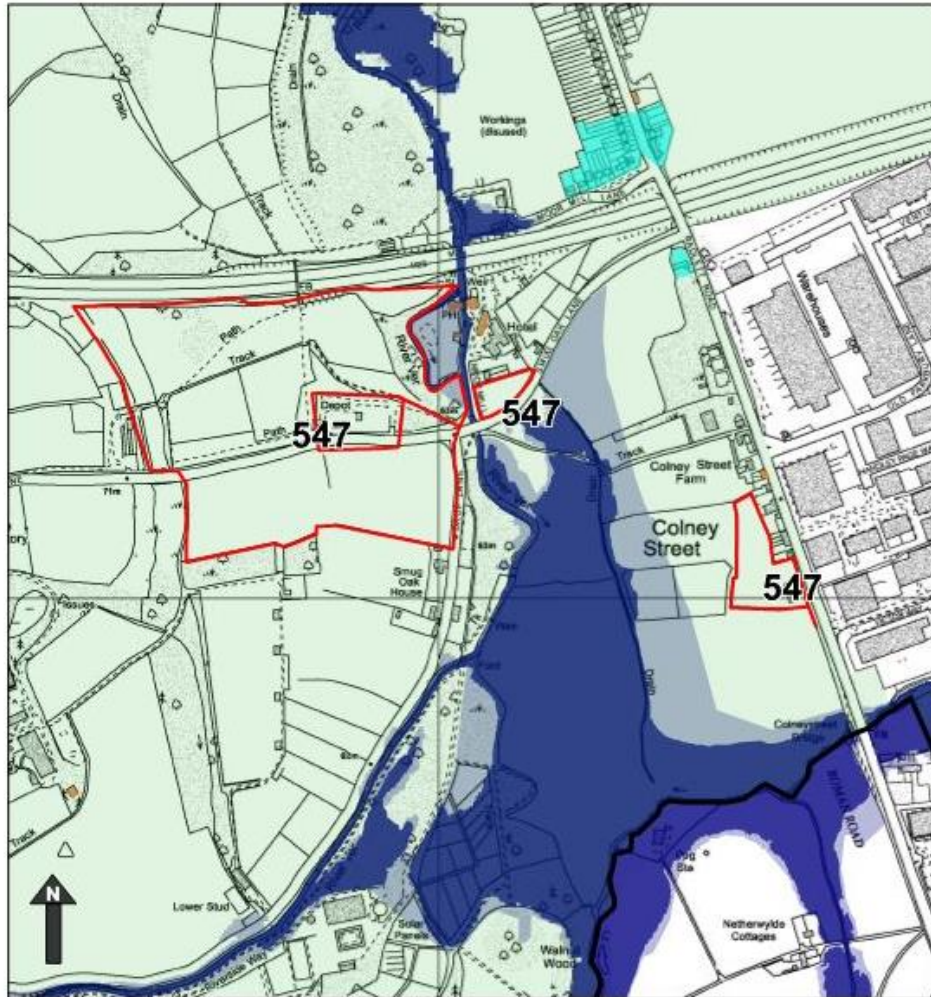
Diagram of
site



Moor Mill South, Bricket Wood (BW-547)

↘ SADC District Boundary





Moor Mill South, Bricket Wood (BW-547)

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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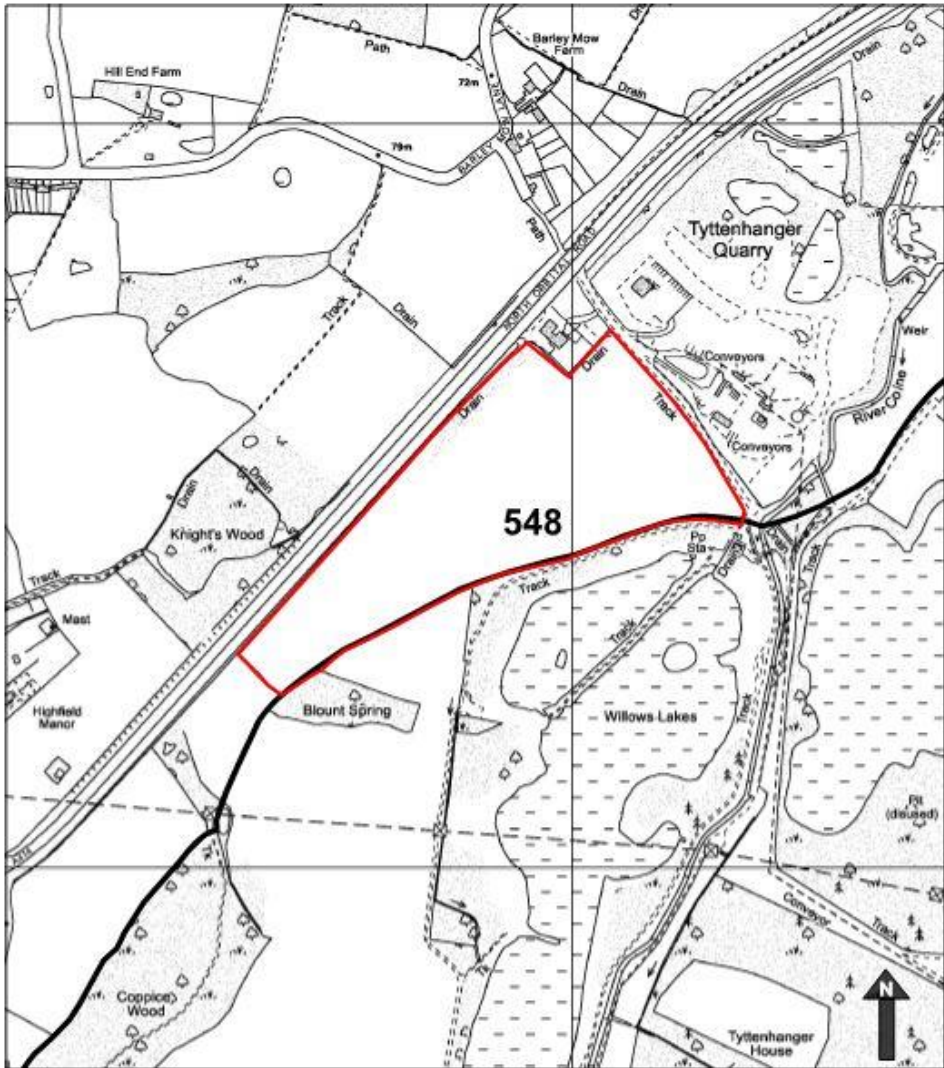


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB27. The Review concludes</p> <p><i>“The parcel does not fully separate neighbouring 1st tier settlements. However it contributes (with GB26, 28, 29 & 30) to the strategic 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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</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 Adjacent Tyttenhanger Quarry CH-548 14ha 40 dph on 60% of site – 336 dwellings Submitted number of dwellings – 294 to 490 dwellings
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Diagram of site



Land Adjacent Tyttenhanger Quarry (CH-548)

 SADC District Boundary





Land Adjacent Tyttenhanger Quarry (CH-548)

Constraints Key

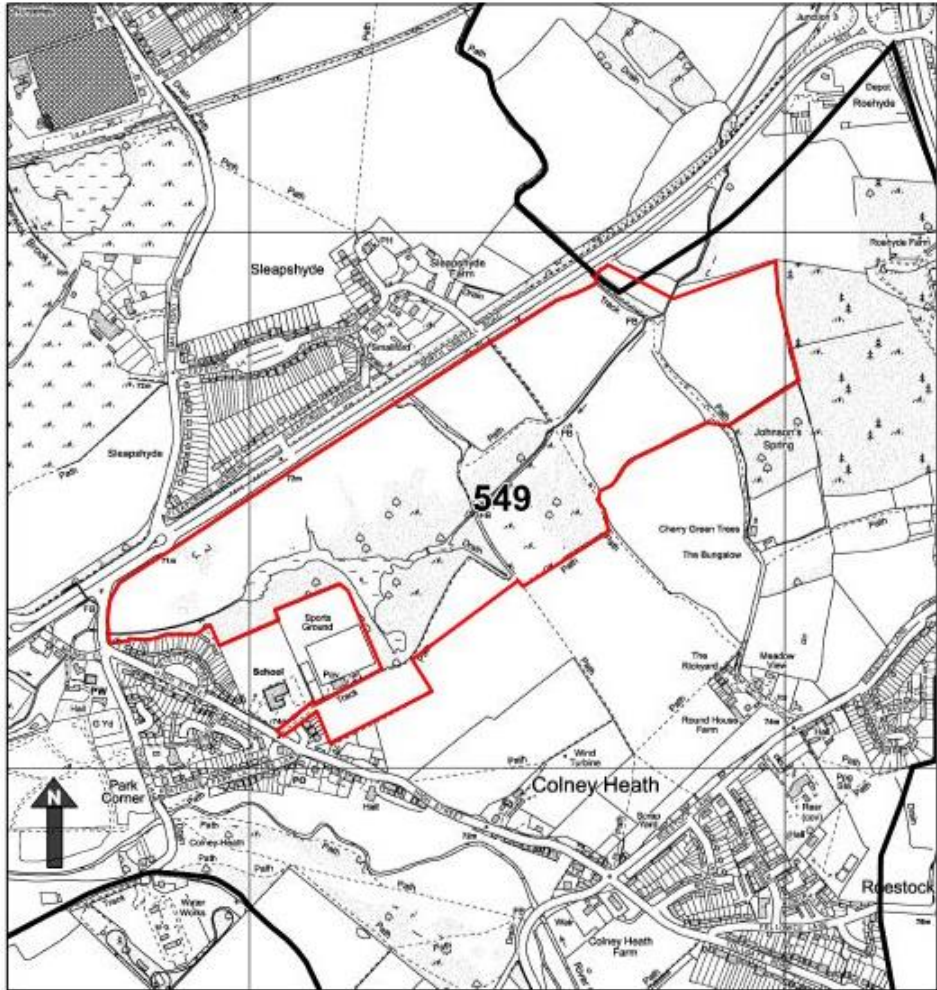
- | | | | |
|--------------------------|-------------------|------------------------|--------------|
| Listed Buildings | Historic Parks | Green Belt | Flood Zone 2 |
| Locally Listed Buildings | SSSI | AQMA | Flood Zone 3 |
| Ancient Monuments | Ancient Woodlands | SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB34. The Review concludes</p> <p><i>“The overall contribution of GB34 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 does not fully separate neighbouring 1st tier settlements. However it contributes with GB33, 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 to 3rd tier settlements in the Green Belt. Overall, any minor reduction in the gap would be unlikely compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics, especially to the south, in medium sized arable fields with hedgerow boundaries, sheep pasture and substantial riverine wetland habitats along the Colne, and areas of heath and semi natural grassland which are locally important at Colney Heath. Tyttenhanger Park and Hall is located to the south. There is evidence of linear built development in the north part of the parcel which contains Colney Heath and Bullens Green. The A1(M) is also a major urban influence which is audibly intrusive. Levels of openness are generally high especially to the south due to an absence of built development.”</i></p> <p><i>“The parcel adjoins London Colney and Sleafshyde conservation areas however visual connection or views are limited by local routes and wooded areas. Tyttenhanger Park the setting of the Hall is encircled by sand and gravel working and mounds of overburden and spoil, with associated conveyor belts and plant at present but future restoration should remedy this impact in countryside character.”</i></p> <p><i>“The parcel provides a range of gaps. It provides the primary local gap between Hatfield (1st) and London Colney (2nd) and contributes with parcels GB33 to GB36 and GB43B to the overall gap with St Albans. The gap is large at 4.3km but contains ribbon development at Colney Heath (3rd) and Bullens End (3rd). The gap to the south to Colney Heath is 2.6km and well maintained (relatively free of development) however the gap to the north is more built up and narrower at 1.7km. Therefore any reduction in the gaps would compromise the separation of settlements in physical and visual terms to the north, and local levels of visual openness. A minor reduction to the south would lead to a less significant impact.”</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 South of A414, Colney Heath CH-549 38ha 40 dph on 60% of site – 912 dwellings Submitted number of dwellings – 24 to 40 dwellings
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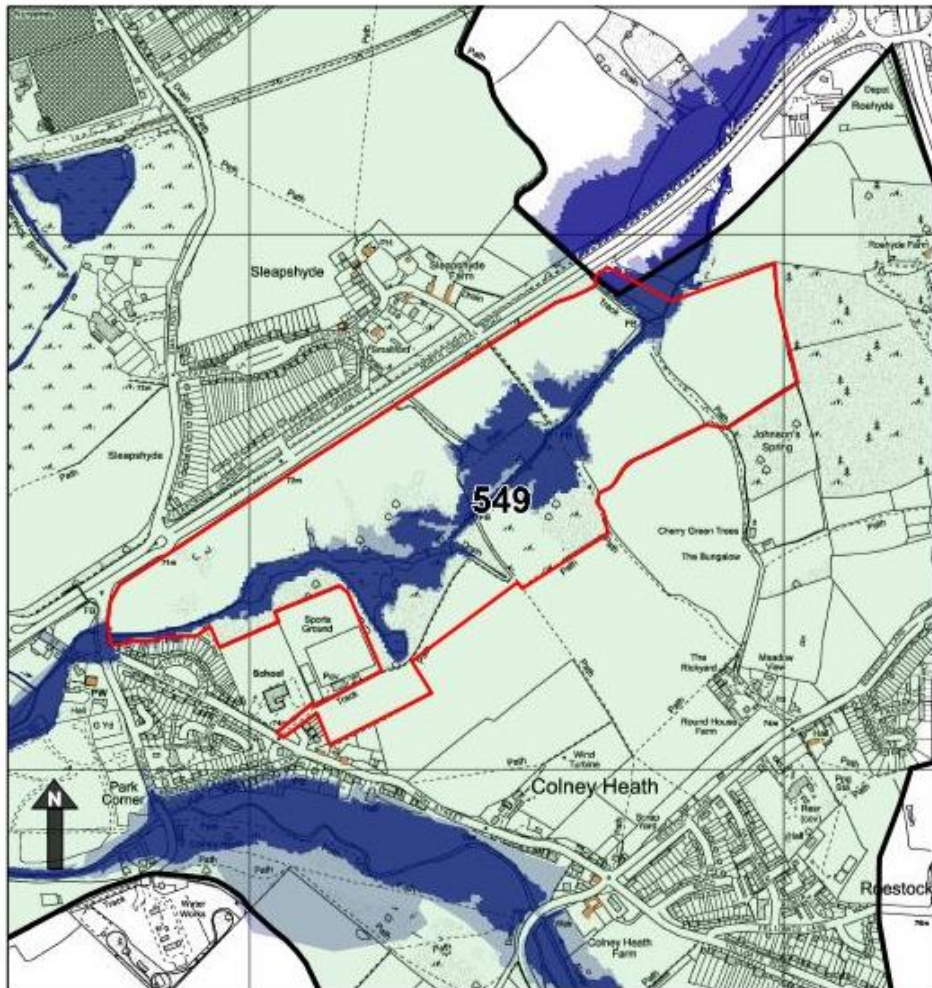
Diagram of site



Land South of A414, Colney Heath (CH-549)

 SADC District Boundary





Land South of A414, Colney Heath (CH-549)

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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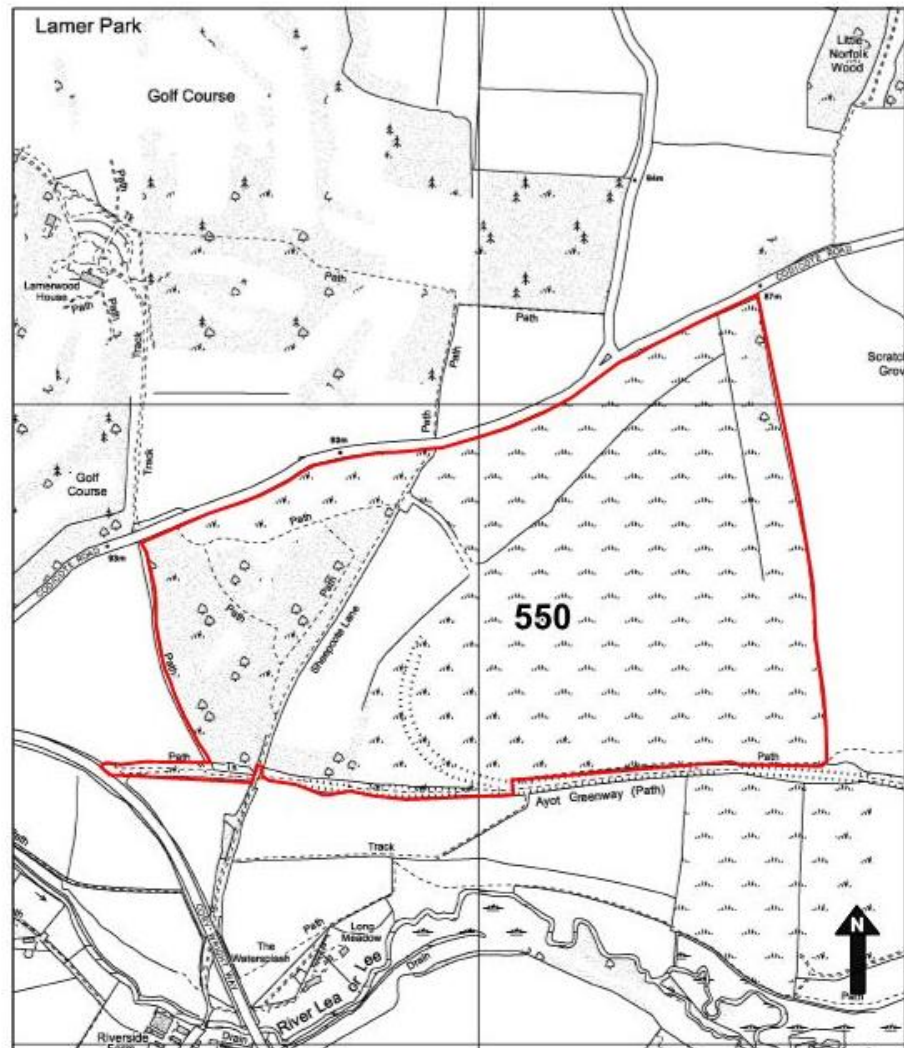
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB34. The Review concludes</p> <p><i>“The overall contribution of GB34 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted 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 does not fully separate neighbouring 1st tier settlements. However it contributes with GB33, 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 to 3rd tier settlements in the Green Belt. Overall, any minor reduction in the gap would be unlikely compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics, especially to the south, in medium sized arable fields with hedgerow boundaries, sheep pasture and substantial riverine wetland habitats along the Colne, and areas of heath and semi natural grassland which are locally important at Colney Heath. Tyttenhanger Park and Hall is located to the south. There is evidence of linear built development in the north part of the parcel which contains Colney Heath and Bullens Green. The A1(M) is also a major urban influence which is audibly intrusive. Levels of openness are generally high especially to the south due to an absence of built development.”</i></p> <p><i>“The parcel adjoins London Colney and Sleafshyde conservation areas however visual connection or views are limited by local routes and wooded areas. Tyttenhanger Park the setting of the Hall is encircled by sand and gravel working and mounds of overburden and spoil, with associated conveyor belts and plant at present but future restoration should remedy this impact in countryside character.”</i></p> <p><i>“The parcel provides a range of gaps. It provides the primary local gap between Hatfield (1st) and London Colney (2nd) and contributes with parcels GB33 to GB36 and GB43B to the overall gap with St Albans. The gap is large at 4.3km but contains ribbon development at Colney Heath (3rd) and Bullens End (3rd). The gap to the south to Colney Heath is 2.6km and well maintained (relatively free of development) however the gap to the north is more built up and narrower at 1.7km.</i></p> <p><i>Therefore any reduction in the gaps would compromise the separation of settlements in physical and visual terms to the north, and local levels of visual openness. A minor reduction to the south would lead to a less significant impact.”</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

