

# Green Belt Appraisal

M Scott Properties Ltd

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Land to the west of Watling Street, Park Street, St Albans



**Ref:** 18-0603  
**Version:** V3  
**Date:** 20th December 2021

Arboriculture

Ecology

Forestry & Woodland Management

Landscape & Green Infrastructure

Minerals & Waste Restoration

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## Executive Summary

Lockhart Garratt Ltd was instructed by M Scott Properties Ltd and others to undertake an appraisal of the implications of the proposed release of land from the Metropolitan Green Belt to facilitate the proposed residential development on land to the west of Park Street, St Albans. The appraisal consisted of an independent review of the site's contribution to the five purposes of the Green Belt as set out in Paragraph 138 of the National Planning Policy Framework, as follows:

- Purpose 1: To check the unrestricted sprawl of large built-up areas;
- Purpose 2: To prevent neighbouring towns merging into one another;
- Purpose 3: To assist in safeguarding the countryside from encroachment;
- Purpose 4: To preserve the setting and special character of historic towns; and
- Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It is the conclusion of this appraisal that the site exhibits a transitional sub-urban character as a result of its close proximity to the existing settlement edge.

The site is well contained within a narrow strip of pasture land, that is bound by the existing settlement edge to the south and east, the existing road infrastructure to the north, and the Watling Street Caravan Park to the west.

As a result, the site relates more positively to the existing settlement edge than the open countryside that lies to the west, beyond the line of mature trees and the caravan park.

The site is separated from a number of other nearby settlements, by the presence of the village of Park Street itself, the road infrastructure and the caravan park.

Finally, the site is separated from the historic core of the village by the presence of the railway line, which dissects the village.

Therefore, this narrow strip of land can be released from the Green Belt for development without substantial harm to the remaining Green Belt areas, on the basis that it is well contained and lies separated from the surrounding open countryside. The mitigation measures proposed will enable a permanent and defensible settlement edge to form a suitable and robust Green Belt boundary.

The retention and enhancement of the existing vegetation structure will preserve the separation of settlements and the integrity and character of the surrounding rural landscape.



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## 1. INTRODUCTION AND BACKGROUND

### Instruction

- 1.1. Lockhart Garratt Ltd has been instructed by M Scott Properties Ltd and others to undertake an appraisal of the implications of the proposed release of land from the Metropolitan Green Belt to facilitate the proposed residential development on land to the west of Park Street, St Albans (hereinafter referred to as the 'Site').
- 1.2. This document will consider the potential for the development of the Site to include the release of the land from the Metropolitan Green Belt for residential-led development. It will consider the existing evidence base in relation to the Green Belt, and then will undertake an appraisal of the existing contribution made by the Site to the five purposes of the Green belt as set out in paragraph 80 of the National Planning Policy Framework, and the implications of its release.
- 1.3. Finally, it will suggest mitigation measures to help retain the character of the settlement edge whilst preserving the separation of settlements and the integrity and character of the surrounding rural landscape.

### Site Location

- 1.4. The land in question includes an elongated arable field of approximately 4.3 hectares, located along the western settlement edge of Park Street, to the south of St Albans. The central grid reference of the Site is TL 145 044 and the Site boundary is shown on the Baseline Information Plan (Ref. 18-0608) at **Appendix 1**.

## 2. EXISTING BACKGROUND INFORMATION

### Policy Background

2.1. National Green Belt Policy is set out within paragraphs 137-151 of the National Planning Policy Framework. In particular, paragraph 137 states that the essential characteristics of the Green Belts are their openness and permanence, whilst paragraph 138 sets out the five purposes to be served by the Green Belt, as follows:

- Purpose 1: To check the unrestricted sprawl of large built-up areas;
- Purpose 2: To prevent neighbouring towns merging into one another;
- Purpose 3: To assist in safeguarding the countryside from encroachment;
- Purpose 4: To preserve the setting and special character of historic towns; and
- Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.2. Paragraphs 140-142 set out the framework for Local Authorities to alter Green Belt boundaries as part of the plan-making process.

### Existing Evidence Base: Adopted Local Plan

2.3. The St Albans District Local Plan Review 1994 is the current adopted local plan, produced by St Albans City and District Council. This is in the process of being replaced by a new Local Plan, which is anticipated to be adopted in 2023. Until such time that the new local plan is approved, a number of saved policies remain in place, including Policy 1, which discusses the Metropolitan Green Belt and the restrictions placed upon it by the District Council.

### Policy 1 – Metropolitan Green Belt

*“The whole of St Albans District lies within the Metropolitan Green Belt except for the following areas:*

- *The towns and specified settlements listed in Policy 2;*
- *Land North of Buncefield, Hemel Hempstead (proposed warehousing, see Policy 20, ref: EMP.7);*
- *Colney Street Industrial/Warehousing Estate (see Policy 20, ref: EMP 22);*
- *North-East Hemel Hempstead (land west of Cherry tree Lane – see Policy 26).*

*The boundaries of the Green Belt around these areas (as shown on the Proposals Map) have been defined by reference to the degree of long term expansion of the built-up areas acceptable in the context of the stated purpose of the Green Belt.*

*Within the Green Belt, except for development in Green Belt settlements referred to in Policy 2 or in very special circumstances, permission will not be given for development for purposes other than that required for:*

