

Dacorum Borough Council  
**Stage 2 Green Belt Review and  
Landscape Appraisal**  
Report

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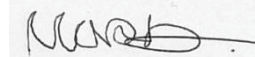

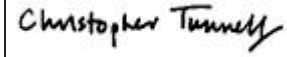
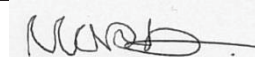

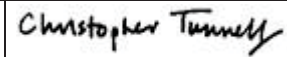
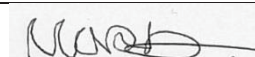

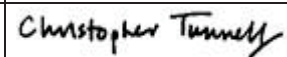
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# 1 Introduction

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## 1.1 Background

Arup has been appointed by Dacorum Borough Council to undertake Stage 2 of their Green Belt Review, encompassing a detailed landscape appraisal. This will form part of the evidence base to support the partial review of the Core Strategy. Section 29 of the adopted Core Strategy (Monitoring) includes a commitment to reconsider “the role and function of the Green Belt affecting Dacorum, including long term boundaries and the potential to identify safeguarded land beyond 2031”<sup>1</sup>. This study will form a key part of the evidence base for this partial review.

Stage 1 of the Green Belt Review, which was commissioned jointly by Dacorum Borough Council, St Albans City and District Council and Welwyn Hatfield Council and undertaken by Sinclair Knight Merz (SKM), involved a comprehensive assessment of all Green Belt land to identify how it meets the Green Belt purposes as defined by the National Planning Policy Framework (NPPF). Stage 2 provides a more detailed assessment of those parts of the Green Belt identified in the Stage 1 study as contributing least to the Green Belt purposes, as well as other sites adjacent to existing urban areas and large villages (as agreed with the Council). It also provides an assessment of the outer boundary of the Green Belt with the Rural Area.

## 1.2 Purpose of Study

The purpose of a Green Belt Review is to provide evidence of how different areas perform against the Green Belt purposes set out in national policy; Dacorum Borough Council may then take this into account alongside other evidence in making decisions about possible changes to Green Belt boundaries.

In line with the Council’s brief, this Study considers:

- the ‘strategic sub-areas’ as identified in Stage 1;
- the ‘small scale sub-areas’ as identified in Stage 1;
- other sites adjacent to existing urban areas of towns and large villages;
- the boundary of the Green Belt with the Rural Area; and
- The study also assess selected areas of the Rural Area which might be suitable for inclusion in the Green Belt.

The Study involves a detailed assessment of these areas in relation to:

- the purpose of the Green Belt as defined in the NPPF;
- their contribution in landscape terms; and

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<sup>1</sup> New Single Local Plan – Background, Dacorum Borough Council  
(<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan>)

- statutory natural and historic environmental constraints.

Ultimately, the objective of the Study is to highlight which areas are performing least well against Green Belt purposes and are least sensitive in landscape terms. Where appropriate, recommendations are made as to where land might be released without detriment to the overall integrity of the Green Belt. The Council will be able to take this into account, along with a range of other factors, when considering how to meet its objectively assessed needs. However, it would be equally legitimate to conclude that no changes are appropriate.

### 1.3 Report Structure

This report sets out:

- The national, regional and local policy context for Green Belt and good practice guidance for undertaking Green Belt Reviews;
- The historic context for the Metropolitan Green Belt within Dacorum;
- The methodology used for the review;
- Summary of the key findings from the NPPF Purposes assessment (see Annex 1 for detailed pro formas);
- Summary of the key findings from the Constraints assessment (see Annex 2-3 for detailed pro formas) and the sub-areas to be ruled out from further assessment at this stage;
- Summary of the key findings from the Site and Landscape Appraisal (see Annex 5 for detailed pro formas);
- Findings of the boundary assessment for the Rural Area;
- Overall conclusions regarding potential revisions to the Green Belt.

### 1.4 Annex Reports

This Report should be read in conjunction with the following Annex Reports, which set out additional detailed outputs from the Study:

- **Annex Report 1** – Purpose Assessment Pro Formas
- **Annex Report 2** – Absolute Constraints Pro Formas
- **Annex Report 3** – Non Absolute Constraints Pro Formas
- **Annex Report 4** – AONB Assessment Pro Formas
- **Annex Report 5** – Landscape Assessment Pro Formas

## 2 Policy Context

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### 2.1 National Context

At the national level, the National Planning Policy Framework (NPPF) (2012), national Planning Practice Guidance and ministerial letters provide the policy and guidance context for the role and function of the Green Belt. The following sections summarise the current position.

#### 2.1.1 National Policy

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Central to the NPPF is the '*presumption in favour of sustainable development*' which for plan-making means that local planning authorities should positively seek opportunities to meet development needs and should meet objectively assessed needs unless specific policies of the NPPF (such as Green Belt policy) indicate that development should be restricted.

Protection of Green Belt around urban areas is a core planning principle of the NPPF. Policy for protecting Green Belt land is set out in section 9 of the Framework which emphasises the great importance that the Government attaches to Green Belts.

The main principles of Green Belt policy have remained largely consistent since Green Belt was first introduced as a policy instrument. Circular 42/55 released by Government in 1955 highlighted the importance of checking unrestricted sprawl of built-up areas and of safeguarding countryside from encroachment. These important principles of the Green Belt have been retained over time, and remain enshrined national policy.

The NPPF emphasises that openness and permanence are essential characteristics of the Green Belt stating that '*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open*' (paragraph 79). The NPPF details five purposes of the Green Belt:

1. '*To check the unrestricted sprawl of large built-up areas;*
2. '*To prevent neighbouring towns merging into one another;*
3. '*To assist in safeguarding the countryside from encroachment;*
4. '*To preserve the setting and special character of historic towns; and*
5. '*To assist in urban regeneration, by encouraging the recycling of derelict and other urban land*'. (paragraph 80)

For ease of reference in this Review, these purposes are referred to as NPPF Purposes 1 to 5, with the assigned number corresponding to the order in which the purposes appear in the NPPF, as above.

In addition to the purposes of the Green Belt, the NPPF advocates enhancement to existing Green Belts. Paragraph 81 states that '*local planning authorities are*

required to plan positively to enhance the beneficial use of the Green Belt' once Green Belt boundaries have been defined including looking for opportunities to:

- *'Provide access;*
- *Provide opportunities for outdoor sport and recreation;*
- *Retain and enhance landscapes, visual amenity and biodiversity; or*
- *Improve damaged and derelict land'.*

Paragraph 83 states that *'local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans'* and that *'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan'*. Importantly, the NPPF acknowledges the permanence of Green Belt boundaries and the need for Green Belt boundaries to endure beyond the plan period (paragraph 83). The need to promote sustainable patterns of development when reviewing the Green Belt boundaries is also acknowledged (paragraph 84).

Local planning authorities are encouraged to *'consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary'*.

Paragraph 85 states that *'when defining boundaries, local planning authorities should:*

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of "safeguarded land" between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.'*

## 2.1.2 National Guidance

The national Planning Practice Guidance is intended to provide up-to-date, accessible and useful guidance on the requirements of the planning system. The Guidance was updated in October 2014, reiterating the importance of the Green Belt and acknowledging that Green Belt may restrain the ability to meet housing need. The following paragraphs are relevant to Green Belt Assessment:



- **Paragraph 044 Do housing and economic needs override constraints on the use of land, such as Green Belt?** – *‘The NPPF should be read as a whole: need alone is not the only factor to be considered when drawing up a Local Plan. The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole, or specific policies in the Framework indicate that development should be restricted’ (as it is with land designated as Green Belt). ‘The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.’*
- **Paragraph 045 Do local planning authorities have to meet in full housing needs identified in needs assessments?** – *‘Assessing need is just the first stage in developing a local plan. Once need has been assessed, the local planning authority should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.’*

The national Planning Practice Guidance does not provide any specific guidance on how to conduct a Green Belt Assessment.

### 2.1.3 Ministerial Statements

Letters from ministers of the Department for Communities and Local Government (DCLG) to the Planning Inspectorate (PINS) or local government officers or general statements by ministers have clarified or re-affirmed aspects of Green Belt policy. During his time as Planning Minister, Nick Boles issued a series of Ministerial Statements on the Green Belt which, in general, continued to emphasise the protection of the Green Belt.

Perhaps the most significant statement came in March 2014 when correspondence between Nick Boles and PINS reaffirmed the importance and permanence of the Green Belt and that Green Belt may only be altered in ‘exceptional circumstances’ through the preparation or review of local plans<sup>2</sup>. The correspondence recognised the special role of the Green Belt in the framing of the presumption in favour of sustainable development, which sets out that local authorities should meet objectively assessed needs unless specific policies in the Framework indicate development should be restricted with the Green Belt identified as one such policy.

This position was reaffirmed in October 2014 when the national Planning Practice Guidance was amended (see section 2.1.2).

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<sup>2</sup> Inspectors’ Reports on Local Plans, Nick Boles / DCLG, 2014  
([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/286882/140303\\_Letter\\_-\\_Sir\\_Michael\\_Pitt.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/286882/140303_Letter_-_Sir_Michael_Pitt.pdf))

## 2.2 Local Planning Policy

At the local level, Dacorum Borough Council is in the process of preparing a Local Development Framework. This includes the Core Strategy (adopted in 2013), together with the relevant saved policies from the Local Plan which was adopted in 2004. At a county level, the Hertfordshire Waste Core Strategy and Development Management Policies Document (2012), the Hertfordshire Waste Site Allocations Document (2014) and the Hertfordshire Minerals Local Plan (2007) also form part of the Development Plan. Together, these form the adopted local policy context for the Green Belt.

Additionally, Dacorum Borough Council is in the process of preparing the Site Allocations document which once adopted, will form part of the LDF. The Site Allocations document is planned for adoption in summer 2016.

The preparation of the LDF includes conducting an Early Partial Review of the adopted Core Strategy (2013), looking again at the role and function of the Green Belt in Dacorum, amongst other issues. The Phase 1 Green Belt Review and this subsequent Phase 2 Review will, alongside a number of other studies, form the key evidence base for assessing the potential scale of future development within the Borough and will inform the Council's future plan preparation. These studies include the Strategic Housing Land Availability Assessment (SHLAA), Strategic Housing Market Assessment and Demographics Study (SHMA) and the Economy Study.

### 2.2.1.1 Dacorum Core Strategy

The Core Strategy policies largely supersede those of the Local Plan (Adopted 2004). Policy NP1: Supporting Development sets out the Council's positive approach to the consideration of development, reflecting the presumption in favour of sustainable development. The policy states that proposals which accord with the development plan will be brought forward and approved unless material considerations indicate otherwise.

Paragraphs 8.28 to 8.34 sets out the approach to Green Belt in the borough, highlighting that the Green Belt will be protected from inappropriate development in accordance with national policy. It also identifies a number of major Developed Sites within the Green Belt which largely predate its designation, and where limited infilling of selected sites may be appropriate, where any new development does not increase the sites' impact on the openness and functioning of the Green Belt.

With regard to changes to the Green Belt boundary, the Core Strategy states in Paragraph 8.29 that:

*“The Council's own review of the Green Belt boundary has identified some locations where releases of land will be necessary to meet specific needs. No further change will be necessary in the Site allocations DPD, other than to define these locations precisely and correct any minor anomalies that may still exist.”*

Policy CS5 reiterates national policy in protecting the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements.

Policy CS6 identifies a number of Selected Small Villages in the Green Belt, where there will be a need to allow for limited development which supports their existing role within the settlement hierarchy.

Policy CS23: Social Infrastructure sets out that the provision of new school facilities will be supported on Open Land and in defined zones in the Green Belt.

## 2.2.2 Site Allocations

The preparation of the Site Allocations document is ongoing, and is expected to be adopted in summer 2016. It provides further detail on revision to the Green Belt boundary around existing towns and villages, to correct minor anomalies, and include deletions from the Green Belt. New boundaries have been defined to accommodate six Local Allocation sites, which will be removed from the Green Belt for residential development and become part of the town or village they adjoin.

The document also provides further policy on Major Developed Sites in the Green Belt and Employment Areas in the Green Belt. .

## 2.3 Other Context

### 2.3.1 Planning Advisory Service Guidance (2015)

The Planning Advisory Service (PAS) published updated guidance for Green Belt Assessment in February 2015 in the context of the need to accommodate strategic housing (and employment) requirements.<sup>3</sup>

Emphasis is placed on the need for assessment against the five purposes of the Green Belt in the first instance. The guidance acknowledges that there are planning considerations, such as landscape quality, which cannot be a reason to designate an area as Green Belt, but that could be a planning consideration when seeking suitable locations for development.

The guidance outlines considerations to be made in relation to the five purposes as set out below:

- **Purpose 1: to check the unrestricted sprawl of large built up areas –** consider the meaning of sprawl compared to 1930s definition, and whether positively planned development through a local plan with good masterplanning would be defined as sprawl.
- **Purpose 2: to prevent neighbouring towns from merging into one another –** the purpose does not strictly suggest maintaining the separation of small settlements near to towns. The approach will be different for each case. The identity of a settlement would not be determined solely by the distance to another settlement; the character of the place and of the land in between must be taken into account. A ‘scale rule’ approach should be avoided. Landscape character assessment is a useful analytical tool for this type of assessment.

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<sup>3</sup> Planning on the Doorstep: The Big Issues – Green Belt, PAS, 2015

- **Purpose 3: to assist in safeguarding the countryside from encroachment** – Seemingly, all Green Belt achieves this purpose. The recommended approach is to look at the difference between land under the influence of the urban area and open countryside, and to favour open countryside when determining the land that should be attempted to be kept open, accounting for edges and boundaries.
- **Purpose 4: to preserve the setting and special character of historic towns** – it is accepted that in practice this purpose relates to very few settlements as a result of the envelopment of historic town centres by development.
- **Purpose 5: to assist in urban regeneration by encouraging the recycling of derelict and other urban land** – the amount of potentially developable land within urban areas must have already been factored in when Green Belt land was initially identified. It is considered that all Green Belt achieves this purpose to the same extent, and that the Green Belt value of parcels when assessed against Purpose 5 is unlikely to be distinguishable.

The PAS guidance additionally recognises that the Duty to Cooperate set out in the Localism Act 2011, and the test of soundness in the NPPF, are relevant to Green Belt considerations. The NPPF requires local planning authorities to ‘*work collaboratively with other bodies to ensure strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans*’ (paragraph 179). Additionally the level of housing that a local authority is required to plan for is also determined by whether there is an ‘unmet requirement’ from a neighbouring authority (paragraph 182).

The guidance recognises that Green Belt is a strategic policy and hence a strategic issue in terms of the duty to cooperate. Areas of Green Belt should therefore be assessed collectively by local authorities, as carried out during Stage 1 of the Green Belt Review.

### 2.3.2 Legal cases

There is limited case history relating to decisions about the setting or change of Green Belt boundaries in local plans. However, there are two recent relevant examples of note.

The first is the Solihull Local Plan (Solihull Metropolitan District Council). In this case, a developer’s sites in Tidbury Green were placed into the Green Belt by the Solihull Local Plan (SLP) adopted in December 2013. The developer challenged the SLP on three grounds: (i) that it was not supported by an objectively assessed figure for housing need; (ii) the Council has failed in its duty to cooperate; and (iii) the Council adopted a plan without regard to the proper test for revising Green Belt boundaries. The Claim succeeded at the High Court.

Solihull appealed against the decision, but the appeal was dismissed by the Court of Appeal. The Court held that the Inspector and Solihull had failed to identify a figure for the objective assessment of housing need as a separate and prior exercise, and that was an error of law. In addition, the Judge dismissed the Inspector’s reasons for returning the developer’s sites to the Green Belt, saying that:

*‘The fact that a particular site within a council’s area happens not to be suitable for housing development cannot be said without more to constitute an exceptional circumstance, justifying an alteration of the Green Belt by the allocation to it of the site in question’.*

More recently, in the case of Calverton Parish Council v Nottingham City Council, Broxtowe Borough Council and Gedling Borough Council, this position was upheld. In this case, the Parish Council applied to the High Court to quash parts of the Aligned Core Strategies of the three authorities, arguing that: (i) it had failed to consider whether housing numbers should be reduced to prevent the release of green belt land; and (ii) it had failed to apply national policy in considering its release. However, the Claim was rejected.

In Paragraph 42 of the decision, referring to the earlier Solihull decision, the Judge stated:

*‘In the case where the issue is the converse, i.e. subtraction, the fact that Green Belt reasons may continue to exist cannot preclude the existence of countervailing exceptional circumstance – otherwise, it would be close to impossible to revise the boundary. These circumstances, if found to exist, must be logically capable of trumping the purposes of the Green Belt; but whether they should not in any given case must depend on the correct identification of the circumstances said to be exceptional, and the strength of the Green Belt purposes’.*

While supporting the earlier Solihull case, the judgement also confirms that ‘exceptional circumstances’ may override the purposes set out in the NPPF, depending on the strength of these purposes. In determining what is exceptional, a planning inspector should, after establishing the objectively assessed housing need, ideally consider: the ‘acuteness/intensity of the...need’; the ‘constraints on the supply/availability of land ... suitable for development’; the ‘difficulties in achieving sustainability without impinging on the green belt’; the ‘nature and extent of the harm to this green belt’; and how far the impacts on Green Belt purposes could be reduced.

The Judge was satisfied that, whilst ‘an ideal approach has not been explicitly followed on a systematic basis’, the inspector had ‘followed the sort of approach...set out’.

## 3 Dacorum Green Belt

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### 3.1 History of the Green Belt

Green Belt policy is frequently credited as one of the most notable achievements of the planning system. The rapid expansion of the railways in the 19th and early 20th centuries had suddenly brought once remote settlements within commuting distance of central London; indeed, much of the urban area of Dacorum owe their growth to the railways. The village of Boxmoor, around a mile outside of Hemel Hempstead, was developed after 1837 upon the opening of the first leg of the pioneering London and Birmingham Railway; the station offered fast commuting to London with the perks of life in a small, country town. Despite vociferous public opposition, the line was opened to Berkhamsted and Tring in the autumn of that year, transforming previously isolated, rural areas into desirable locations for commuters and significantly increasing demand for housing.

After the war, concerns grew about the rapid change of rural areas around London and the impact of urban sprawl. Initially, the Metropolitan Green Belt, first suggested by Raymond Unwin in 1933 as a green girdle and defined by Patrick Abercrombie in the Greater London Plan of 1944 (later established in the Town and Country Planning Act of 1947), curtailed the further unchecked growth of London's urban area. However, this original Green Belt was only 6 to 10 miles wide and was not able to restrict development in the widening commuter belt.

Circular 42/55, released by government in 1955, encouraged local authorities to establish their own Green Belts. However, it was not until 1971 that the Metropolitan Green Belt saw significant expansion, with the Department of the Environment extending its boundaries to cover much of Hertfordshire. The earlier Circular set out three main functions of the Green Belt: to check the growth of a large built-up area; to prevent neighbouring settlements from merging into one another; and to preserve the special character of a town. Current national policy set out in the approved National Planning Policy Framework (NPPF) upholds the spirit of the original Green Belt purposes and reaffirms the fundamental aim of Green Belt policy to prevent urban sprawl and maintain the openness of land. The NPPF goes on to advise that local planning authorities should also plan positively to enhance the beneficial use of the Green Belt.

The Green Belt can be credited with protecting significant swathes of countryside, from the rolling hills which characterise much of Hertfordshire to the more dramatic scenery which falls within the Chilterns Area of Outstanding Natural Beauty (AONB); it has undoubtedly preserved the unique character of many of the county's rural areas (despite their close proximity to London). However, it is important to recognise that Green Belt is not designated based on environmental quality but on planning grounds; the Green Belt's core role in Dacorum has been to prevent the coalescence of historic settlements and prevent piecemeal, unsustainable development patterns (sprawl). A review of Green Belt should test its ongoing ability to meet these roles, as set out explicitly in national policy.

## 3.2 Stage 1 Green Belt Review

### 3.2.1 Purpose of the Review

SKM undertook a Stage 1 Green Belt Review on behalf of Dacorum Borough Council, St Albans City and Welwyn Hatfield Borough Council, which was published in November 2013. With regard to Dacorum Borough Council, the Review was commissioned to inform a reassessment of the role and function of the Green Belt as part of the Partial review of the Core Strategy by 2017/18. The objectives of the Stage 1 Green Belt Review were to:

- Examine best practice in Green Belt Reviews;
- Review the existing Green Belt in the study area, including the aim and purposes, and define the sub-areas for analysis;
- Take full account of the wider Metropolitan Green Belt;
- Review the role of each of the sub-areas in the context of the NPPF and consider the extent to which each contributes to the fundamental aim of retaining openness and the purposes of including land in the Green Belt;
- Rank and score the strategic parcels by how well they contribute to the fundamental aim and purposes of the Green Belt;
- Provide advice on the efficacy and consistency of existing local policies applying to the Green Belt in the study area; and
- For land within Dacorum borough, consider whether any further ‘major developed sites’ should be identified, in addition to those listed in Table 2 of the Dacorum Core Strategy.
- The study also considered how parcels contributed to the local purpose of maintaining the existing settlement pattern, and provided an assessment of non-Green Belt land. A summary of the purposes assessment is provided below.