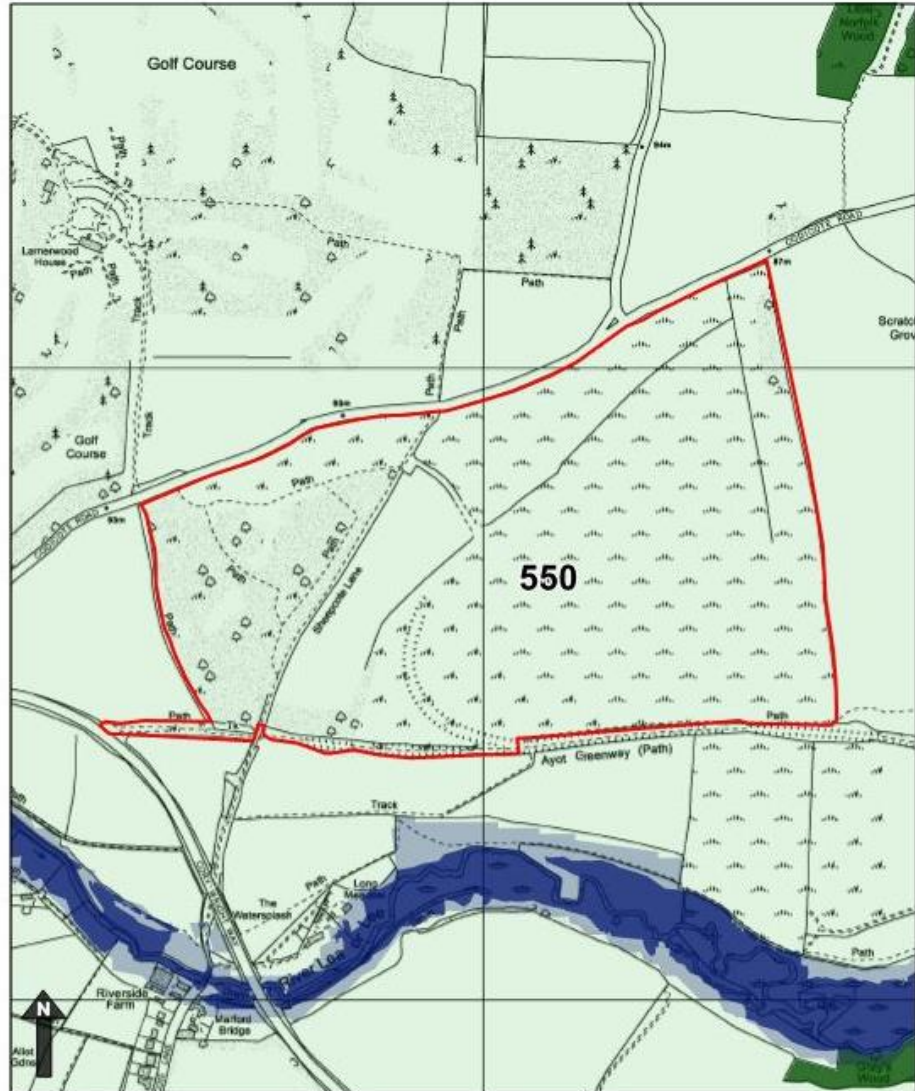
Site – inc. Area (Ha) and Indicative Capacity [dwellings]

Land at The Blackbridge, Wheathampstead W-550
58ha
40 dph on 60% of site – 1200 dwellings
Submitted number of dwellings – Not given

Diagram of site



Land at The Blackbridge, Wheathampstead (W-550)



Land at The Blackbridge, Wheathampstead (W-550)

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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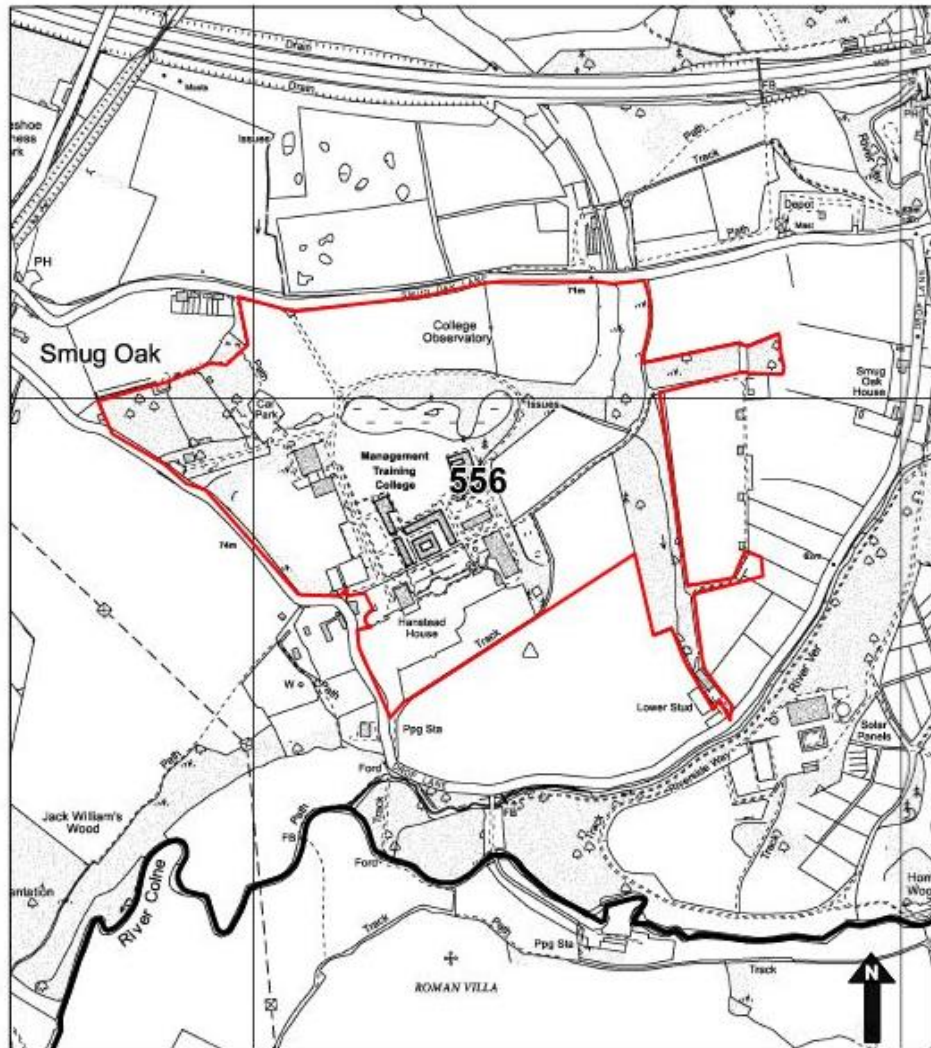


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB41. The Review concludes</p> <p><i>“The overall contribution of GB41 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted sprawl of large built-up areas – partial</i> <i>• To prevent neighbouring towns from merging – limited or no</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 – significant”</i> <p><i>“The parcel is located south of Luton and Dunstable and Stevenage and forms a connection with a wider network of parcels to the northwest to restrict sprawl.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in open arable farmland punctuated by some small blocks of mixed woodland. The large fields are generally bound by hedgerows with hedgerow trees. There is a high percentage of woodland including ancient woodland. The river Lea valley has a riparian habitat and frequent water meadows follow the water course. There is limited evidence of built development apart for 3rd tier settlements, and there is no significant encroachment. The main urban influence (on the east part of the parcel only) is the A1(M) which is relatively well concealed but audibly intrusive. Some land displays urban fringe characteristics such as along the east edge of Wheathampstead. Levels of visual openness are high in general mainly due to an absence of built development.”</i></p> <p><i>“The parcel contains a range of conservation areas at Wheathampstead, Gustard Wood, Ayot St Lawrence, Ayot Green and Waterend. It also adjoins Welwyn Conservation Area and contains Brocket Park and Ayot House HPGs. The Green Belt acts as an immediate open and rural and pastoral setting, providing views to and from the countryside, and especially along the River Lea in relation to Wheathampstead.”</i></p> <p><i>“The parcel provides a series of gaps between 1st, 2nd and 3rd tier settlements. Most significantly, it separates Welwyn Garden City (1st) beyond the A1(M), to Welwyn (2nd), Ayot St Peter (3rd) Ayot Green (3rd) and Lemsford (3rd). These primary local gaps are narrow and therefore any small scale reduction would be likely to significantly compromise the separation of settlements in physical and visual terms, and the overall level of visual openness. The parcel also provides the secondary local gap between Wheathampstead (2nd) and Welwyn (2nd). The large gap is 4.5km and relatively well maintained (relatively free of development) and therefore any reduction (in the east only) would be unlikely to compromise the separation of settlements and overall visual openness. In general there is limited evidence of ribbon development, and the perception of open countryside is strong from routes within the parcel.”</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>Former HSBC Management and Training Centre BW-556 34ha 40 dph on 60% of site – 816 dwellings Submitted number of dwellings – Not given</p>
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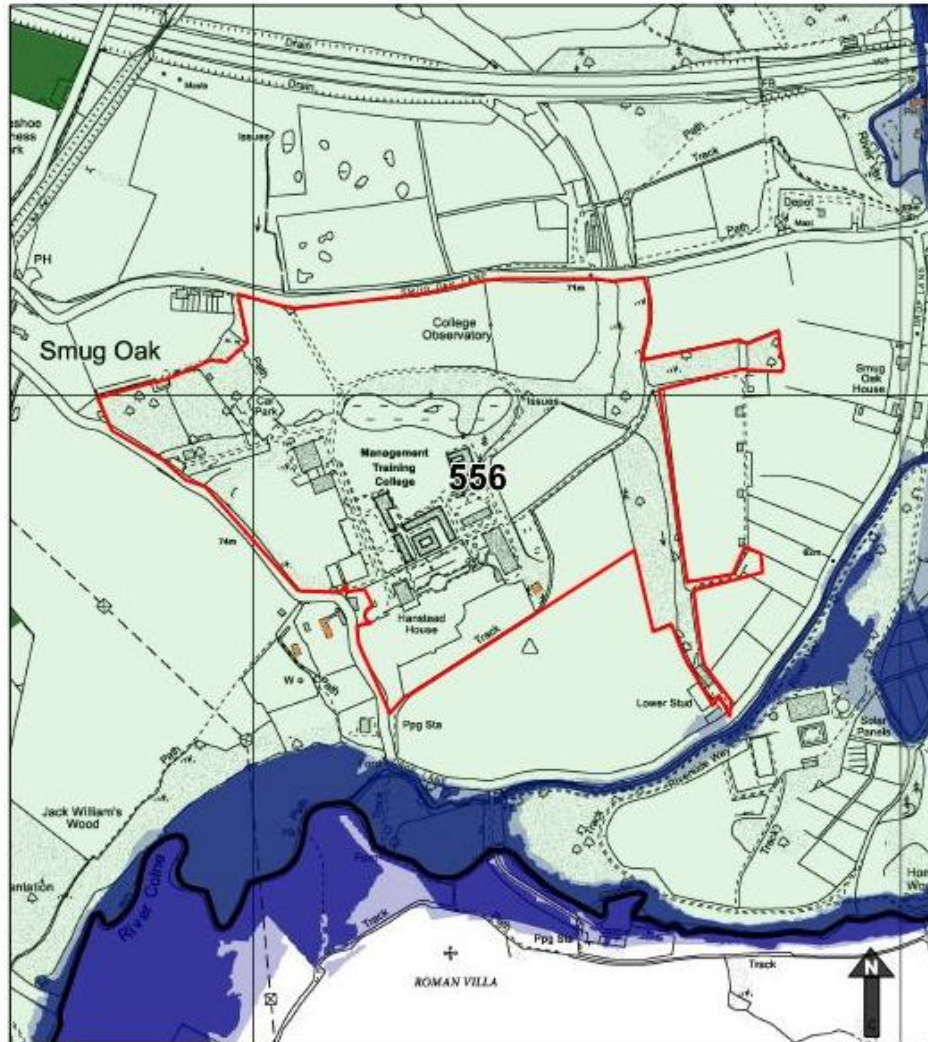
Diagram of site



**Former HSBC Management and Training Centre (BW-556)
 (part of BW-329)**

 SADC District Boundary





**Former HSBC Management and Training Centre (BW-556)
(part of BW-329)**

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 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

Existing significant permission

	<p>Outline planning permission was granted by the Secretary of State for 138 dwellings on 30/06/2016 (LPA reference 5/2014/3250). This extant permission is a material consideration but leads to no change to the rating of the site.</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]

Land to the south of the A414/ Watling Street Roundabout
PS-560
27.7ha
40 dph on 60% of site – 665 dwellings
Submitted number of dwellings – Not given

Diagram of
site



Land to the south of the A414/ Watling Street Roundabout (PS-560)



Land to the south of the A414/ Watling Street Roundabout (PS-560)

Constraints Key

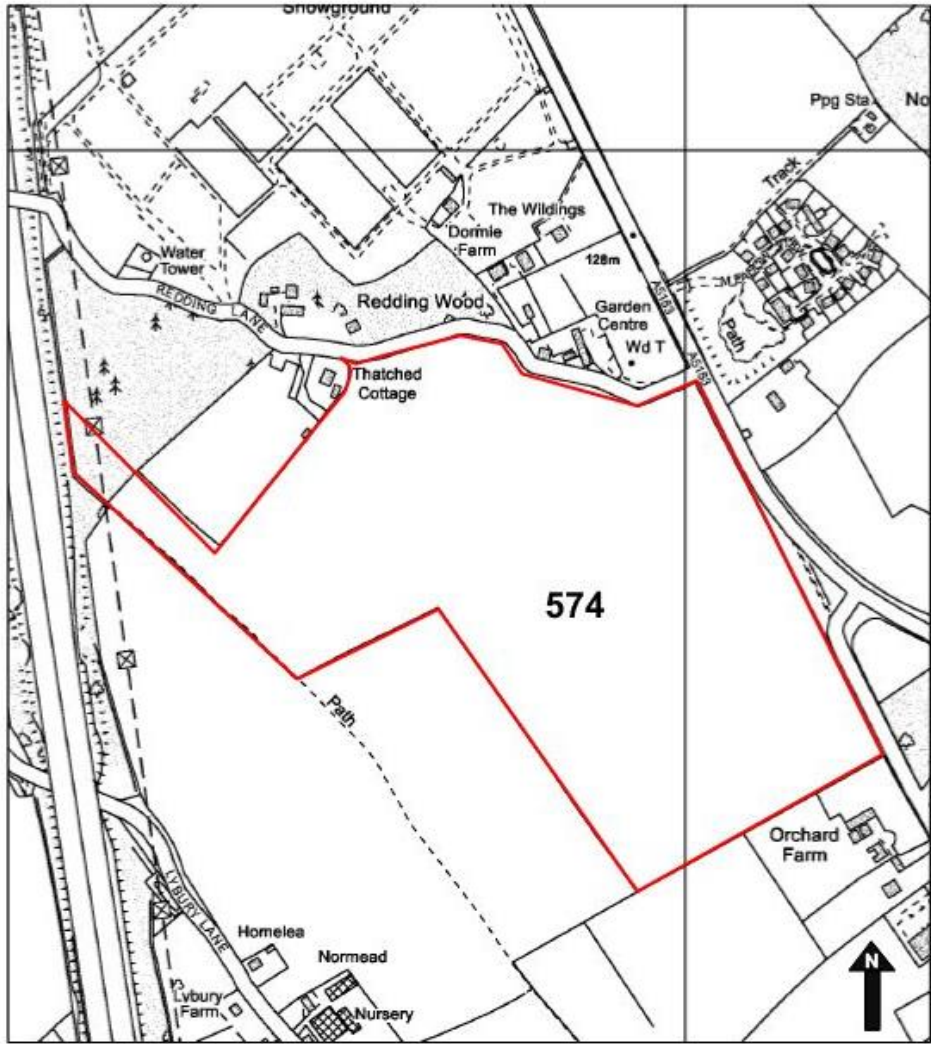
- | | | | |
|---|--|--|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Green Belt | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ AQMA | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | SADC District Boundary | |

<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel 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 to North of Redbourn R-574 20.5ha 40 dph on 60% of site – 492 dwellings Submitted number of dwellings – Not given</p>
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Diagram of site



Land to North of Redbourn (R-574)

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Land to North of Redbourn (R-574)

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	

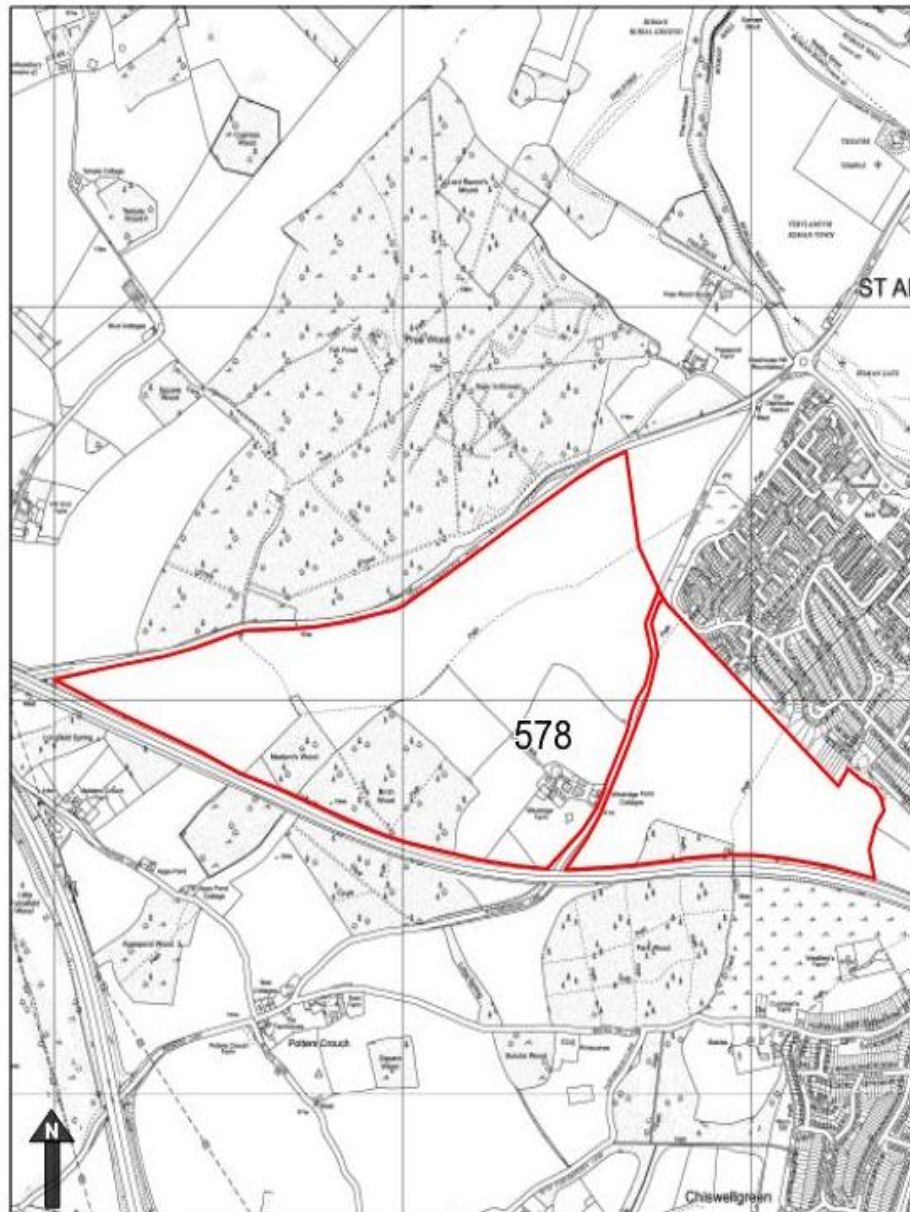
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The sites fall in parcel GB18B. The Review concludes</p> <p><i>“The overall contribution of GB18B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 quality job opportunities (RAG)</p>	
<p>6. Unique contribution to other infrastructure provision or</p>	

community (RAG)	
7. Deliverable / Achievable (RAG)	
8. Overall Evaluation (RAG)	RED

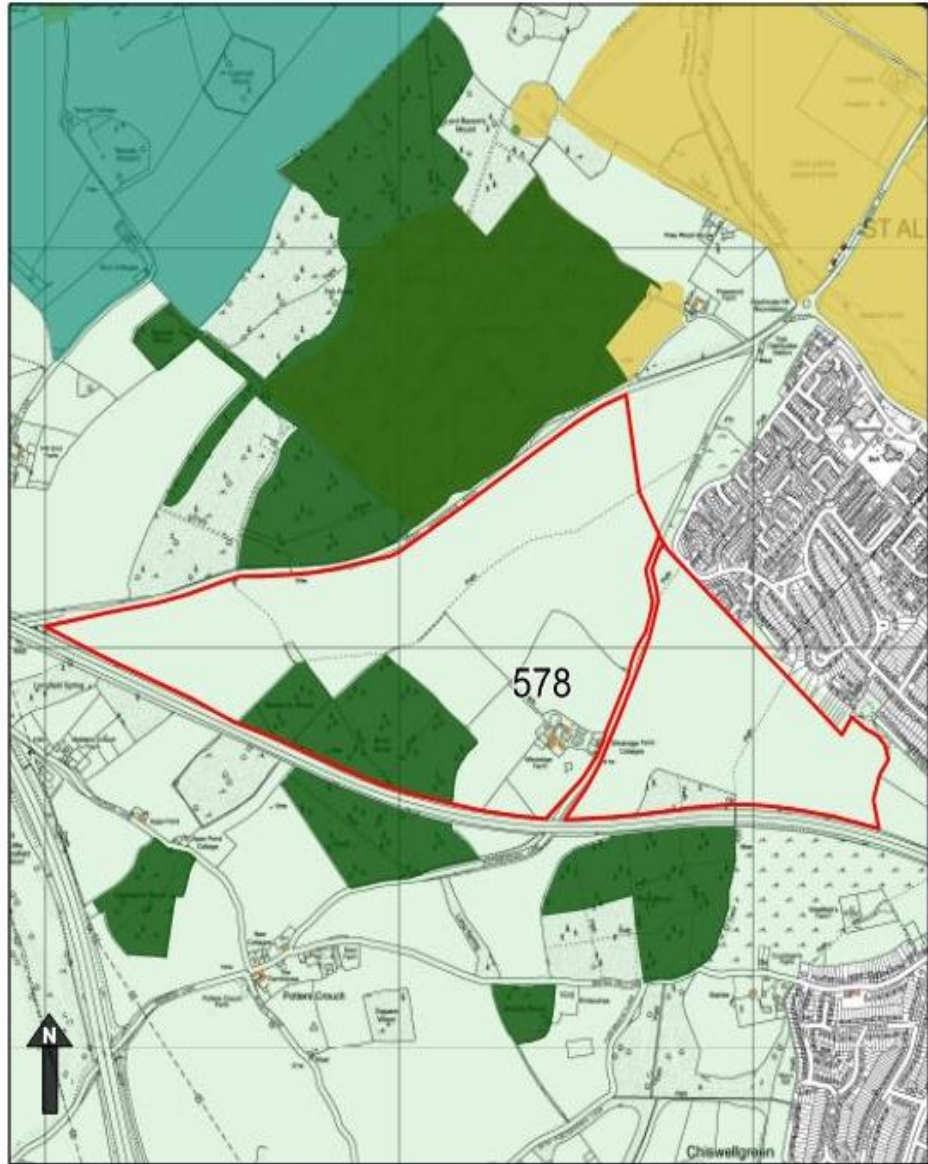
Site – inc.
Area (Ha) and
Indicative
Capacity
[dwellings]