- *Mineral extraction;*
- *Agriculture;*
- *Small scale facilities for participatory sport and recreation;*
- *Other uses appropriate to a rural area;*
- *Conversion of existing buildings to appropriate new uses, where this can be achieved without substantial rebuilding works or harm to the character and appearance of the countryside.*

*New development within the Green Belt shall integrate with the existing landscape. Siting, design and external appearance are particularly important and additional landscaping will normally be required. Significant harm to the ecological value of the countryside must be avoided.”*

- 2.4. Whilst it is acknowledged that the Site lies within the Metropolitan Green Belt, and the development of the Site would mean the loss of a small section of Green Belt land, it is the authors opinion that the Site is read as part of the existing settlement edge of Park Street on account of its close proximity to the settlement edge and the position of the A5183 (Watling Street) directly along its eastern boundary, and the A414 Park Street Roundabout along its northern boundary.
- 2.5. Immediately to the west of the Site lies the Watling Street Caravan Park, and associated parking and infrastructure, as well as an electricity sub-station, which are urbanising influences within the setting of the Site.

#### **Green Belt Review Purposes Assessment**

- 2.6. The Green Belt Review Purposes Assessment was produced for Dacorum Borough Council, St Albans City and District Council and Welwyn Hatfield Borough Council in November 2013, with the aim of delivering a review that provides a robust assessment of the various functions of the different areas of Green Belt. This document is presented within **Appendix 2**.
- 2.7. The Site forms a minor element, approximately 5%, of the Parcel GB28 – Green Belt Land to North of How Wood, a small parcel of 83 ha in size, of predominantly arable farmland.
- 2.8. In terms of the parcels contribution to the five Green Belt purposes, it scores either ‘Limited or No’ and ‘Partial’ against all of the actual NPPF criteria. The parcel only scores highly against an additional criterion added by the Local Planning Authority, which this appraisal does not consider relevant to the national Green Belt standards.
- 2.9. If the Site itself were considered in isolation, then it is likely that it would score lower than the overall parcel, and therefore it is considered that the Site does not contribute to the wider Green Belt on account of its containment, transitional sub-urban character, and its low scores within the Green Belt Review Purposes Assessment.

### 3. CONTRIBUTION OF THE SITE TO THE GREEN BELT

#### Introduction

- 3.1. This section will present an appraisal of the contribution of the Site to the initial four purposes of the Green Belt as set out in paragraph 138 of the National Planning Policy Framework. It is considered, in conjunction with the Local Planning Authority's (LPA) views in their published evidence base, that the fifth purpose is largely intended to ensure that urban brownfield land is the primary consideration for development, and is therefore not relevant to this context.

#### **Purpose 1: To check the unrestricted sprawl of large built-up areas**

- 3.2. To the immediate south and east of the Site, the existing settlement edge, along with Watling Street, provide an urban boundary that contains the Site and contributes to its transitional sub-urban character.
- 3.3. To the immediate west and north of the Site, an established tree lined boundary separates the Site, both visually and in terms of character, from the open countryside to the west of the settlement edge. As a result, the Site is contained to the north and west.
- 3.4. It is therefore considered that, due to the Site's containment along all of its boundaries, the potential for urban sprawl as a result of the development of this Site is unlikely, as a result of the physical barriers that separate it from the open countryside to the west. Furthermore, the urban edge context of the Site to the south, in the form of existing development on Old Orchard and Hawfield Gardens is such that its development would not extend the built limit of Park Street any further west than its current limits, but would rather represent a 'rounding off' of this settlement.
- 3.5. The LPA's Green Belt Review Purposes Assessment scores the overall GB28 parcel of land as 'Limited or No' contribution to unrestricted sprawl due to its proximity away from large built-up areas.

#### **Purpose 2: To prevent neighbouring towns merging into one another**

- 3.6. The City of St Albans is a major urban area in the City and District of St Albans, lying between Hemel Hempstead and Hatfield, approximately 20 miles north of central London. The Site lies adjacent to a settlement, known locally as Park Street, which lies to the south of St Albans and could be considered to be separated from the main central core of St Albans by the A414.
- 3.7. It is considered that the development of the Site would not cause the merging of Park Street with St Albans to the north, as a result of the position of the A414 and the mature vegetation lying on either side of this road, creating a defensible boundary to the north.
- 3.8. To the immediate east of the Site, the residential dwellings associated with Park Street, create a sub-urban boundary that runs the entire eastern boundary of the Site, and therefore encroachment to the east is prevented. The nearest settlement to the east lies approximately 1 mile away, at the western settlement edge of London Colney. As a result of the residential dwellings of Park Street lying between the Site and London Colney to the east, it is considered that the development of the Site will not allow the merging of these two settlements.
- 3.9. To the west, the nearest settlement boundary lies approximately 800m away, at a settlement known as Chiswell Green. A small number of medium sized arable fields separate the Site from

this settlement, along with the A405 (North Orbital Road). It is considered that the position of the A405 road and the Watling Street Caravan Park and sub-station prevent any merging between Park Street and Chiswell Green, along with the retained extent of the Green Belt.