### 3.2.2 Key Findings of the Review

Most land within the study area exhibits high levels of openness, in terms of visual openness and an absence of built form, which is considered to be an essential characteristic of the Green Belt.

In considering the strategic parcels that make up the Metropolitan Green Belt within the study area, it was found that all parcels, at least in part, clearly perform a key role and need to be given maximum protection into the future. Given this, however, there were a number of sub-areas within some of the strategic parcels which were assessed as making the ‘least contribution’ to Green Belt purposes, and the degree to which the Green Belt contributes to the purposes varies across the study area.

The fifth purpose of the NPPF was not included in the Stage 1 review as it was considered that the extent to which the Green Belt can assist in urban regeneration could not be differentiated between the parcels. It was considered that the study

area, and therefore Green Belt as a whole within this area, successfully and uniformly fulfilled this purpose. A summary of the findings of the Stage 1 review against purposes one to four is provided.

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

Stage 1 assessment of the strategic areas in meeting the purpose 1 looked at the contribution each parcel made towards checking sprawl of large built-up areas. These large built-up areas were identified in this study as London, Luton and Dunstable, and Stevenage. The majority of parcels in Dacorum were found to contribute the least in meeting this purpose, given the location of Dacorum in relation to the identified large built-up areas, none of which are located within Dacorum borough. The exception was parcels 17, 18a and 19, to the north of Hemel Hempstead and to the southwest of Luton, which are deemed to check the sprawl of Luton and Dunstable.

### **3.2.2.2 Purpose 2: to prevent neighbouring towns from merging**

Stage 1 assessment considered to what degree parcels met this purpose by assessing them against 1<sup>st</sup> tier settlements within and outside of the study area. It found that a number of parcels constituted ‘strategic gaps’ between 1<sup>st</sup> tier settlements within Dacorum, notably those that are located between Tring, Berkhamsted and Hemel Hempstead, and between Hemel Hempstead and St Albans. Notable areas to the north and south of Hemel Hempstead were considered to contribute the least to purpose 2.

### **3.2.2.3 Purpose 3: to assist in safeguarding the countryside from encroachment**

The assessment found that strong rural and countryside characteristics were found throughout Dacorum, and that the majority of parcels contributed to this purpose. Some parcels, located to the south of Tring, Berkamsted and Hemel Hempstead were considered to only partially contribute to Purpose 3, exhibiting some urban fringe characteristics, or influenced by urbanising features such as major infrastructure.

### **3.2.2.4 Purpose 4: to preserve the setting and special character of historic towns**

It was considered that many parcels made a significant or partial contribution to preserving the setting and character of historic towns, notably parcels around Berkhamsted, and to the south-west of Hemel Hempstead. Parcels to the north and east of Hemel Hempstead were considered to make the least contribution to purpose 3, likely due to the modern character of Hemel Hempstead new town development in the last century.



### 3.2.2.5 Conclusions

The study concluded by stating that the Green Belt within the study area generally contributed to the four purposes. There were indications, however, that some boundary adjustments could be made without compromising the achievement of the overall purposes of the Green Belt. Indeed, potential adjustments could work to clarify and strengthen the Green Belt boundary in terms of its significance as a key policy tool.

In outlining where potential adjustments could be made, a number of Strategic Sub Areas within Dacorum were found to contribute least to the four Green Belt purposes and were identified for further assessment. These are:

- D-S1: Land enclosed by B488, A41 and west of Tring
- D-S2: Land enclosed by A41 and southeast Berkhamsted.
- D-S3: Land south of Hemel Hempstead enclosed by the A41 and railway line, and in the vicinity of Rucklers Lane

Additionally, there were a number of small-scale sub areas that were found to contribute least to the Green Belt purposes. These areas are non-strategic in nature and therefore assumed that it will not significantly adversely impact upon the strategic function of the Green Belt. The Study recommends that these small-scale sub-areas be assessed in greater detail. In Dacorum, these areas are:

- D-SS1: Land west of Hemel Hempstead
- D-SS2: Land at southeast edge of Bovington

Furthermore, three locations were identified as being recommended for boundary adjustments as a result of development within the Green Belt, none of which, however, were located within Dacorum Borough. The study did recommend that further boundary adjustments may be identified by planning authorities in further detailed work.

### 3.2.3 Implications for Stage 2

The Stage 1 Green Belt Review identified strategic sub-areas within parcels, and small-scale sub-areas which have been assessed as contributing least to the four national purposes considered.<sup>4</sup> The study did not define the boundaries of these sub-areas, and provides the context for further detailed analysis of the sub-areas, in respect of wider issues, including landscape.

The stage 2 Green Belt Review provides the opportunity to review the findings of the Stage 1 assessment, in light of other constraints as well as landscape quality and sensitivity. It also provides an opportunity to review the methodology and

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<sup>4</sup> The fifth purpose (*to assist in urban regeneration by encouraging the recycling of derelict and other urban land*) set out in the NPPF was not included in the Stage 1 review, as it was considered that the extent to which the Green Belt can assist in urban regeneration could not be differentiated between the parcels. It was considered that the study area, and therefore Green Belt as a whole within this area, successfully and uniformly fulfilled this purpose.

interpretation of the Green Belt purposes at a more local scale, considering how the purposes relate to the settlements within Dacorum.

The strategic sub-areas and small-scale sub-areas identified in Stage 1 have been taken forward for further assessment as part of the Stage 2 Review.

## 4 Methodology

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### 4.1 Introduction

The methodology used in undertaking this Green Belt review has been developed through experience gained working with a number of Local Authorities in assessing their Metropolitan Green Belt designations, the methodology and conclusions of the Stage 1 Review, and through consultation with Dacorum Borough Council and other key stakeholders.<sup>5</sup> This has provided a robust methodology that interprets and applies national policy and guidance in a justified way, while taking into consideration local context and setting.

This section of the report provides a summary of the methodology, including a justification for the methods used, based on the following stages:

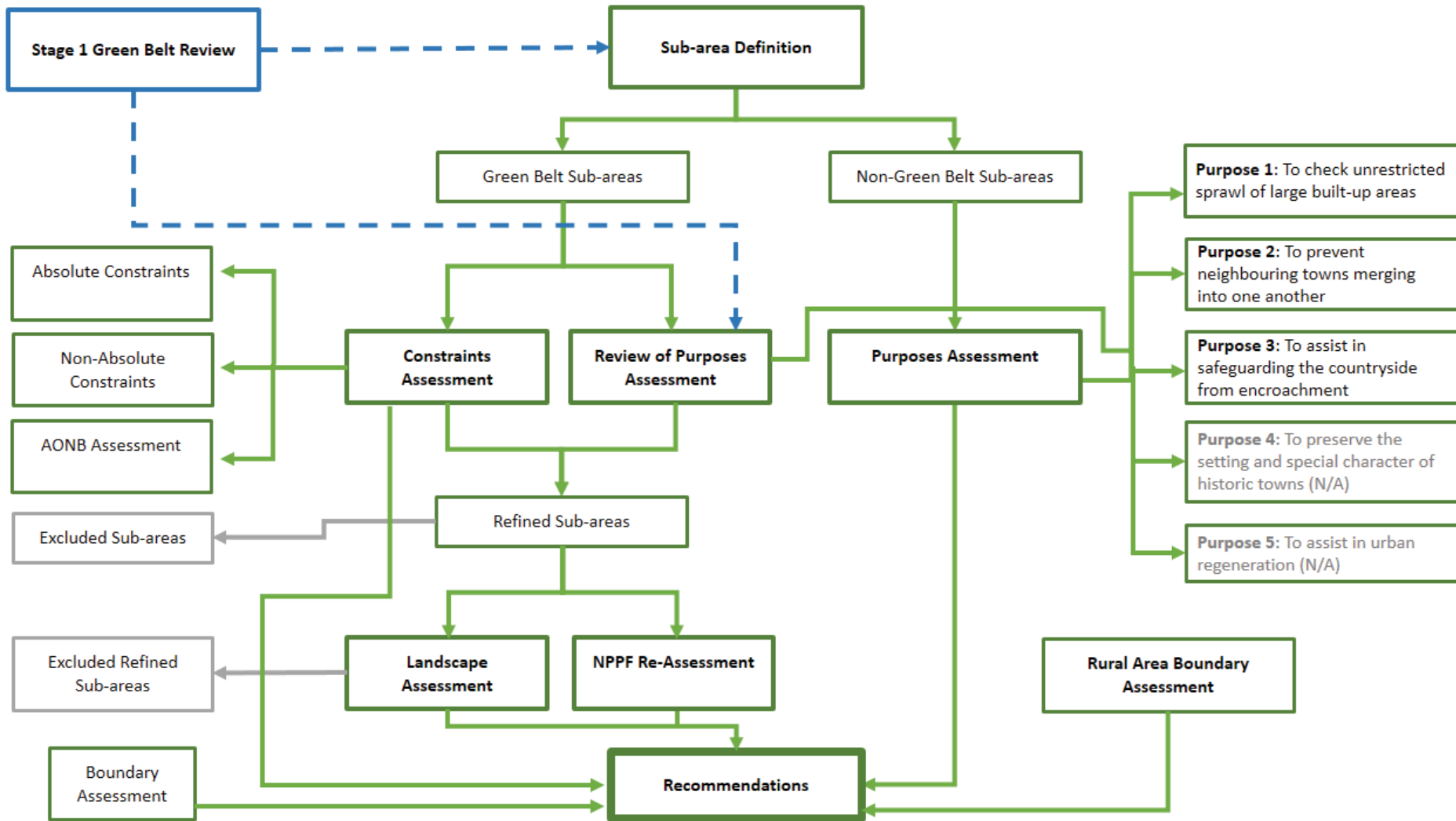
- Sub-area Definition, setting out how sub-area boundaries were defined;
- Review of Purposes Assessment looking at each Purpose in turn and how this is interpreted in undertaking the assessments;
- Constraints Assessment, looking at both Absolute and Non-Absolute constraints on development, including Area of Outstanding Natural Beauty;
- Site Landscape Appraisal, looking at landscape character and sensitivity to development; and
- The Purposes Re-assessment.

Figure 4.1 illustrates the methodology process graphically.

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<sup>5</sup> The consultees were: Aylesbury Vale District Council; Central Bedfordshire Council; Chiltern District Council; Hertfordshire Ecology - Hertfordshire County Council; St Albans City and District Council; Three Rivers District Council; and Welwyn Hatfield Borough Council.

Figure 4.1 Methodology Diagram



## 4.2 Sub-area Definition

### 4.2.1 Green Belt

The scope for this Study considered:

- the three ‘strategic sub-areas’ as identified in Stage 1 (D-S1, D-S2, D-S3); and
- one of the two ‘small scale sub-areas’ as identified in Stage 1 (D-SS2).<sup>6</sup>

The remaining small-scale sub-area, D-SS1, was excluded from assessment as it is already proposed for allocation by the Council.

Additionally, in accordance with the Council’s brief, the Study considered other land parcels adjacent to existing urban areas of towns and large villages, as defined in the Adopted Core Strategy and shown in Map 4.1:

- Hemel Hempstead;
- Berkhamsted;
- Tring;
- Bovingdon;
- Kings Langley; and
- Markyate.

The NPPF states that local authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. For the purposes of this assessment therefore, parcels of land were defined using permanent man-made and natural features where possible. This included roads, railway lines, water-courses, existing development with strongly established, regular or consistent boundaries and other natural features such as established hedgerows, ridgelines, prominent treelines and historic field boundaries. There was some discussion at the inception meeting about whether boundaries could be created using landscaping and design; this was taken into account when considering the suitability of land for further assessment.

While it is desirable for parcels, in general, to be consistent in terms of scale, it was recognised that in reality there was a degree of variance. The defining of land parcels took into account local context and involved an element of professional judgement. All proposed parcels were discussed and agreed with the Council.

The final sub-areas for assessment are set out in Maps 4.2-4.7.

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<sup>6</sup> The boundaries of the strategic sub-areas and small scale sub-areas identified by SKM were adjusted to align with the nearest permanent man-made and natural features, identified through detailed, large-scale maps and aerial photography, in line with the general approach taken to land parcels in this Assessment.

## 4.2.2 The Rural Area

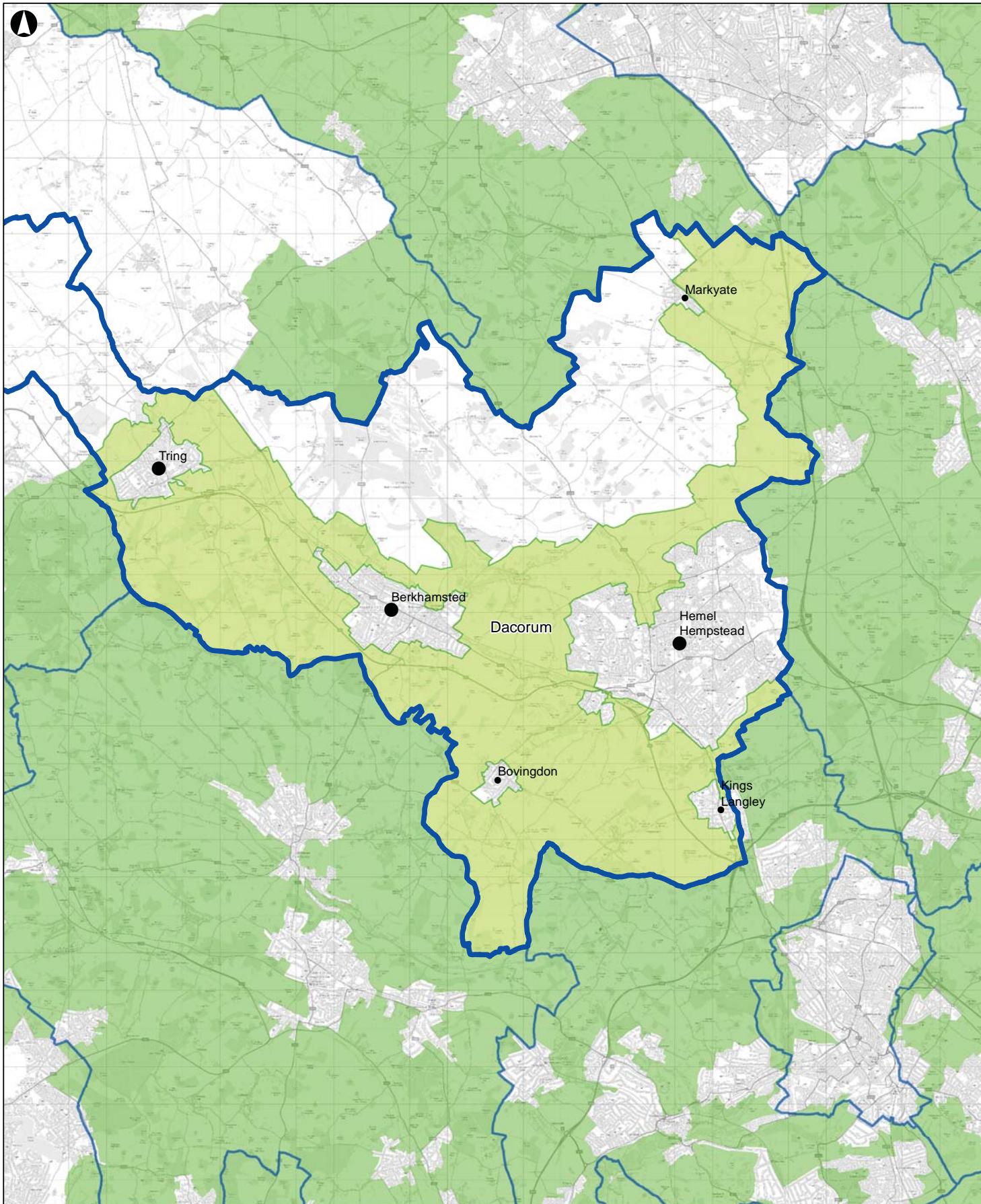
With regard to the Rural Area, we specifically focused on the area around Markyate, which was identified as playing a particularly important role in maintaining the settlement pattern in the Stage 1 Green Belt Review. We defined land parcels using defensible and permanent boundary features, concentrating on the areas immediately adjacent to the existing Green Belt boundary, to ascertain whether they would meet the purposes of Green Belt if designated.

As part of our analysis, we also undertook a thorough review of the whole boundary between the Green Belt and the Rural Area, identifying particular sections which lack durability and permanence.

## 4.3 Review of Purposes Assessment

This stage of the assessment involved a comprehensive update of the outputs from Stage 1 to sense-check and update the conclusions made with regards to meeting the five purposes of Green Belt, as set out in the NPPF.

It established any differentiation in terms of how different sub-areas function and fulfil the purposes of Green Belt. For the Rural Area, the assessment considered how these land parcels might fulfil the purpose if designated.



**Legend**

- Large Village
- Town
- Dacorum Green Belt
- Neighbouring Green Belt
- Neighbouring District
- Dacorum District Boundary

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Issue	Date	By	Chkd	Appd

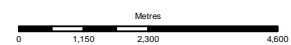
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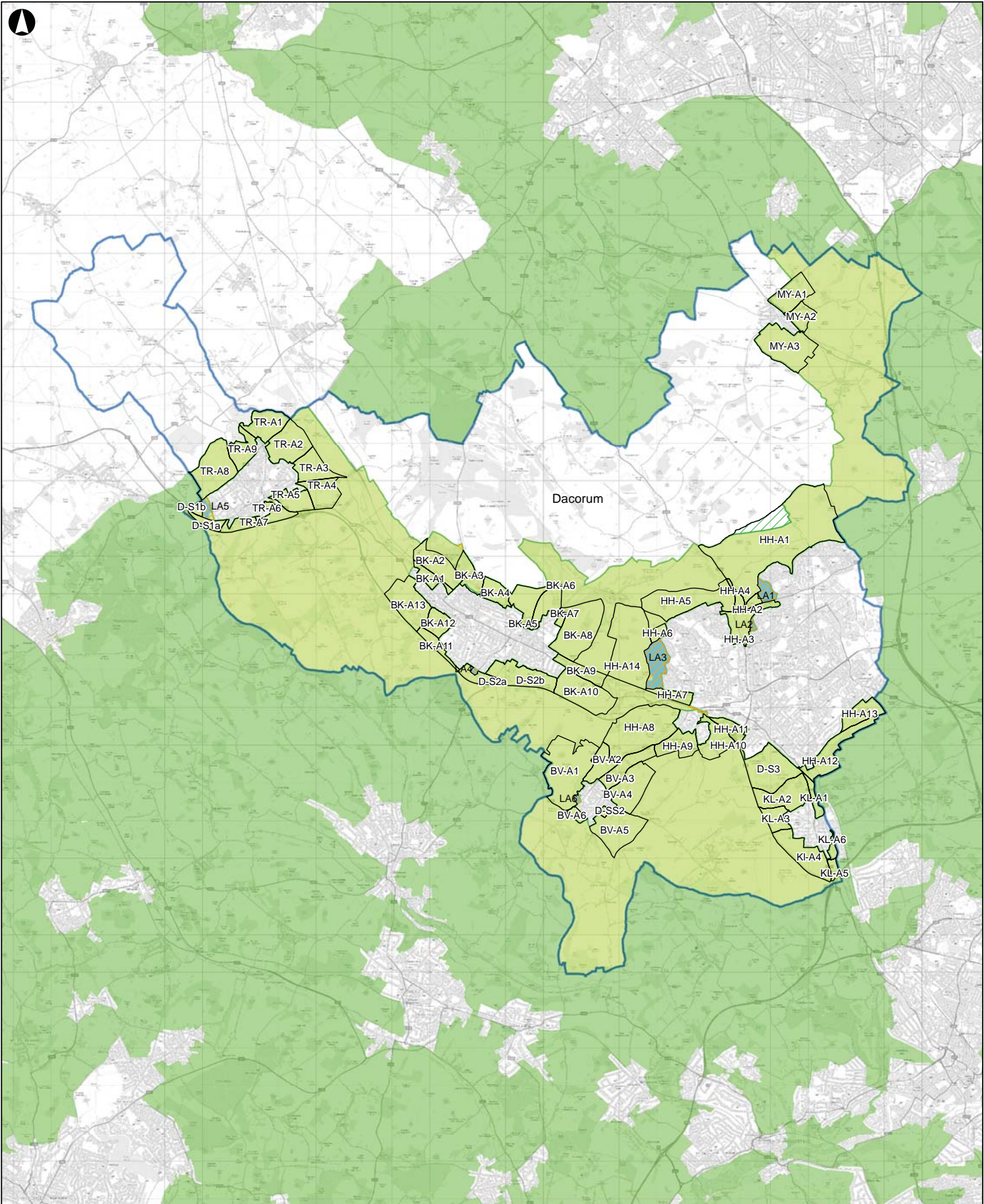
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**Map 4.1 Locations of Towns and Large Villages in Dacorum**

Scale at A3  
**1:95,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.1</b>	Issue <b>P1</b>