Land at Windridge Farm
SA-578
119ha
40 dph on 60% of site – 2856 dwellings
Submitted number of dwellings – Not given

Diagram of
site



Land at Windridge Farm (SA-578)



Land at Windridge Farm Land at Windridge Farm (SA-578)

Constraints Key

- | | | | |
|---|--|---|---|
| ■ Listed Buildings | ■ Historic Parks | ■ Local Nature Reserves | ■ Flood Zone 2 |
| ■ Locally Listed Buildings | ■ SSSI | ■ Green Belt | ■ Flood Zone 3 |
| ■ Ancient Monuments | ■ Ancient Woodlands | | |

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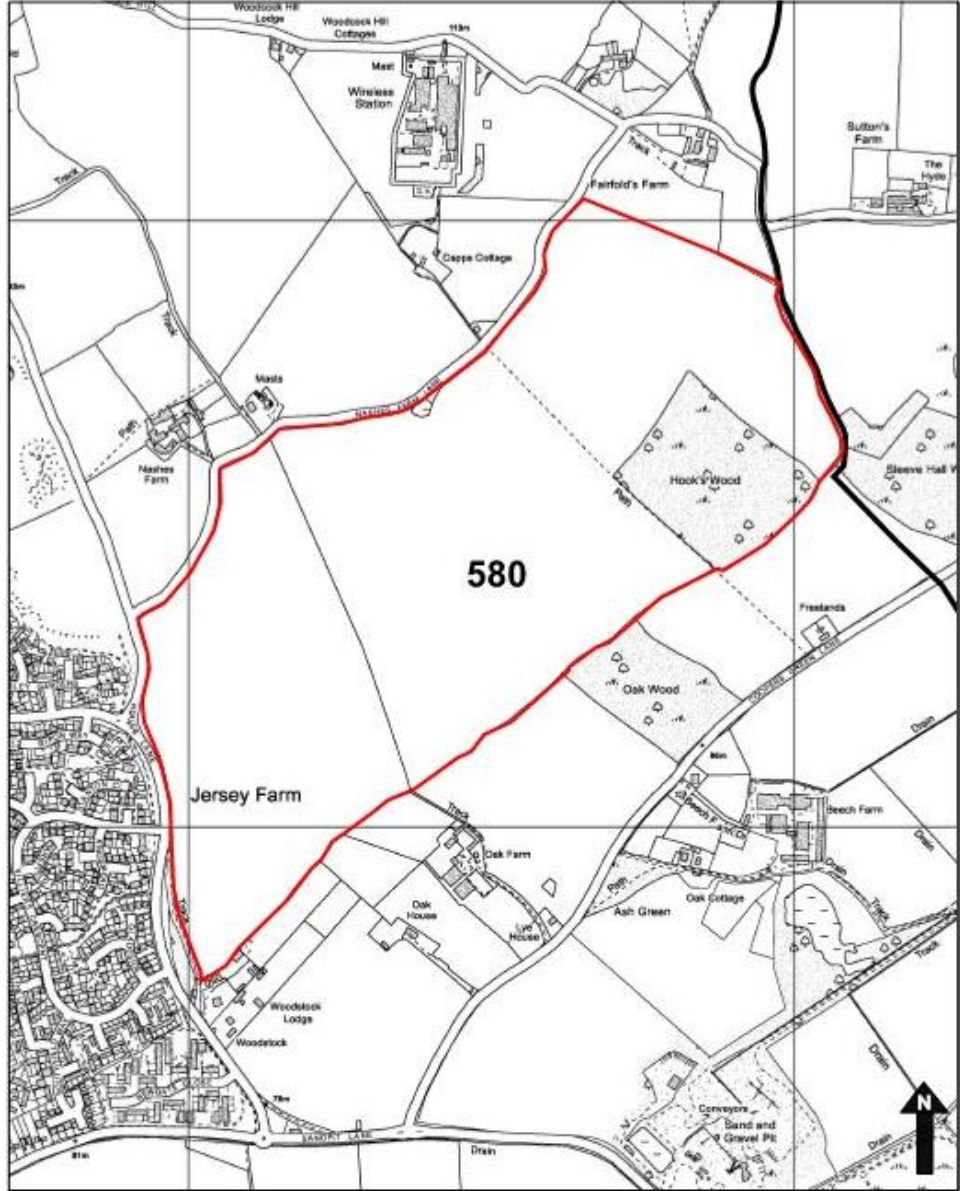
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB24B. The Review concludes</p> <p><i>“The overall contribution of GB24B towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted 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 – significant”</i> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</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 Nashes Farm Lane, Sandridge
S-580
68ha
40 dph on 60% of site – 1632 dwellings
Submitted number of dwellings – Not given

Diagram of
site



Land at Nashes Farm Lane, Sandridge (S-580)

↙ SADC District Boundary



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Land at Nashes Farm Lane, Sandridge (S-580)

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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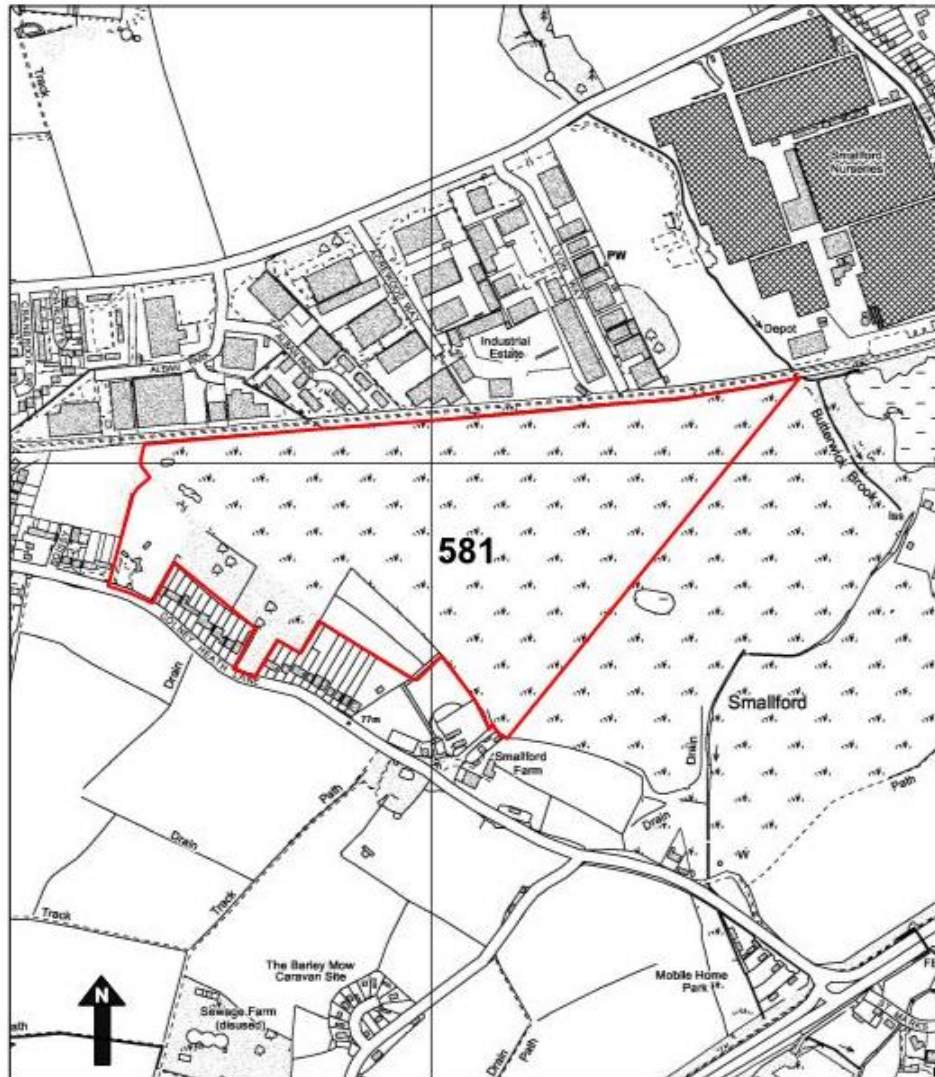
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB36. The Review concludes</p> <p><i>“The overall contribution of GB36 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted 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. 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>	
<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]

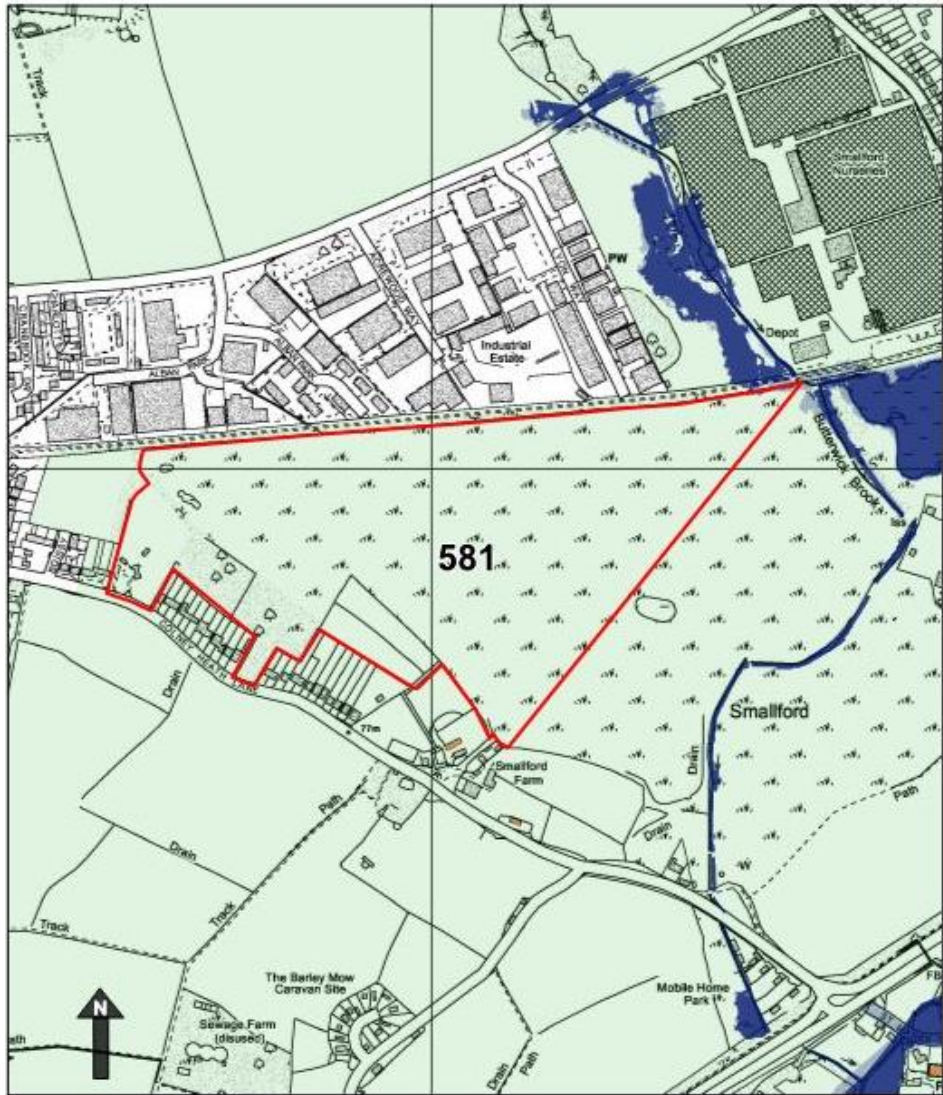
Land South of Alban Way
SA-581
20ha
40 dph on 60% of site – 480 dwellings
Submitted number of dwellings – 500 dwellings

Diagram of
site



Land South of Alban Way (SA-581)

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Land South of Alban Way (SA-581)

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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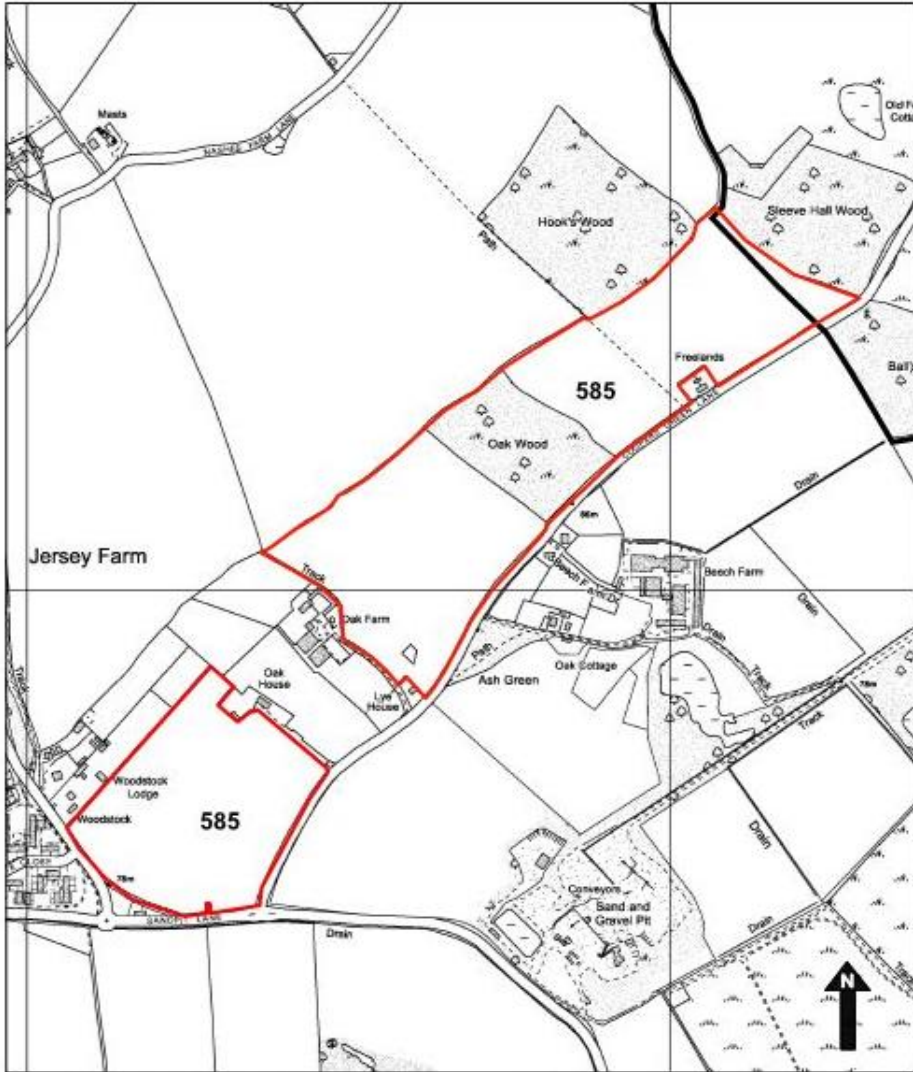
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB35. The Review concludes</p> <p><i>“The overall contribution of GB35 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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>	
<p>4. Unique contribution to improve public services and facilities (RAG)</p>	

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]

Parcel A & B Land at Oak Farm, Coopers Green Lane S-585
29.9ha
40 dph on 60% of site – 718 dwellings
Submitted number of dwellings – 1196 dwellings

Diagram of site



Parcel A & B Land at Oak Farm, Coopers Green Lane (S-585)

↘ SADC District Boundary



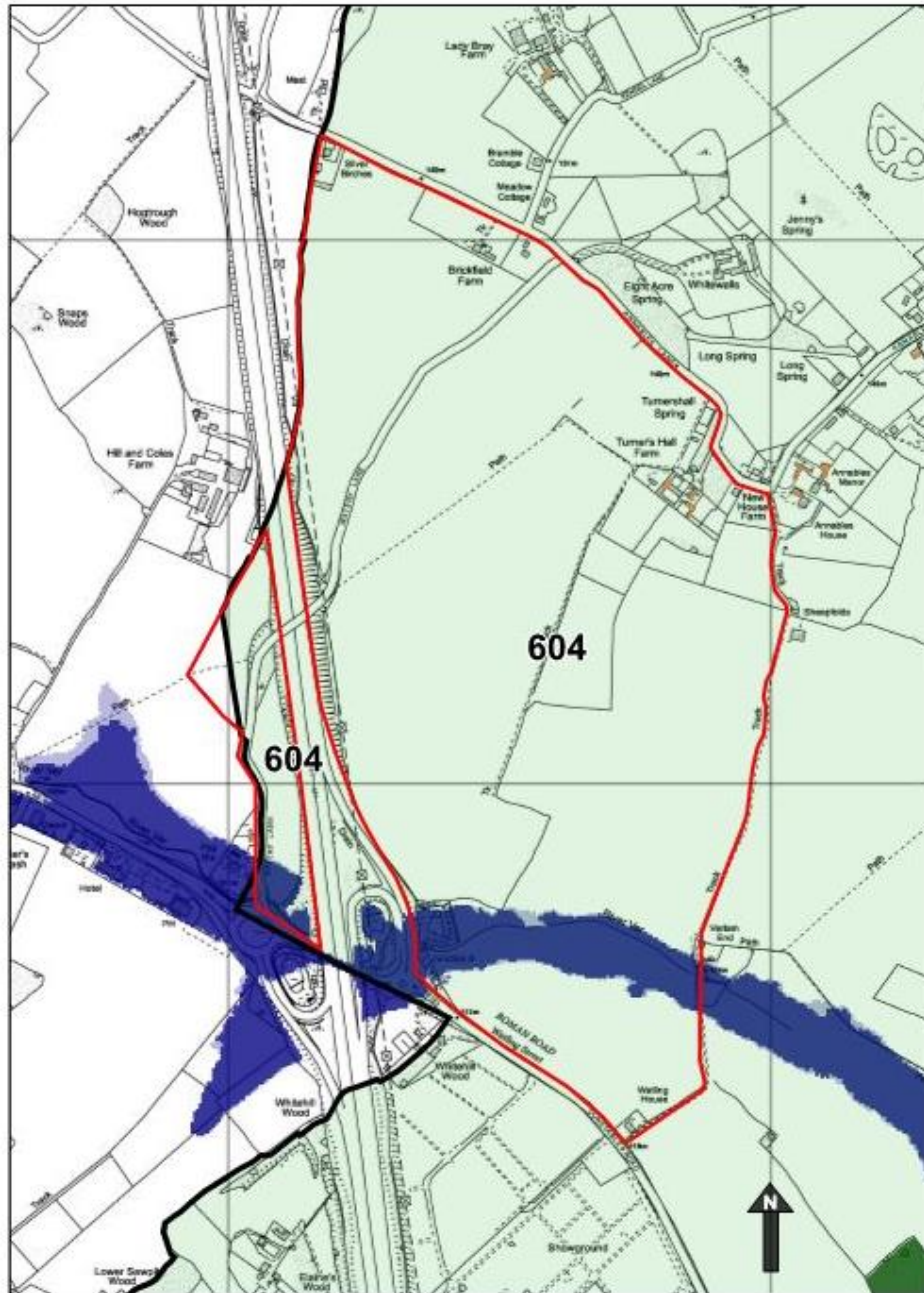
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<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB36. The Review concludes</p> <p><i>“The overall contribution of GB36 towards Green Belt purposes is:</i></p> <ul style="list-style-type: 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 large scale 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

<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



Land West of Harpenden (H-604)

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 smaller western section of this site falls in parcel GB19. The Review concludes

“The overall contribution of GB19 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 – partial”*

“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 with GB16B & 18 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 reduction in the gap would not compromise the separation of existing 1st tier settlements in physical terms but would be likely to reduce the overall visual openness of the parcel, which does not directly adjoin 1st tier settlements.”

“The parcel displays typical rural and countryside characteristics in open arable farmland with large scale fields bound by hedgerows and hedgerow trees. It also contains the estate parkland of Markyate Park, and pasture and horticulture uses are located close to settlements, predominantly on the ridges. A small area of the parcel is within the Chilterns AONB, which restricts development. There are limited urban features and no significant encroachment apart from intermittent ribbon development along minor routes from Markyate. The major urban influence is the M1 which is well concealed by planting and is audibly intrusive. Levels of visual openness are high in general.”

“The parcel contains Markyatecell Park HPG dating back to 1145 and adjoins Markyate Conservation Area. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.”