- 3.10. To the south, an existing residential development that forms part of Park Street, creates a strong sub-urban boundary that prevents development further south, and thus prevents the merging of Park Street with the eastern extent of Chiswell Green.
- 3.11. It is therefore considered that due to the position of the existing settlement edge of Park Street along the Site's eastern and southern boundaries, and the relatively small proportion of the existing gap to the north and west, the development of the Site is unlikely to substantially contribute to the merging of towns into one another.
- 3.12. The LPA's Green Belt Review Purposes Assessment scores the overall larger GB28 parcel of land as 'Partial' contribution to preventing neighbouring towns from merging.

**Purpose 3: To assist in safeguarding the countryside from encroachment**

- 3.13. As a result of the position of the existing settlement edge of Park Street to the immediate east and south of the Site, and the A414 to the immediate north, encroachment into the countryside through the development of the Site is considered to be minimal, due to the existing man-made boundaries.
- 3.14. Whilst it is acknowledged that the development of the Site would result in the loss of this narrow strip of arable land, the Site sits within a natural narrow wedge of land, that lies between the settlement edge and the existing Watling Street Caravan Park, and creates a logical extension to the existing settlement edge.
- 3.15. The small area of open countryside to the west could be considered to be most at risk of encroachment into the countryside following the release of this Site from the Green Belt, however this area lies beyond the existing caravan park, which itself is separated from the Site by a strip of mature woodland, creating a natural barrier between the Site and the pasture fields to the west. It is also proposed that any development on the Site, could incorporate a landscape buffer with open space and SUDs features along the western boundary in order to create a more robust buffer between the new settlement edge and the Green Belt.
- 3.16. As a result, the perception is that of separation between the Site and the open fields to the west, particularly on the approach into Park Street from the A414 to the north.
- 3.17. The LPA's Green Belt Review Purposes Assessment scores the overall GB28 parcel of land as 'Partial' contribution to safeguarding the countryside from encroachment, and notes that urban influences are strong and that levels of visual openness are variable and generally contained.

**Purpose 4: To preserve the setting and special character of historic towns.**

- 3.18. The city of St Albans can trace its origins back to Roman times, lying along the historic roman road of Watling Street which connected the city of London to the rest of England. The settlement of Park Street also lies along this historic road, with the main historic core of Park Street lying to the south of the Site beyond the railway line.

- 3.19. To the north of the railway line, residential dwellings consist of post-war detached and semi-detached properties, along with modern detached dwellings along Hawfield Gardens and Old Orchard, to the immediate south of the Site.
- 3.20. As a result, the northern section of Park Street is comprised of a mixture of building ages and vernacular, showing the natural evolution of the village over time. The historic core of the village is separated from the Site by the railway line, therefore creating an existing man-made boundary. As a result, it is considered unlikely that the development of the Site would alter the setting and special character of the historic core of Park Street.
- 3.21. The LPA's Green Belt Review Purposes Assessment scores the overall GB28 parcel of land as 'Limited or No' contribution to the protection of the setting and special character of historic towns.

#### **Purpose of the London Green Belt**

- 3.22. The Metropolitan Green Belt now covers almost half a million hectares and 92% remains undeveloped. The origins of the Green Belt date back to the late 19<sup>th</sup> century and have been developed over time, to create a 'green belt ring' around London as a result of urban expansion.
- 3.23. The Metropolitan Green Belt is the largest of England's 14 Green belts. The Adopted Local Plan describes the role of the Green Belt as maintaining the existing settlement pattern as a network of towns and villages which are separated by stretches of countryside.
- 3.24. This appraisal has identified that the development of the Site would maintain the existing settlement pattern by focusing development in a linear pattern along Watling Street. The settlement extent of Park Street would not be pushed any further north or west than currently exists.
- 3.25. The small area of open countryside to the west of the Site would be maintained and protected behind the Watling Street Caravan Park and associated established tree cover.

## 4. MITIGATION MEASURES

- 4.1. In order to ensure that the proposals can be successfully integrated into this setting, a number of potential design principles and mitigation measures have been identified. These include:
- Retention and enhancement of all existing boundary vegetation where possible to preserve the degree of visual containment to the Site, and to ensure that the proposals are set within an established green infrastructure;
  - Creation of new hedgerows and tree planting along the southern boundary, and sections of the eastern boundaries;
  - Creation of pedestrian and cycle links to connect the development to Watling Street to the east;
  - Creation of a wide landscape buffer along the Site's western boundary, retaining the existing boundary trees, creating two areas for SUDs and the provision of a Local Equipped Area for Play;
  - Creation of two small areas of informal planting and grassland within the northern and central sections of the Site, to create visual interest and to create open space for residents' use; and
  - Addition of landscape planting within and between the built form, and within the street scene, to break up the solid structures, promote wildlife and create visual interest.
  - Use of locally native plant species, where appropriate, to ensure that the proposals are in keeping with the character of the Site, its setting and the wider landscape context.
- 4.2. The mitigation measures outlined above will ensure that the proposals relate positively to the character of the Site and its setting, and do not appear incongruous when viewed from the wider village setting and wider landscape context.