**Legend**

- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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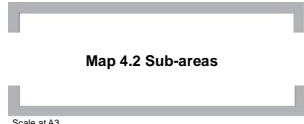
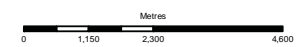
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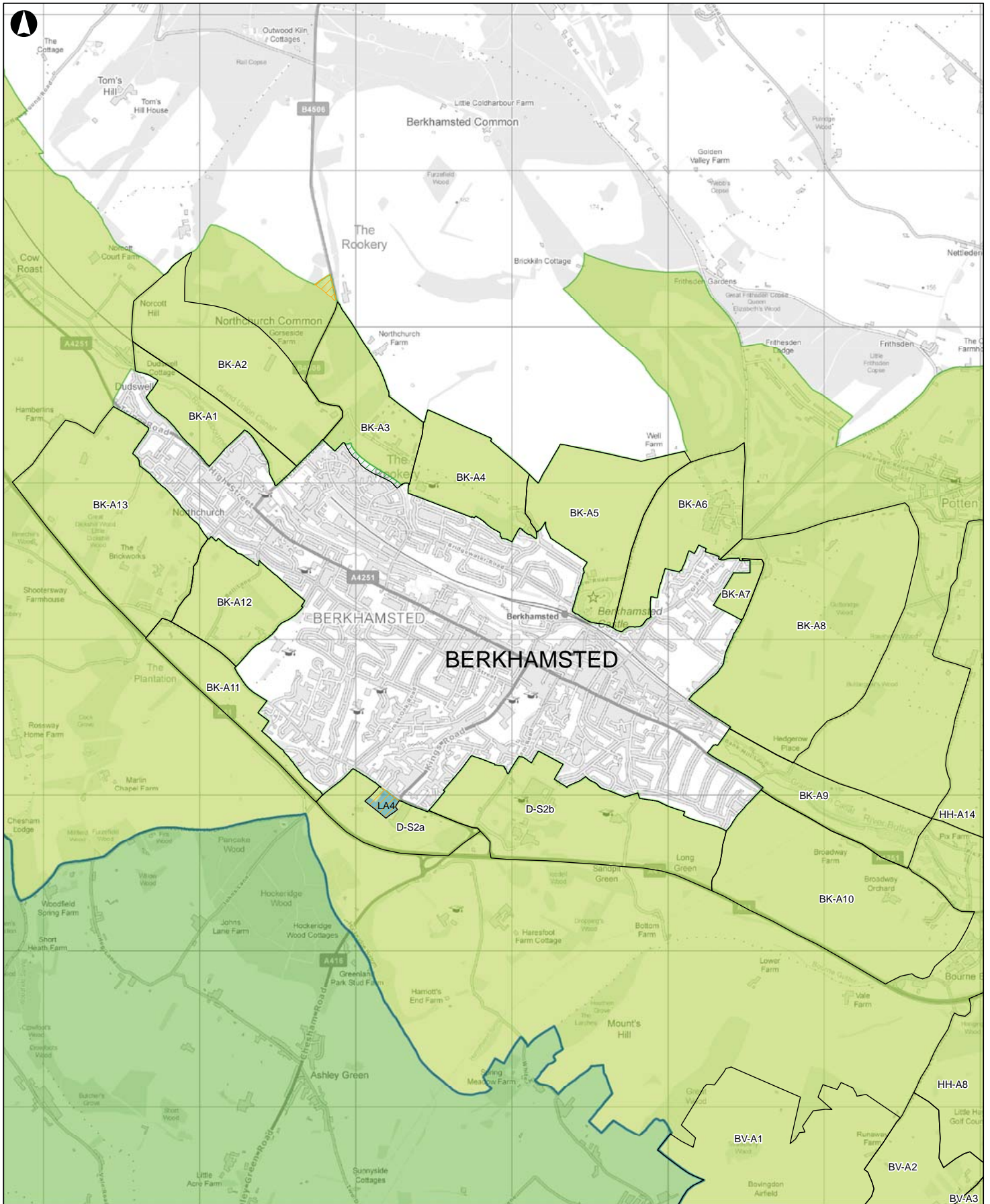
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Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.2</b>	Issue <b>P1</b>





**Legend**

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- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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P1	06-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

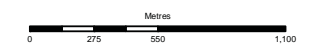
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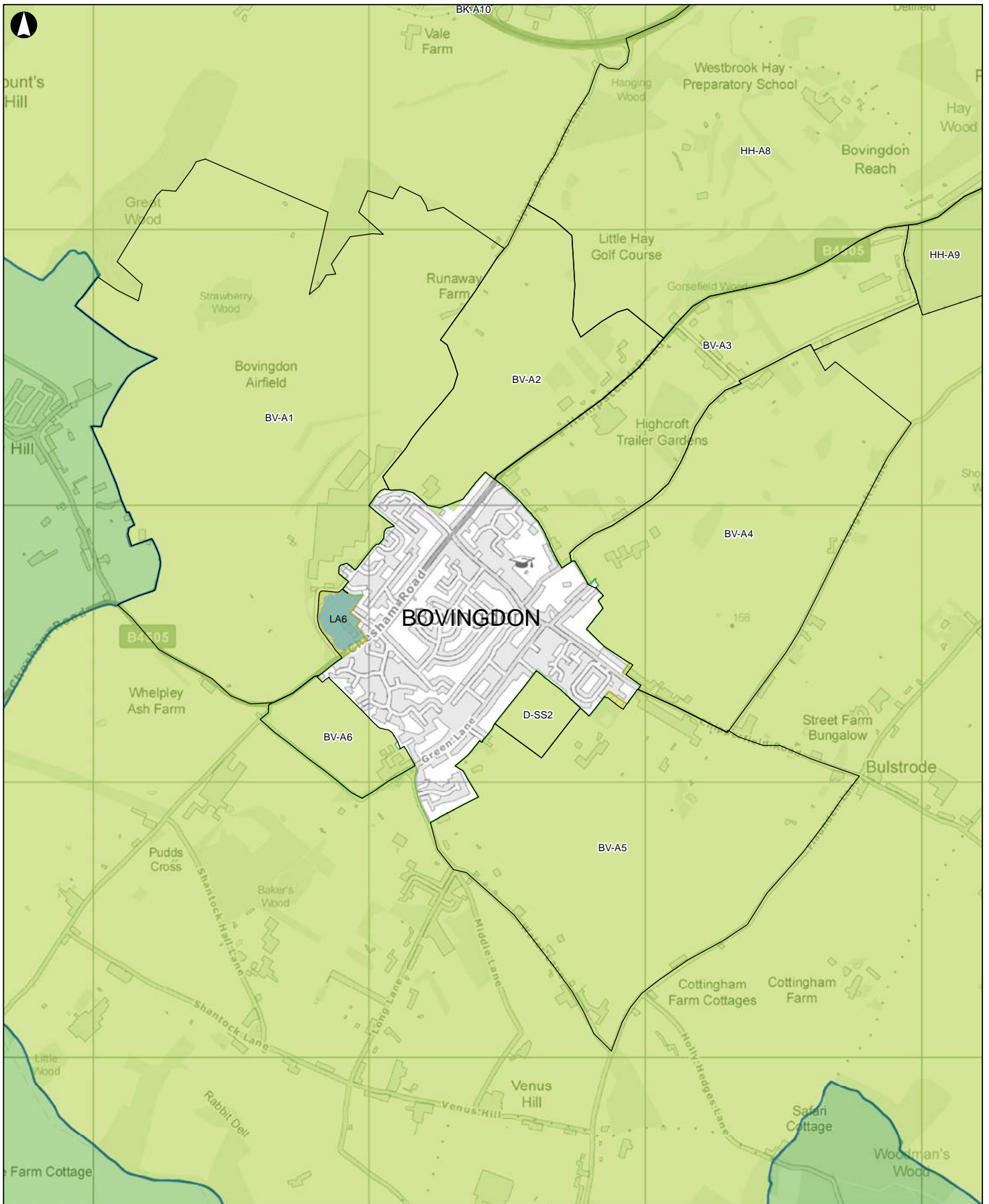
Job Title  
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**Map 4.3 Sub-areas around Berkhamsted**

Scale at A3

<b>1:23,000</b>	
Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.3</b>	Issue <b>P1</b>



**Legend**

- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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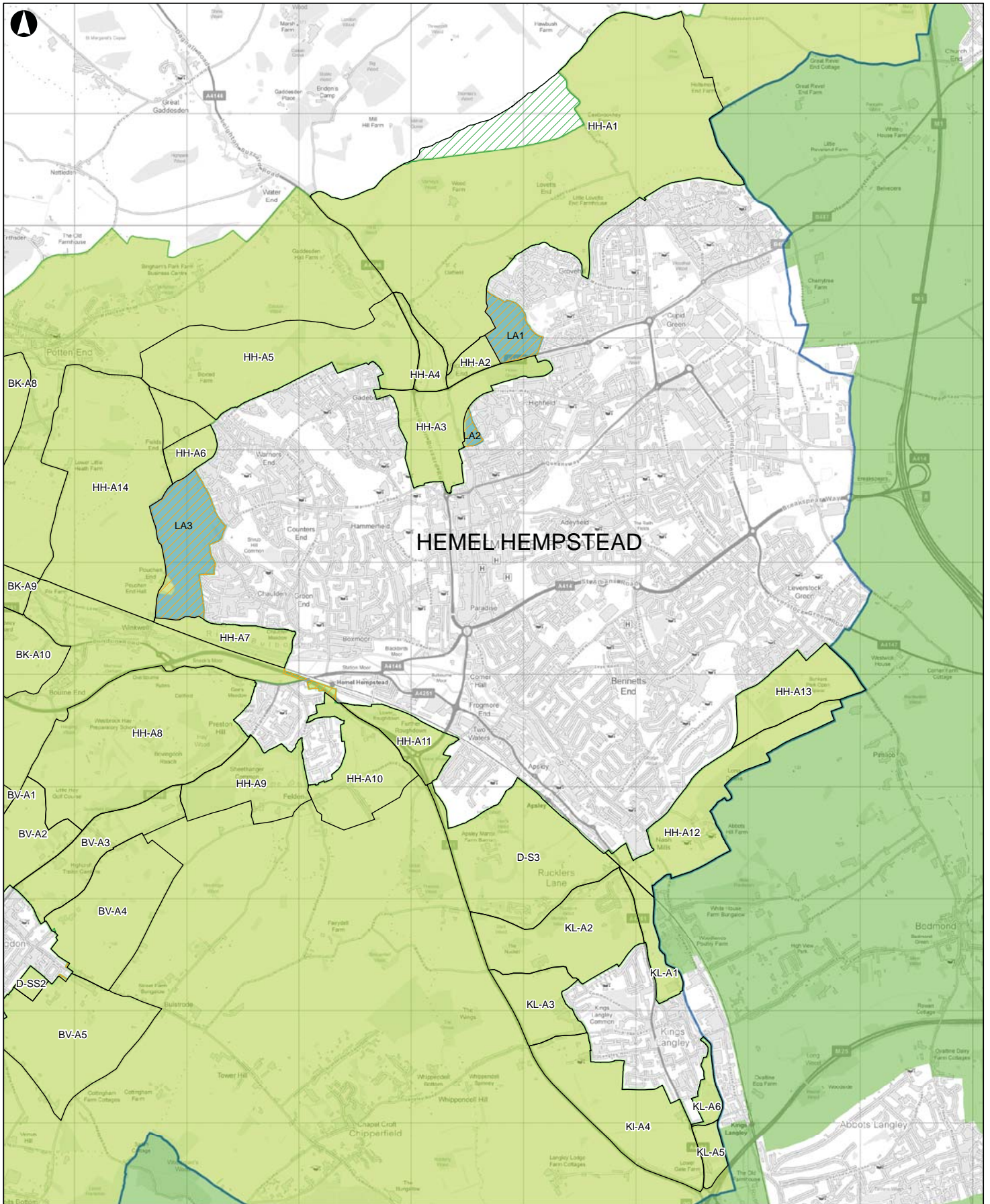
Job Title  
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**Map 4.4 Sub-areas around Bovington**

Scale at A3  
**1:13,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.4</b>	Issue <b>P1</b>



**Legend**

- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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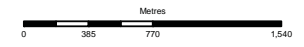
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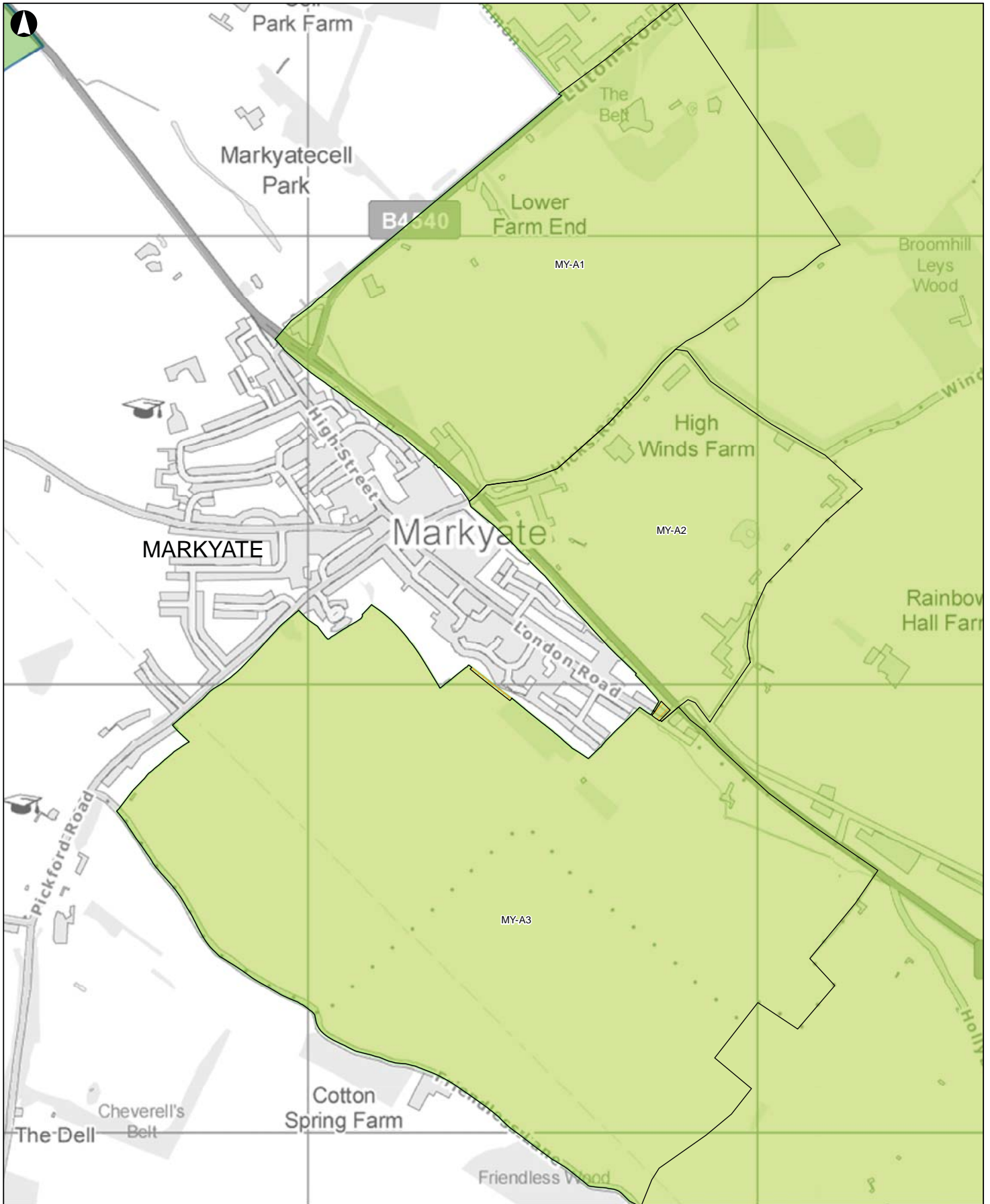


**Map 4.5 Sub-areas  
around Hemel Hempstead  
and Kings Langley**

Scale at A3

**1:32,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.5</b>	Issue <b>P1</b>



**Legend**

- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
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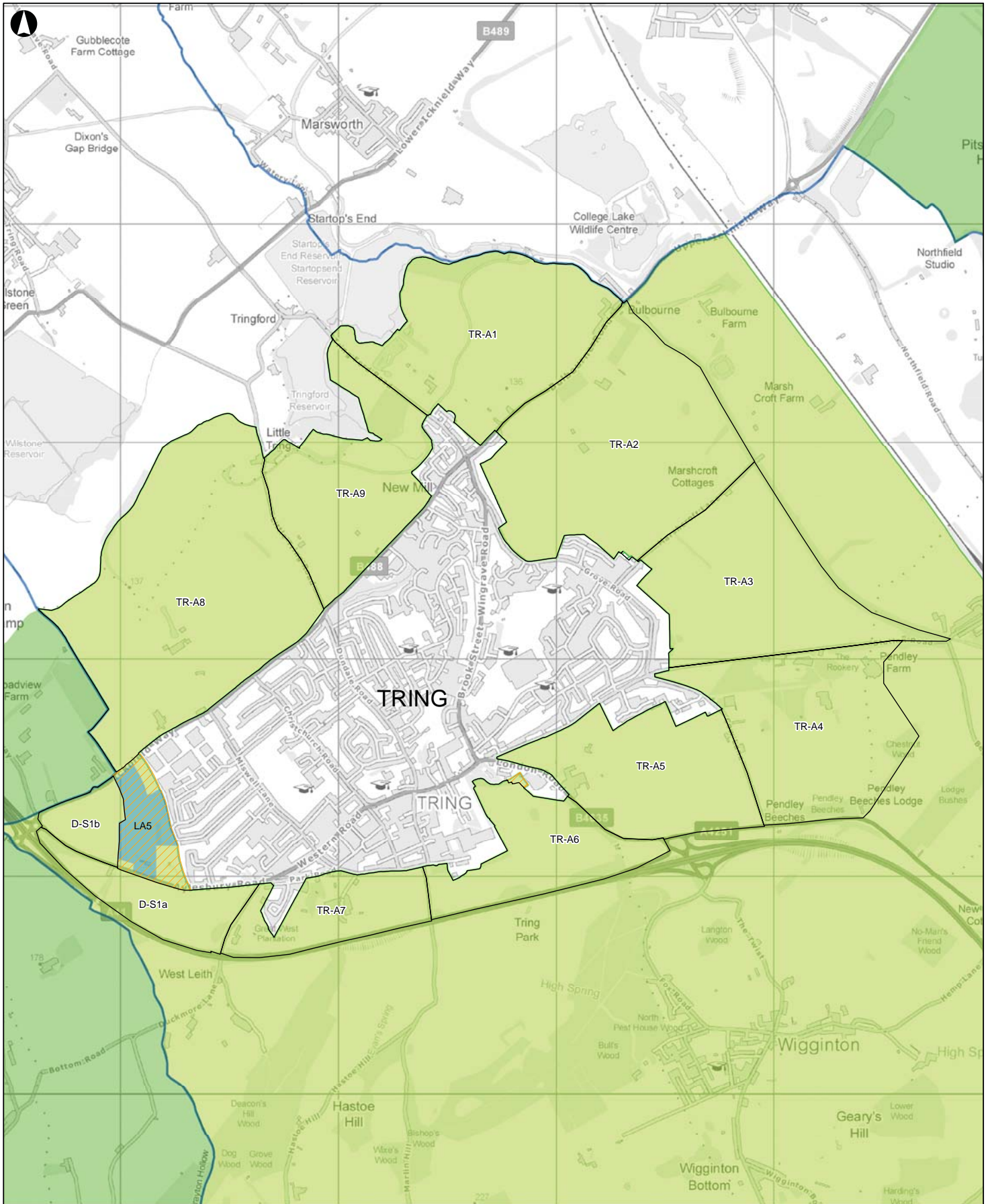
Job Title  
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**Map 4.6 Sub-areas around Markyate**

Scale at A3  
**1:8,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.6</b>	Issue <b>P1</b>



**Legend**

- Sub-areas
- Dacorum District Boundary
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
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- Neighbouring Green Belt

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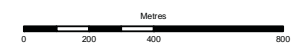
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**Map 4.7 Sub-areas around Tring**

Scale at A3

**1:16,500**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.7</b>	Issue <b>P1</b>

### 4.3.1 Scoring

For each purpose, one or more criteria have been developed using both qualitative and quantitative measures. A score out of five was attributed for each criterion (Table 4.1). For each sub-area, a standard pro forma was used to capture the assessments against each criterion (see Appendix A).

Where a sub-area was considered to have no contribution to a specific purpose, in addition to the detailed analysis undertaken, a statement was added to the pro forma to this effect and no score was attributed.

It is important to note that each of the NPPF Purposes was considered equally significant, thus no weighting or aggregation of scores across the purposes was undertaken. As such, a composite judgement was necessary to determine whether, overall, sub-areas are meeting Green Belt purposes strongly or weakly. A rule of thumb was applied whereby any sub-area scoring strongly against the criteria for one or more NPPF purpose was judged to be meeting the purposes strongly overall. In contrast, a sub-area fulfilling the criteria weakly across all purposes was deemed to be performing less well against the NPPF purposes.