“The parcel contributes to separation of Markyate (2nd) and Caddington and Slip End (in Central Bedfordshire to the north of the study area). These local gaps are 2.2km and 2.4km respectively and contain limited ribbon development on routes extending to the northeast and southeast from Markyate. Any small scale reduction in the gaps would be unlikely to compromise the separation of settlements in physical terms or overall visual openness.”

In addition, the larger eastern portion of this site falls in parcel GB20. The Review concludes

“The overall contribution of GB20 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – significant*
- To prevent neighbouring towns from merging – limited or no*
- To assist in safeguarding the countryside from encroachment – partial*
- 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.”

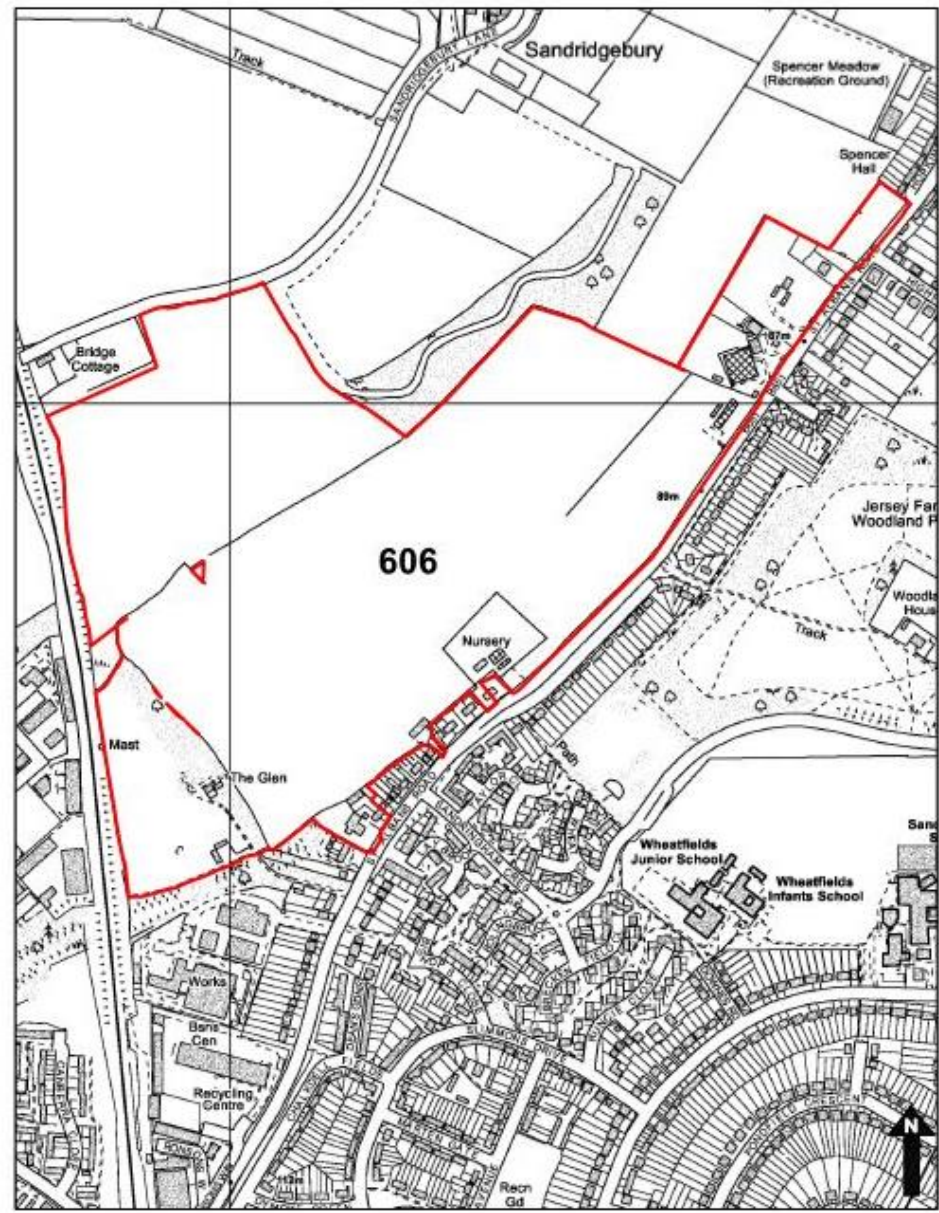
“The parcel displays a wide mix of urban fringe and rural and countryside characteristics. It predominantly contains large arable fields with hedgerow boundaries and hedgerow trees, and to the north there is mixed arable and

	<p><i>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 it does contain the Experimental Station. Any reduction in the gap would be unlikely to compromise 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>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]	Carpenters Nursery and land to the rear of Bridge Cottage (combines 24, 107, 108, 150, 182, 211, 263, 290 and 513) S-606 40.9ha 40 dph on 60% of site – 980 dwellings
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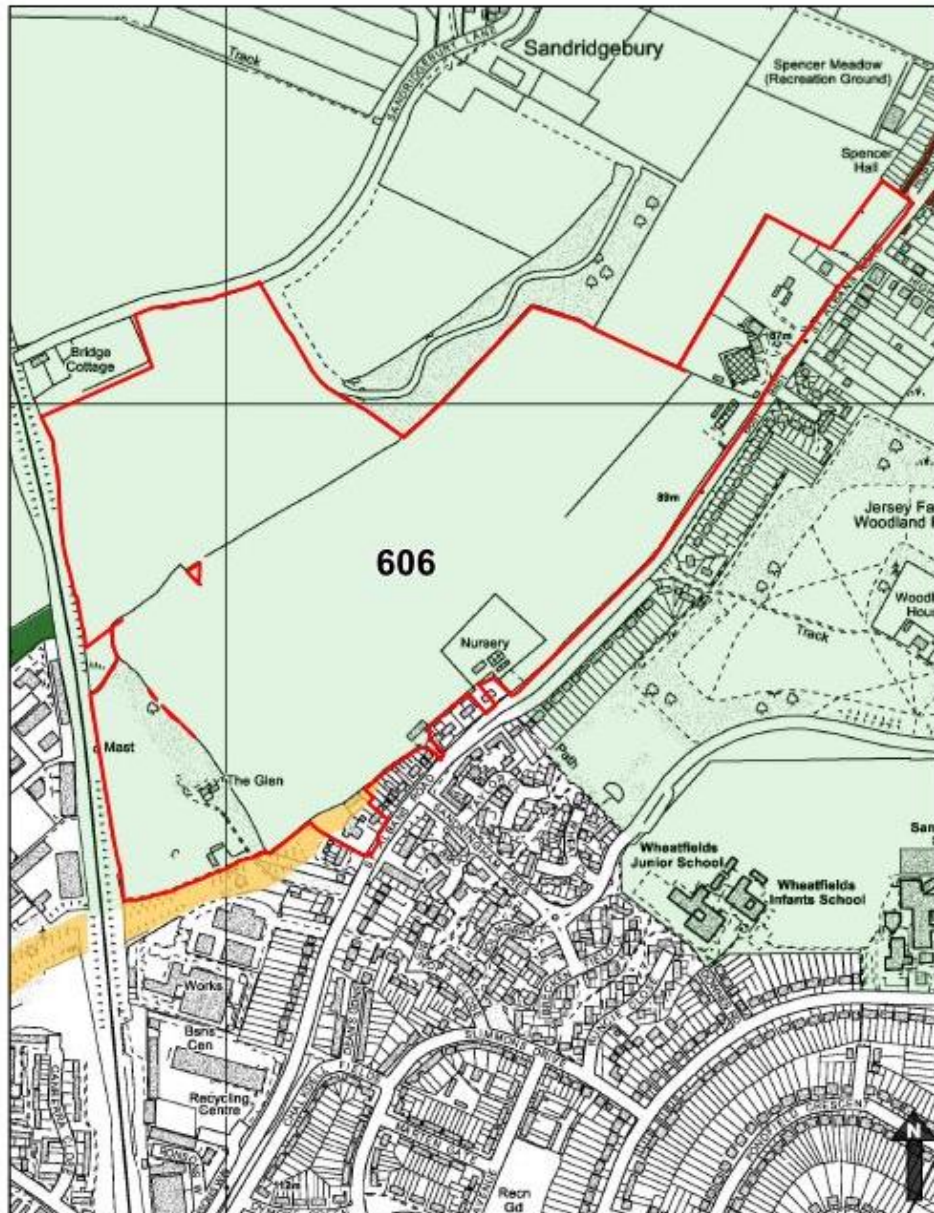
Diagram of site



Carpenters Nursery and land to the rear of Bridge Cottage (S-606)

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Carpenters Nursery and land to the rear of Bridge Cottage (S-606)

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 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

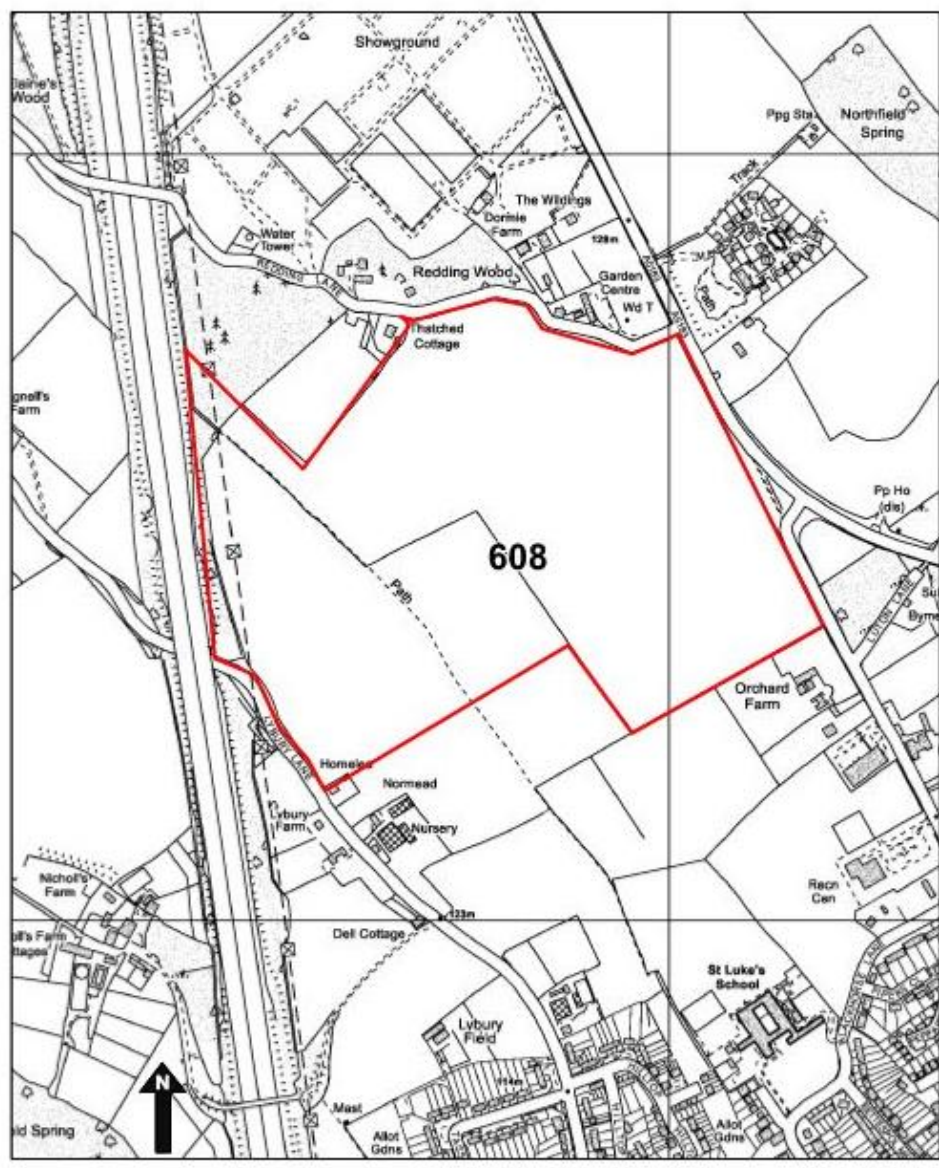
2. Suitability (RAG)

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]

Land to North of Redbourn (combines 456 and 574)
R-608
33.1ha
40 dph on 60% of site – 796 dwellings

Diagram of
site



Land to North of Redbourn (R-608)

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Land to North of Redbourn (R-608)

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 GB18B. The Review concludes</p> <p><i>“The overall contribution of GB18 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>	

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



Land North west of Redbourn (R-609)

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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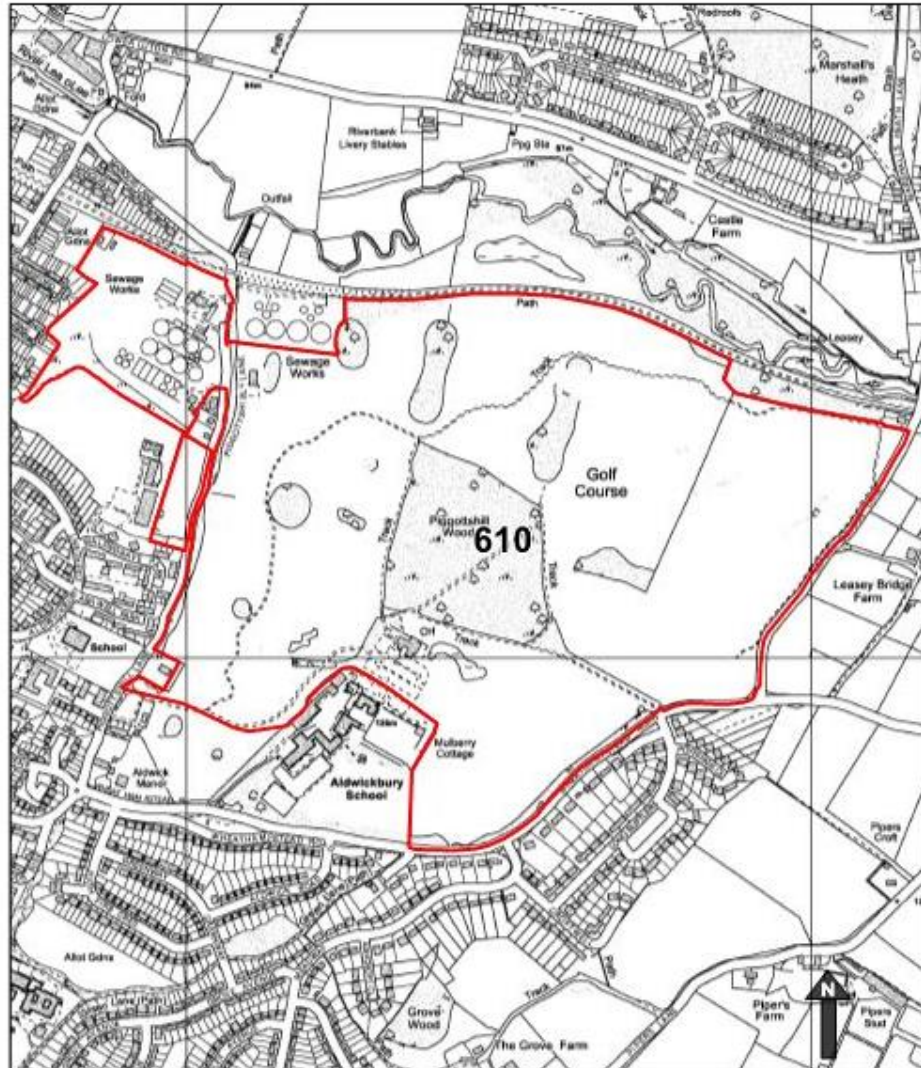
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB20. The Review concludes</p> <p><i>“The overall contribution of GB20 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted 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 2.0km 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>	

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 East of Harpenden (combines 59, 180 and 427)
H-610
72.8ha
40 dph on 60% of site – 1748 dwellings

Diagram of
site



Land East of Harpenden (H-610)

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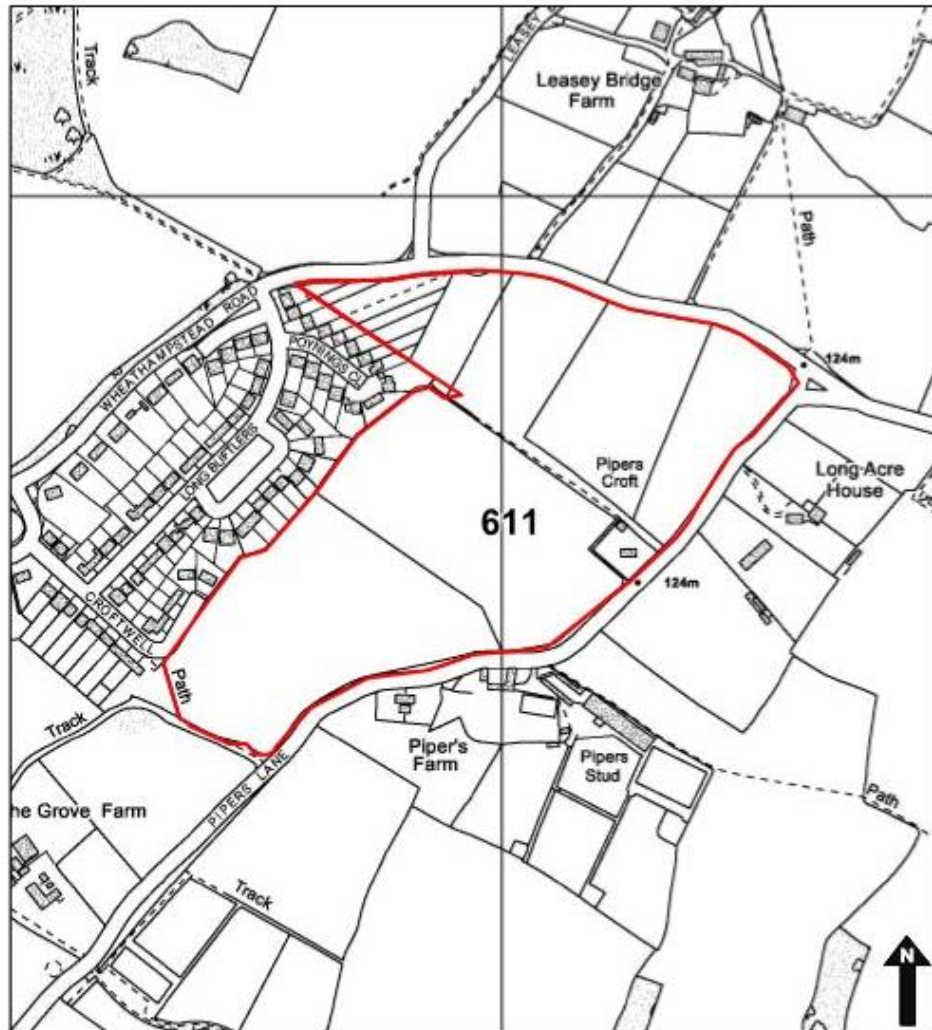
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB37. The Review concludes</p> <p><i>“The overall contribution of GB37 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 – significant”</i> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</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 East of Harpenden (combines 94, 502, 523, 558 and 586)
H-611
15.9ha
40 dph on 60% of site – 380 dwellings

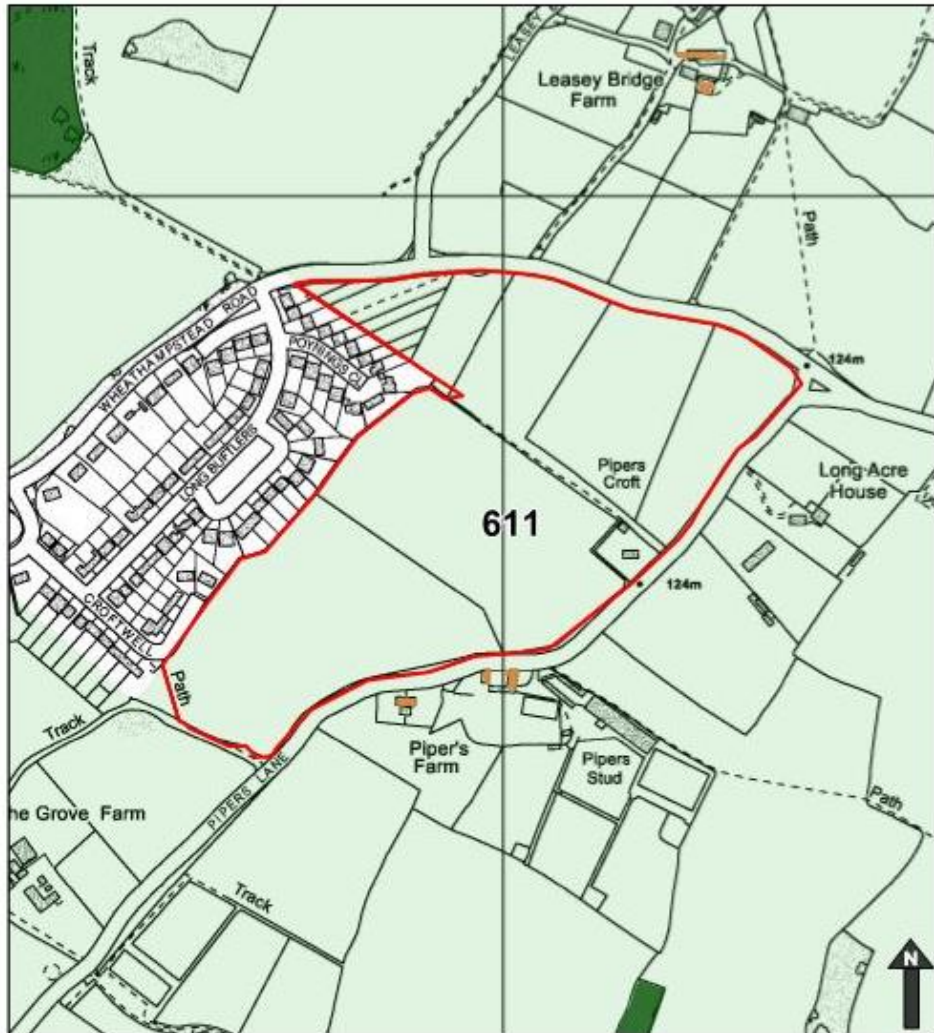
Diagram of
site



Land East of Harpenden (H-611)

