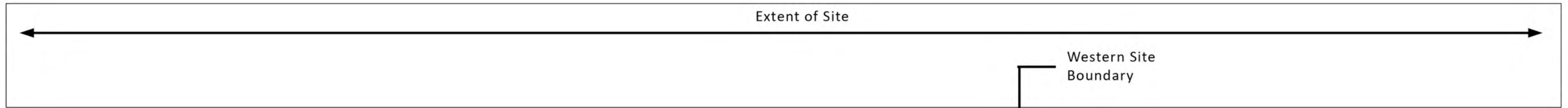


Location: View from within Site, looking South.

Grid Reference: TL 14527 04821


	
TITLE: Viewpoint 2	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking West.

Grid Reference: TL 14590 04650


	
TITLE: Viewpoint 3	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking West.

Grid Reference: TL 14615 04570


	
TITLE: Viewpoint 4	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North.

Grid Reference: TL 14580 04510


	
TITLE: Viewpoint 5	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking South-West.

Grid Reference: TL 14580 04510


	
TITLE: Viewpoint 6	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North-West.

Grid Reference: TL 14630 04339


	
TITLE: Viewpoint 7	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking East.

Grid Reference: TL 14506 04244

	
TITLE: Viewpoint 8	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North-East.

Grid Reference: TL 14503 04350

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when reproduced at A3, should be viewed at a distance of 330mm curved through an identical radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be used as a substitute for visiting the viewpoint.


	
TITLE: Viewpoint 9	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking South-East.

Grid Reference: TL 14503 04309

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TITLE: Viewpoint 10	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking East.

Grid Reference: TL 14528 04515


TITLE: Viewpoint 11	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking South.

Grid Reference: TL 14528 04515


	
TITLE: Viewpoint 12	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking North-East.

Grid Reference: TL 14534 04694

	
TITLE: Viewpoint 13	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from within Site, looking East.

Grid Reference: TL 14534 04694

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when reproduced at A3, should be viewed at a distance of 330mm curved through an identical radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be used as a substitute for visiting the viewpoint.

	
TITLE: Viewpoint 14	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from Watling Street, looking South.

Grid Reference: TL 14522 04912

TITLE: Viewpoint 15	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Approximate
location of Site