Table 4.1 Criterion Scores

Overall Strength of Sub-Area against criterion	Score	Equivalent Wording
	1	Weak or Very Weak
	2	Relatively Weak
	3	Moderate
	4	Relatively Strong
	5	Strong or Very Strong



The following sections examine the definition of each of the five purposes of the Green Belt in relation to local objectives and set out the proposed criteria and associated scoring applied.

### 4.3.2 Purpose 1

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

Part 1 of the Green Belt Review identified the large built-up areas as London, Luton and Dunstable, and Stevenage, justified on the basis that “the need to create a barrier against the uncontrolled expansion of these large built-up areas located to the north and south of the study area was the main reason for creation of the Hertfordshire and South Bedfordshire Green Belts”.

Whilst this may have been appropriate for a strategic study, for the purposes of this assessment it was considered that Hemel Hempstead, Berkhamsted and Tring constitute large built-up areas, which reflects their status as ‘Towns’ in the Core Strategy.

Table 4.2 defines the large built-up areas considered during this assessment within Dacorum and the neighbouring authorities (Map 4.8).

Table 4.2 Large Built-Up Areas Considered in Purpose 1 Assessment

Dacorum	Neighbouring Local Authorities
<b>Hemel Hempstead</b>	St Albans (St Albans) <sup>7</sup>
<b>Berkhamsted</b>	Luton and Dunstable (Luton and Central Bedfordshire) <sup>8,9</sup>
<b>Tring</b>	Wendover (Aylesbury Vale) <sup>10</sup>
	Chesham (Chiltern) <sup>11</sup>
	Amersham (Chiltern) <sup>12</sup>
	Rickmansworth (Three Rivers) <sup>13</sup>

Although ‘sprawl’ is a multi-faceted concept and thus has a variety of different definitions, our methodology adopts a simple definition, considering sprawl as ‘the outward spread of a large built-up area at its periphery in a sporadic, dispersed or irregular way’. In order to appraise the extent to which the Green Belt keeps this in check, it is necessary to consider:

- Whether sub-areas fall at the edge of one or more distinct large built-up areas;
- The degree to which the sub-areas are contained by built-form, and the nature of this containment, as well as the linkage to the wider Green Belt; and
- The extent to which the edge of the built-up area has a strongly defined, regular or consistent boundary.

There are two stages in this assessment:

#### **Assessment 1(a)**

Firstly, a sub-area must be at the edge of one or more distinct large built-up areas in order to prevent development which would constitute sprawl. This criterion must therefore be met for Purpose 1 to be fulfilled and was applied on a Pass/Fail basis.

#### **Assessment 1(b)**

As stated at Assessment 1(a), Green Belt should function to protect open land at the edge of large built-up areas (Table 4.2). However, the extent to which a sub-

<sup>7</sup> St Albans is identified as a Major Town in the emerging St Albans Draft Local Plan (2014)

<sup>8</sup> Dunstable is identified as a Major Service Centre in the settlement hierarchy of the submitted Development Strategy for Bedfordshire (2014)

<sup>9</sup> Luton and Dunstable have coalesced and were therefore considered as one large built-up area for the purposes of this assessment.

<sup>10</sup> In the absence of an adopted settlement hierarchy in Aylesbury Vale, Wendover was identified as a large built-up area to ensure consistency with the emerging Buckinghamshire Green Belt Review (2015).

<sup>11</sup> Chesham is identified as a main centre in the Chiltern Core Strategy (2012)

<sup>12</sup> Amersham is identified as a main centre in the Chiltern Core Strategy (2012)

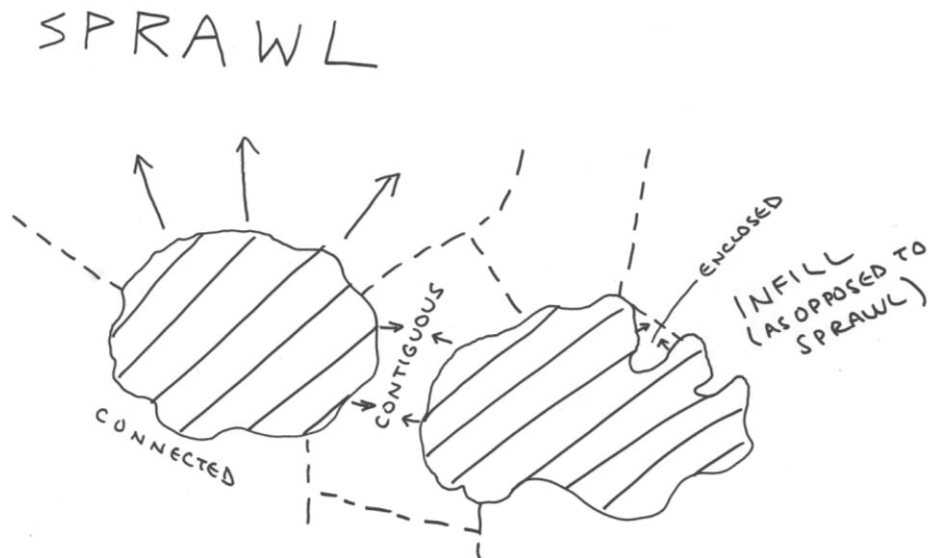
<sup>13</sup> Rickmansworth is identified as a Principal Town in the settlement hierarchy of the Three Rivers Core Strategy (2011)

area prevents sprawl is dependent on its relationship with the respective built-up areas.

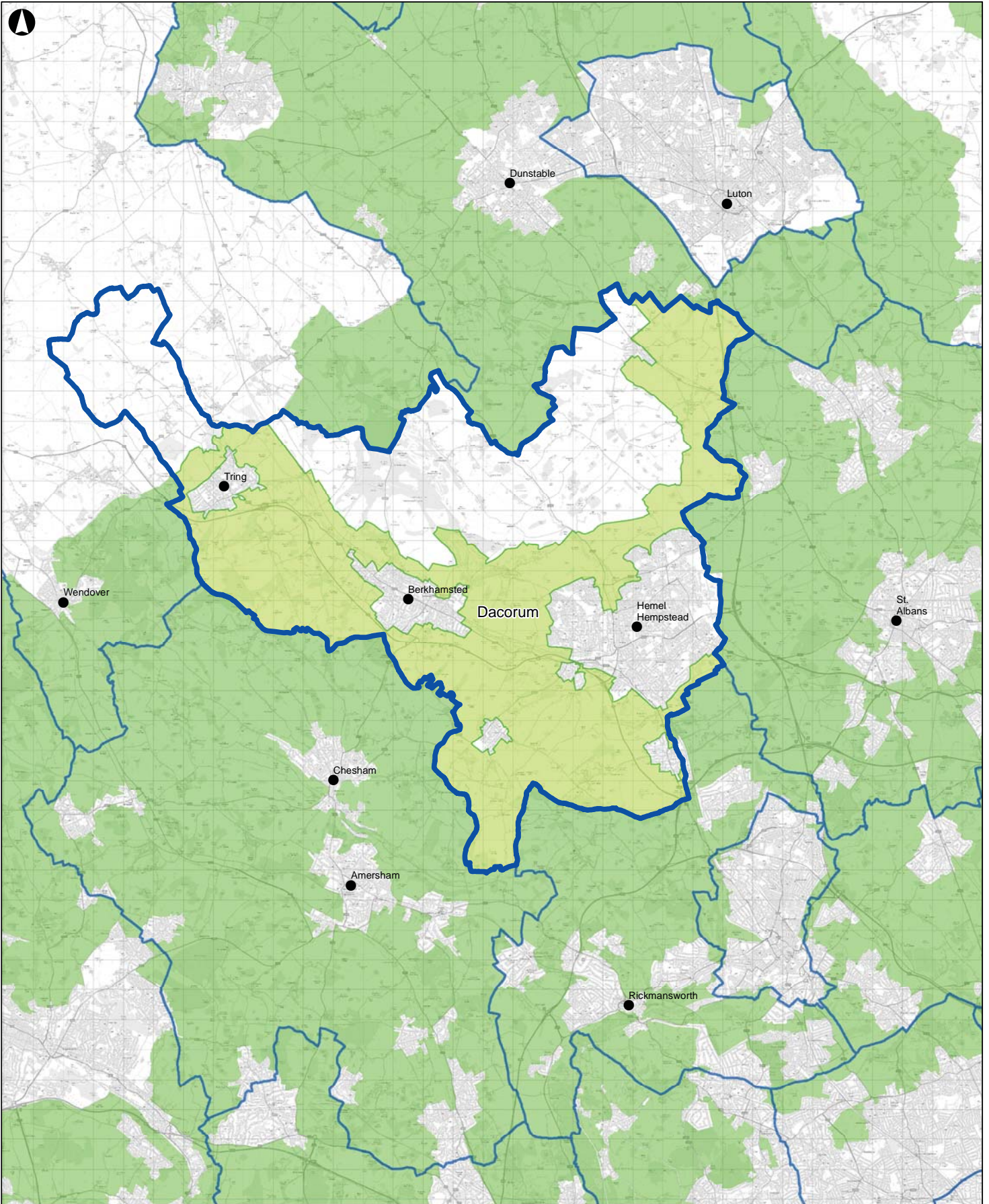
Assessment 1(b) initially focussed on the degree to which Green Belt abuts built-up areas, the nature of this relationship and links to the wider Green Belt. The following criteria were used for assessment:

- A sub-area predominantly surrounded or enclosed by two or more distinct areas of built form and that also retains a strong link to the wider Green Belt, would play a particularly important role in preventing sprawl. For the purpose of the assessment, we refer to this condition as 'contiguous'.
- A sub-area displaying a low level of containment by a large built-up area may prevent sprawl but to a lesser extent. This assessment refers to such areas as 'connected' with a large built up area.
- A sub-area almost entirely contained or surrounded by built form which forms part of a single built-up area and has limited connections to the wider Green Belt would only prevent sprawl to a limited extent (rather, potential development would likely be classified as infill), is referred to here as 'enclosed' by a single built up area.

Figure 4.2 Figure of the sprawl assessment for Purpose 1







**Legend**

- Large Built-Up Areas
- Dacorum District Boundary
- Neighbouring District
- Dacorum Green Belt
- Neighbouring Green Belt

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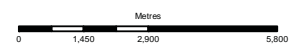
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**Map 4.8 Large Built-Up Areas Considered for the Purpose 1 Assessment**

Scale at A3  
**1:120,000**

Job No  
**244026-00**

Drawing Status  
**Draft**

Drawing No  
**4.8**

Issue  
**P1**

This initial assessment was supplemented by additional analysis on the role of Green Belt in preventing sprawl which would not otherwise be restricted by another barrier. The NPPF states that Local Authorities should ‘define boundaries clearly, using physical features that are readily recognisable and likely to be permanent’ (paragraph 85). Boundary identification reflected this, based on the following definitions:

- Examples of durable features (likely to be permanent):
  - Infrastructure: motorway; public and made road; a railway line.
  - Landform: river, stream, canal or other watercourse; prominent physical feature (e.g. ridgeline); protected or long established woodland/hedge; existing development with strongly established, regular or consistent boundaries.
- Examples of features lacking in durability (soft boundaries):
  - Infrastructure: private/ unmade road; power line.
  - Natural: weakly bounded field boundary, intermittent or young tree lines.

Where sprawl would not otherwise have been restricted by a durable boundary feature, the extent to which the existing built form had strongly established or recognisable boundaries was assessed, based on the following definitions:

- ‘Regular’ or ‘consistent’ built form comprised well-defined or rectilinear built form edges, which would restrict development in the Green Belt.
- ‘Irregular’ or ‘inconsistent’ built form comprised imprecise or ‘softer’ edges, which would not restrict growth within the Green Belt.

A two-tier scoring system has been developed for Purpose 1 to ensure that undue weight is not afforded to this purpose over Purposes 2 or 3. A + is assigned to a sub-area where its boundary with the large built-up area is lacking in durability or permanence. This provides a combined score out of 5, in line with the Purpose 2 and 3 assessments, as opposed to two separate scores for each element of the assessment which would provide a score out of 10. The approach maintains a 1-5 score for the relationship between the Green Belt and the large built-up area whilst reflecting the strength of the boundaries at the edge of the large built-up area.

Table 4.3 Purpose 1 Assessment Criteria

Purpose	Criteria	Scores
<b>To check the unrestricted sprawl of</b>	(a) Sub-area is at the edge of one or more distinct large built-up areas.	PASS: Sub-area meets Purpose 1. FAIL: Sub-area does not meet Purpose 1 and will score 0 for criteria (b).

<b>large built-up areas</b>	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary.	<p>5+: Land parcel is contiguous with (a) large built-up area(s). The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence.</p> <p>5: Sub-area is contiguous with (a) large built-up area(s), though the large built-up area(s) is/are predominantly bordered by prominent, permanent and consistent boundary features.</p> <p>3+: Sub-area is connected to one or more large built-up area(s). The large built-up area(s) is/are predominantly bordered by features lacking in durability or permanence.</p> <p>3: Sub-area is connected to one or more large built-up area(s), though the large built-up area(s) is/are predominantly bordered by prominent, permanent and consistent boundary features.</p> <p>1+: Sub-area is enclosed by one distinct large built-up area. The large built-up area is predominantly bordered by features lacking in durability or permanence.</p> <p>1. Sub-area is enclosed by one distinct large built-up area, though the large built-up areas is predominantly bordered by prominent, permanent and consistent boundary features.</p>
<b>Total Score</b>		<b>xx/5</b>

### 4.3.3 Purpose 2

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

The Stage 1 Green Belt Review assessed the extent to which Sub-areas served as gaps or spaces between settlements with a clear role in preventing coalescence, focusing specifically on gaps between Tier 1 settlements (see paragraph 3 under section 2.2.2). Given the concentration of the majority of the Borough's development and population within the key settlements of Hemel Hempstead, Tring and Berkhamsted, we generally concurred with the overall approach taken. It was noted too that the analysis recognised that the width of gaps are not necessarily directly linked to their importance and thus the extent to which Green Belt meets this purpose.

Following discussion with the Council, it was decided that, in light of the increased granularity of this Study compared to Stage 1, this Stage 2 assessment would also consider the Large Villages of Bovingdon, Kings Langley and Markyate. For the neighbouring authorities, non-Green Belt settlements adjacent to the Dacorum's boundaries were identified. Table 4.4 defines the settlements which are considered in this assessment, within Dacorum and the neighbouring authorities (Map 4.9).

Table 4.4 Settlements Considered in Purpose 2 Assessment

Dacorum	Neighbouring Local Authorities
<b>Hemel Hempstead</b>	St Albans (St Albans)
<b>Berkhamsted</b>	Redbourn (St Albans)
<b>Tring</b>	Harpenden (St Albans)
<b>Bovingdon</b>	Abbots Langley (Three Rivers)
<b>Kings Langley</b>	Chorleywood (Three Rivers)
<b>Markyate</b>	Rickmansworth (Three Rivers)
	Watford (Watford)
	Luton and Dunstable (Luton and Central Bedfordshire) <sup>14</sup>
	Caddington (Central Bedfordshire)
	Slip End (Central Bedfordshire)
	Aston Clinton (Aylesbury Vale)
	Wendover (Aylesbury Vale)
	Chesham (Chiltern)
	Amersham (Chiltern)
	Little Chalfont (Chiltern)

As part of our assessment, the extent to which a sub-area protects a gap was assessed using the following definitions and awarded corresponding scores as set out in Table 4.5:

- ‘Essential gaps’, where development would significantly reduce the perceived or actual distance between settlements.
- ‘Wider gaps’, where limited development may be possible without coalescence between settlements.
- ‘Less essential gaps’, where development is likely to be possible without any risk of coalescence between settlements.

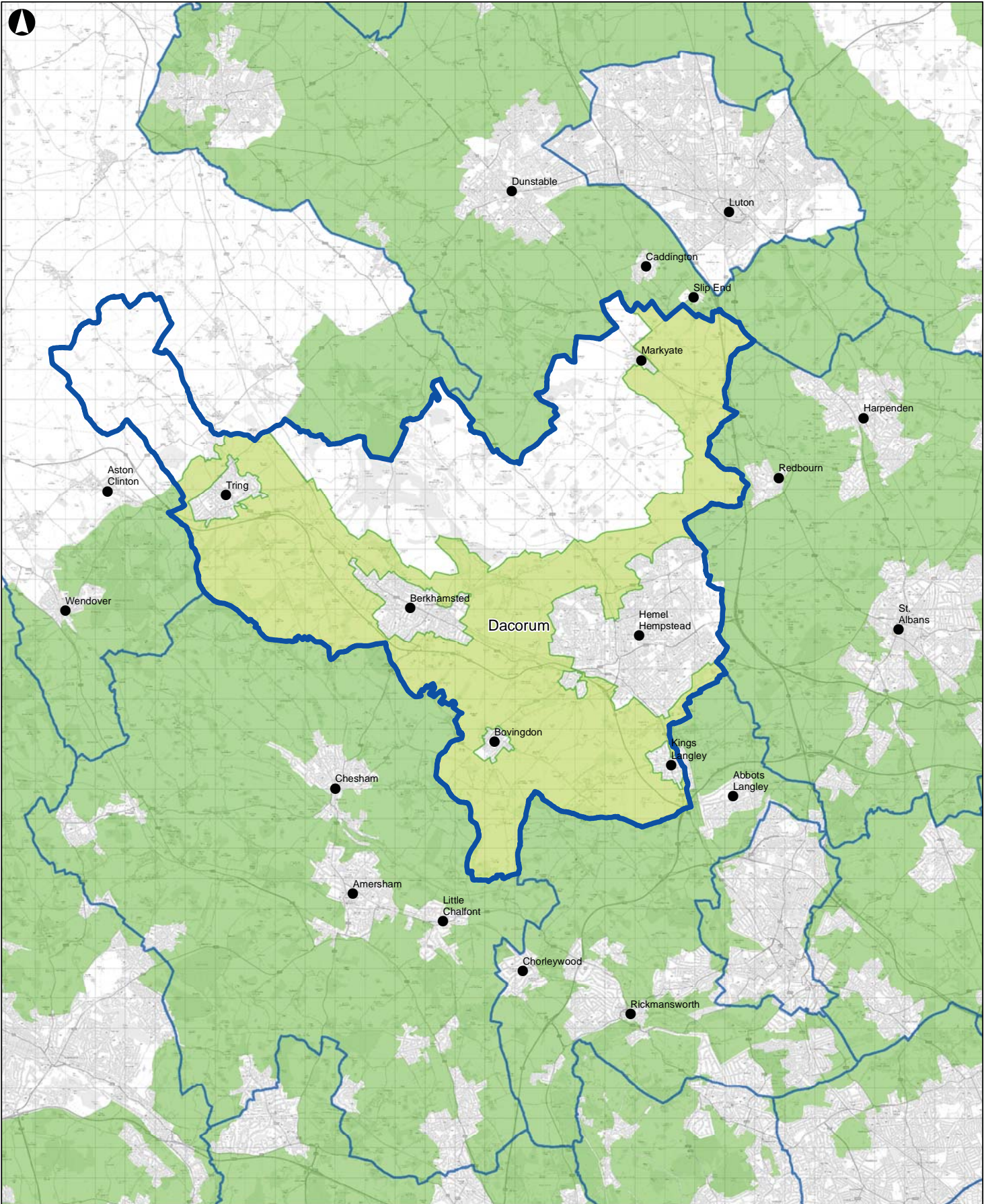
Our analysis also noted the identified Strategic Gaps from Stage 1, those of relevance to Dacorum being:

- Tring – Berkhamsted
- Berkhamsted – Hemel Hempstead
- Hemel Hempstead – Watford (Abbots Langley)
- Hemel Hempstead – Luton / Dunstable

<sup>14</sup> Luton and Dunstable have coalesced and were therefore considered as one settlement for the purposes of this assessment.

Table 4.5 Purpose 2 Assessment Criteria

Purpose	Criterion	Scores
<b>To prevent neighbouring towns from merging</b>	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>5: An ‘essential gap’ between defined settlements, where development would significantly visually or physically reduce the perceived or actual distance between them.</p> <p>3: A ‘wider gap’ between defined settlements where there may be scope for some development, but where the overall openness and the scale of the gap is important to restricting merging.</p> <p>1: A ‘less essential gap’ between defined settlements, which is of sufficient scale and character that development is unlikely to cause merging between settlements.</p> <p>0: Sub-area does not provide a gap between any settlements and makes no discernable contribution to separation.</p>
<b>Total score</b>		<b>xx/5</b>



**Legend**

- Settlements
- ▭ Neighbouring District
- ▭ Dacorum District Boundary
- ▭ Dacorum Green Belt
- ▭ Neighbouring Green Belt

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P1	06-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

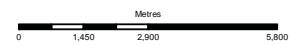
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Client  
**Dacorum Borough Council**

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Job Title  
**Dacorum Green Belt Review**



**Map 4.9 Settlements Considered for the Purpose 2 Assessment**

Scale at A3  
**1:120,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>4.9</b>	Issue <b>P1</b>

### 4.3.4 Purpose 3

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

The Stage 1 approach to Purpose 3 considered the extent to which Green Belt has maintained the openness and character of the countryside and conversely resisted urbanising influences. The interpretation of Purpose 3 has been developed around similar thinking for the Study – our assessment considers both openness and the extent to which the Green Belt can be characterised as ‘countryside’ in a functional sense, thus resisting encroachment from development.