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Land East of Harpenden (H-611)

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 | |

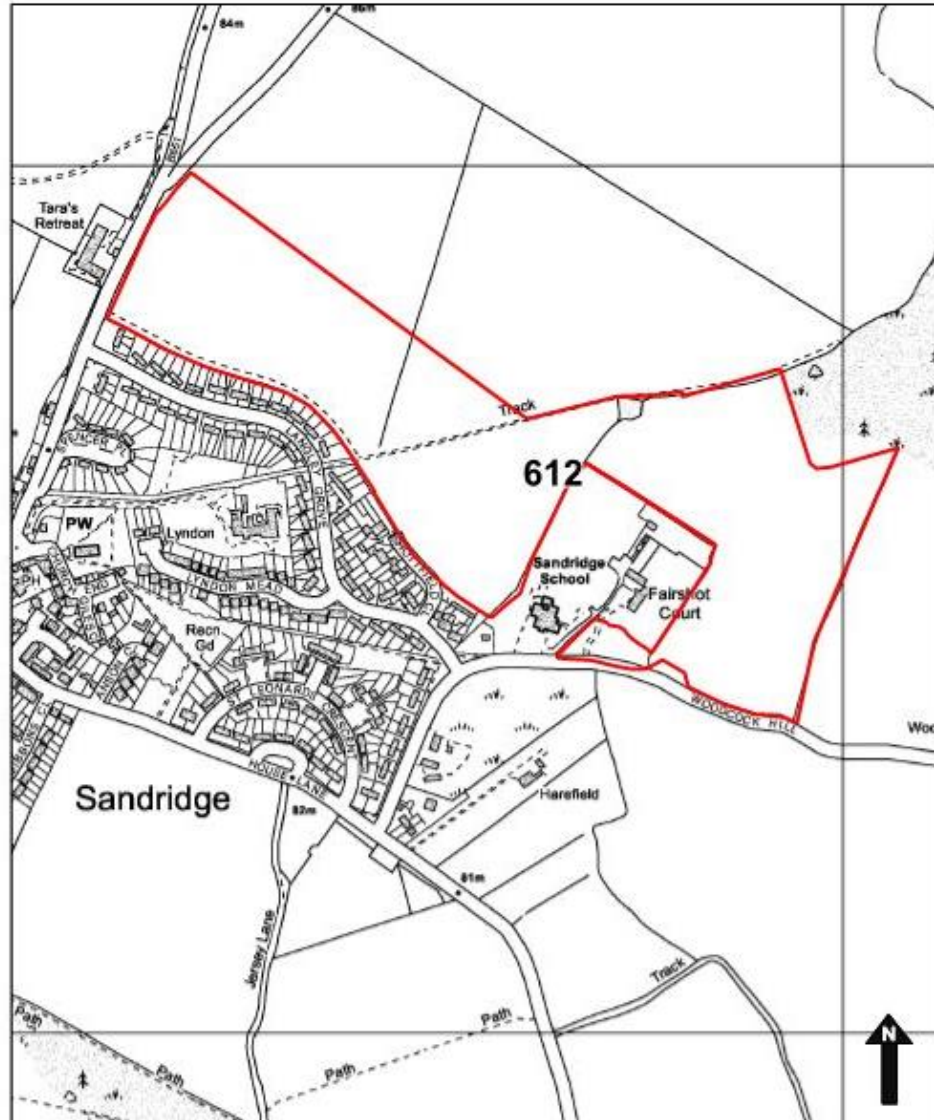
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB37. The Review concludes</p> <p><i>“The overall contribution of GB37 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 – significant”</i> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</i></p> <p><i>“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.”</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 North of Sandridge (combines 26, 151, 261 and 577)
S-612
18.2ha
40 dph on 60% of site – 436 dwellings

Diagram of
site



Land North of Sandridge (S-612)

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Land North of Sandridge (S-612)

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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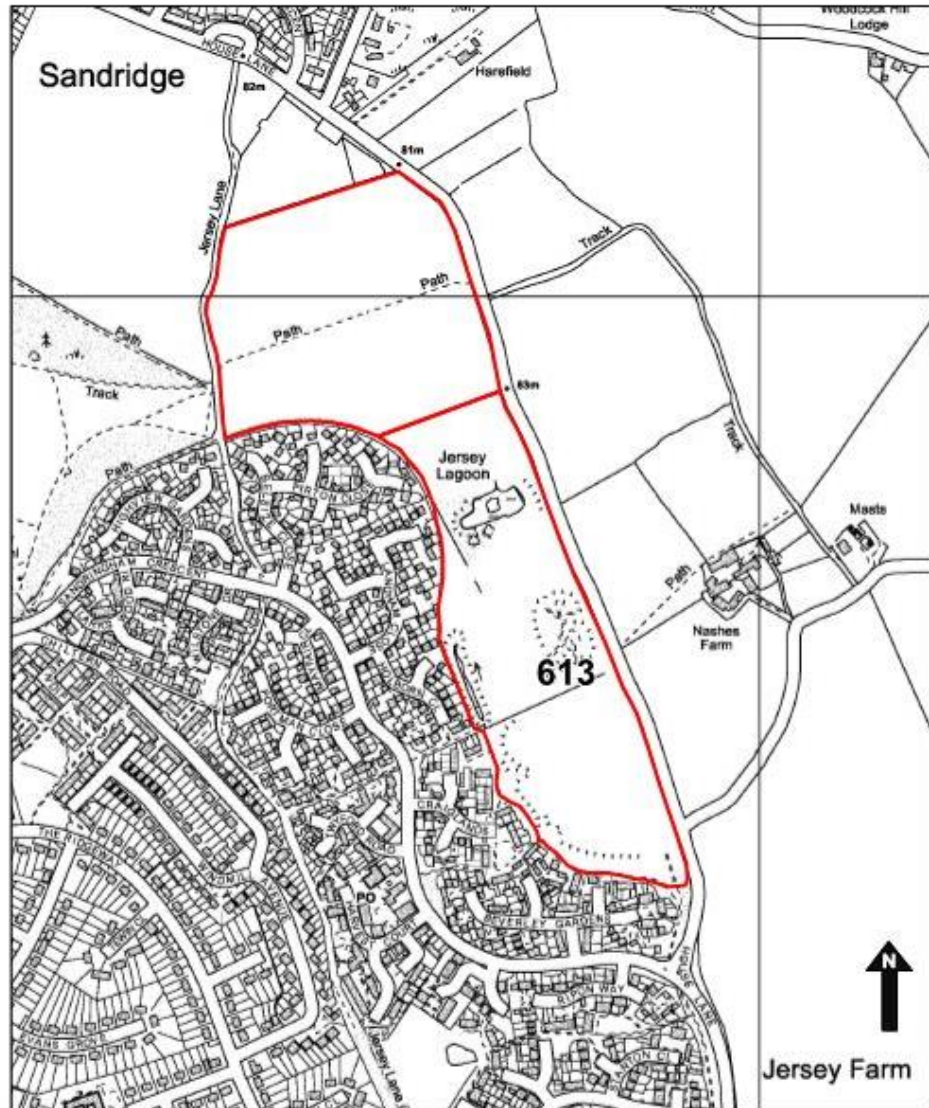
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB43A. The Review concludes</p> <p><i>“The overall contribution of GB43A towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 directly separate 1st tier settlements. However, it forms a large section of a network of parcels (with GB37, GB40, GB41, GB42 & GB43B) which provide the strategic gap between Welwyn Garden City and Hatfield with Harpenden. Any scale of reduction in the gap would be unlikely to compromise the separation of 1st tier settlements.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics in large scale arable fields bound by hedgerows with hedgerow trees. There is a high percentage of woodland with a large area of ancient woodland at Symondshyde Great Wood. There is very limited evidence of built development and no significant encroachment. However the south edge of Wheathampstead exhibits a greater sense of enclosure and urban influence. Levels of visual openness are very high in general mainly due to an absence of built development. It displays a very different character to GB43B which contains more urban fringe features.”</i></p> <p><i>“The parcel contributes with GB43B to the strategic gap between Welwyn Garden City (1st) and Wheathampstead (3rd). The gap is 4.5km and is large and well maintained (relatively free of development) with no evidence or ribbon development. Due to the scale and nature of the gap, any reduction would be unlikely to compromise the separation of settlements in physical or visual terms, or the overall level 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>	
<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]

Land North East of Jersey Farm
S-613 (combines 466 and 526)
18.7ha
40 dph on 60% of site – 448 dwellings

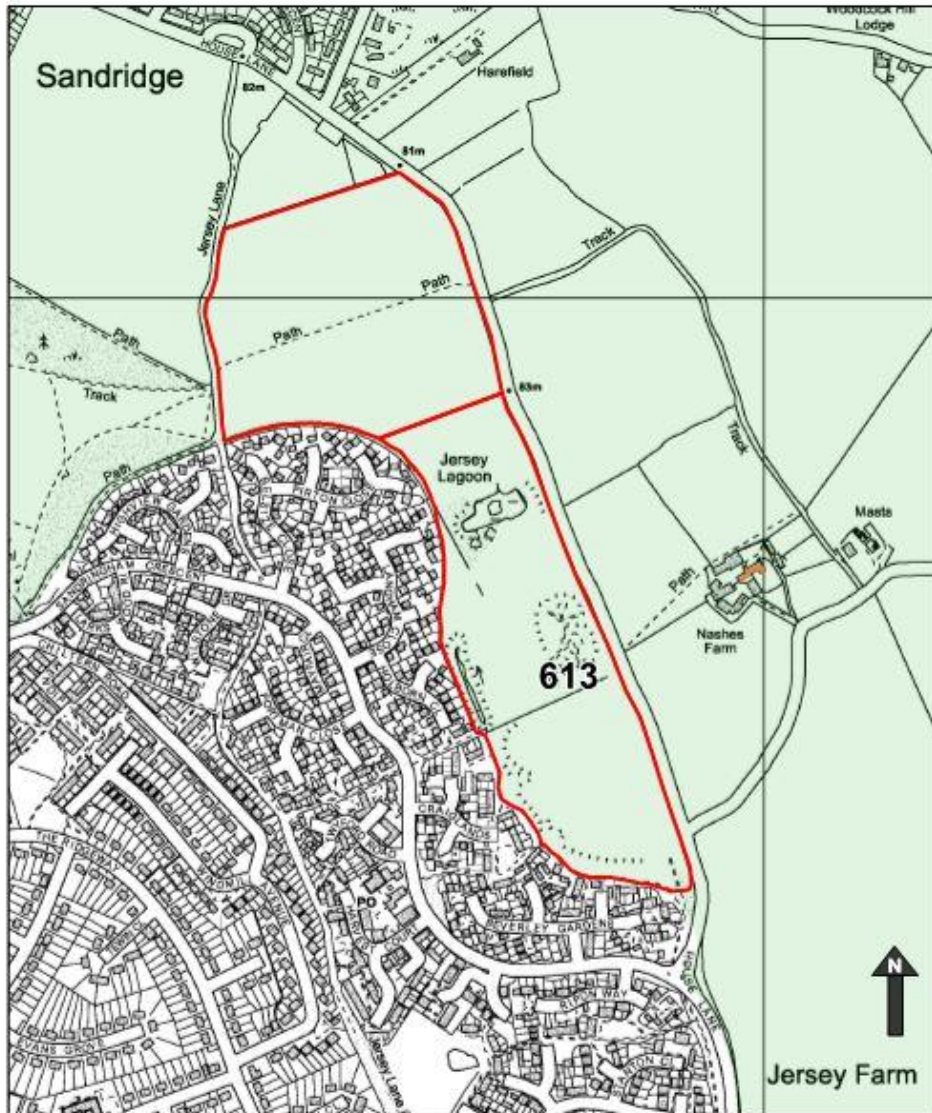
Diagram of
site



Land North East of Jersey Farm (S-613)

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Land North East of Jersey Farm (S-613)

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 large scale 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.”

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

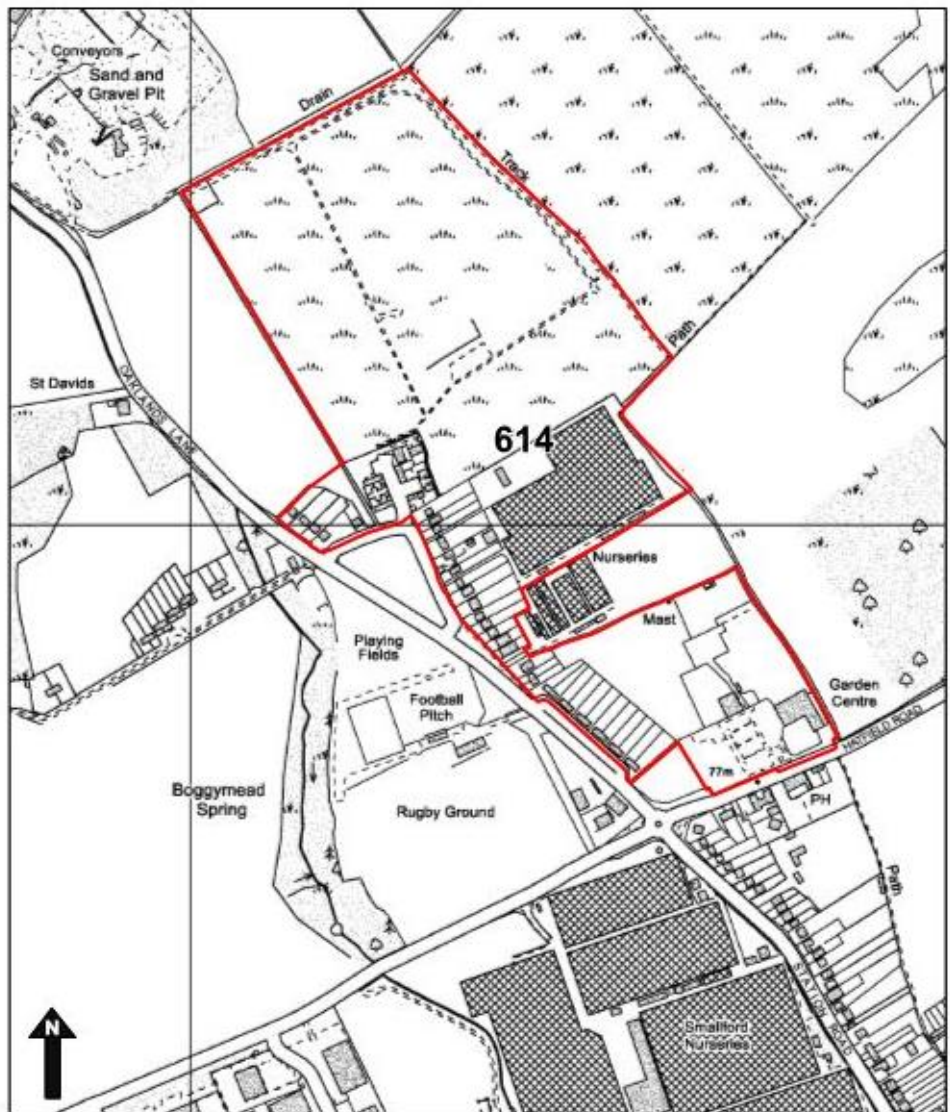
Further Assessment 2018

The southern portion of the site was identified by the GBR as a small scale sub-area (SA-SS1). In isolation this sub-area is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land. It is also owned by SADC and unlikely to come forward for development. Combined with the adjacent S-526, a strategic scale parcel can however be created, although the ownership of SA-SS1 remains an issue. The northern portion of the site contributes to the primary local gap separating St Albans and Sandridge, and development here would reduce this gap from 0.5km to 77m, compromising the separation of the two settlements in both physical and

	<p>visual terms, or local levels of visual openness. This strategic scale site does not therefore receive a green or amber on Green Belt Review evaluation and does not proceed to the next stage.</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>Land at Smallford (combines 123, 403 (part), 424 and 443) SM-614 25.1ha 40 dph on 60% of site – 604 dwellings</p>
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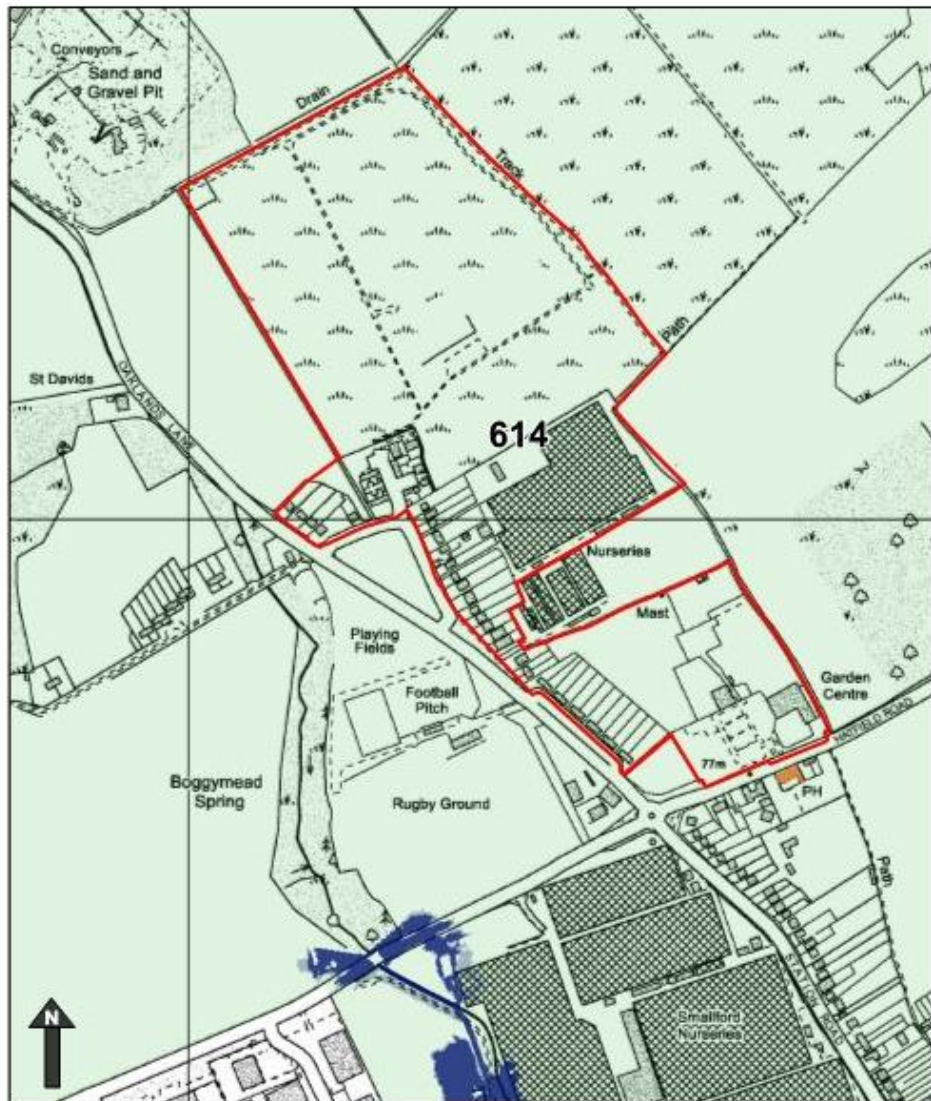
Diagram of site



Land at Smallford (SM-614)

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Land at Smallford (SM-614)