## 5. CONCLUSION

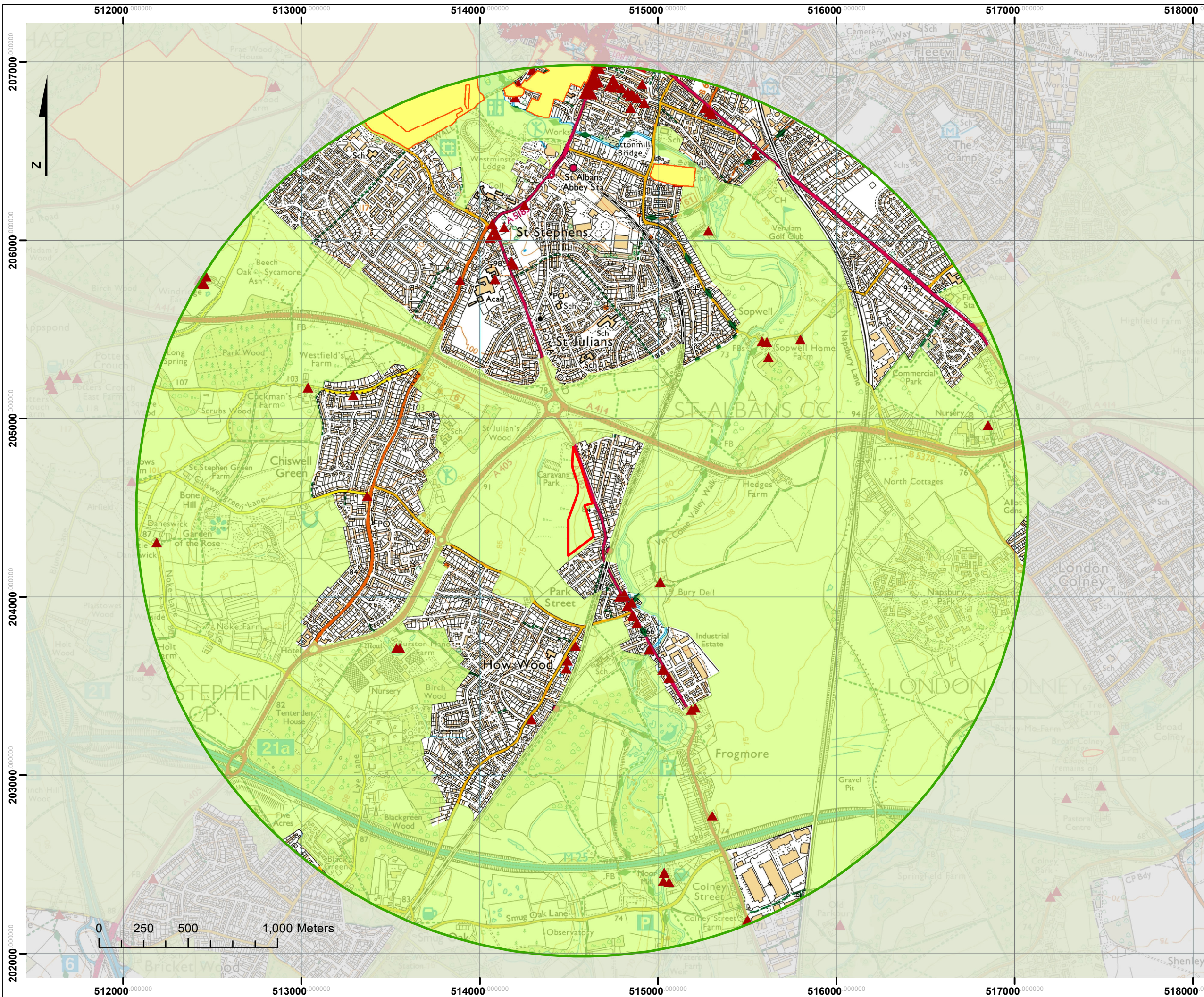
- 5.1. It is the conclusion of this appraisal that the Site exhibits a transitional sub-urban character as a result of its close association with the existing settlement edge.
- 5.2. The Site is well contained within a narrow strip of arable land, that is bound by the existing settlement edge to the south and east, the existing highway infrastructure to the north, and the Watling Street Caravan Park to the west.
- 5.3. As a result, the Site relates more positively to the existing settlement edge, than the open countryside that lies to the west, beyond the line of mature trees and the caravan park.
- 5.4. The Site is separated from a number of other nearby settlements, by the presence of the village of Park Street itself, the highway infrastructure and the caravan park.
- 5.5. Finally, the Site is separated from the historic core of the village by the presence of the railway line, which dissects the village.
- 5.6. Therefore, this narrow strip of land can be released from the Green Belt for development without substantial harm to the remaining Green Belt areas, on the basis that the Site is well contained and lies separated from the surrounding countryside. The mitigation measures proposed above will enable a permanent and defensible settlement edge to form a suitable Green Belt boundary.
- 5.7. The retention and enhancement of the existing vegetation structure will preserve the separation of settlements and the integrity and character of the surrounding rural landscape.