Openness refers to the extent to which Green Belt land could be considered open from an absence of built form rather than from a landscape character perspective, where openness might be characterised through topography and presence or otherwise of woodland and hedgerow cover.

The criteria that was used to assess sub-areas against Purpose 3 is set out below. Ordnance Survey base maps and aerial photography were reviewed in order to undertake the openness assessment.

The percentage of built form within a sub-area was calculated using GIS tools based on the land area of features that are classified as manmade (constructed) within the Ordnance Survey MasterMap data, excluding roads and railway lines. The data included buildings, some surfaced areas such as car parks, infrastructure such as sewerage treatment works, glasshouses, and other miscellaneous structures.<sup>15</sup>

The score attributed to a sub-area was initially determined on the basis of the percentage built form.<sup>16</sup> Scores were considered further in light of qualitative assessments of character and revised as judged appropriate.<sup>17</sup> This assessment considered, in particular, the extent to which sub-areas might be reasonably identified as ‘countryside’ / ‘rural’. In order to differentiate between different areas, we have developed a broad categorisation which encompasses assessments of land use (including agricultural use), morphology, context, scale and links to the wider Green Belt:

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<sup>15</sup> More detail on the built structures included in the Mastermap data can be found in the User Guide and Technical Specification, which can be downloaded from the Ordnance Survey website: <http://www.ordnancesurvey.co.uk/docs/user-guides/os-mastermap-topography-layer-user-guide.pdf>

<sup>16</sup> While the majority of built form is included the MasterMap dataset, some features which lie entirely within private property, in particular areas of hard standing, are often categorised as non-distinguishable ‘mixed surfaces’. A flexible approach to defining the percentage built-form thresholds (described in Table 4.6) was applied and finalised in close coordination with the Council.

<sup>17</sup> For example, land parcels with a relatively low level of built form (i.e. less than 10%) and a largely rural character would score 3; however a land parcel with a relatively low level of built form (i.e. less than 10%) but with an urban character (such as formal open space designation covering the entire land parcel) would score 1. In practice, these revisions only applied to a few land parcels as the character and the percentage of built form were generally aligned, as per the score definitions.

- ‘Unspoilt rural character’ was defined as land with a general absence of built form and characterised by rural land uses and landscapes, including agricultural land, forestry, woodland, shrubland/scrubland and open fields.
- ‘Largely rural character’ was defined as land with a general absence of built form, largely characterised by rural land uses and landscapes but with some other sporadic developments and man-made structures.
- ‘Semi-urban character’ was defined as land which begins on the edge of the fully built up area and contains a mix of urban and rural land uses before giving way to the wider countryside. Land uses might include publicly accessible natural green spaces and green corridors, country parks and local nature reserves, small-scale food production (e.g. market gardens) and waste management facilities, interspersed with built form more generally associated with urban areas (e.g. residential or commercial).
- ‘Urban character’ was defined as land which is predominantly characterised by urban land uses, including physical developments such as residential or commercial, or urban managed parks.

The descriptors above have not been designed to be completely prescriptive and the particular characteristics of each sub-area were judged on a case by case basis.

Table 4.6 Purpose 3 Assessment Criteria

Purpose	Criterion	Score
<b>Assist in safeguarding the countryside from encroachment</b>	Protects the openness of the countryside and is least covered by development.	5: Contains less than 5% built form and possesses a strong unspoilt rural character.
		4: Contains less than 10% built form and possesses an unspoilt or largely unspoilt rural character.
		3: Contains less than 10% built form and/or possesses a largely rural open character.
		2: Contains more than 10% built form and/or possesses a semi-urban character.
		1: Contains more than 15% built form and possesses an urban character.
		0: Contains more than 20% built form and possesses an urban character.
<b>Total score</b>		<b>xx/5</b>

### 4.3.5 Purposes 4 and 5

Purposes 4 and 5 are not deemed relevant to a Green Belt Review in the Dacorum context.

Purpose 4 is concerned with protecting the setting of historic settlements by retaining surrounding open land or by retaining the landscape context for historic features. As outlined in the PAS guidance note, in reality this purpose applies to



very few settlements in practice, largely due to modern patterns of development, which often envelope historic towns today. Cambridge is a good example of a settlement where the setting of the historic centre is contextualised by rural features, where the views across the ‘backs’ retain a special status in planning terms. Our own background research suggests that there are no instances in Dacorum where historic towns/cores directly abut the Green Belt and where the Green Belt played a functional role in the setting of such historic settlements; nor are there any settlements with clear historical status across a wide area rather than individual historic assets or conservation areas, which are afforded protection through other legislative measures. The presence of the latter is more appropriately addressed when considering the suitability and deliverability of individual sites and will be afforded further consideration in the Constraints and Landscape Assessments undertaken as part of this Study.

Purpose 5 is centred on assisting urban regeneration through a focus on recycling derelict and other urban land. Again, we believe that the PAS guidance is useful to construct an argument as to why this purpose is not appropriate to use in assessment of the relative value of General Areas. Primarily that, as in Dacorum, the amount of land within urban areas that could be developed is factored in before Green Belt land is identified.

#### **4.3.6 Summary**

At this stage, the criteria scores for Purposes 1-3 are collated and tabulated across all of the sub-areas and Rural Area parcels to highlight those areas meeting the purposes to a lesser or greater extent.

### **4.4 Constraints Assessment**

#### **4.4.1 Absolute and Non-Absolute Constraints**

Following the Purposes Assessment, the sub-areas and the Rural Area were assessed against statutory natural and historic environmental constraints. The assessment considered two levels of constraints:

- Absolute; and
- Non-absolute.

Absolute constraints are identified as ‘show-stoppers’ to potential future land use changes thus, regardless of fulfilment of the Green Belt purposes, there would be little or no value in de-designating. This category of constraints will encompass:

- Sites of Special Scientific Interest (SSSI);
- Ramsar;
- Special Protection Areas (SPA);
- Flood Plain (Zone 3b);
- Scheduled Monuments;

- Nationally Registered Park or Garden.

Non-absolute constraints would make a change of land-use less preferable, but would not preclude it completely. This category will encompass:

- Area of Outstanding Natural Beauty (AONB)<sup>18</sup>;
- Agricultural Land Classification (Grades 1, 2, 3 and 3a);
- Flood Plain (Zone 3a)<sup>19</sup>;
- Conservation Areas;
- Listed Buildings (Grade 1 and 2\*);
- Local Wildlife sites;
- Local Nature Reserves;
- Locally Designated Parks and Gardens; and
- Locally Designated Areas of Archaeological Significance.

The constraints analysis was entirely desk-based. Using GIS, a series of maps was produced which overlaid the various constraints on the sub-areas and the Rural Area. The assessment took the form of maps (Appendix C), illustrating the extent of areas covered by absolute and non-absolute constraints and land with no constraints; this was accompanied by a descriptive narrative for each constraint and an overall summary for both constraint categories.

#### 4.4.2 Areas of Outstanding National Beauty

While it is recognised that major development may be appropriate in AONB in “exceptional circumstances”, as quoted from paragraph 116 of the NPPF, thus precluding the designation from being an absolute constraint to a change in land-use, the particularly special status of the designation is also noted. The NPPF states:

*“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty...”<sup>20</sup>*

It goes on to state that, when considering whether major development might be appropriate, “the cost of and, and scope for, developing outside the designated area” should be assessed. Given much of the Green Belt in Dacorum falls outside

<sup>18</sup> While AONB was treated as a non-absolute constraint for the assessment, an additional analysis was undertaken to establish areas of particular sensitivity to change which should be retained in the Green Belt with no further analysis undertaken. See section 5.2.3.

<sup>19</sup> Our approach to flood risk is based on the types of uses that would be acceptable within the various flood zones as set out in the NPPF Technical Guidance. Within Flood Zone 3a, less vulnerable uses (which includes employment and retail development) are appropriate but more vulnerable uses (which includes housing) should only be permitted if the Exception Test is passed. We have not included Flood Zone 2 in the constraints analysis because both ‘less vulnerable’ and ‘more vulnerable uses’ are appropriate in this zone.

<sup>20</sup> Paragraph 115, NPPF, 2012

of the Chilterns AONB, it is therefore deemed appropriate to afford additional weight to sub-areas which are designated as AONB when determining which to exclude from further investigation in the Site and Landscape Assessment. Additional desktop work, based on existing studies, was undertaken to identify those areas of the AONB which would be particularly sensitive in landscape terms.

#### 4.4.3 Sub-areas for Further Analysis

At this stage, the most heavily constrained sub-areas (specifically in terms of absolute constraints) were identified and recommended for retention in the Green Belt, with no further assessment undertaken. In addition, sub-areas which both meet the NPPF purposes strongly **and** fall within the Chilterns AONB (and are therefore judged to be particularly sensitive to change), were identified at this point and excluded from further assessment. Where appropriate, sub-areas were further sub-divided at this point, with less heavily constrained areas retained for further investigation in the Site and Landscape Assessment.

While findings were noted for the Rural Area, no areas were excluded from the Site and Landscape Assessment at this stage.

### 4.5 Landscape Appraisal

The Landscape Appraisal considered the sensitivity with regard to landscape character of the remaining sites in terms of their ability to accommodate a change in land use if released from the Green Belt. The landscape assessments were carried out and verified by Chartered Landscape Architect experienced in Landscape and Visual Impact Assessment.

It is important to note that the assessment does not constitute a full Landscape and Visual Impact Assessment (LVIA), though the approach is based on the baseline part of the LVIA guidance<sup>21</sup>. It provides structured guidance on the assessment of landscape, to be used against the existing landscape of the green belt parcels and their sensitivity to change. The methodology builds upon the information contained within the borough Landscape Character Assessment or LCA<sup>22</sup> and approaches to landscape sensitivity developed in recent years by Landscape East<sup>23</sup>. It also reflects the approaches set out in widely accepted professional and technical guidance<sup>24</sup>. Information has been used from the LCA on condition/intactness/visual character to provide additional background information for the assessment. The assessment also took into account outputs from previously undertaken Stage 1 Green Belt Review.

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<sup>21</sup> Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> edition, 2013. Often referred to as ‘GLVIA3’

<sup>22</sup> Dacorum Borough Council, 2004, Hertfordshire Landscape Strategy: Landscape Character Assessment for Dacorum Supplementary Planning Guidance

<sup>23</sup> Landscape East, 2011, Guidance on Assessing the Sensitivity of the Landscape of the East of England

<sup>24</sup> Natural England, 2014, An Approach to Landscape Character Assessment, and Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (‘GLVIA3’)

Field studies, encompassing site visits, verified all collated information and included a comprehensive photographic record to illustrate each site. Detailed pro formas (see Annex 5) were completed for each Green Belt sub-area, culminating in an assessment of sensitivity. Where land use change might be accommodated within a smaller, refined part of a sub-area, without compromising surrounding Green Belt and where alternative permanent, durable boundaries were identified, this was noted clearly.

Further detail on the Landscape Appraisal follows.

### 4.5.1 Assessment Approach

Assessment of the susceptibility and sensitivity of the landscape to the given change scenario (in this case residential and mixed use development) has given consideration to the following:

- Condition of natural features of the landscape, vegetation type, tree cover extent, tree maturity, habitat extent and land use;
- Presence of cultural and historic features;
- Views to and from location, openness and number of users; and
- Value of the landscape, including all landscape designations.
- This can be defined further as a clear series of landscape attributes susceptible to change arising from residential and mixed use development, as below:

### 4.5.2 Landscape Attributes

Scale – whether or not the landscape include human scale elements, presence or absence of enclosing features

Topography/Landform – Whether undulating, rolling or flat. Level of landform variation, gradient

Landscape pattern and complexity – Presence or absence of cultural pattern, time depth (presence of features from different historical periods, in the landscape), landscape structure/fabric, enclosure patterns, interplay of colour and texture

Settlement and human influences – time depth, age, nature, form and level of settlement

Skylines - Whether open or framed, settled etc., role in relation to surrounding areas

Perceptual aspects such as sense of remoteness, tranquillity

Aesthetic attributes such as texture, pattern, colour, movement, light, reflection; and consideration of visual issues e.g. relationship to landform and vegetation

### 4.5.3 Landscape Value

In assessing the sensitivity of the receiving landscape, account has also been taken of landscape value, considering aspects such as:

- Distinctiveness, strength and/or rarity of landscape character
- Landscape condition
- Designation status, whether national/local etc.
- Cultural/historic associations
- Level of recreational value
- Level of susceptibility to change

### 4.5.4 Landscape Sensitivity

The table below provides guidance as to how sensitivity of landscape attributes can be assessed relative to the potential change (taking account of considerations of landscape value within the overall assessment).

Characteristic/attribute	Aspects which may indicate lower sensitivity to change	Aspects which may indicate higher sensitivity to change
<b>Scale</b>	Presence of human scale	Absence of human scale
<b>Topography/Landform</b>	Absence of strong topographical variety Featureless, convex or flat	Presence of strong topographical variety or distinctive landform features
<b>Landscape pattern and complexity</b>	Simple Regular or uniform Large scale, or eroded landscape pattern	Complex/mosaic Rugged and irregular Intact or small scale landscape pattern and structure
<b>Settlement and human influences</b>	Concentrated settlement Pattern Presence of contemporary structures e.g. utility, infrastructure or industrial elements Hard or eroded settlement edge	Dispersed settlement pattern Absence of modern development, presence of small scale, historic or vernacular settlement Porous/soft landscape edge, with settlement well integrated with the landscape
<b>Skylines</b>	Non-prominent /screened skylines Developed/built or cluttered skyline character	Distinctive, undeveloped skylines Skylines with important historic landmarks
<b>Perceptual aspects and aesthetic attributes</b>	Close to visible signs of human activity and development	Physically or perceptually remote, peaceful or tranquil

Simple aesthetic character	Complex, varied mosaic aesthetic character
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#### 4.5.5 Sensitivity levels and definitions

Landscape sensitivity has been defined on a three point scale for the purposes of this assessment, as described below. Throughout, the type of change/development scenario being assessed is that of residential and mixed use development. It should be noted that there may be localised variations within the three sensitivity levels described below, e.g. different landscape attributes may have different sensitivities in different ways to development. In these cases, variations are noted and justified as are situations where an overall landscape sensitivity judgement may not fit fully within one judgement threshold (e.g. medium-high or medium-low).

##### High

Key characteristics of the landscape are highly vulnerable to the type of change being assessed, with such change likely to result in a significant change in valued character.

##### Moderate

Some of the key characteristics of the landscape may be vulnerable to the type of change being assessed. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care may be needed in locating and designing change within the landscape.

##### Low

Key characteristics of the landscape are less likely to be adversely affected by change. Change can potentially be more easily accommodated without significantly altering character and there may be opportunities to positively create new character. Sensitive design is still needed to accommodate change.

## 4.6 Purposes Re-assessment and Boundary Assessment

This stage of the assessment tied together the different strands of analysis and, for the remaining sub-areas and refined sub-areas, revisited the Green Belt purposes, as set out in the NPPF, assessing their contribution to the ability of the wider Green Belt to meet these purposes.

The analysis considered outputs from the Constraints Analysis and Landscape Appraisal to identify less sensitive sites and, conversely, those which are particularly sensitive and perform an important function as part of the wider Green Belt. This section also considered the Rural Area parcels and potential scope for their inclusion in the Green Belt.

Remaining sites were re-assessed against the NPPF Green Belt Purposes 1, 2 and 3 at a strategic level to assess the extent to which they contribute to the wider Green Belt in meeting its purposes. As part of the Boundary Assessment, appropriate defensible boundaries were identified which may be adopted, utilising

the outputs from the Site and Landscape Assessment. This assessment has been undertaken on a qualitative basis.

This assessment has not taken into account strategic fit with the spatial priorities established in the Dacorum Core Strategy; indeed, future decisions on any review of Green Belt boundaries will ultimately be the responsibility of the Council.

## 5 Key Findings

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### 5.1 Purposes Assessment

The Purposes Assessment involved the assessment of 57 Green Belt sub-areas (sub-divisions of the larger parcels considered in Stage 1) against national purposes 1, 2 and 3, as set out in the NPPF. As indicated in Section 4.3.5, the fourth and fifth purposes were not assessed. The assessment built upon the work undertaken by SKM in the Stage 1 Green Belt Review, sense-checking the assessments that were undertaken for the larger, strategic parcels and considering the applicability of these assessments at a finer scale.

Detailed pro formas were completed based on information identified through Stage 1 and desk based methods, including Ordnance Survey maps, aerial photography and Google Street View. For each sub-area, the pro formas identify which strategic area the sub-area fell within for the Stage 1 assessment and captures the overarching conclusions reached for the three purposes. These assessments were made for larger areas and not all information is applicable for each sub-area.

The pro formas then detail the assessment work undertaken for the sub-area itself through part of Stage 2 and provide up-to-date scores for each. The pro formas can be found in Annex 1.

The following section summarises the general conclusions from the Purposes Assessment and identifies how sub-areas perform against the three purposes in general terms.

#### 5.1.1 Purpose 1 Assessment

17 of the 57 sub-areas fail to meet Purpose 1, as they do not lie at the edge of a large built-up area and therefore do not play a role in preventing sprawl. These sub-areas abut settlements which are not classified as 'large built-up areas' (Table 4.2), in reference to the specific wording set out in the NPPF, and therefore do not meet this Green Belt purpose.

7 sub-areas meet this purpose only weakly, identified as enclosed within the urban fabric of large built-up areas and thus not preventing their outward sprawl.

33 sub-areas, over half of the total, meet Purpose 1 moderately, identified as connected to large built-up areas and preventing their outward sprawl.

Notably, no sub-areas are identified as meeting this purpose to the strongest extent. The assessment focused on sub-areas which tend to cluster closely around the edge of settlements and tend not to abut more than one large built-up area, thus cannot be defined as 'contiguous'. Furthermore, the sub-areas are also small in scale and, for the most part, strongly bounded by durable boundary features which themselves restrict sprawl. In these cases, the Green Belt is an additional barrier to the outward growth of settlements.



## 5.1.2 Purpose 2 Assessment

13 of the 57 sub-areas fail to meet Purpose 2, making no discernable contribution to the gaps between the Towns and Large Villages identified in Table 4.4 as relevant for this assessment, and thus playing no role in the preventing of their coalescence. A further 19 sub-areas, one third of the total, are deemed to meet the Purpose but only weakly. While these areas fall within the gaps between settlements, their contribution is less-essential; if these sub-areas were subject to complete release, there would be no risk of physical or perceptual coalescence between settlements.

16 sub-areas meet this purpose moderately, with some parts of the sub-areas playing a particularly important role in preventing coalescence between settlements, while 9 meet the purpose strongly and, if released, would inevitably result in coalescence.

## 5.1.3 Purpose 3 Assessment

All of the sub-areas are deemed to meet Purpose 3, but to varying extents.

18 of the 57 sub-areas, one third of the total, are deemed to meet this purpose weakly, having been subject to physical encroachment, a reduction in their rural character or both. The high incidence of these sub-areas reflects the fact that this study focuses specifically on areas of Green Belt directly adjacent to settlements which tend to have experienced greater levels of encroachment historically.

25 of the sub-areas, nearly half, meet the purpose moderately and are of a largely rural character, with limited encroachment at the fringes or dispersed structures which do not overtly detract from a feeling of countryside.

14 sub-areas possess a particularly unspoilt rural character and therefore play an important role in preventing encroachment into the countryside, meeting this purpose strongly or very strongly.

## 5.1.4 Summary














All sub-areas meet one or more of the NPPF purposes to varying degrees. The individual purpose scores for sub-areas are set out in Table 5.1 and Maps 5.1-5.3.







In order to summarise the outcomes from the assessment, we have categorised the sub-areas as follows:











- *Weakest contributing sub-areas*, which score weakly across all purposes;
- *Weakly contributing sub-areas*, which score weakly across two or more purposes;
- *Moderately contributing sub-areas*, which score moderately across two or more purposes; and
- *Strongly contributing sub-areas*, which score strongly across at least one purpose.










The categorisation of the sub-areas is set out in Table 5.2 and Map 5.4.