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 | |

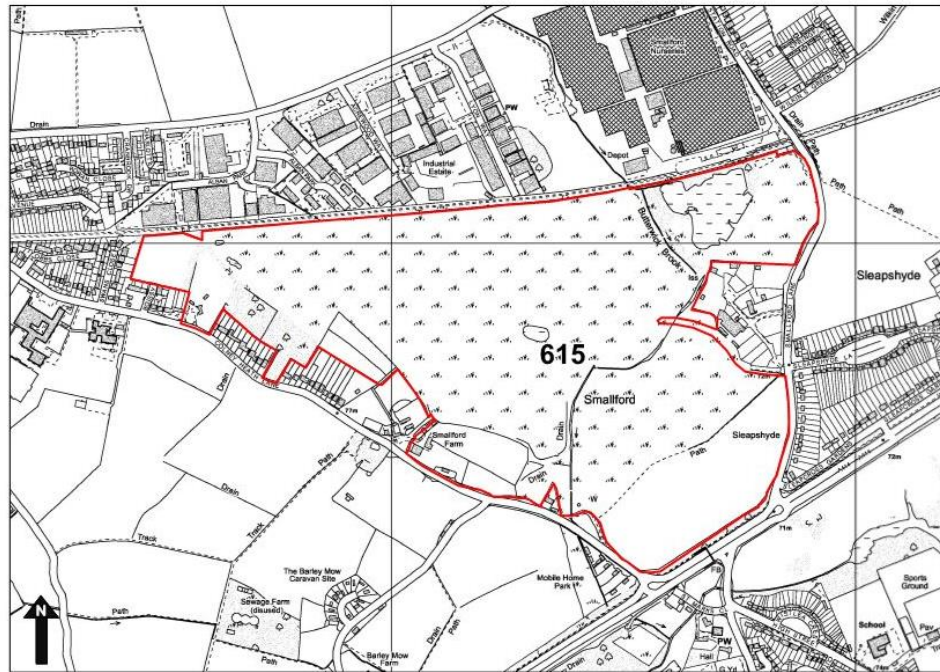
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB36. The Review concludes</p> <p><i>“The overall contribution of GB36 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 large scale 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]

Land West of Sleepshyde (combines 72, 78, 156 (part), 245, 454 and 581)
SM-615
68.4ha
40 dph on 60% of site – 1640 dwellings

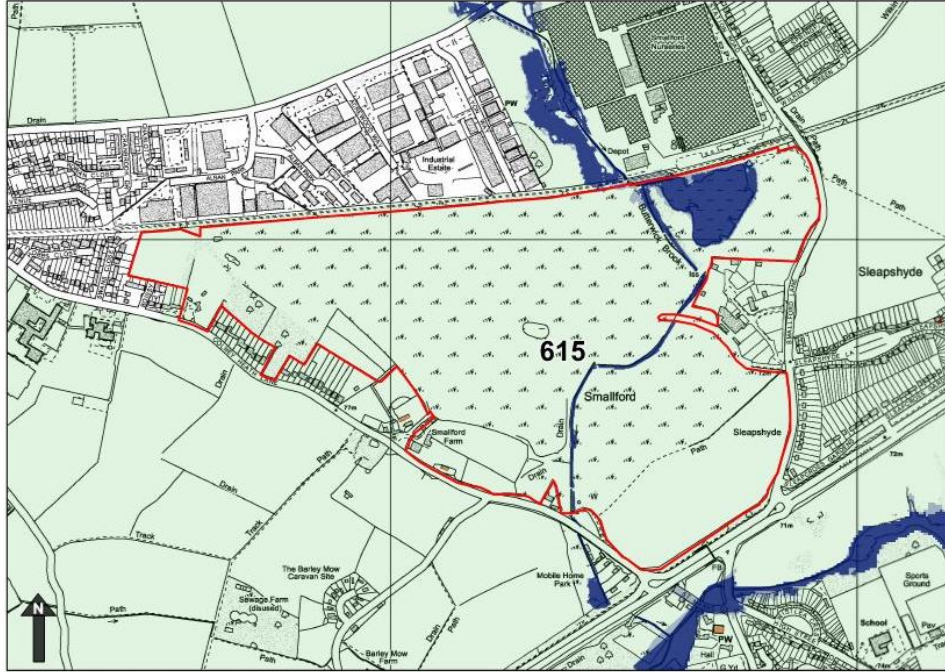
Diagram of
site



Land West of Sleepshyde (SM-615)

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Land West of Sleepshyde (SM-615)

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 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 South of Colney Heath Lane (combines 156 (part), 267, 409 and 592)
SM-616
20.5ha
40 dph on 60% of site – 492 dwellings

Diagram of
site

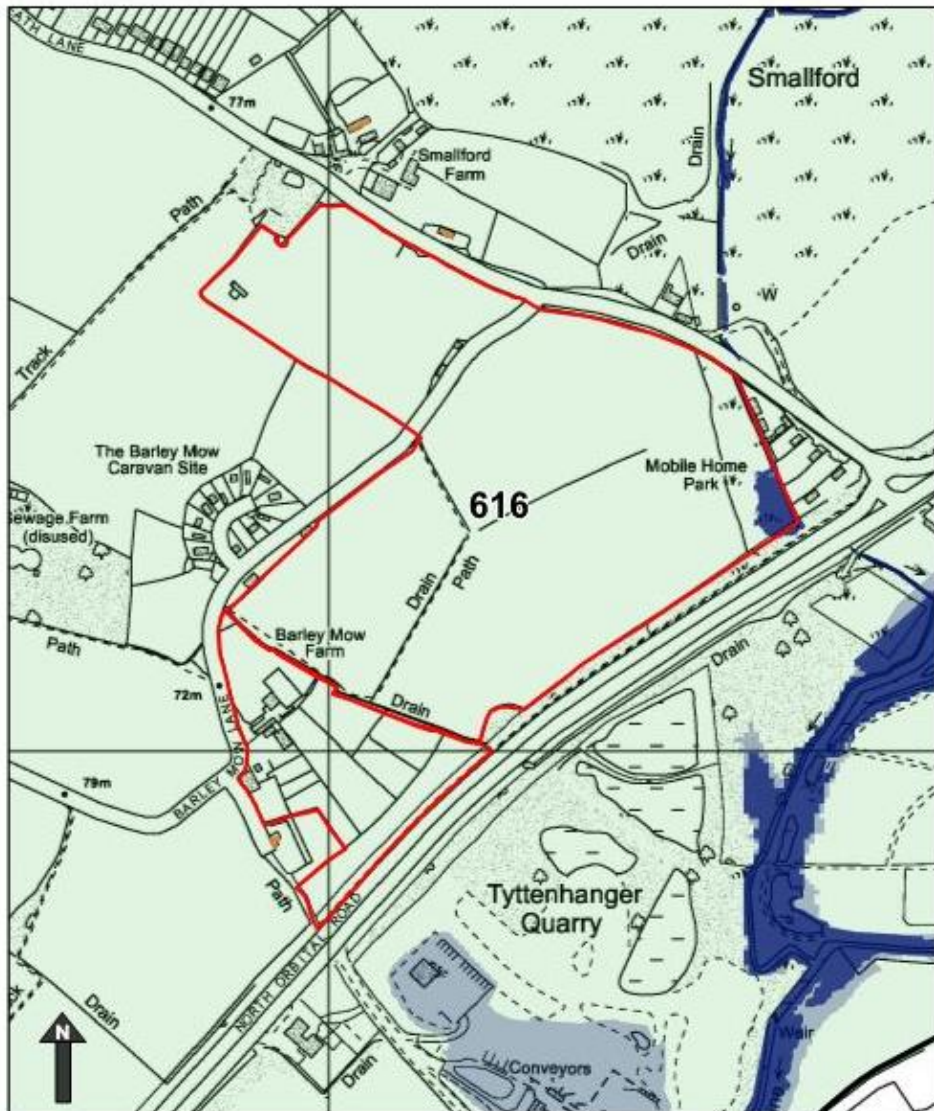


Land South of Colney Heath Lane (SM-616)

↘ SADC District Boundary



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Land South of Colney Heath Lane (SM-616)

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 | |

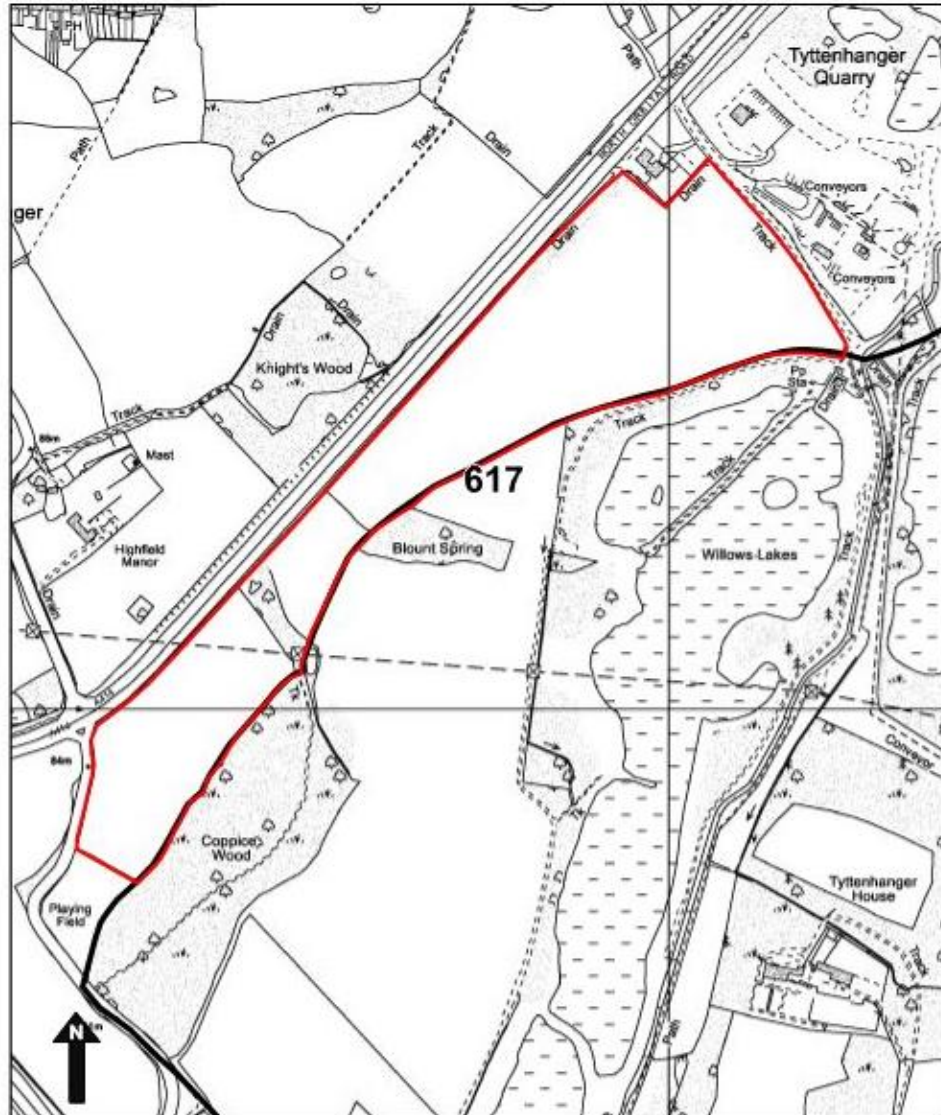
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB33. The Review concludes</p> <p><i>“The overall contribution of GB33 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 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>	

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 east of A414 (combines 30 and 48)
CH-617
19.8ha
40 dph on 60% of site – 476 dwellings

Diagram of
site

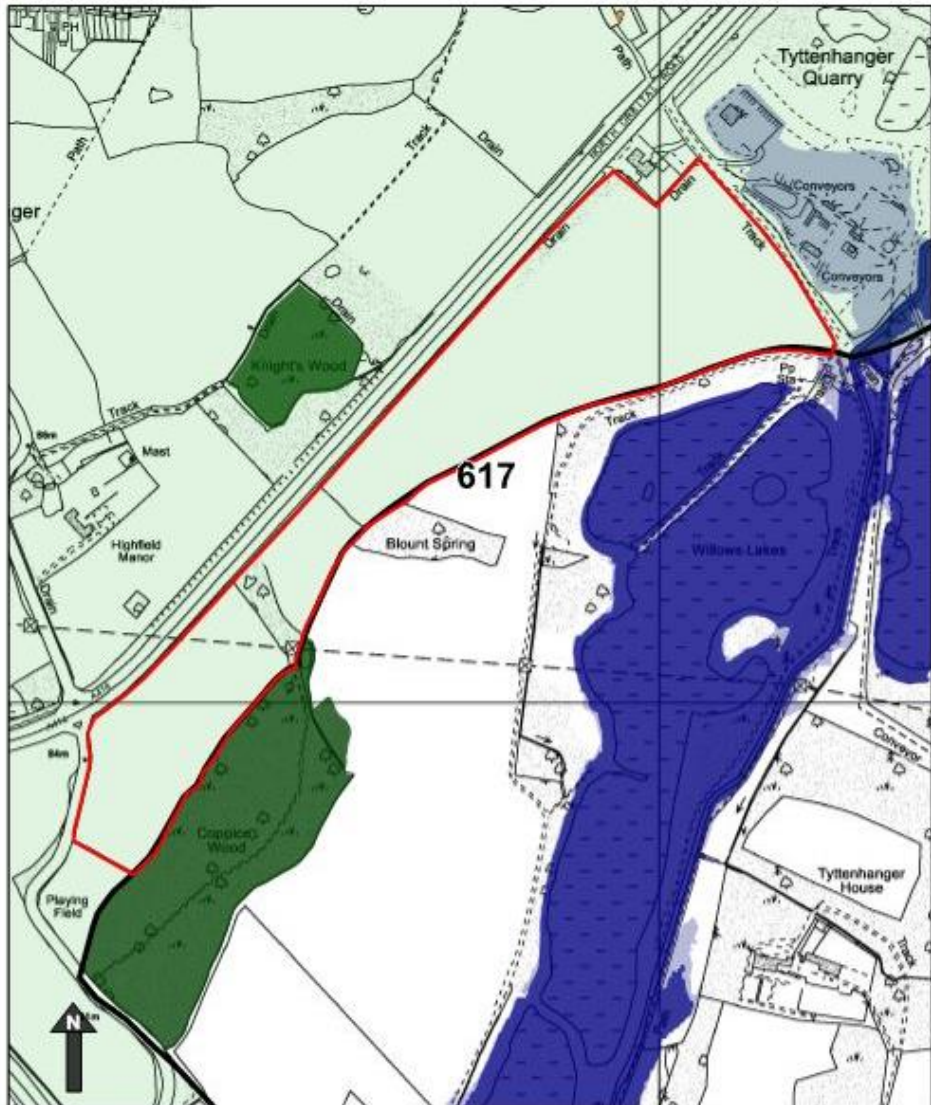


Land to east of A414 (CH-617)

↖ SADC District Boundary



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Land to east of A14 (CH-617)

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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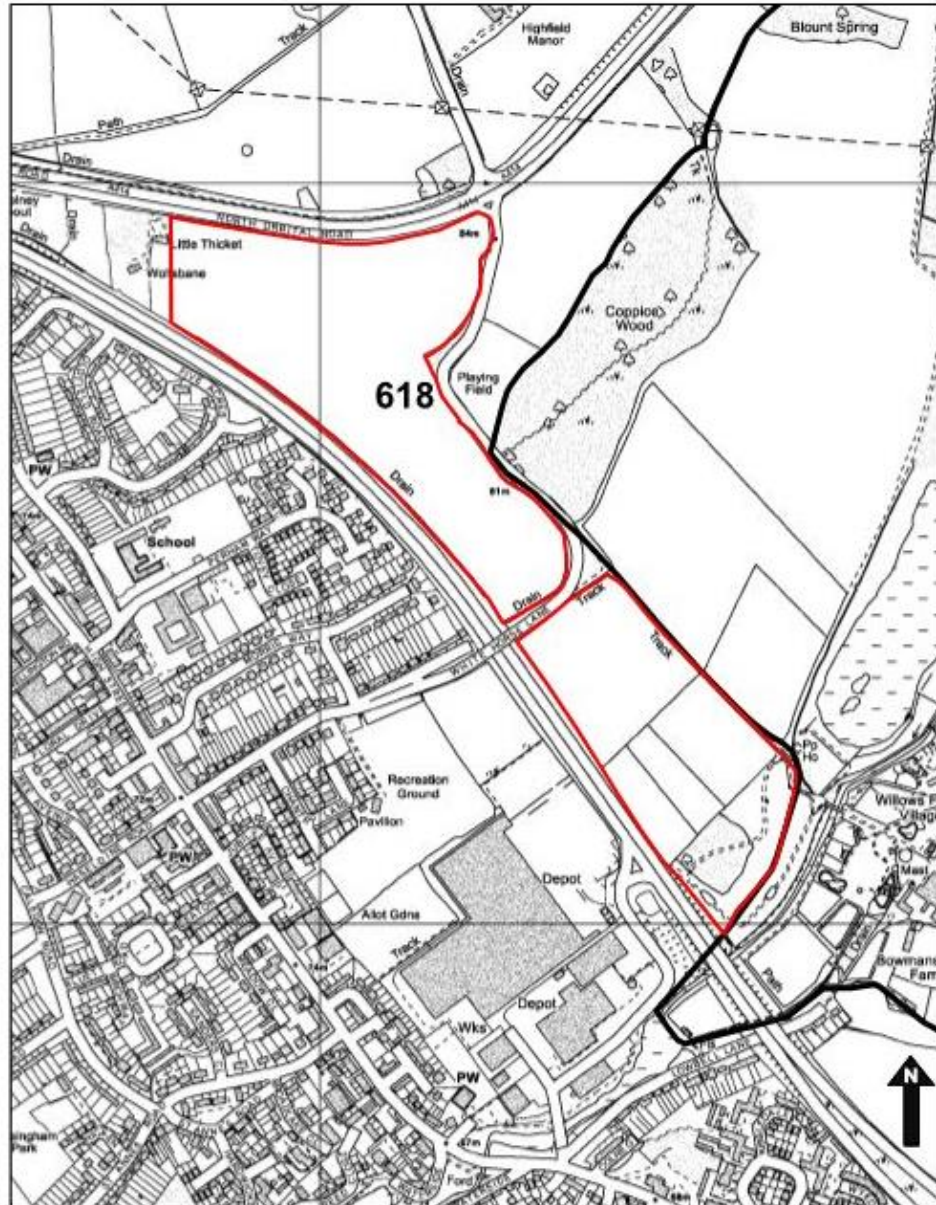
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB34. The Review concludes</p> <p><i>“The overall contribution of GB34 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> <i>• To check the unrestricted 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 does not fully separate neighbouring 1st tier settlements. However it contributes with GB33, 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 to 3rd tier settlements in the Green Belt. Overall, any minor reduction in the gap would be unlikely compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics, especially to the south, in medium sized arable fields with hedgerow boundaries, sheep pasture and substantial riverine wetland habitats along the Colne, and areas of heath and semi natural grassland which are locally important at Colney Heath. Tyttenhanger Park and Hall is located to the south. There is evidence of linear built development in the north part of the parcel which contains Colney Heath and Bullens Green. The A1(M) is also a major urban influence which is audibly intrusive. Levels of openness are generally high especially to the south due to an absence of built development.”</i></p> <p><i>“The parcel adjoins London Colney and Sleafshyde conservation areas however visual connection or views are limited by local routes and wooded areas. Tyttenhanger Park the setting of the Hall is encircled by sand and gravel working and mounds of overburden and spoil, with associated conveyor belts and plant at present but future restoration should remedy this impact in countryside character.”</i></p> <p><i>“The parcel provides a range of gaps. It provides the primary local gap between Hatfield (1st) and London Colney (2nd) and contributes with parcels GB33 to GB36 and GB43B to the overall gap with St Albans. The gap is large at 4.3km but contains ribbon development at Colney Heath (3rd) and Bullens End (3rd). The gap to the south to Colney Heath is 2.6km and well maintained (relatively free of development) however the gap to the north is more built up and narrower at 1.7km. Therefore any reduction in the gaps would compromise the separation of settlements in physical and visual terms to the north, and local levels of visual openness. A minor reduction to the south would lead to a less significant impact.”</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 to North East of London Colney (combines 31 and 32)
LC-618
21.2ha
40 dph on 60% of site – 508 dwellings