**6. APPENDICES**

**Appendix 1:**

Baseline Information Plan Ref. 18-0608





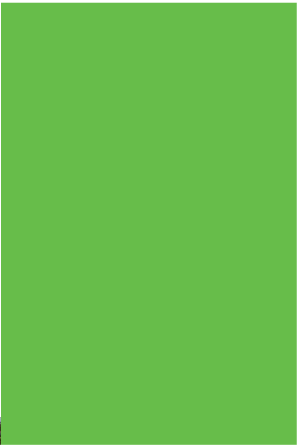
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- Site Boundary
  - Study Area
  - ▲ Listed Buildings
  - Scheduled Ancient Monument
  - Metropolitan Green Belt

REVISIONS:		
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<b>LOCKHART GARRATT</b>		
<b>CELEBRATING 20 YEARS</b> 1998 - 2018		
TITLE: <b>Location Map</b>		
PROJECT/SITE: <b>Park Street, St Albans</b>		
CLIENT: <b>M Scott Properties Ltd</b>		
MAP REF: <b>18-0608</b>		
VERSION: <b>1</b>		
DATE: <b>19/06/18</b>	SCALE: <b>1:20,000 @A3</b>	
APPROVED BY: <b>IJD</b>	PRODUCED BY: <b>ACB</b>	
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**Appendix 2:**

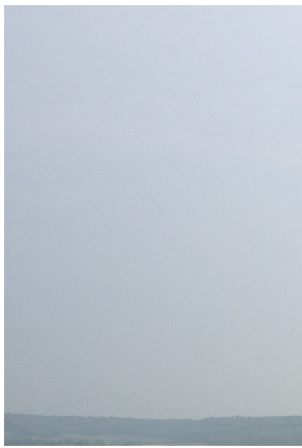
Green Belt Review Purposes Assessment Nov 2013



**GREEN BELT REVIEW PURPOSES ASSESSMENT**  
(Prepared for Dacorum Borough Council, St Albans City and District Council and Welwyn Hatfield Borough Council)

**Annex 1 – Parcel Assessment Sheets for St Albans City and District Council**

November 2013



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## Introduction

This document forms an Annex to the Green Belt Review Purposes Assessment undertaken on behalf of on behalf of Dacorum Borough Council, St Albans City and District Council, and Welwyn Hatfield Borough Council.

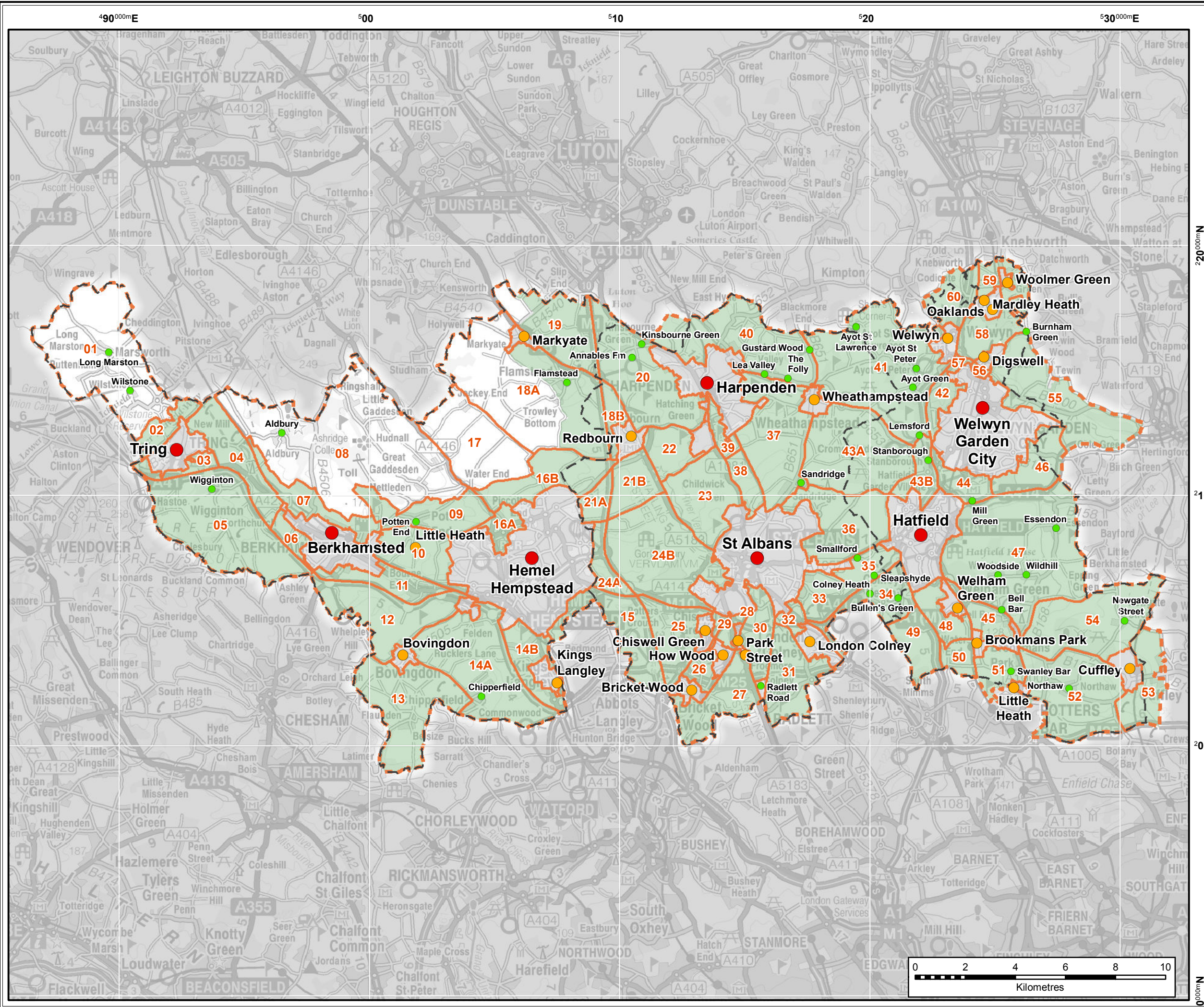
The parcel assessment sheets in this annex relate to St Albans City and District Council only.