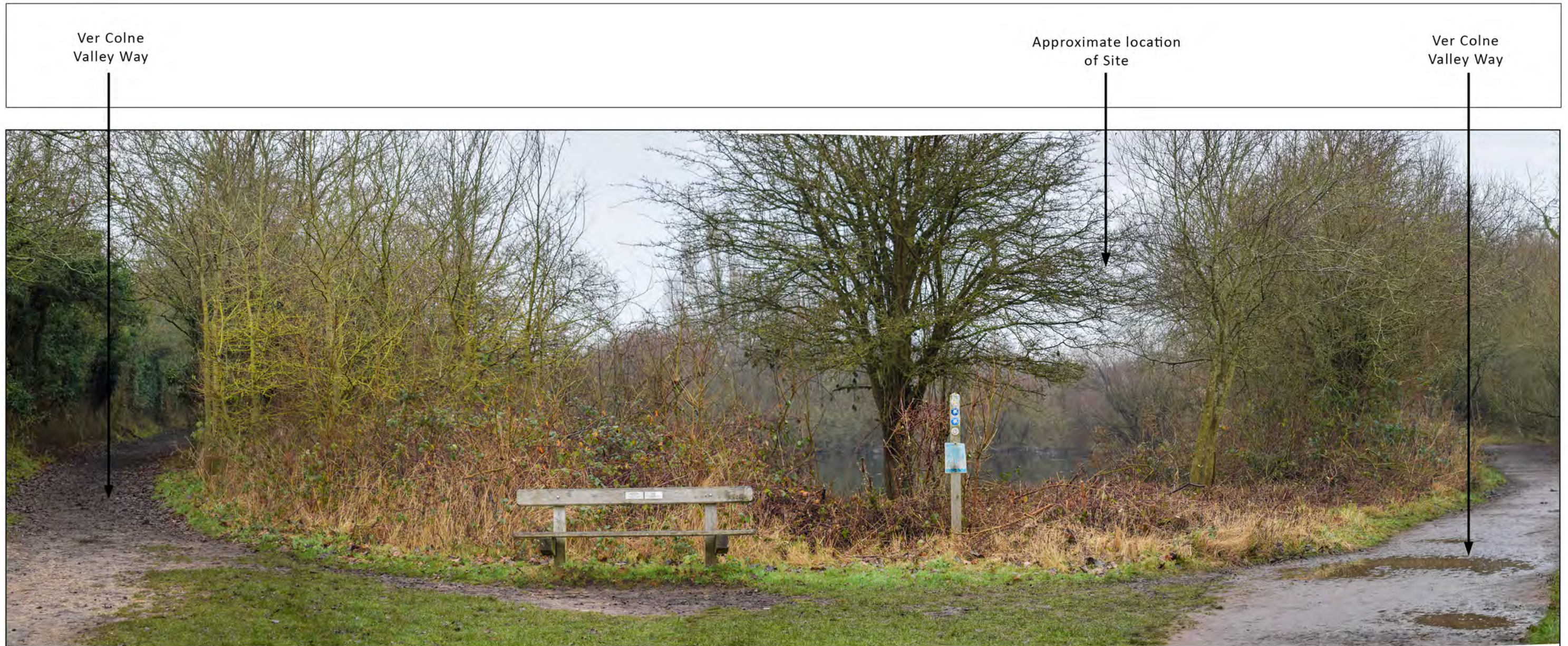
Park Street
Primary School

Location: View from Public Footpath St Stephen's 33A, looking North.

Grid Reference: TL 14648 03498


	
TITLE:	Viewpoint 16
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Location: View from Long Distance Recreation Route St Stephen's 35A (Ver Colne Valley Way), looking North.

Grid Reference: TL 14969 03189

	
TITLE: Viewpoint 17	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from Long Distance Recreational Route St Stephen's 84 (Ver Colne Way), looking West.

Grid Reference: TL 14955 04333

TITLE: Viewpoint 18	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Approximate location of Site