Diagram of
site

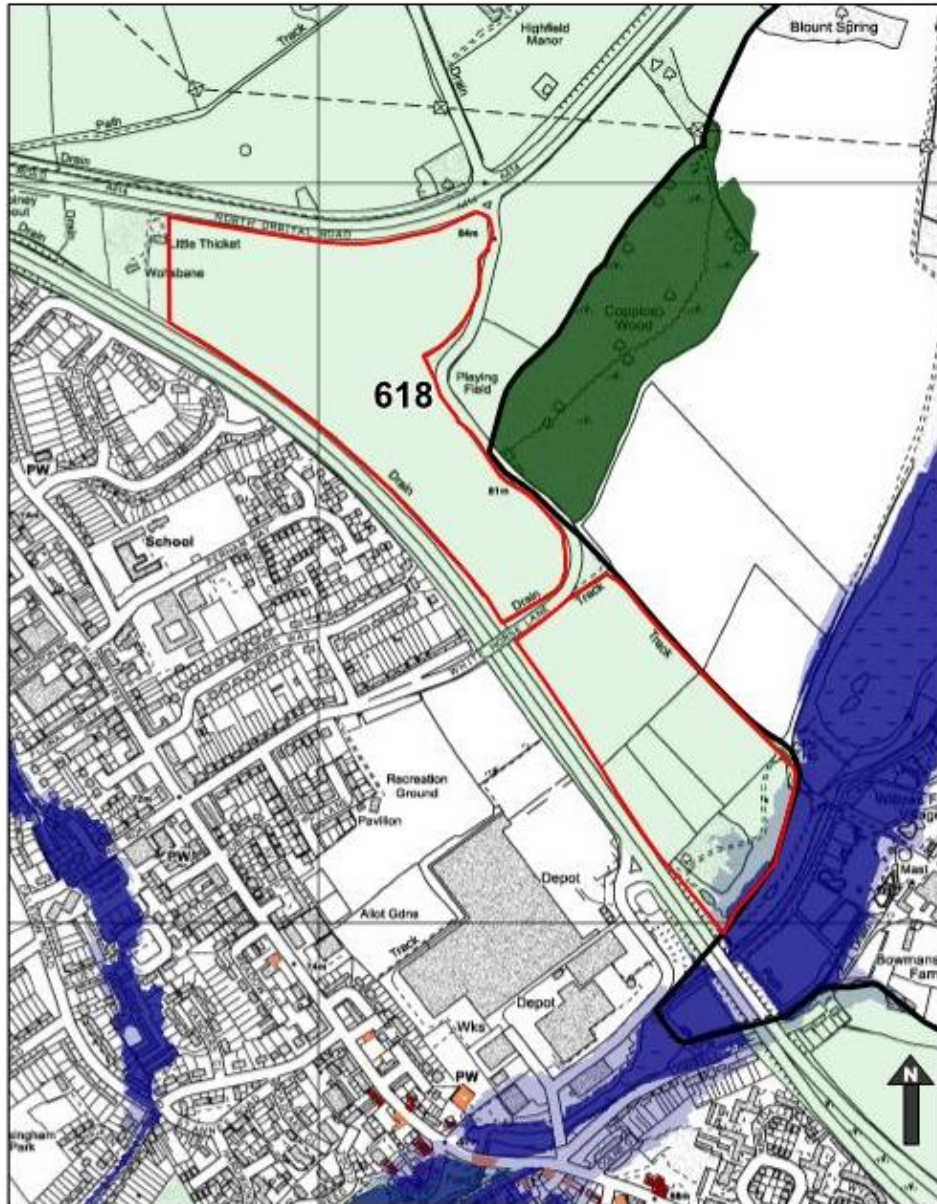


Land to North East of London Colney (LC-618)

↘ SADC District Boundary



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Land to North East of London Colney (LC-618)

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 | |

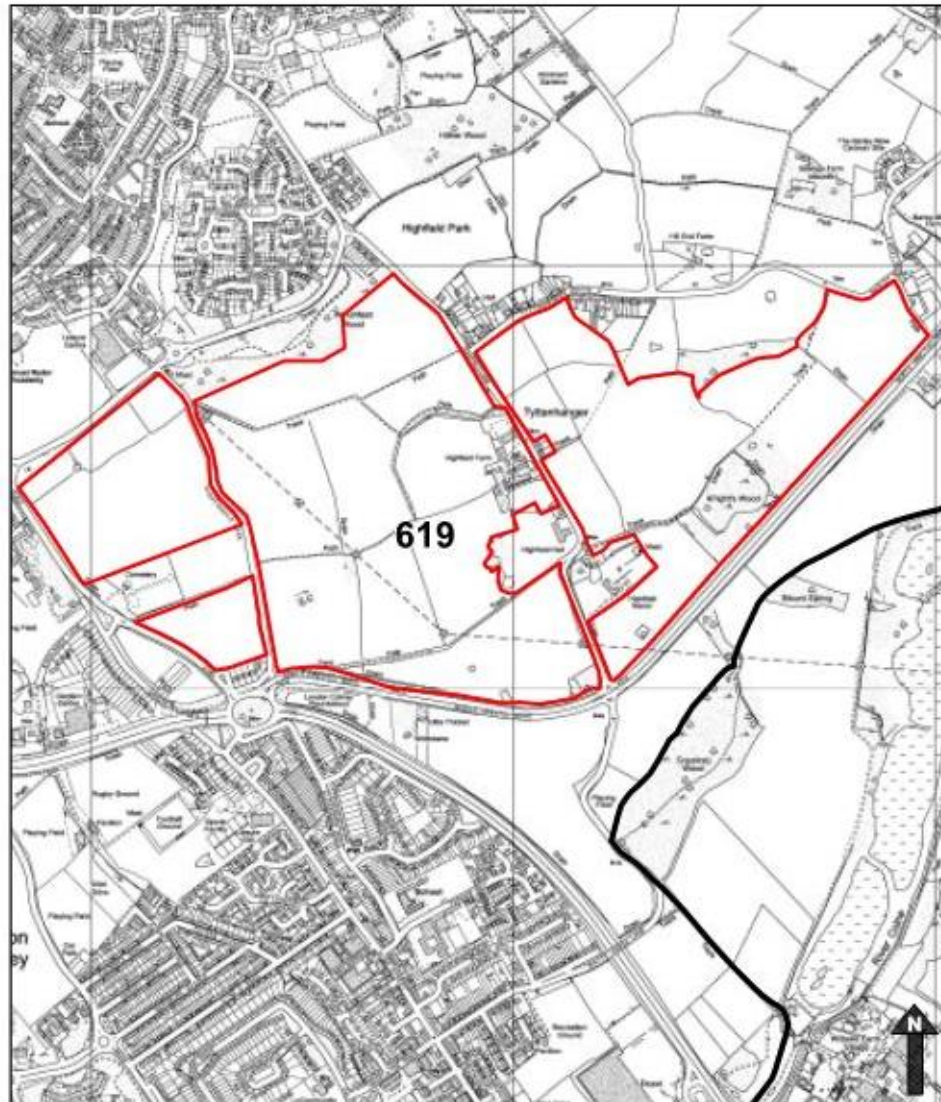
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB34. The Review concludes</p> <p><i>“The overall contribution of GB34 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 does not fully separate neighbouring 1st tier settlements. However it contributes with GB33, 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 to 3rd tier settlements in the Green Belt. Overall, any minor reduction in the gap would be unlikely compromise the separation of 1st tier settlements in physical or visual terms, or overall visual openness.”</i></p> <p><i>“The parcel displays typical rural and countryside characteristics, especially to the south, in medium sized arable fields with hedgerow boundaries, sheep pasture and substantial riverine wetland habitats along the Colne, and areas of heath and semi natural grassland which are locally important at Colney Heath. Tyttenhanger Park and Hall is located to the south. There is evidence of linear built development in the north part of the parcel which contains Colney Heath and Bullens Green. The A1(M) is also a major urban influence which is audibly intrusive. Levels of openness are generally high especially to the south due to an absence of built development.”</i></p> <p><i>“The parcel adjoins London Colney and Sleafshyde conservation areas however visual connection or views are limited by local routes and wooded areas. Tyttenhanger Park the setting of the Hall is encircled by sand and gravel working and mounds of overburden and spoil, with associated conveyor belts and plant at present but future restoration should remedy this impact in countryside character.”</i></p> <p><i>“The parcel provides a range of gaps. It provides the primary local gap between Hatfield (1st) and London Colney (2nd) and contributes with parcels GB33 to GB36 and GB43B to the overall gap with St Albans. The gap is large at 4.3km but contains ribbon development at Colney Heath (3rd) and Bullens End (3rd). The gap to the south to Colney Heath is 2.6km and well maintained (relatively free of development) however the gap to the north is more built up and narrower at 1.7km. Therefore any reduction in the gaps would compromise the separation of settlements in physical and visual terms to the north, and local levels of visual openness. A minor reduction to the south would lead to a less significant impact.”</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 Tyttenhanger (combines 74a, 74b and 511)
CH-619
115ha
40 dph on 60% of site – 2760 dwellings

Diagram of
site

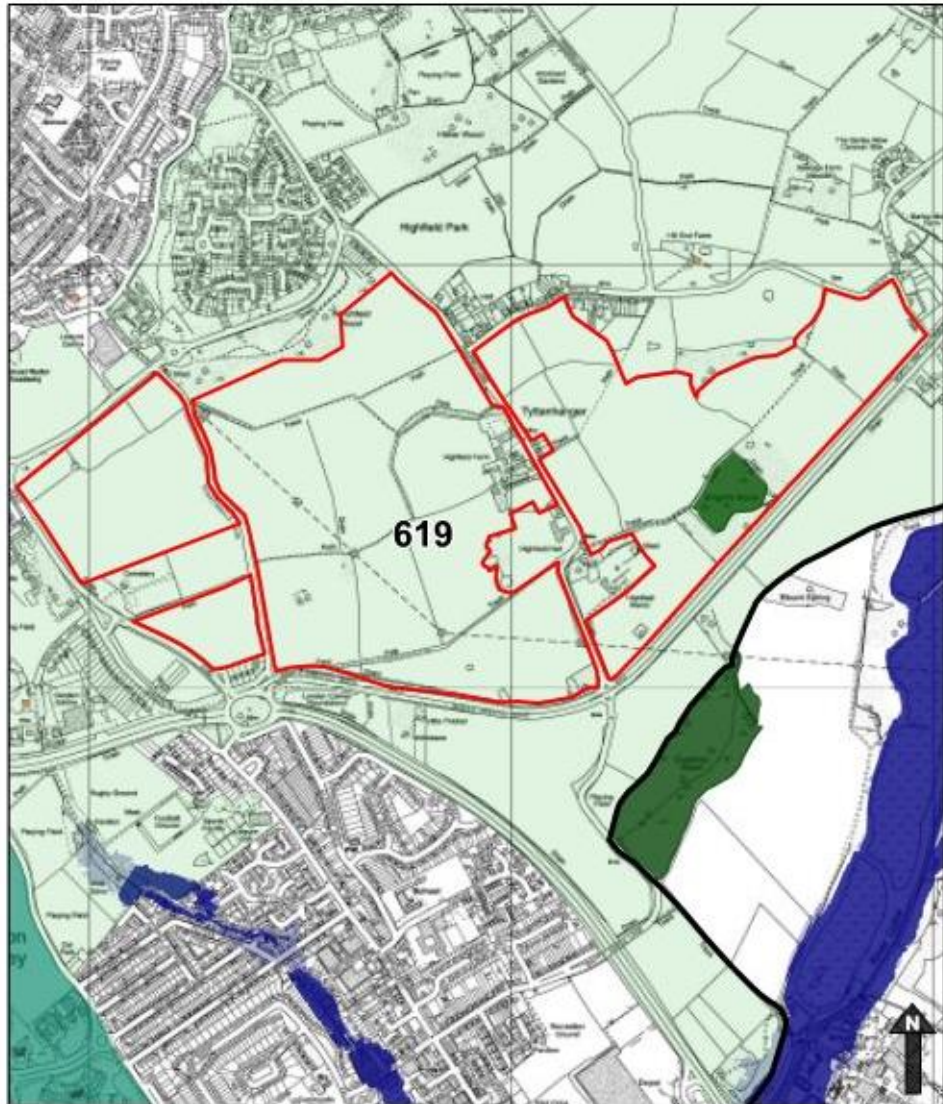


Land at Tyttenhanger (CH-619)

↙ SADC District Boundary



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Land at Tyttenhanger (CH-619)

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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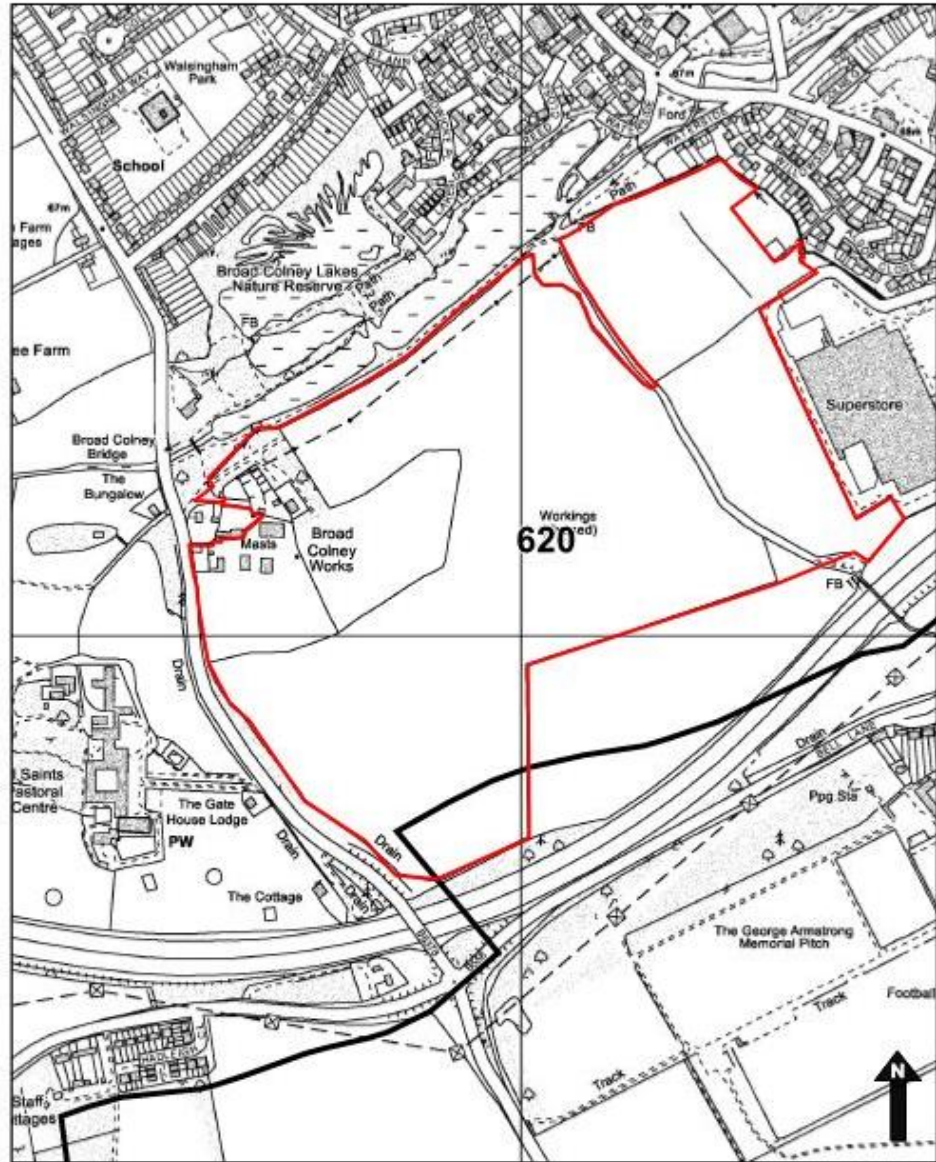


<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB33. The Review concludes</p> <p><i>“The overall contribution of GB33 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 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>	

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 South of London Colney (combines 113, 117, 253 and 545) LC-620 40.2ha 40 dph on 60% of site – 964 dwellings
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Diagram of site

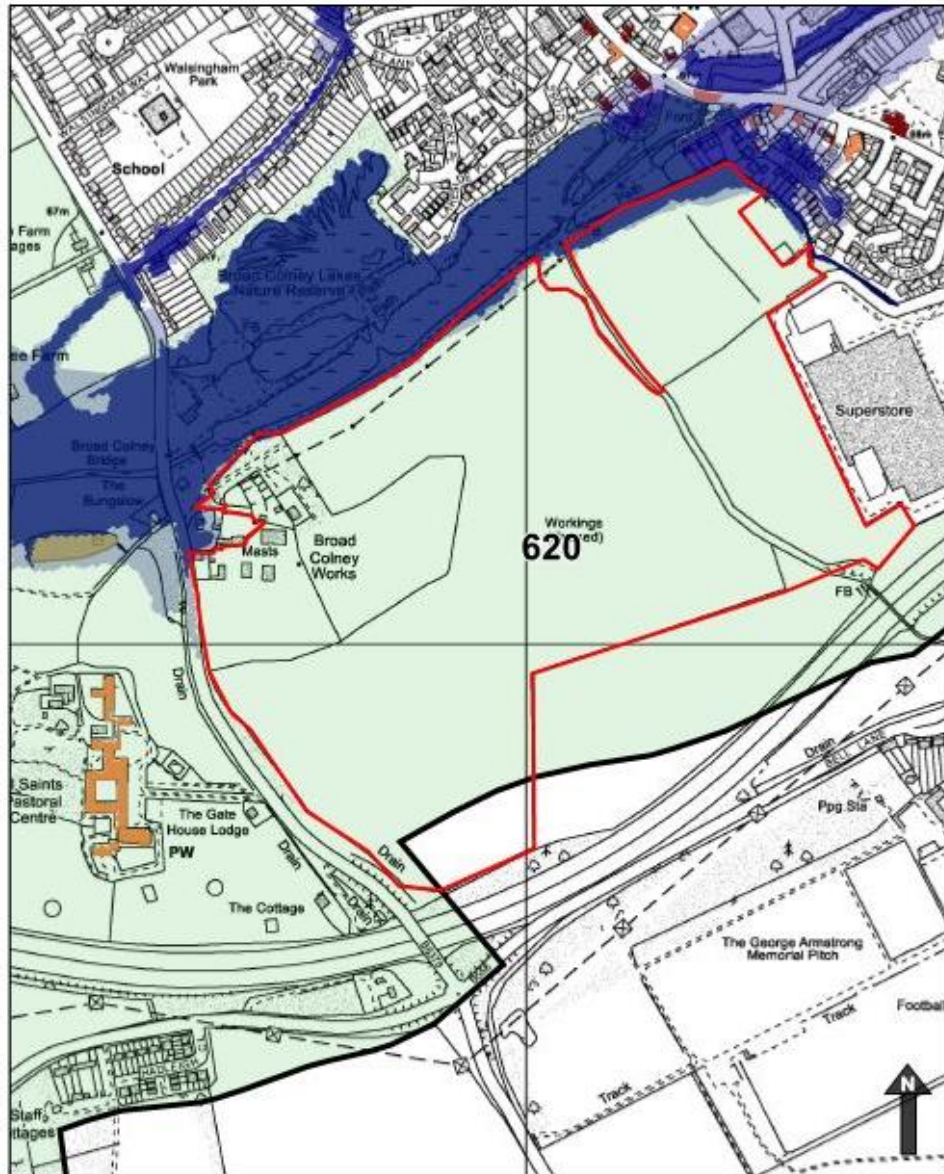


Land South of London Colney (LC-620)

↖ SADC District Boundary



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Land South of London Colney (LC-620)

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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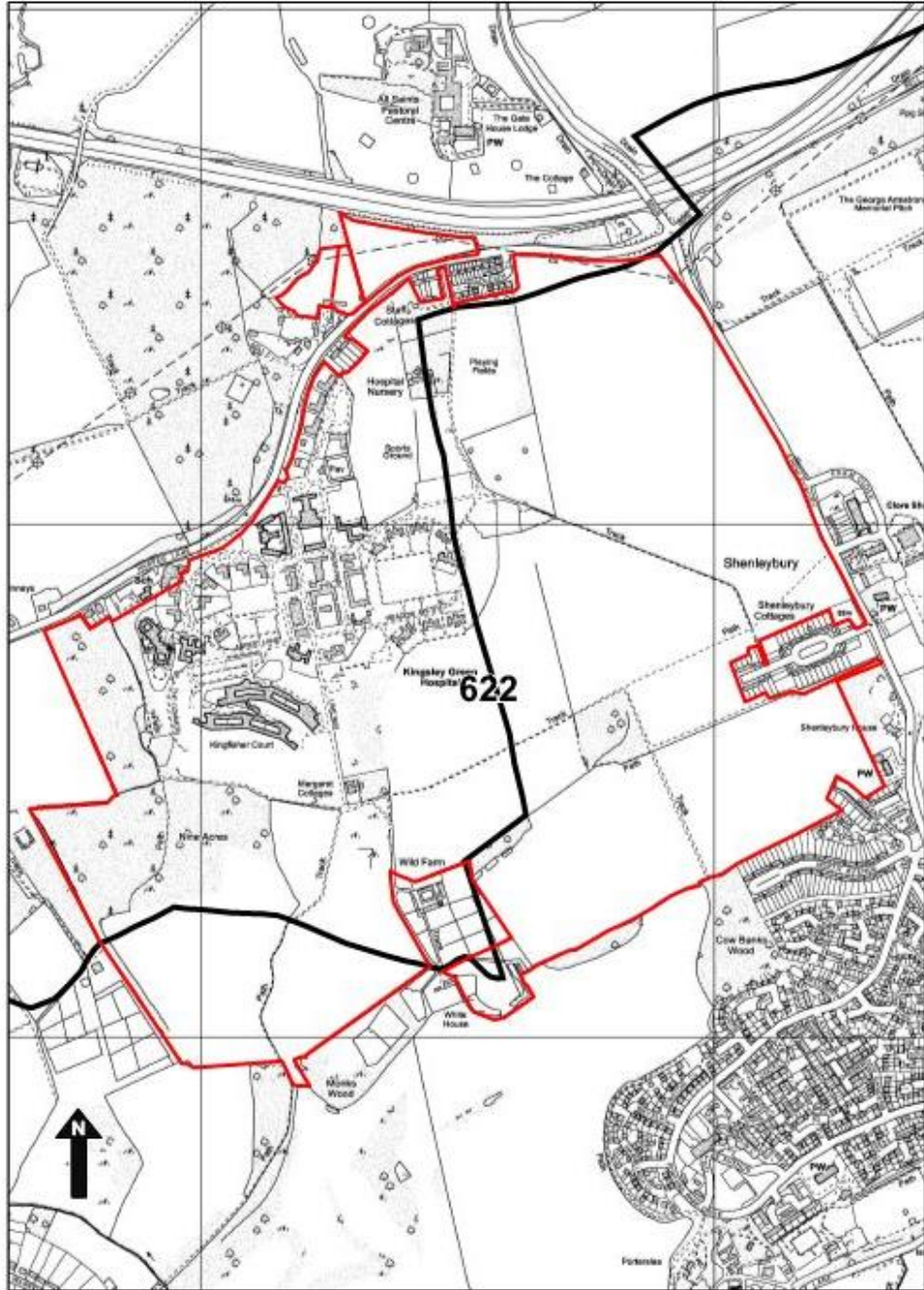
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB31. The Review concludes</p> <p><i>“The overall contribution of GB31 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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

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

Land South of Harper Lane (combines 99a, 99b, 254, 406, 480, 539 and 540)
LC-622
164.1ha
40 dph on 60% of site – 3940 dwellings

Diagram of
site



Land South of Harper Lane (LC-622)

↖ 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 / Borfe]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.”