The maps overleaf show the strategic parcel boundaries. Figure 8.1 (taken from the Green Belt Review Purposes Assessment Final Report) shows areas of land which contribute least towards Green Belt purposes. These have been identified under 'Next Steps' in the relevant Parcel Assessment Sheets, and classified as Strategic Sub Areas and Small Scale Sub Areas in the Final Report.

The Final Report also contains more detailed information on methodology and environmental and historic features mapping.



File Name: Strategic Parcel Plan\_20131025



**Key:**

- District Borough Boundary
- Land Parcel Boundary
- Study Area Outer Boundary
- Green Belt

**Settlement**

- 1st Tier
- 2nd Tier
- 3rd Tier

Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936  
 Units: Meter

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**Green Belt Review for St Albans, Dacorum and Welwyn Hatfield**

**Strategic Parcel Plan**

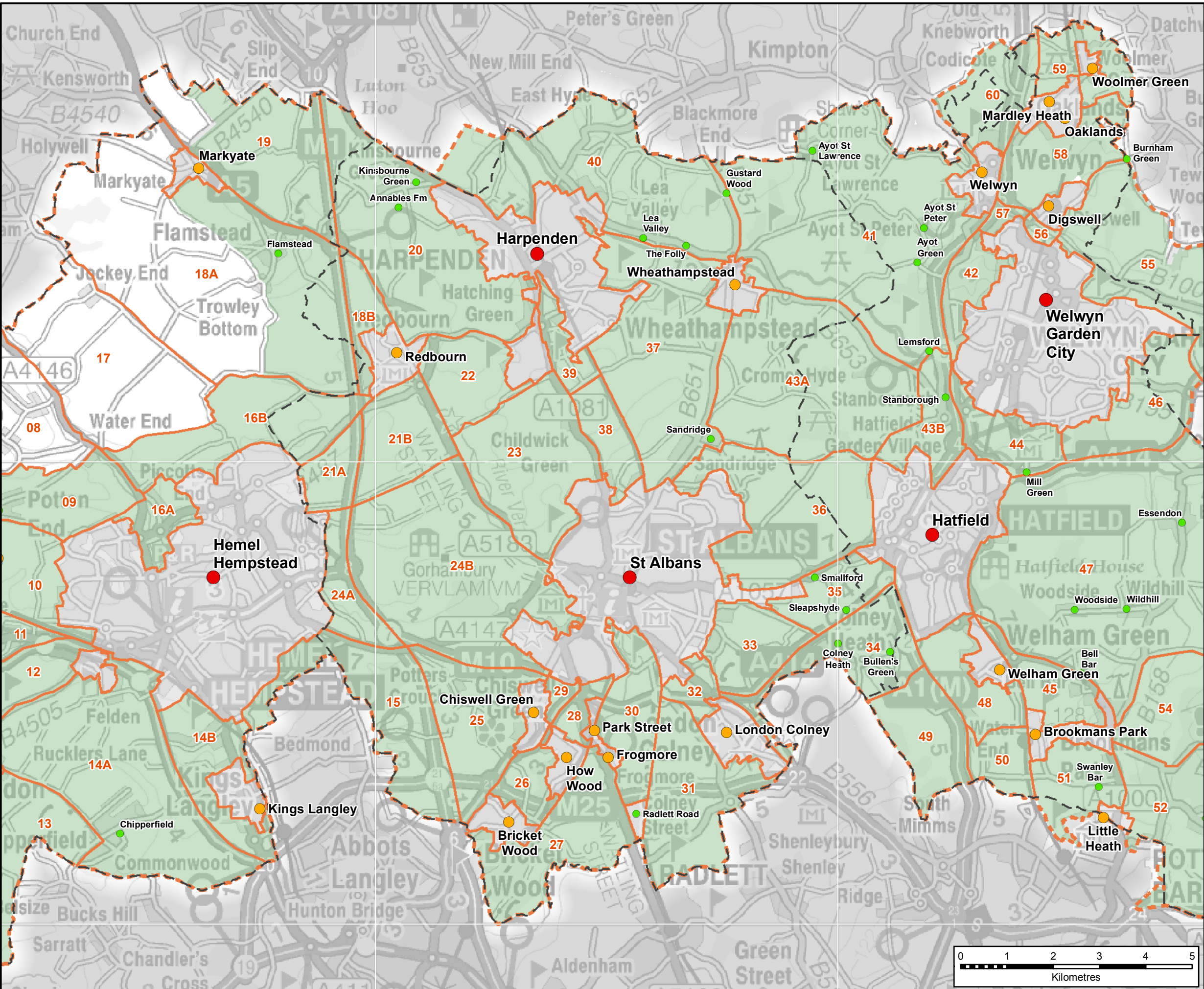
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**Key:**

- District Borough Boundary
- Land Parcel Boundary
- Study Area Outer Boundary
- Green Belt

**Settlement**

- 1st Tier
- 2nd Tier
- 3rd Tier



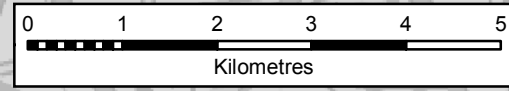
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 Units: Meter