Table 5.1 Purposes Assessment Scores for Sub-Areas

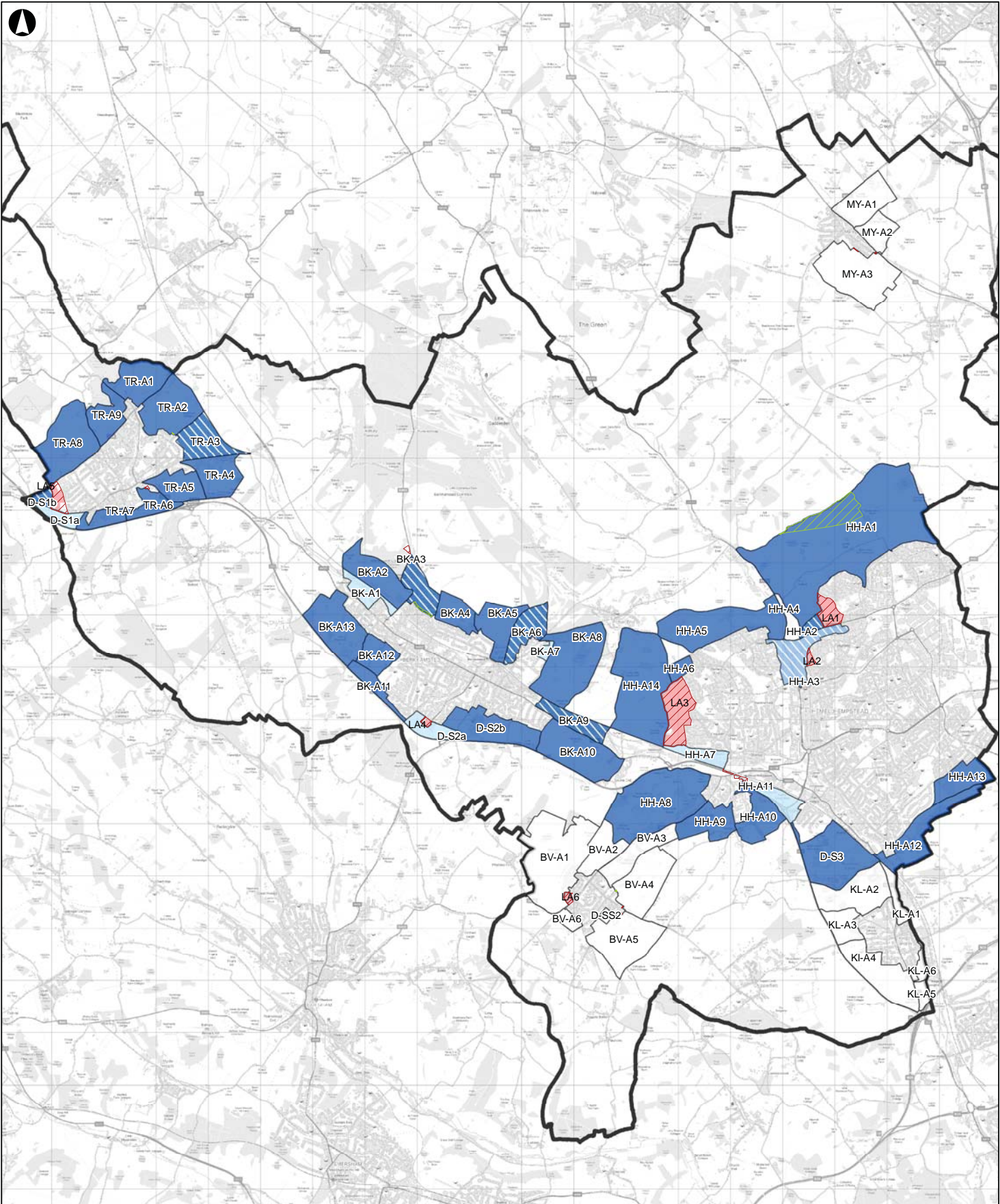
Sub-Area	Purpose 1		Purpose 2	Purpose 3	
	(a) Sub-area is at the edge of one or more distinct large built-up areas.	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.	
Berkhamsted	BK-A1	PASS 	1	1	3
	BK-A2	PASS 	3	3	5
	BK-A3	PASS 	3+	1	2
	BK-A4	PASS 	3	0	3
	BK-A5	PASS 	3	0	5
	BK-A6	PASS 	3+	0	3
	BK-A7	PASS 	1	1	3
	BK-A8	PASS 	3	3	5
	BK-A9	PASS 	3+	3	2
	BK-A10	PASS 	3	5	3
	BK-A11	PASS 	3	1	3
	BK-A12	PASS 	3	1	3
	BK-A13	PASS 	3	3	2

Sub-Area		Purpose 1		Purpose 2	Purpose 3
		(a) Sub-area is at the edge of one or more distinct large built-up areas.	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.
	D-S2a	PASS 	1	0	2
	D-S2b	PASS 	3	1	2
Bovingdon	BV-A1	FAIL	0	3	2
	BV-A2	FAIL	0	5	3
	BV-A3	FAIL	0	5	2
	BV-A4	FAIL	0	3	3
	BV-A5	FAIL	0	1	3
	BV-A6	FAIL	0	1	2
	D-SS2	FAIL	0	1	2
Hemel Hempstead	HH-A1	PASS 	3	3	5
	HH-A2	PASS 	3+	0	3
	HH-A3	PASS 	1+	0	2
	HH-A4	FAIL	0	0	2
	HH-A5	PASS 	3	3	5

Sub-Area		Purpose 1		Purpose 2	Purpose 3	
		(a) Sub-area is at the edge of one or more distinct large built-up areas.	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.	
Hemel Hempstead	HH-A6	PASS		3	1	4
	HH-A7	PASS		1	1	2
	HH-A8	PASS		3	5	3
	HH-A9	PASS		3	5	2
	HH-A10	PASS		3	1	3
	HH-A11	PASS		1	1	3
	HH-A12	PASS		3	3	3
	HH-A13	PASS		3	1	3
	HH-A14	PASS		3	3	3
	D-S3	PASS		3	1	2
Kings Langley	KL-A1	FAIL		0	5	2
	KL-A2	FAIL		0	3	3
	KL-A3	FAIL		0	1	2
	KL-A4	FAIL		0	3	3

Sub-Area		Purpose 1		Purpose 2	Purpose 3
		(a) Sub-area is at the edge of one or more distinct large built-up areas.	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.
	KL-A5	FAIL	0	5	2
	KL-A6	FAIL	0	1	1
Markyate	MY-A1	FAIL	0	5	3
	MY-A2	FAIL	0	3	3
	MY-A3	FAIL	0	0	5
Tring	TR-A1	PASS 	3	0	5
	TR-A2	PASS 	3	0	5
	TR-A3	PASS 	3+	1	5
	TR-A4	PASS 	3	3	3
	TR-A5	PASS 	3	3	3
	TR-A6	PASS 	3	0	5
	TR-A7	PASS 	3	0	3
	TR-A8	PASS 	3	1	5
	TR-A9	PASS 	3	0	5

Sub-Area		Purpose 1		Purpose 2	Purpose 3
		(a) Sub-area is at the edge of one or more distinct large built-up areas.	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	Protects the openness of the countryside and is least covered by development.
	D-S1a	PASS 	1	3	3
	D-S1b	PASS 	3+	5	5



**Legend**

- 0
- 1
- 1+
- 3
- 3+
- 5
- 5+
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Sub-areas
- Dacorum District Boundary

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P1	06-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

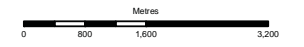
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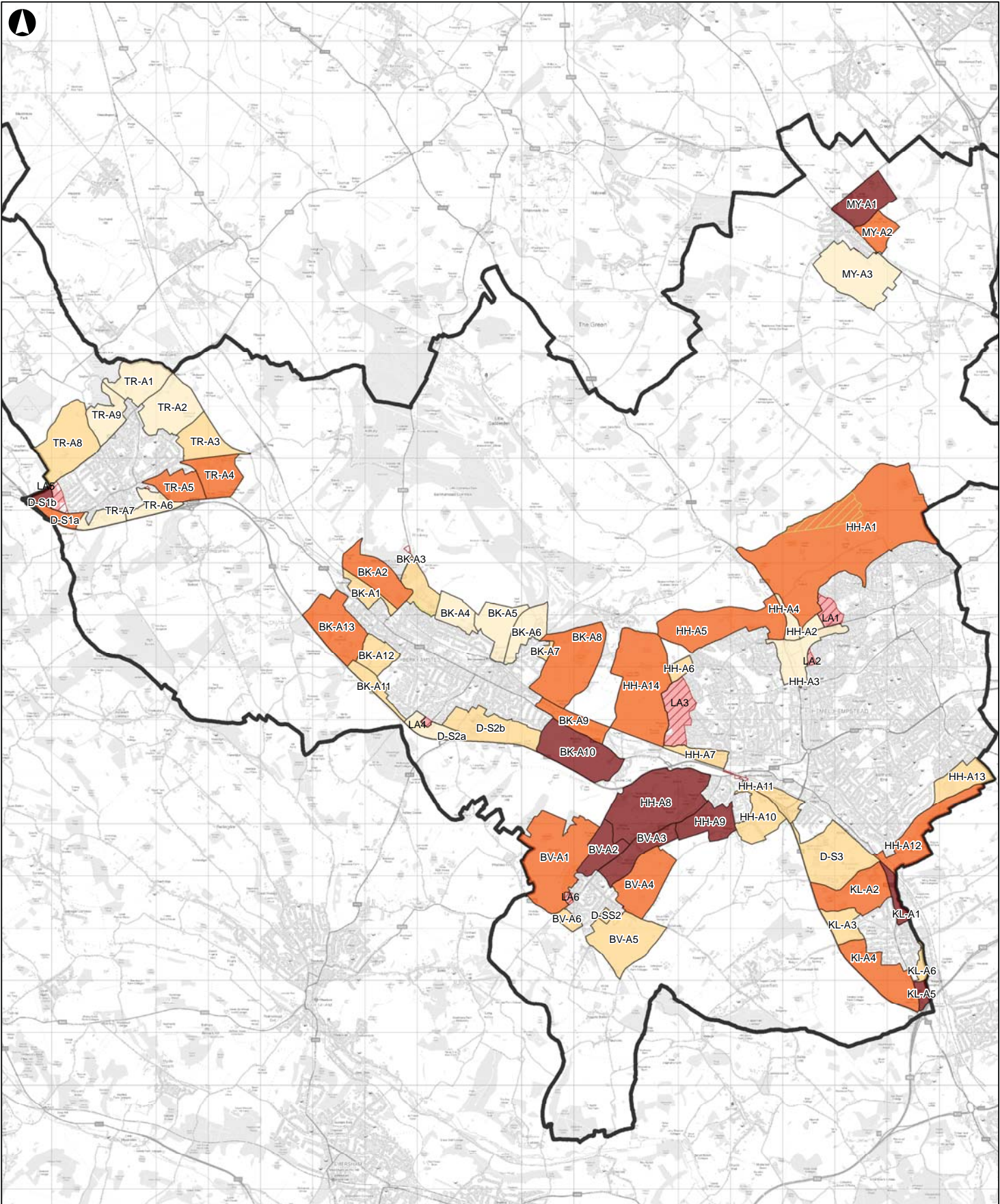


Map 5.1 Purpose 1  
Assessment Scores

Scale at A3

1:70,000

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.1</b>	Issue <b>P1</b>



**Legend**

- 0
- 1
- 3
- 5
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Sub-areas
- Dacorum District Boundary

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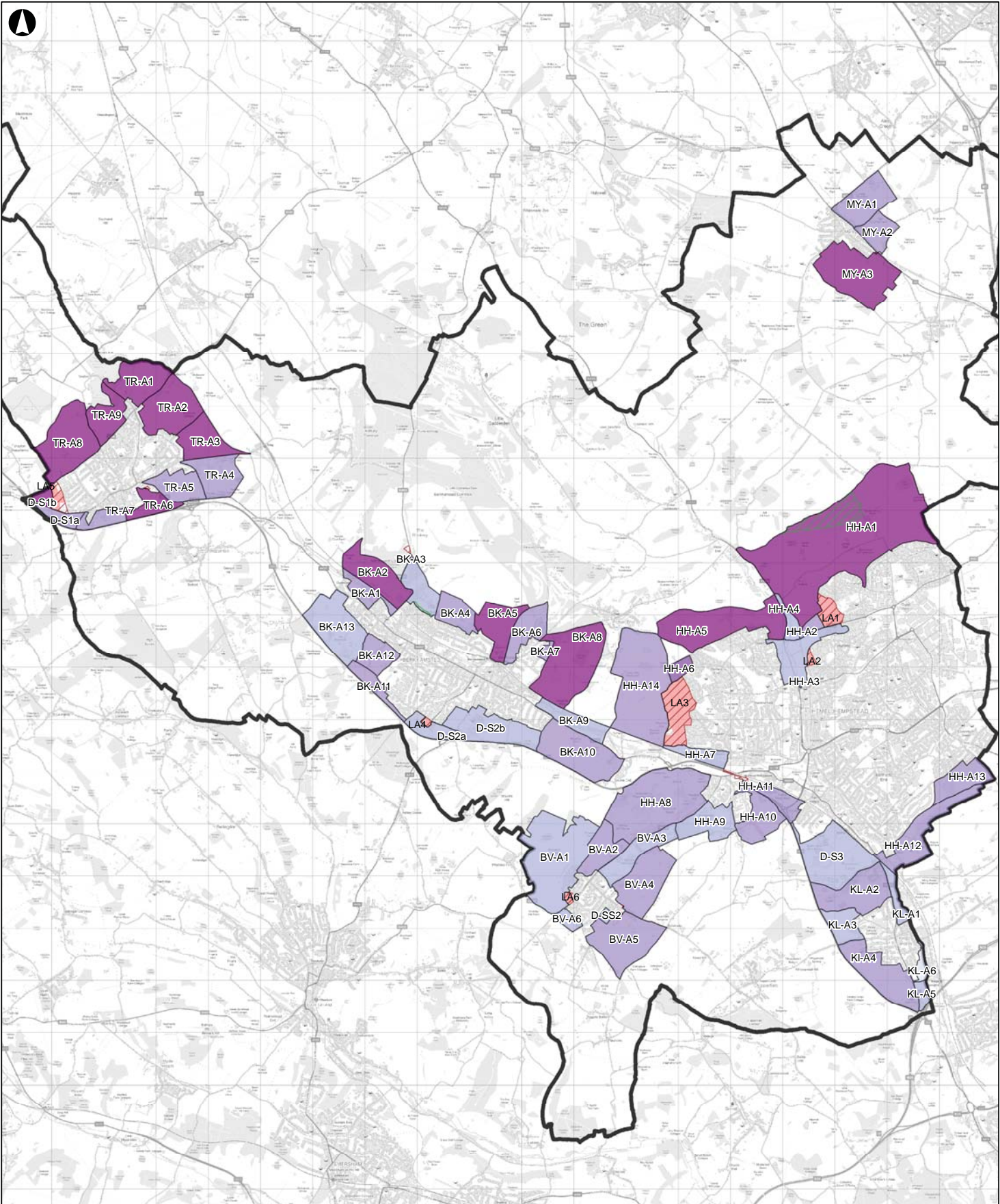
Metres  
0 800 1,600 3,200

**Map 5.2 Purpose 2  
Assessment Scores**

Scale at A3  
**1:70,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.2</b>	Issue <b>P1</b>





**Legend**

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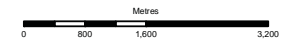
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## Map 5.3 Purpose 3 Assessment Scores

Scale at A3

1:70,000

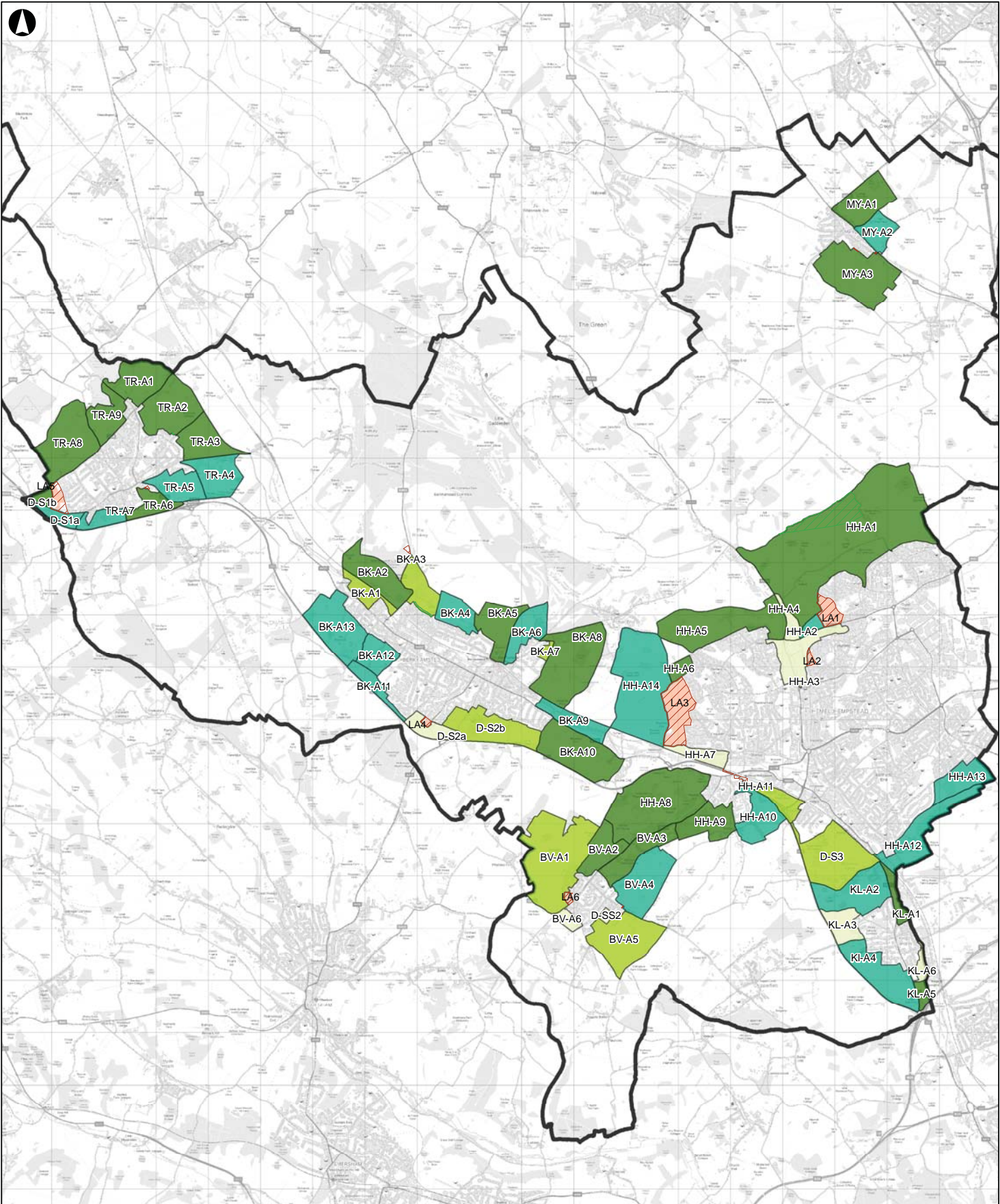
Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.3</b>	Issue <b>P1</b>

Table 5.2 Overall Categorisation of Sub-Areas following Purposes Assessment

Strength of Green Belt against NPPF Purposes	Sub-Areas
<b>Weakest Contributing</b>	D-S2a; BV-A6; D-SS2; HH-A3; HH-A4; HH-A7; KL-A3; KL-A6.
<b>Weakly Contributing</b>	BK-A1; BK-A3; BK-A7; D-S2b; BV-A1; BV-A5; HH-A11; D-S3.
<b>Moderately Contributing</b>	BK-A4; BK-A6; BK-A9; BK-A11; BK-A12; BK-A13; BV-A4; D-S1a; HH-A2; HH-A10; HH-A12; HH-A13; HH-A14; KL-A2; KL-A4; MY-A2; TR-A4; TR-A5; TR-A7; D-S1a.
<b>Strongly Contributing</b>	BK-A2, BK-A5; BK-A8; BK-A10; BV-A2; BV-A3; D-S1b; HH-A1; HH-A5; HH-A6; HH-A8; HH-A9; KL-A1; KL-A5; MY-A1; MY-A3; TR-A1; TR-A2; TR-A3; TR-A6; TR-A8; TR-A9; D-S1b.

### 5.1.5 Stage 1 Context

There are some noteworthy differences between the outcomes for some of the sub-areas in this assessment when compared with the results for equivalent, larger parcels assessed in the Stage 1 Green Belt Review; in particular, the strength of contribution of D-S1b to Green Belt Purposes given the previous findings on D-S1 in Stage 1. Primarily, this is the product of scale variance. The conclusions for D-S1 were generalised to fit a wider area than that assessed in D-S1b. Notably, this study finds that D-S1b in particular is more visually linked to the parcels on the north side of Tring (for example, TR-A8), as well as Green Belt in the adjacent borough of Aylesbury Vale, while D-S1a meets Green Belt purposes only moderately.