“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.”

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

Existing significant permission

Planning permission has been granted for an 86-bed Mental health Unit on 22/10/2012 (LPA reference 5/2012/1812), which has been constructed. Planning permission was granted for 206 dwellings on 26/05/2017 (LPA reference 5/2015/0990), which are under construction. These permissions are material considerations but lead to no change to the rating of the site.

RED

	NB: The site straddles the boundary of St Albans District with Hertsmere Borough. Appropriate discussions with Hertsmere are part of ongoing Duty to Cooperate conversations.
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)	

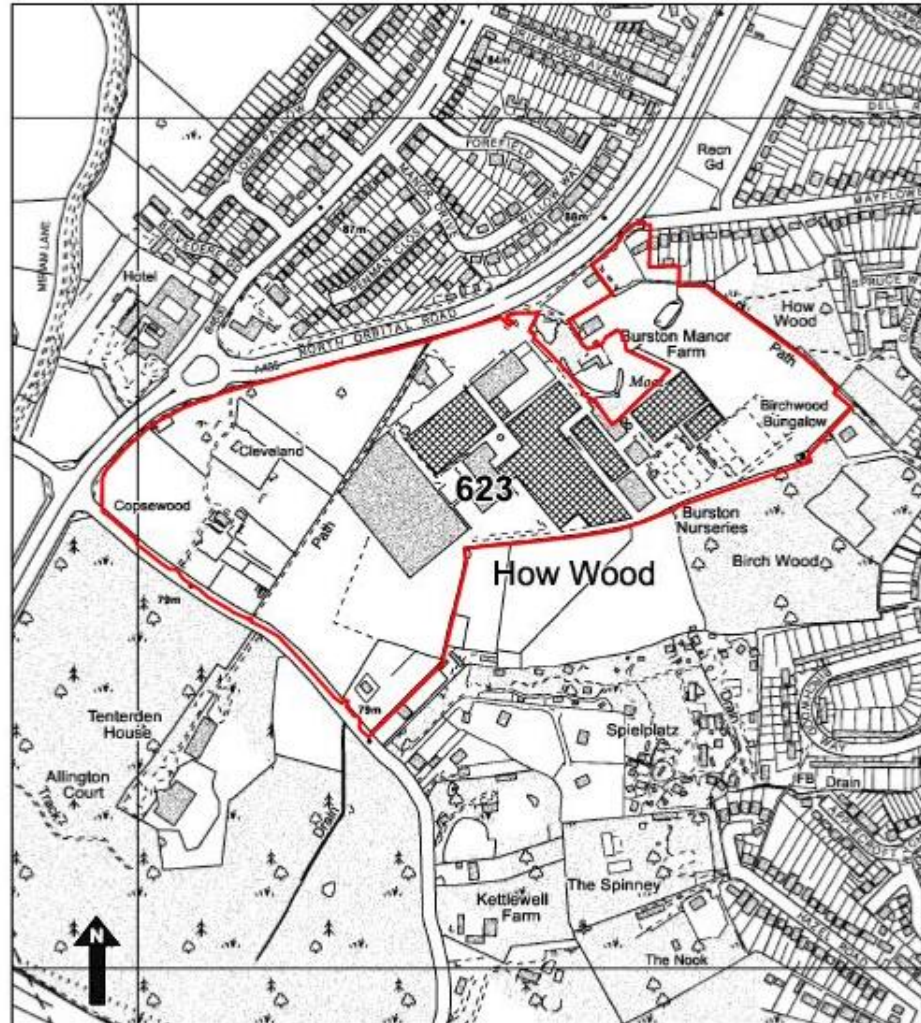
8. Overall
Evaluation
(RAG)

RED

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

Land West of How Wood (combines 12, 13, 120, 538)
HW-623
22.2ha
40 dph on 60% of site – 532 dwellings

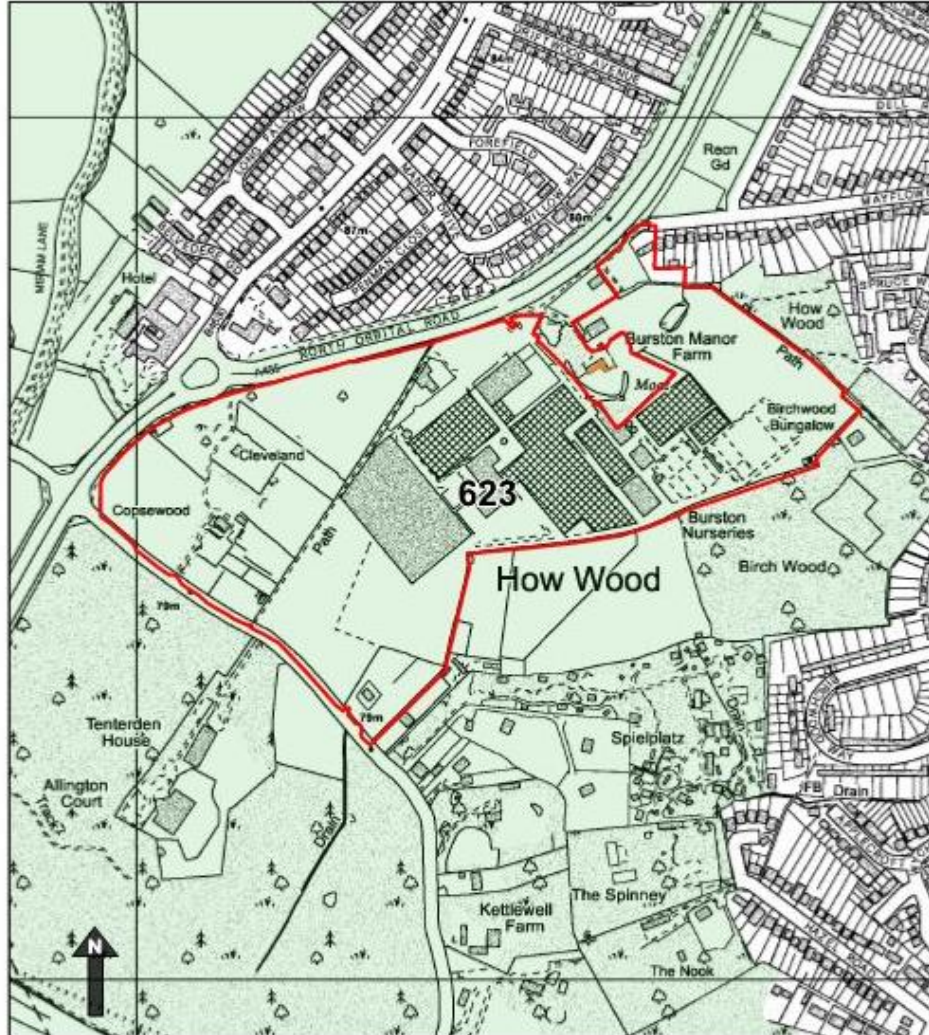
Diagram of
site



Land West of How Wood (HW-623)

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Land West of How Wood (HW-623)

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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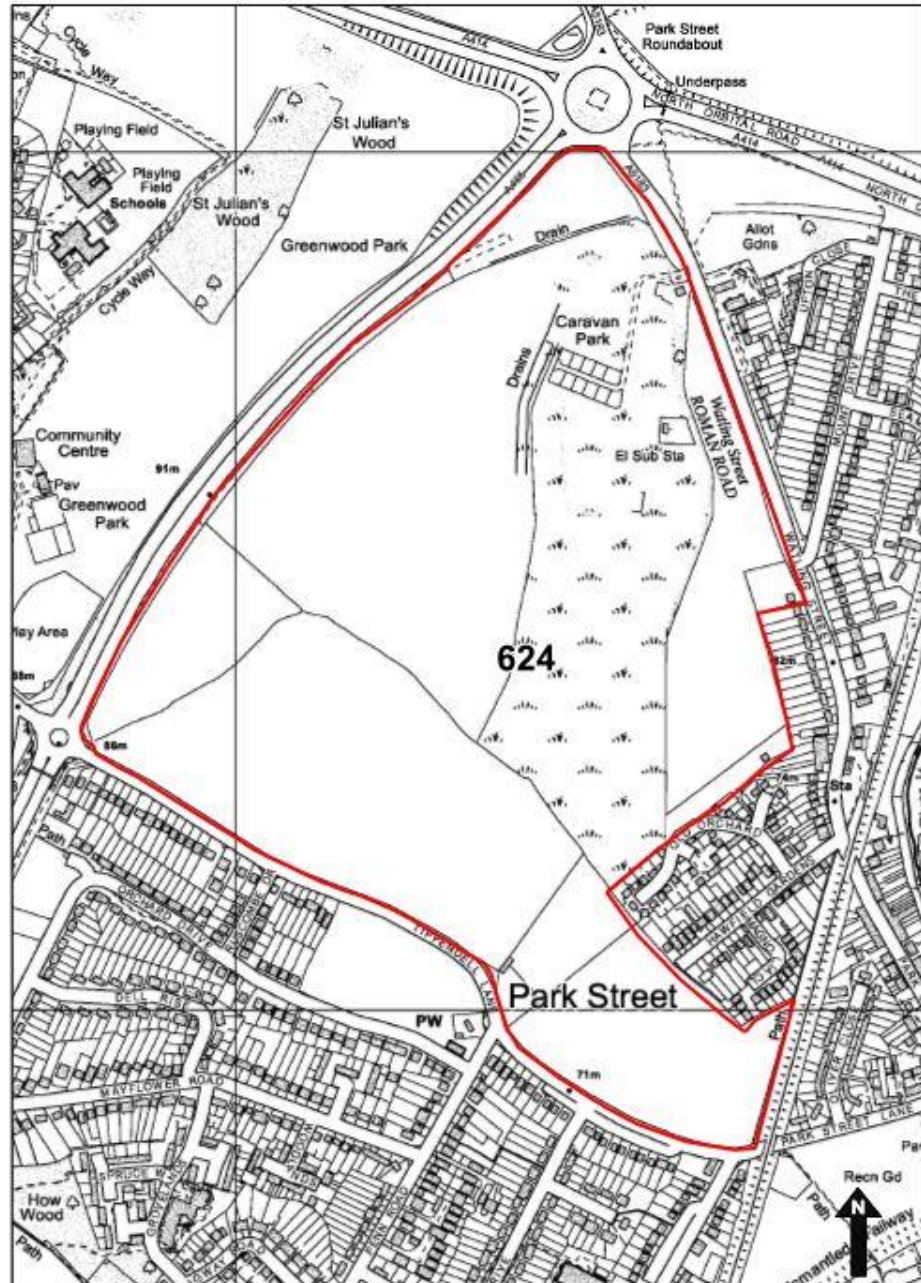
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB26. The Review concludes</p> <p><i>“The overall contribution of GB26 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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 facilities (RAG)</p>	

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 West of Park Street (combines 14, 46, 255, 543, 560 and 587)
PS-624
53.4ha
40 dph on 60% of site – 1280 dwellings

Diagram of
site



Land West of Park Street (PS-624)



Land West of Park Street (PS-624)

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 | |

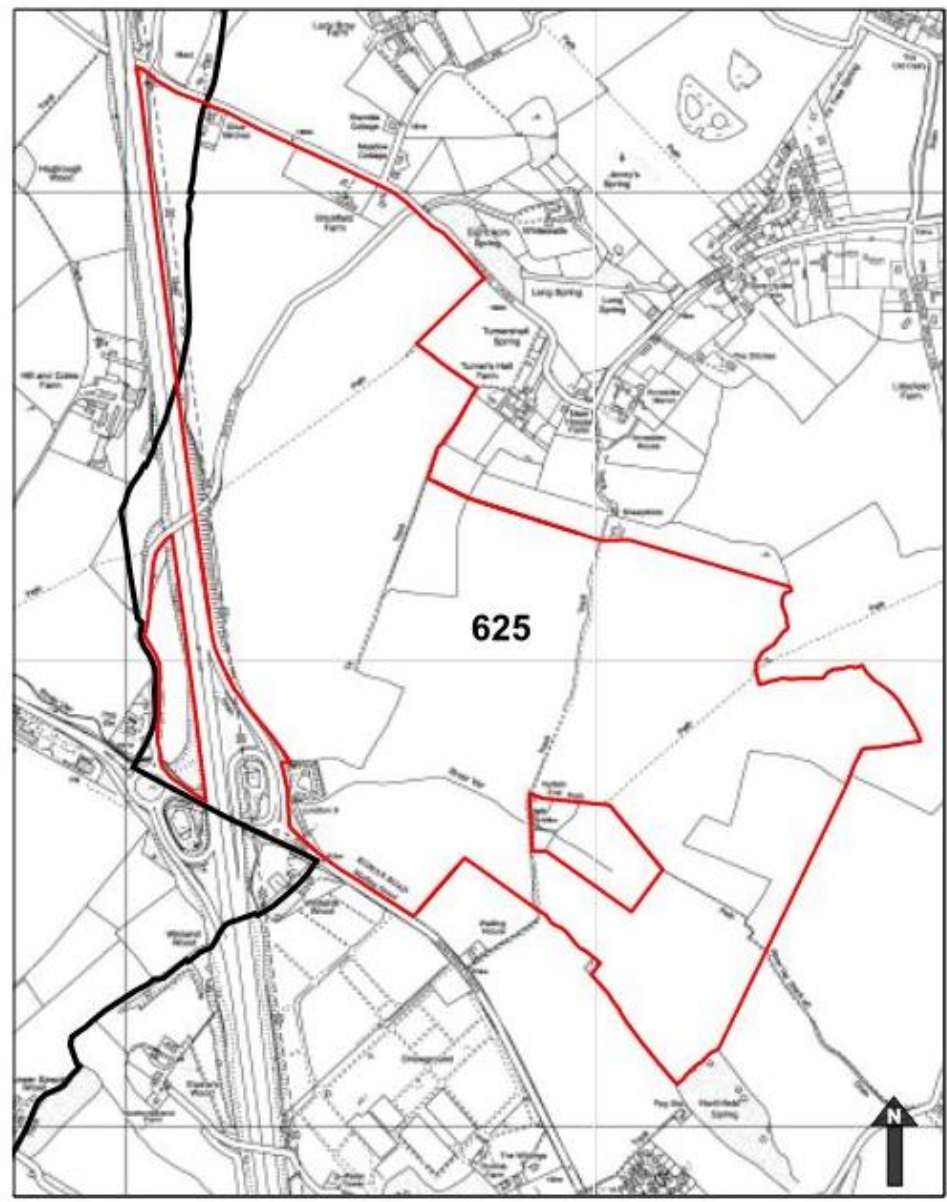
<p>1. Green Belt Review evaluation (RAG)</p>	<p>An independent Green Belt Review was carried out in 2013. The site falls in parcel GB28. The Review concludes</p> <p><i>“The overall contribution of GB28 towards Green Belt purposes is:</i></p> <ul style="list-style-type: none"> • <i>To check the unrestricted 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

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

Land at Turner's Hall Farm, West of Harpenden
H-625
152.9ha
40 dph on 60% of site – 3668 dwellings

Diagram of
site

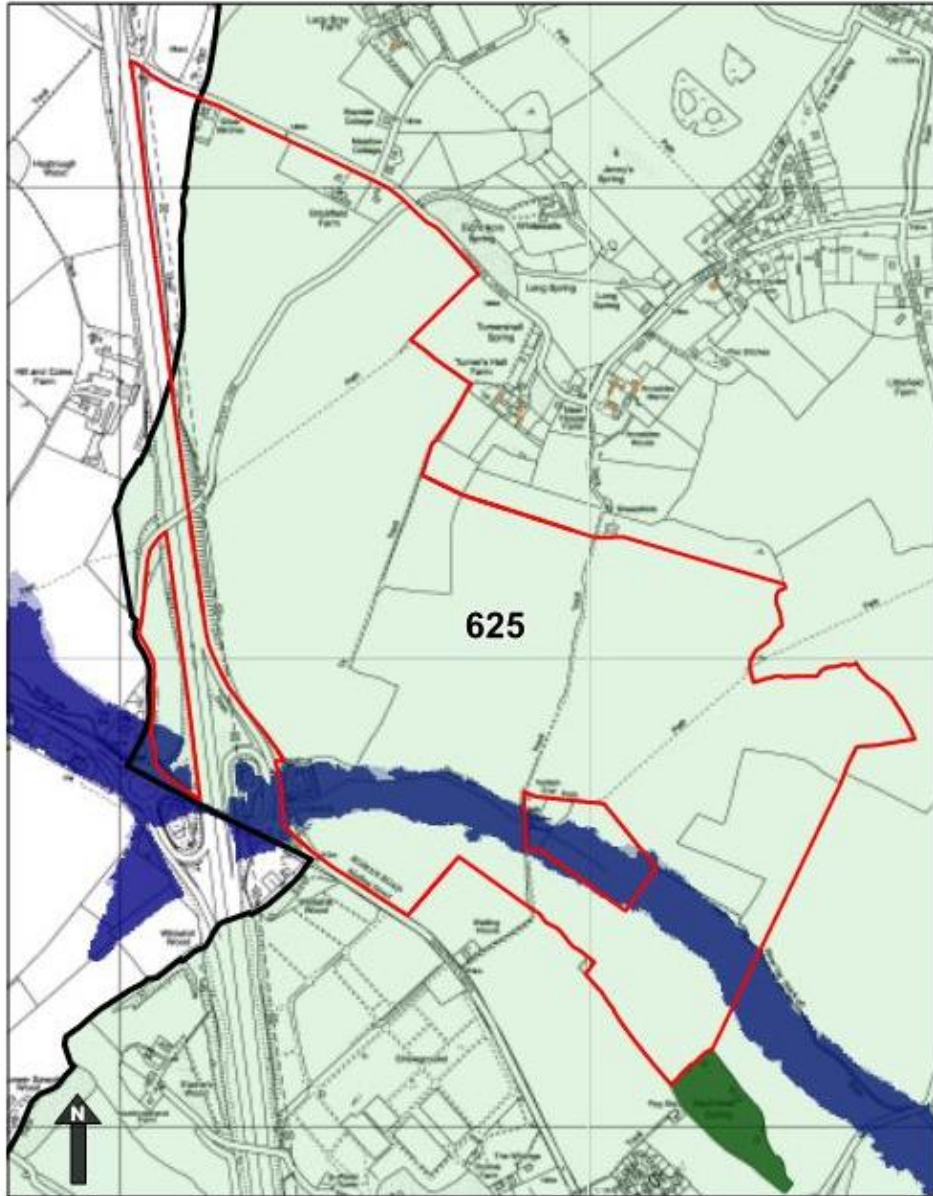


Land at Turner's Hall Farm, West of Harpenden (H-625)

↙ SADC District Boundary



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Land at Turner's Hall Farm, West of Harpenden (H-625)

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 smaller western section of the site falls in parcel GB19. The Review concludes

“The overall contribution of GB19 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 – partial”*

“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 with GB16B & 18 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 reduction in the gap would not compromise the separation of existing 1st tier settlements in physical terms but would be likely to reduce the overall visual openness of the parcel, which does not directly adjoin 1st tier settlements.”

“The parcel displays typical rural and countryside characteristics in open arable farmland with large scale fields bound by hedgerows and hedgerow trees. It also contains the estate parkland of Markyate Park, and pasture and horticulture uses are located close to settlements, predominantly on the ridges. A small area of the parcel is within the Chilterns AONB, which restricts development. There are limited urban features and no significant encroachment apart from intermittent ribbon development along minor routes from Markyate. The major urban influence is the M1 which is well concealed by planting and is audibly intrusive. Levels of visual openness are high in general.”

“The parcel contains Markyatecell Park HPG dating back to 1145 and adjoins Markyate Conservation Area. The Green Belt acts as an immediate open and rural historic setting, providing views to and from the countryside.”

“The parcel contributes to separation of Markyate (2nd) and Caddington and Slip End (in Central Bedfordshire to the north of the study area). These local gaps are 2.2km and 2.4km respectively and contain limited ribbon development on routes extending to the northeast and southeast from Markyate. Any small scale reduction in the gaps would be unlikely to compromise the separation of settlements in physical terms or overall visual openness.”

In addition, the larger eastern portion of the site falls in parcel GB20. The Review concludes

“The overall contribution of GB20 towards Green Belt purposes is:

- To check the unrestricted sprawl of large built-up areas – significant*
- To prevent neighbouring towns from merging – limited or no*
- To assist in safeguarding the countryside from encroachment – partial*
- 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 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

	<p><i>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 it does contain the Experimental Station. Any reduction in the gap would be unlikely to compromise 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>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