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**Green Belt Review for  
 St Albans, Dacorum and  
 Welwyn Hatfield**

**Strategic Parcel Plan  
 St Albans**

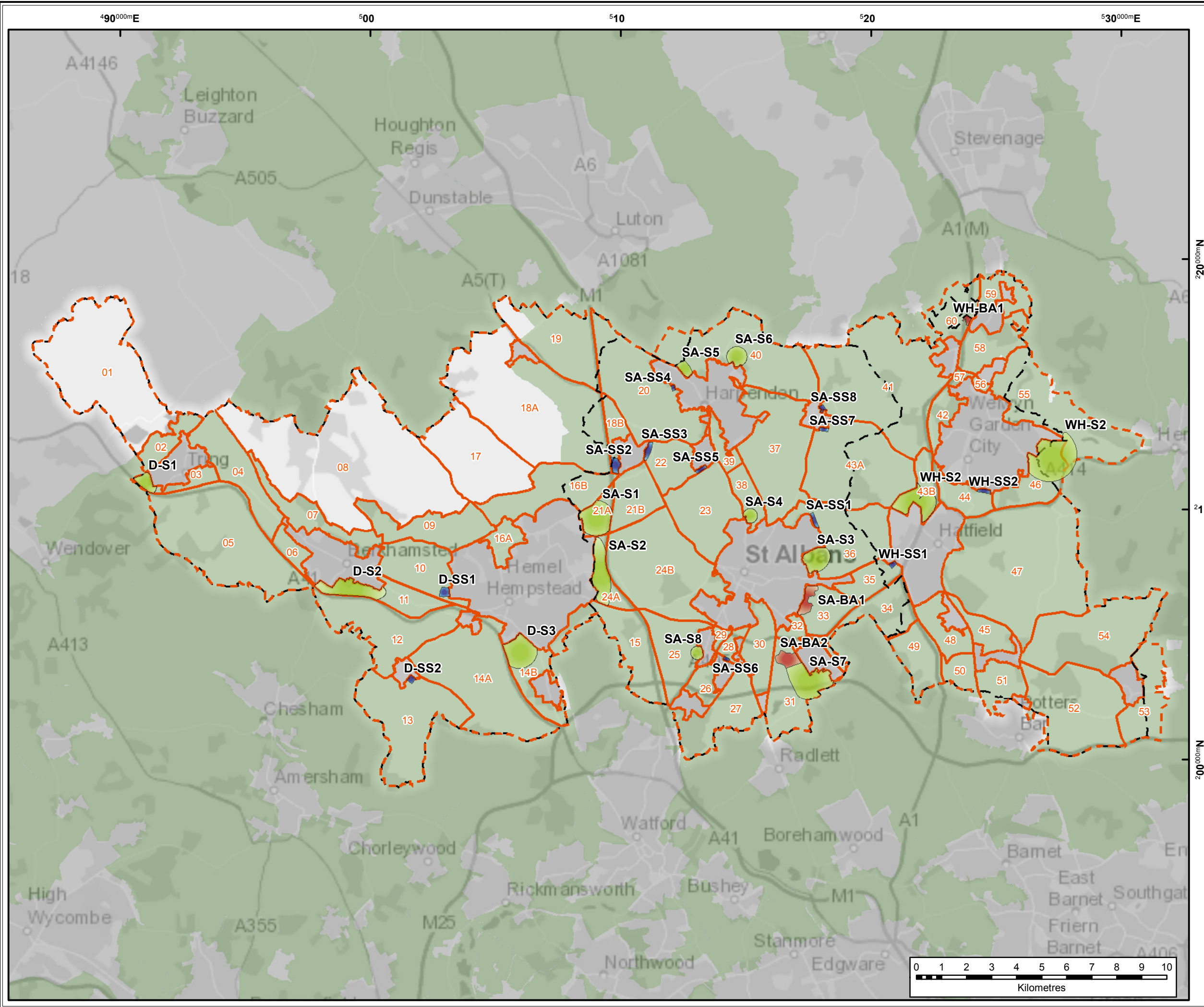
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CHECKED	DATE
RB	30/11/2013



File Name: Strategic Parcel Plan - StAlbans - 20131025  
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- Key:**
- Boundary Adjustment
  - Small Scale Sub-Area
  - Strategic Sub-Area
  - Study Area Outer Boundary
  - District Borough Boundary
  - Land Parcel Boundary
  - Green Belt



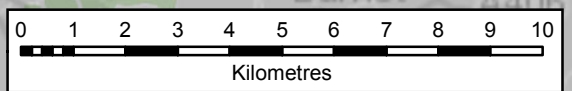
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Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: H

### Green Belt Review for St Albans, Dacorum and Welwyn Hatfield

**FIGURE 8.1.**  
**Land Contributing Least Towards Green Belt Purposes**

SCALE	PROJECT CODE
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CONTENT	DRAWN
London.Gov Ordnance Survey	KW
CHECKED	DATE
RB	2/12/2013



The Assessment Criteria for the Green Belt Review Purposes Assessment is set out below. The full methodology is set out in Chapter 5 of the Final Report.