**Legend**

- Weakest
- Weak
- Moderate
- Strong
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Sub-areas
- Dacorum District Boundary

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**Dacorum Green Belt Review**

Metres  
0 800 1,600 3,200

**Map 5.4 Overall  
Categorisation Following  
Purposes Assessment**

Scale at A3  
**1:70,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.4</b>	Issue <b>P1</b>

## 5.2 Constraints Assessment

The Constraints Assessment comprised two parts, looking in turn at each of the 57 sub-areas. The first part assessed to what degree the sub-area is subject to Absolute Constraints – those which, due to the nature of the designation, preclude any development or land-use change from taking place and for which there would be little value in de-designating as Green Belt. The second part looked at non-absolute constraints, which are designations, largely at a local level, which would restrict the types of development that could take place, but would not preclude development in its entirety.

Detailed pro formas were completed for all sub-areas, one each for both Absolute and Non-Absolute constraints, based on a desk study mapping designations and sites over ordinance survey maps. This enabled the assessment to consider the constraints both individually and where sub-areas are subject to two or more constraints. A qualitative summary was provided for each pro forma outlining the extent to which each sub-area was constrained, and this was used to inform modifications of sub-area boundaries, and allowed for recommendations to remove sub-areas, or parts of, from further assessment where they were found to be highly constrained.

Overall maps of constraints are provided in Appendix C.

### 5.2.1 Absolute Constraints

#### **Functional Flood Plain Zone 3b** (Map C.1, Appendix C)

Functional Flood Plain Zone 3b, being the highest level of flood zone designation, is identified as land where ‘water has to flow or be stored in times of flood’<sup>25</sup> and as such, is not suitable for any development other than Essential Infrastructure (where the Exception Test is applied) and Water Compatible uses. Zone 3b areas within Dacorum are generally well-contained within the valleys of the Rivers Bulbourne, Gade and Ver. Flood Zone 2 is not being considered as part of this constraints assessment<sup>26</sup>.

Thirteen sub-areas are assessed as being partly constrained by flood plain Zone 3b, two of which are located at Berkhamsted, five at Hemel Hempstead, three at Kings Langley, two at Markyate and one at Tring. For the majority of these, only part of the sub-area is subject to flood risk constraint. However sub-areas BK-A1, BK-A9, HH-A3, HH-A4, HH-A7 and KL-A6 are significantly constrained by flood Zone 3b.

#### **Site of Special Scientific Interest (SSSI)** (Map C.2, Appendix C)

Sites of Special Scientific Interest (SSSI) are protected by law to conserve their wildlife or geology, and are designated by Natural England under the Wildlife and countryside Act 1981 (as amended). Dacorum Borough Council is required to

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<sup>25</sup> PPG, Paragraph 067, 2014 (<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-3-flood-risk-vulnerability-and-flood-zone-compatibility/>)

<sup>26</sup> Please see section 4.4.1.

protect these sites from development through development plans. As such they are considered an absolute constraint on development.

Two sub-areas include land which is designated as SSSI – HH-A10 and HH-A11, both sub-areas together covering Roughdown Common SSSI.

### **Special Area of Conservation in Dacorum (Map C.3, Appendix C)**

Special Areas of Conservation are European sites that are strictly protected under the EC Habitats Directive. Part of the Chilterns Beechwoods Special Area of Conservation is located within Dacorum, to the north of Berkhamsted covering Northchurch Common and the Ashridge Estate. The Beechwoods represent an extensive area of Beech forest, grassland and scrub mosaic. No part of the Chilterns Beechwoods falls within the assessment area.

### **Ramsar Sites and Special Protection Areas (SPAs) (no map)**

Ramsar sites are wetlands of international importance designated under the Ramsar Convention. Special Protection Sites (SPAs) are designated under the European Union Directive on the Conservation of Wildbird to safeguard the habitats of migratory and threatened birds. In the UK, Ramsar sites are also Special Protection Areas (SPAs). No Ramsar sites or SPAs are designated within Dacorum District Borough area.

### **Historic Parks and Gardens (Map C.4, Appendix C)**

Historic England compiles a national Register of Historic Parks and Gardens of special historic interest in England in order to encourage their appropriate protection through the statutory planning process and as such are considered an absolute constraint on development. Historic Parks and Gardens can include gardens and grounds of private houses, public parks, cemeteries and other 'designed' landscapes.

Tring Park is listed on the Register of Historic Parks and Gardens, and covers the majority of sub-area TR-A6.

### **Scheduled Monuments (Map C.5, Appendix C)**

Scheduling is a designation for nationally important sites of archaeological character. In England, Scheduled Monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979, and recorded on the National Heritage List for England (Historic England). Under the Act, Scheduled Monuments must be preserved as far as possible in the state in which they have come down to us today. As such, Scheduled Monuments are considered an absolute constraint on development.

Six Scheduled Monuments have been identified within the study area. These are:

- the Hertfordshire Grim's Ditch (located in sub-areas BK-A6 and BK-A12);
- Berkhamsted Motte and Bailey Castle (BK-A5);
- Site of a Roman building (BK-A5);

- Gadebridge Roman Villa (HH-A4 and HH-A5);
- The site of a Dominican Priory (KL-A4); and
- The Little London moated site and surrounding earthwork enclosures (KL-A5).

### Summary

In summary, just over one third of sub-areas are subject to absolute constraint (20 of a total of 57). Of these, over half are subject to flood risk (Zone 3b). Eight sub-areas are considered to be highly constrained:

- BK-A1
- BK-A5 (Berkhamsted Castle)
- BK-A9
- HH-A4
- HH-A7
- KL-A5
- KL-A6
- TR-A6 (Tring Park)

### 5.2.2 Non-absolute Constraints

Non-absolute constraints are considered those which do not preclude the site being suitable for any development whatsoever, but which would likely be influence the type and extent of development that would be considered acceptable.

#### **Flood Risk Zone 3a** (Map C.6, Appendix C)

Flood zone 3a covers land identified as having a high probability of flooding. Development on zone 3a land is restricted. Highly Vulnerable development will not be permitted, while essential infrastructure and More Vulnerable uses, such as hospitals, residential and retail premises and landfill, will be subject to the Exceptions Test.

The boundaries for zones 3a are generally conterminous with those of zone 3b, being tightly contained within the river valleys. As with Zone 3b, thirteen sub-areas are assessed as being partly constrained by flood plain 3a, two of which are located at Berkhamsted, five at Hemel Hempstead, three at Kings Langley, two at Markyate and two at Tring. For the majority of these, only part of the sub-area is subject to flood risk constraint. However sub-areas BK-A1, BK-A9, HH-A3, HH-A4, HH-A7, and KL-A6 are significantly constrained by flood zone 3a.

### **Local Wildlife Sites** (Map C.7, Appendix C)

Local Wildlife Sites are sites of local importance for nature conservation, but which are not legally protected. These sites are designated by Hertfordshire County Council and represent different types of wildlife sites, including meadows, ponds, woodland urban green space and geological sites. Advice on these sites is provided by Hertfordshire Local Wildlife Sites Partnership.

A number of Local Wildlife Sites are located within the assessment area, and almost half (27) of all sub-areas contain all or at least part of a Local Wildlife Site. Sites of note within the assessment area include:

- Northchurch Common (BK-A3)
- Berkhamsted Castle (BK-A5)
- Berkhamsted Common (BK-A6, BK-A8)
- Long Dean's Meadow (HH-A12)
- Boxmoor common (HH-A7)
- Westbrook Hay golf Course and Bourne End Golf Course, Bovingdon Reach, Gorsefield wood and Ramacre Wood (HH-A8)
- Sheethanger Common (HH-A9)
- The Nucket (KL-A2)

### **Local Nature Reserves** (Map C.8, Appendix C)

Local Nature Reserves are places with wildlife or geological features that are of special interest locally. They are designated by local authorities, or town and parish councils, on land in which the authority has a legal interest, such as ownership, a lease or a nature reserve agreement with the owner. Local Nature Reserves must be managed and protected, and must be made accessible for visitors.

Local Nature Reserves are given protection against damage through byelaws, and are protected against development through the Local Plan. There are two such Local Nature Reserves in the study area. These are Howe Grove Local Nature Reserve in sub-area HH-A3, and Long Deans Local Nature Reserve in sub-area HH-A12. These are protected from harmful development, alongside other Local Nature Reserves, through Local Plan Policy 102: Sites of Importance to Nature Conservation.

### **Agricultural Land Classification Grades 1 and 2** (Map C.9, Appendix C)

Agricultural Land Classification (ALC) assesses the quality of farmland to ensure that the best and most versatile agricultural land is preserved. It classifies land within five grades, relating to the level of protection it should be afforded. Grades 1 and 2 are deemed to be of the highest agricultural value and should be preserved. As such, land classified as being Grades 1 or 2 is considered to be subject to a non-absolute constraint.

The majority of the assessment area is not classified as being Grades 1 or 2, with the notable exception of Grade 2 agricultural land on the northern and eastern edges of Tring, and to the south, east and west of Bovington. Sub-areas TR-A1, TR-A2, TR-A3, TR-A4, TR-A8, TR-A9, BV-A4, BV-A5, BV-A6 and D-SS2 are either entirely or partially covered by Grade 2 agricultural land.

### **Listed Buildings** (Map C.10, Appendix C)

In England, Historic England is responsible for compiling a register of buildings and structures that are protected for their age and/or architectural or historical interest. Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, requiring consent from the LPA for the demolishing, extension or alterations to the building. Listed Buildings fall within one of three categories, based on the level of protection afforded to them: Grade I - buildings of exceptional interest; Grade II\* - particularly important buildings of more than special interest; and Grade II – buildings that are of special interest, warranting every effort to preserve them.

Seven sub-areas contain Grades I-II\* Listed Buildings within the assessment area, generally located either within the historic core of a village, such as at Piccotts End (sub-areas HH-A1 and HH-A4), or country houses such as Amersfort (sub-area BK-A8).

### **Conservation Areas** (Map C.11, Appendix C)

In England and Wales, Local Planning Authorities have the power to designate as a Conservation Area, any area of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have the power to control works and demolition of buildings, amongst other types of development, within a Conservation Area to protect or improve the character or appearance of the area.

A number of Conservation Areas are found within the assessment area and generally represent the historic cores of towns and villages. As such, there are a limited number of places where Green Belt land falls within a Conservation. The following Conservation Areas fall partly within Green Belt sub-areas:

- Dudswell (BK-A1)
- Berkhamsted (BK-A5, BK-A6);
- Tring (TR-A6, TR-A7);
- Piccotts End (HH-A1, HH-A2, HH-A3, HH-A4, HH-A5);
- Bovington (BV-A3, BV-A4, BV-A5); and
- Kings Langley (KL-A3, KL-A4).

### **Locally Designated Parks and Gardens** (Map C.12, Appendix C)

Local Authorities can, through their Local Plan, designate parks and gardens of locally significant historical or landscape quality. These are often referred to as



Unregistered Parks and Gardens because, unlike those listed on the national Register of Historic Parks and Gardens, they are offered no statutory protection.

A number of locally designated parks and gardens fall within the assessment area, including (amongst other smaller locally designated parks and gardens):

- Amersfort Hall (BK-A8)
- Pendley Manor (TR-A4);
- Boxmoor (HH-A8,);
- Shendish Manor (D-S3); and
- Long Dean Park and Abbots Hill (HH-A12).

### **Areas of Archaeological Significance** (Map C.13, Appendix C)

Local Authorities can, through their Local Plan, designate areas which are of Archaeological Significance. Areas of Archaeological Significance is a form of non-designated heritage asset that protects archaeological sites, and the potential knowledge that can be obtained within them, from being harmed by development. In Dacorum, Areas of Archaeological Significance are listed by the Hertfordshire Historic Environment Record. 31 such areas are located within Dacorum, and the following are located with the assessment area:

- **Berkhamsted:** Berkhamsted Castle and town, prehistoric and Roman occupation (BK-A3, BK-A4, BK-A5, BK-A6); Stoney Lane/Broadway Farm (BK-A10); Oakwood (BK-A11); Grim's Ditch (BK-A12, BK-A13); Northchurch Common (BK-A2); Chesham Road (D-S2a); Late Iron Age and Roman settlement at Cow Roast (BK-A1);
- **Hemel Hempstead:** Gadebridge Park and Piccott's End (HH-A1, HH-A2, HH-A4, HH-A5); Apsley Manor (D-S3);
- **Bovingdon:** Bury Farm (BV-A4);
- **Kings Langley:** Priory (KL-A4); Little London moated site and surrounding earthwork enclosure (KL-A5); Prehistoric activity and settlement, Rucklers Lane (KL-A2); and
- Marshcroft Lane, Tring, cropmark (TR-A3); Pendley Manor (TR-A4); West Leith (TR-A7); Miswell Farm (TR-A8).

### **Summary**

In summary, the majority of sub-areas are subject to at least one non-absolute constraint (51 of a total of 57). Of these, 13 are at least partly subject to flood risk (Zone 3a). Local Wildlife Sites are found within 27 sub-areas and represent the most prevalent non-absolute constraint within the assessment area, albeit each site generally being of a smaller size.

Local Parks and Gardens represent another significant non-absolute constraint, being found within 5 sub-areas. Some Local Parks and Gardens designations cover substantial areas, such as Boxmoor and Pendley Manor.

Listed Buildings (Grades II\* and I) are found within seven sub-areas, and 14 sub-areas cover part of a Conservation Area.

Agricultural Land Classification Grades 1 and 2 present little constraint within the assessment area, Grade 2 affecting 10 sub-areas at Tring and Bovington.

The following sub-areas are not subject to any non-absolute constraint: BK-A7, BV-A2, BV-A6, HH-A13, HH-A6, MY-A2.

### 5.2.3 Area of Outstanding Natural Beauty

This section sets out a high level assessment of the relevant settlement fringe land parcels in relation to the special qualities and landscape characteristics of the Chilterns Area of Outstanding Natural Beauty (AONB). The assessment therefore focusses on land parcels to the edges of Tring, Berkhamsted, Markyate and a small number of parcels to the edge of Hemel Hempstead which lie in close proximity to the AONB and the Ashridge Estate.

The AONB Management Plan<sup>27</sup> identifies a set of special qualities underpinning the AONB's designation for its scenic quality. These special qualities are often inherently related to landscape character, and include:

- Steep chalk escarpment with areas of flower rich downland, woodlands and commons
- Tranquil valleys and chalk streams
- The network of ancient routes
- Traditional and distinctive vernacular villages
- A rich historic environment of hill forts and chalk figures.

Moreover, the management plan describes the Chilterns as '*...a landscape of many hidden quarters, of enclosures and surprise views, of dark beech woods and open downland. It is its variety and timelessness which give it such charm and places such a premium on maintaining these special qualities*'.

The Management Plan has also identified a series of landscape character types (LCT's). These, as well as the special qualities and the relevant key landscape characteristics of the landscape character areas set out in the Dacorum Borough Landscape Character Assessment<sup>28</sup>, form the basis for our preliminary landscape assessment presented below.

The focus here has been on landscape information produced at the district level since this provides more detailed evidence on specific landscape characteristics

<sup>27</sup> Chilterns Conservation Board, 2014, Chilterns Area of Outstanding Natural Beauty Management Plan 2014-2019: A Framework for Action

<sup>28</sup> Hertfordshire County Council, Dacorum Borough Council and Chilterns Conservation Board, 2004, Hertfordshire Landscape Strategy: Dacorum Borough Landscape Character Assessment

and sensitivities than the landscape classification produced for the AONB Management Plan, however the two landscape typologies are similar.

Overall, parcels and areas with a stronger representation of the special qualities of the AONB and (positive) key landscape characteristics are considered be more significantly constrained within this high level assessment.

Table 5.3 below summarises the extent to which the special qualities of AONB are represented within clusters of sub-areas, and how this might serve as a constraint to change. Detailed pro formas are provided in Annex 4.

Table 5.3 Area of Outstanding Natural Beauty assessment

Settlement	Sub-areas	Commentary
<b>Tring</b>	<b>D-S1b, TR-A1, TR-A2, TR-A3, TR-A8, TR-A9<sup>29</sup></b>	The intervisibility with the scarp is important in defining settlement setting. This and the more pronounced topographic distinction would be key constraints to development, however the lower lying and contained nature of eastern parcels (reduced sense of openness) in particular would render these areas less constrained as would their generally weak representation of AONB special qualities. D-S1b, in spite of its relatively close proximity to the A41 bypass and the junction with the B488, maintains an essentially rural character due to the prominent backdrop of the Chiltern scarp and associated strong intervisibility, the relative intactness of landscape structure/field boundary vegetation and the importance of this in providing a perceptible sense of separation to the existing settlement and adjacent land allocated for development.
<b>Tring</b>	<b>D-S1a, TR-A4, TR-A5, TR-A6, TR-A7<sup>30</sup></b>	This cluster is more strongly representative of AONB special qualities than clusters TR-A1 – TR-A3; TR-A8 – TR-A9 due to its closer proximity to and intervisibility with the scarp and contain a number of key characteristics relevant to

<sup>29</sup> TR-A1 falls entirely within the AONB with TR-A8 and A9 partly within the AONB and TR-A2 and TR-A3 outside of but immediately adjacent to the AONB.

<sup>30</sup> TR-A4, A6 and A7 fall entirely within the AONB with TR-A5 outside of but immediately adjacent.

		<p>historic designed landscapes which are sensitive and form a significant constraint. The eastern part of parcel D-S1a has a more settlement edge influenced character due to the presence of the allotments which form part of the western approach to Tring. However to the west, a more open and rural quality persists, albeit partly defined by neglected land management and by the corridor of the A41 bypass which severs the parcel from the Chiltern scarp, although the parcel maintains a degree of intervisibility with that.</p>
<p><b>Berkhamsted</b></p>	<p><i>BK-A1, BK-A2, BK-A3, BK-A8, BK-A9, BK-A11, BK-A12, BK-A13</i><sup>31</sup></p>	<p>The northernmost parts of parcels BK-A2, BK-A3 and BK-A8 have the strongest relationship to the special qualities of the AONB and associated characteristics (proximity to Ashridge and outlying settlements – note also the proximity of the northern part of parcel BK-A9 to the vernacular hamlet of Potten End). These represent the most constrained aspects of these parcels in these terms. Parcel BK-A9 is also representative/significantly constrained (intimate wooded chalk stream of the Bulbourne).</p> <p>BK-A13, with the exception of localised areas of ‘horsiculture’ is also strongly representative of special qualities and characteristics of the AONB, specifically folded chalk landforms and a varied landscape mosaic created by the interplay of broadleaf hanging woodlands and farmland, particularly when seen from the rural lane network e.g. Hamberlins Lane.</p> <p>These qualities are also apparent to a degree from parcel BK-A12 from Durrants Lane (undulation, hanging woodland and a minor parkland), albeit affected by the perception of the rather blunt 1950s edge of Berkhamsted, plus fringe farmland and Egerton Rothesay School.</p>

<sup>31</sup> BK-A1, BK-A9, BK-A11 and BK-A12 are outside of but directly adjacent to the AONB, BK-A2 and BK-A8 are entirely covered by the AONB, whilst BK-A3 and BK-A13 are partly covered by the AONB.

<b>Berkhamsted</b>	BK-A4, <b>BK-A5</b> , BK-A6 <sup>32</sup>	All of the parcels have some relationship to the special qualities of the AONB, due to topography their position at the edge of Northchurch Common and associated heathland, downland and regenerating woodland landscape, although also partly defined by urban fringe influences, which locally reduces sensitivity. Parcel BK-A5 is also partly defined by relict vernacular settlement at Castle Hill, near the site of the former Berkhamsted Place and outlying farms, with open views to the gently undulating open farmland within the AONB. All of these factors render the parcels sensitive/constrained in these terms.
<b>Hemel Hemsptead</b>	<i>HH-A1, HH-A5,</i> <i>HH-A14</i> <sup>33</sup>	The relatively intact, intricate landscape pattern in parcel HH-A5 and HH-A14 allied to the undulating landform results in these parcels having the strongest relationship in terms of character to the AONB and associated special qualities, and are therefore most sensitive/constrained. Aspects of the High Gade Valley within HH-A1 also have some relationship with the AONB, although this area is also much defined by the urban fringe influences associated with the A41 Leighton Buzzard Road (note Roman villa site in valley floor here, which relates to ancient settlement patterns intrinsic to the character of the AONB). Parcel HH-A1 is defined largely by eroded arable fields and ‘edge’ influences such as the playing fields near Grovehill.
<b>Markyate</b>	<i>MY-A1</i> <sup>34</sup>	The parcel has some evidence of historic landscape character and therefore commonality with some of the qualities of the AONB. The open, rolling character and instances of intervisibility is important, as is its role in forming the setting to Markyate Cell Park (the house

<sup>32</sup> Parcel BK-A5 is completely covered by the AONB, while BK-A4 and BK-A6 are partly covered.

<sup>33</sup> Parcel HH-A1 is outside of but directly adjacent to the AONB, whilst parcel HH-A5 is outside of and within close proximity to the AONB.