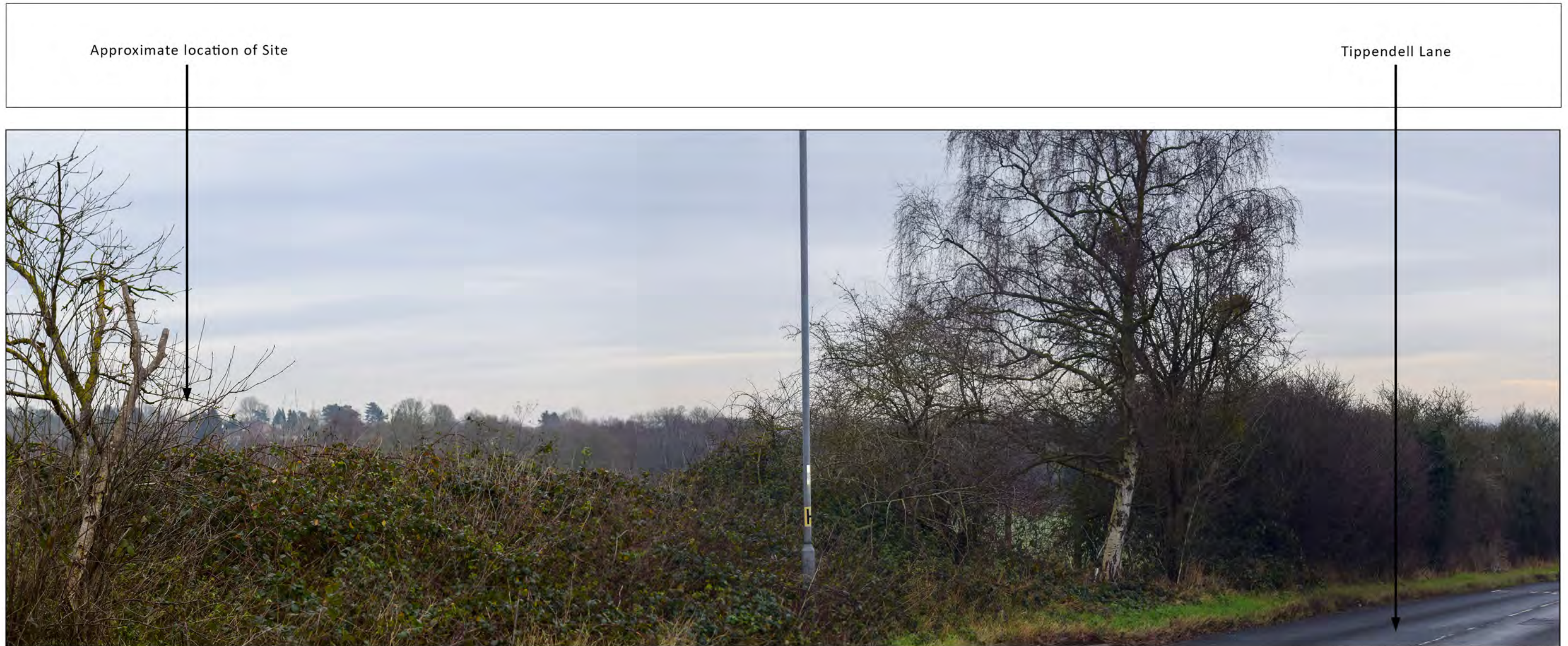


Location: View from Public Bridleway St Stephen's 85, looking North-West.

Grid Reference: TL 15314 04136


	
TITLE: Viewpoint 19	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from Tippendell Lane, looking North-East.

Grid Reference: TL 14049 04158


	
TITLE: Viewpoint 20	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from junction of Mount Drive with Watling Street, looking West.

Grid Reference: TL 14659 04542

	
TITLE: Viewpoint 21	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Approximate location of Site



Location: View from Public Footpath St Stephen's 44, looking South.

Grid Reference: TL 14755 05253

	
TITLE:	Viewpoint 22
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Approximate location of Site



Location: View from Public Footpath St Albans City 048, looking South-West.

Grid Reference: TL 15214 05048


	
TITLE:	Viewpoint 23
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
APPROVED BY:	PRODUCED BY:
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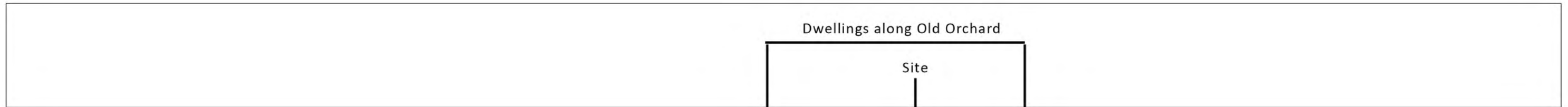


Location: View from Public Bridleway St Stephen's 085, looking West.

Grid Reference: TL 15650 04558


	
TITLE: Viewpoint 24	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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Location: View from Hawfield Gardens, looking North.

Grid Reference: TL 14650 04158

	
TITLE:	Viewpoint 25
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Approximate location
of Site

Hedgerow adjacent
to Old Orchard

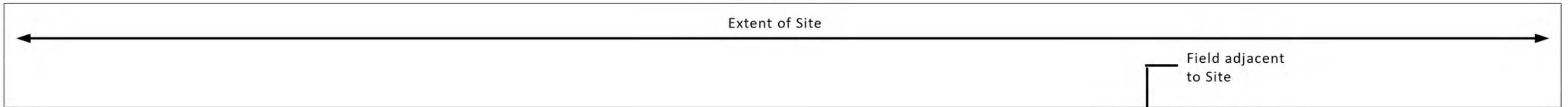


Location: View from Old Orchard, looking North.

Grid Reference: TL 14522 04201

	
TITLE:	Viewpoint 26
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
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Location: View from Mount Drive, looking West.

Grid Reference: TL 14717 04718



TITLE:	Viewpoint 27
PROJECT/SITE:	Park Street, St Albans
CLIENT:	M Scott Properties Ltd
MAP REF:	21-1888
VERSION:	V1
DATE:	2022
APPROVED BY:	PRODUCED BY:
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Location: View from car park adjacent to Tippendell Lane, looking East.

Grid Reference: TL 13712 04484

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TITLE: Viewpoint 28	
PROJECT/SITE: Park Street, St Albans	
CLIENT: M Scott Properties Ltd	
MAP REF: 21-1888	
VERSION: V1	
DATE: 2022	
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RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | SOIL SURVEY & ADVICE

Appendix 2: Nicholsons Green Belt Appraisal

Ref: 18-0603

Green Belt Appraisal

M Scott Properties Ltd

Trudie Sutton

Tracy Good

Wayne Hughes

Justin Hughes

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



LOCKHART
GARRATT



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

Arboriculture

Ecology

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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 19th 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