<b>NATIONAL PURPOSES</b>	
<b>To check the unrestricted sprawl of large built-up areas</b>	
1)	Does the parcel act, in itself, as an effective barrier to prevent sprawl from large built-up areas outside of the study area specifically London, Luton & Dunstable and Stevenage?
2)	Does the parcel contribute, as part of a wider network of parcels, to a strategic barrier that prevents the sprawl of these areas?
<b>To prevent neighbouring towns from merging</b>	
3)	Does the parcel provide, or form part of, a gap or space between existing 1 <sup>st</sup> tier settlements (neighbouring towns)?
4)	What is the distance of the gap between the settlements?
5)	Is there evidence of ribbon development on major route corridors?
6)	What is the visual perception of the gap between settlements from major route corridors?
7)	Would a reduction in the gap compromise the separation of settlements in physical terms?
8)	Would a reduction in the gap compromise the separation of settlements and the overall openness of the parcel in terms of visual perception?
<b>To assist in safeguarding the countryside from encroachment</b>	
9)	What countryside / rural characteristics exist within the parcel including agricultural or forestry land uses and how is this recognised in established national and local landscape designations?
10)	Has there already been any significant encroachment by built development or other urbanising elements? (Specify the level (%) of built development in the parcel)
<b>To preserve the setting and special character of historic towns</b>	
11)	What settlements or places with historic features exist within the parcel?
12)	What is the relationship and connection (in the form of character, views and visual perception) between the parcel and historic feature?
13)	Does the parcel provide an open setting or a buffer against encroachment by development around settlements or places with historic features?
<b>HERTFORDSHIRE PURPOSE</b>	
<b>Maintaining existing settlement pattern</b>	
14)	Does the parcel provide, or form part of, a gap or space between existing 1 <sup>st</sup> tier settlements (neighbouring towns)?
15)	What is the distance of the gap between the settlements?
16)	Is there evidence of ribbon development on major route corridors?
17)	What is the visual perception of the gap between settlements from major route corridors?
18)	Would a reduction in the gap compromise the separation of settlements in physical terms?
19)	Would a reduction in the gap compromise the separation of settlements and the overall openness of the parcel in terms of visual perception?
<b>Presentation of Contribution to Green Belt Purposes</b>	
<b>Significant contribution to GB purpose</b>	
<b>Partial contribution to GB purpose</b>	
<b>Limited or no contribution to GB purpose</b>	

## GB28 –Green Belt Land to North of How Wood

**Description** The Parcel is located to the north of How Wood and south of St Albans. The boundary to the west follows the A405 and the east aligns with the railway line to the north of Park Street. The parcel is small at 83 ha in size and comprises an undulating chalk plateau which is flat to the south and rises gently to the northeast.



**Land use** Predominantly arable farmland.

Narrow gap between Park Street / Frogmore and How Wood



Non-Green Belt land at Tippendell Lane represents an anomaly in the boundary



## Principal Function / Summary

Significant contribution towards maintaining the existing settlement pattern (providing gaps between St Albans and Park Street / Frogmore and How Wood). Partial contribution towards preventing merging and safeguarding the countryside. Overall the parcel contributes significantly to 1 of the 5 purposes.



<b>GB28 – Green Belt Purposes Assessment</b>		<b>Contribution</b>
<b>To check the unrestricted sprawl of large built-up areas</b>		<b>LIMITED OR NO</b>
The parcel is located away from large built-up areas of London, Luton and Dunstable and Stevenage. It does not form a connection with a wider network of parcels to restrict sprawl.		
<b>To prevent neighbouring towns from merging</b>		<b>PARTIAL</b>
The parcel does not fully separate neighbouring 1 <sup>st</sup> 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 1 <sup>st</sup> tier settlements in physical or visual terms but would have a significant impact on the separation between 1 <sup>st</sup> and 2 <sup>nd</sup> tier settlements and local levels of visual openness.		
<b>To assist in safeguarding the countryside from encroachment</b>		<b>PARTIAL</b>
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		
<b>To preserve the setting and special character of historic towns</b>		<b>LIMITED OR NO</b>
The parcel does not provide setting for any historic places.		
<b>To maintain existing settlement pattern</b>		<b>SIGNIFICANT</b>
The parcel provides primary local gaps between St Albans and Park Street / Frogmore (2 <sup>nd</sup> ) and How Wood (2 <sup>nd</sup> ). 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.		

### **Level of openness and countryside character**

**Existence of built development** The level of built development is very low at 0.1%. The A414 and A405 dissect the parcel and an electricity substation and travellers site are also present.

**Visual Openness** Views are relatively contained by hedgerows both from outside and within the parcel.

**Countryside Character** The parcel is bounded by settlement, divided by the A414 and A405 and has areas of horse paddocks and an electricity substation which all add semi urban influences.

## **GB28 – Next Steps**

Land north of How Wood is recommended for further assessment as a small scale sub-area (SA-SS6). The sub-area is enclosed by Tippendell Lane to north and settlement edge to south, east and west. Assessed in isolation this very small area of makes a limited or no contribution towards checking sprawl, preventing merging, safeguarding the countryside, preserving setting or maintaining local gaps.

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LANDSCAPE MANAGEMENT PLANS | GREEN INFRASTRUCTURE PLANNING & DESIGN | EXPERT WITNESS

## MINERALS & WASTE RESTORATION

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COST ENGINEERED LANDSCAPE & HABITAT DESIGN | IMPLEMENTATION MANAGEMENT & CLERK OF WORKS  
RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | SOIL SURVEY & ADVICE