<sup>34</sup> Parcel MY-A1 is outside but directly adjacent to the AONB.

		and extensive 16th/ 17th and 18th century park walls adjacent to the parcel are listed and the registered landscape park forms the setting to the same) and the fragmented parkland of the former Caddington Hall. It therefore forms the setting for historic landscape features which are intrinsic to the AONB special qualities. The parcel is therefore sensitive and significantly constrained.
<b>Markyate</b>	MY-A3 <sup>35</sup>	The southern half of the parcel, which is washed over by the AONB, has the more intact character and much lighter perception of settlement influence and is therefore far more constrained/sensitive. The northern and eastern parts of the parcel are defined by a more apparent urban fringe influence associated with the modern edges of Markyate and the presence of the A5 corridor and bypass. These areas are therefore significantly less constrained.

### 5.3 Sub-areas for further assessment

Following the Purposes and Constraints Assessments and the more detailed analysis on the Area of Outstanding Natural Beauty, modifications were made to the identified sub-areas to reflect the relative suitability of different parts of the Green Belt for further assessment:

- Sites which were not constrained by absolute constraints or AONB were **taken forward unmodified** for further assessment in the Site and Landscape Appraisal;
- Sites subject to significant absolute constraints, affected by the AONB designation or other non-absolute constraints and which scored strongly against the NPPF purposes were considered for **exclusion from further assessment** at this stage;
- Sites subject to absolute constraints which would restrict their potential for development were, in general, **modified** to exclude constrained areas from further assessment and concentrate only on sites directly adjacent to existing built-up areas. The refined sub-area was then taken forward for further assessment in the Site and Landscape Appraisal.

Table 5.4 summarises those sub-areas which were considered for modification or exclusion from further assessment. The areas for exclusion and modification are summarised in Maps 5.5-5.10.

<sup>35</sup> Parcel MY-A3 is partly covered by AONB.

Table 5.4 Summary of Sub-Areas Modified or Excluded from Further Assessment

	Excluded from further assessment
	Modified and partly taken forward
	Taken forward for further assessment

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>BK-A1</b>	Weak	Floodplain – Zone 3b	Floodplain – Zones 3a; Conservation Area; Area of Archaeological Significance	Areas of zone 3b flood plain to be excluded; additionally, isolated area of land to the north-east of the River Bulbourne which does not abut Berkhamsted excluded.  <b>Sub-area modified to form BK-A1a.</b>
<b>BK-A2</b>	Strong	None	AONB, Area of Archaeological Significance	The whole of the sub-area falls within AONB and meets the purposes strongly, particularly with regards to preventing encroachment into the countryside.  <b>Exclude from further assessment and retain as Green Belt.</b>
<b>BK-A3</b>	Weak	None	Local wildlife Site; AONB; Area of Archaeological Significance	The sub-area meets Green Belt purposes weakly and should be considered further for assessment, taking into account the non-absolute constraints identified.  <b>Sub-area taken forward for further assessment.</b>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>BK-A4</b>	Moderate	None	AONB; Listed Building; Area of Archaeological Significance	<p>The north of the sub-area is constrained by AONB which is deemed to be of a particularly sensitive character; also while the sub-area as a whole serves the purposes moderately, it should be noted that the north of the parcel has particularly unspoilt rural character and is particularly important for preventing encroachment, thus should be excluded.</p> <p><b>Sub-area modified to form BK-A4a.</b></p>
<b>BK-A5</b>	Strong	Scheduled monument	Local Wildlife Site; AONB; Conservation Area; Area of Archaeological Significance	<p>Berkhamsted Castle, a scheduled ancient monument, to be excluded; the remainder of the sub-area is heavily constrained, particularly those areas which abut Berkhamsted and falls within AONB of a particular sensitive character; the parcel is also judged to serve the purposes strongly, particularly for preventing encroachment into the countryside.</p> <p><b>Exclude from further assessment and retain as Green Belt.</b></p>
<b>BK-A6</b>	Moderate	Scheduled monument	Local Wildlife Site; AONB; Conservation Area; Area of Archaeological Significance	<p>Scheduled ancient monument to be excluded; additionally, site is heavily constrained by AONB which is of a particularly sensitive character (though this is diminished at the urban fringe).</p> <p><b>Sub-area modified to form BK-A6a.</b></p>
<b>BK-A7</b>	Weak	None	None	<p>This sub-area meets Green Belt purposes weakly, and is subject to no constraint.</p>



Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>Sub-area taken forward for further assessment.</b>				
<b>BK-A8</b>	Strong	None	Local Wildlife Site; AONB; Listed Building; Locally designated parks/gardens;	<p>While the sub-area is not subject to any absolute constraints, it is heavily constrained by AONB which is of a particularly sensitive character; sub-area scores moderately across all purposes but also locally important for preventing coalescence between Berkhamsted and Green Belt settlement of Potten End; several other non-absolute constraints identified in the north of the sub-area while southern areas are important for preventing coalescence between Berkhamsted and Hemel Hempstead and the sub-area in general is important for the prevention of encroachment into the countryside.</p> <p><b>Exclude from further assessment and retain in the Green Belt.</b></p>
<b>BK-A9</b>	Moderate	Floodplain – Zone 3b	Floodplain – Zones 3a	<p>Areas of zone 3b flood plain to be excluded; additionally, land east of Mill Bank Lane to be excluded – heavily flood constrained and identified as particularly important to preventing coalescence between Berkhamsted and Hemel Hempstead.</p> <p><b>Sub-area modified to form BK-A9a and BK-A9b.</b></p>
<b>BK-A10</b>	Strong	None	Area of Archaeological Significance	<p>The sub-area meets Green Belt purposes strongly but is subject to limited constraint.</p> <p><b>Sub-area taken forward for further assessment.</b></p>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>BK-A11</b>	Moderate	None	Local Wildlife Site; Area of Archaeological Significance	This sub-area meets Green Belt purposes moderately, should be taken forward for assessment, taking into account the identified constraints.  <b>Sub-area taken forward for further assessment.</b>
<b>BK-A12</b>	Moderate	Scheduled monument	Area of Archaeological Significance	Aside from the scheduled monument in the east, the sub-area is relatively unconstrained and meets the purposes moderately.  <b>Sub-area taken forward for further assessment.</b>
<b>BK-A13</b>	Moderate	None	Local Wildlife Site; AONB; Area of Archaeological Significance	The sub-area meets Green Belt purposes moderately and should be considered further for assessment, taking into account the non-absolute constraints identified.  <b>Sub-area taken forward for further assessment.</b>
<b>D-S2a</b>	Weakest	None	Local Wildlife Site; Area of Archaeological Significance	The sub-area meets Green Belt purposes weakly and should be considered further for assessment, taking into account the non-absolute constraint identified.  <b>Sub-area taken forward for further assessment.</b>
<b>D-S2b</b>	Weak	None	Local Wildlife Site; Listed Building	The sub-area meets Green Belt purposes weakly and should be considered further for assessment, taking into account the non-absolute constraints identified.

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
				<b>Sub-area taken forward for further assessment.</b>
<b>BV-A1</b>	Weak	None	Local Wildlife Site	The sub-area meets Green Belt purposes weakly and should be considered further for assessment, taking into account the non-absolute constraint identified.  <b>Sub-area taken forward for further assessment.</b>
<b>BV-A2</b>	Strong	None	None	The sub-area meets Green Belt purposes strongly however it is not subject to any constraint and should be considered further for assessment.  <b>Sub-area taken forward for further assessment.</b>
<b>BV-A3</b>	Strong	None	Conservation Area; Local Wildlife Site	The sub-area meets Green Belt purposes strongly, however is subject to limited constraint and should be take forward for further assessment, taking into account the non-absolute constraints identified.  <b>Sub-area taken forward for further assessment.</b>
<b>BV-A4</b>	Moderate	None	Agricultural Land Grade 2; Conservation area; Area of Archaeological Significance	The sub-area meets Green Belt purposes moderately and should be considered further for assessment, taking into account the non-absolute constraint identified.  <b>Sub-area taken forward for further assessment.</b>
<b>BV-A5</b>	Weak	None	Local Wildlife Site; Agricultural Land Grade 2;	The sub-area meets Green Belt purposes weakly, and is subject to limited constraint and should be

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
			Listed building(Grade II*); Conservation Area	take forward for further assessment, taking into account the non-absolute constraints identified.  <b>Sub-area taken forward for further assessment.</b>
<b>BV-A6</b>	Weakest	None	Agricultural Land Grade 2	The sub-area meets the Green Belt purposes very weakly and is subject to minor constraint.  <b>Sub-area taken forward for further assessment.</b>
<b>D-SS2</b>	Weakest	None	Agricultural Land Grade 2	The sub-area meets the Green Belt purposes very weakly and is subject to minor constraint.  <b>Sub-area taken forward for further assessment.</b>
<b>HH-A1</b>	Strong	None	Local wildlife site; Listed building (Grade I); Conservation Area; Area of Archaeological Significance	The sub-area meets Green Belt purposes strongly, however is subject to limited constraint and should be take forward for further assessment, taking into account the non-absolute constraints identified.  <b>Sub-area taken forward for further assessment.</b>
<b>HH-A2</b>	Moderate	None	Conservation Area; Area of Archaeological Significance.	The sub-area meets the Green Belt purposes moderately and is subject to little constraint.  <b>Sub-area taken forward for further assessment.</b>
<b>HH-A3</b>	Weakest	Floodplain – Zone 3b	Floodplain – Zones 3a; Local Wildlife Site Conservation area; Local Nature Reserve.	The floodplain of the River Gade, running north-south through the centre of the sub-area, is a particular constraint, as is its proximity to Green Belt settlement of Piccots End. However, the sub-

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
				area serves the purposes particularly weakly and part of the north-east is not subject to any constraints.  <b>Sub-area taken forward for further assessment.</b>
<b>HH-A4</b>	Weakest	Floodplain – Zone 3b; Scheduled Monument	Floodplain – Zones 3a; Conservation Area; Listed buildings (Grade II* within the site and Grade I adjacent); Area of Archaeological Significance.	Areas of zone 3b flood plain to be excluded; additionally, isolated area of land to the west of the River Gade which does not abut Piccotts End excluded; remaining parts of sub-area subject to other non-absolute constraints but these do not completely preclude development and sub-area scores very weakly against the purposes.  <b>Sub-area modified to form HH-A4a.</b>
<b>HH-A5</b>	Strong	Floodplain – Zone 3b; Scheduled Monument	Floodplain – Zone 3a; Local wildlife site; Area of Archaeological Significance.	Areas of zone 3b flood plain and scheduled monument to be excluded; while the sub-area scores strongly against the Green Belt purposes and is closely linked to AONB to the north, it is relatively unconstrained and should be subject to further detailed analysis.  <b>Sub-area modified to form HH-A5a</b>
<b>HH-A6</b>	Strong	None	None	This sub-area meets the Green Belt purposes strongly, but is not subject to any constraints.  <b>Sub-area taken forward for further assessment.</b>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>HH-A7</b>	Weakest	Floodplain – Zone 3b	Floodplain – Zone 3a; Local Wildlife Site	<p>Areas of zone 3b flood plain to be excluded; additionally, isolated area of land to the south of the River Bulbourne which does not abut Hemel Hempstead excluded; the east of the sub-area is subject to some non-absolute constraints which are not deemed to preclude development.</p> <p><b>Sub-area modified to form HH-A7a.</b></p>
<b>HH-A8</b>	Strong	None	Local Wildlife Site; Locally Designated Parks/Gardens	<p>This sub-area meets the Green Belt purposes strongly, and is subject to few constraints. The sub-area should be taken forward for further assessment, taking into consideration identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
<b>HH-A9</b>	Strong	None	Local Wildlife Site	<p>This sub-area meets the Green Belt purposes strongly, and is subject to few constraints. The sub-area should be taken forward for further assessment, taking into consideration identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
<b>HH-A10</b>	Moderate	SSSI	Local Wildlife Site.	<p>SSSI touches the north-east corner of the sub-area but aside from this sub-area is only subject to minimal non-absolute constraints which are not deemed to preclude a change in land use.</p> <p><b>Sub-area taken forward for further assessment.</b></p>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
HH-A11	Weak	SSSI	Local Wildlife Site.	<p>The western part of the sub-area is a SSSI and Local Wildlife Site (Roughdown Common), thus these areas to be excluded.</p> <p><b>Sub-area modified to form HH-A11a.</b></p>
HH-A12	Moderate	Floodplain - Zone 3b	Floodplain – Zones 3a; Local Wildlife Site; Locally Designated Parks/Gardens; Local Nature Reserve.	<p>The far south-western part of the sub-area is heavily flood constrained and noted in the purposes assessment as particularly important for preventing coalescence between Hemel Hempstead and Kings Langley and ribbon development along Lower Road, thus land west of Lower Road to be excluded; the east of the sub-area is subject to non-absolute constraints which do not completely preclude development.</p> <p><b>Sub-area modified to form HH-A12a</b></p>
HH-A13	Moderate	None	None	<p>The sub-area meets the Green Belt purposes moderately, and is subject to no constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
HH-A14	Moderate	None	Local Wildlife Site	<p>The sub area meets the Green Belt purposes moderately, and is subject to few constraints. The sub-area should be taken forward for further assessment, taking into account identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
D-S3	Weak	None	Locally Designated Parks/Gardens; Area of Archaeological Significance.	<p>The sub-area meets the Green Belt purposes weakly, and is subject to a number of non-absolute constraints. The sub-area should be taken forward for further assessment, taking into account identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
KL-A1	Strong	Floodplain – Zone 3b	Floodplain – Zones 3a.	<p>Areas of zone 3b flood plain to be excluded; additionally, the northern part of the sub-area is particularly important for preventing coalescence between Kings Langley and Hemel Hempstead and thus should be excluded from further assessment.</p> <p><b>Sub-area modified to form KL-A1a.</b></p>
KL-A2	Moderate	None	Local Wildlife Site; Area of Archaeological Significance.	<p>The sub area meets the Green Belt purposes moderately, and is subject to few constraints. The sub-area should be taken forward for further assessment, taking into account identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
KL-A3	Weakest	None	Conservation Area.	<p>The sub area meets the Green Belt purposes very weakly, and is subject to few constraints. The sub-area should be taken forward for further assessment, taking into account identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>



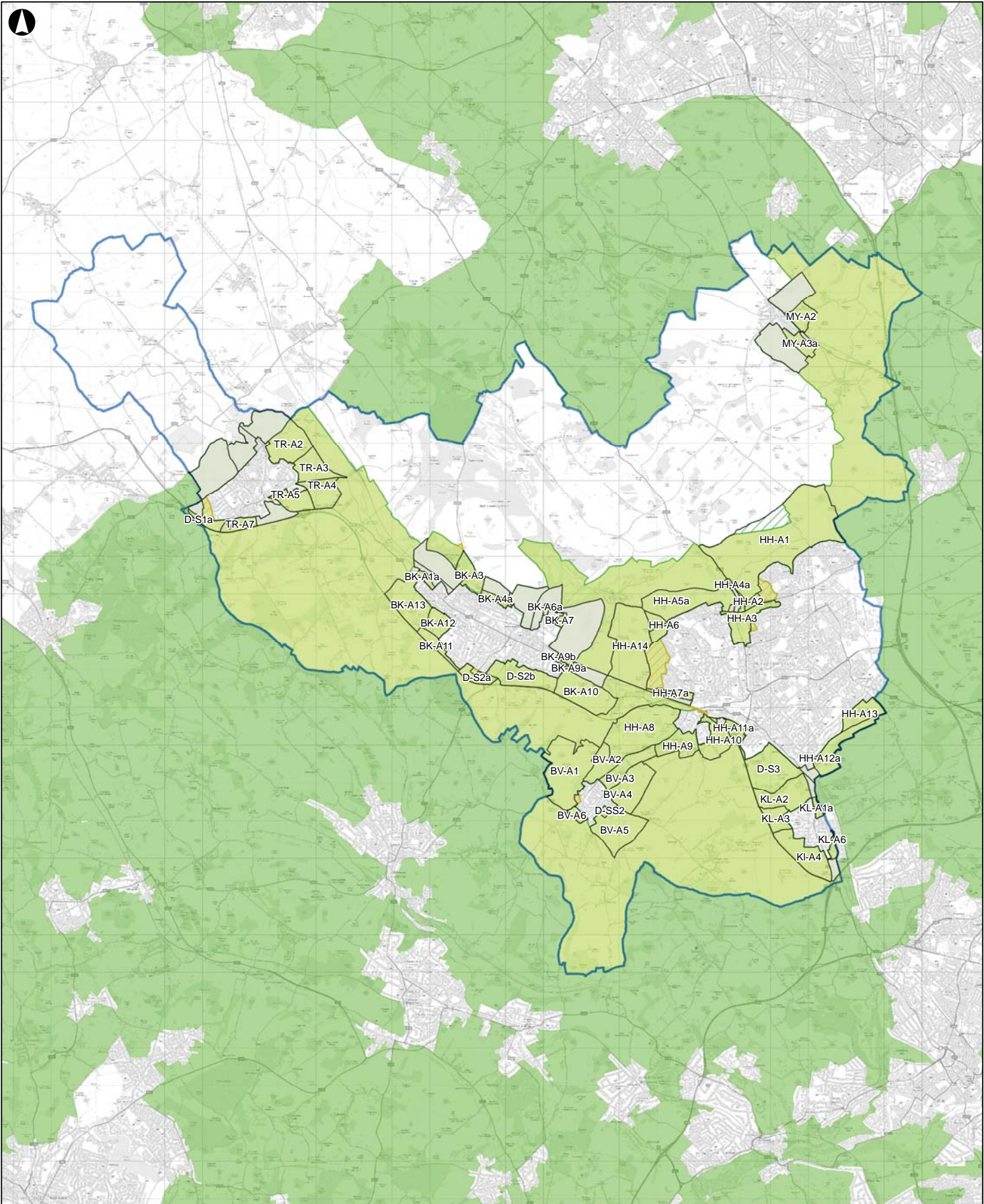
Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>KL-A4</b>	Moderate	Scheduled Monument	Listed Building; Conservation Area; Area of Archaeological Significance.	<p>It is noted that, aside from the absolute constraint of the scheduled monument in the north-west of the sub-area (on a site which has already experienced encroachment) and non-absolute local park/garden designation, conservation area and listed buildings, which are not complete constraints to development.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
<b>KL-A5</b>	Strong	Floodplain – Zone 3b; Scheduled Monument	Floodplain – Zone 3a; Area of Archaeological Significance.	<p>Sub-area is subject to significant constraints and is particularly strong Green Belt, preventing ribbon development and coalescence between Kings Langley and Abbots Langley.</p> <p><b>Exclude from further assessment and retain as Green Belt.</b></p>
<b>KL-A6</b>	Weakest	Floodplain – Zone 3b	Floodplain – Zone 3a.	<p>Although heavily constrained in development terms, the sub-area meets the purposes very weakly and should be considered in more detail for re-designation.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
<b>MY-A1</b>	Strong	Floodplain – Zone 3b	Floodplain – Zone 3a.	<p>Floodplain constrains the western boundary of the sub-area adjacent to Markyate and the sub-area also meets the Green Belt purposes strongly in terms of preventing encroachment and coalescence between settlements; also noted in the AONB assessment as</p>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
				<p>providing context for nearby AONB and particularly sensitive to change.</p> <p><b>Exclude from further assessment and retain as Green Belt.</b></p>
<b>MY-A2</b>	Moderately	None	None	<p>The sub-area meets Green Belt purposes moderately, however is subject to no constraint and should be taken forward for further assessment.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
<b>MY-A3</b>	Strong	Floodplain – Zone 3b	Floodplain – Zone 3a; AONB.	<p>Area to the north of London Road is flood constrained and should be excluded; much of the sub-area is within AONB and would be particularly sensitive to development, though land to the north adjacent to Markyate is deemed less sensitive to change and should be examined in further detail in the next stage.</p> <p><b>Sub-area modified to form MY-A3a.</b></p>
<b>TR-A1</b>	Strong	None	AONB; Local Wildlife Site; Agricultural Land Grade 2.	<p>The sub-area is judged to meet the purposes strongly, particularly, with regards to encroachment into the countryside; it is also almost completely constrained by AONB and has a number of other non-absolute constraints which, although don't preclude development, make it less preferential.</p> <p><b>Exclude from further assessment and retain as Green Belt.</b></p>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
TR-A2	Strong	None	Agricultural Land Grade 2	<p>The sub-area meets the purposes strongly, however is subject to little constraint, and should be taken forward for further assessment, taking into account identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
TR-A3	Strong	None	Local Wildlife Site; Agricultural Land Grade 2; Area of Archaeological Significance.	<p>The sub-area meets the purposes strongly however is subject to little constraint, and should be taken forward for further assessment, taking into account identified constraints.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
TR-A4	Moderate	None	AONB; Agricultural Land Grade 2; Locally Designated Parks/Gardens; Area of Archaeological Significance.	<p>The sub-area meets the purposes moderately, but is subject to limited constraint and should be taken forward for assessment, taking into account constraints identified.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
TR-A5	Moderate	None	Local Wildlife Site	<p>The sub-area meets the purposes moderately, but is subject to limited constraint and should be taken forward for assessment, taking into account constraints identified.</p> <p><b>Sub-area taken forward for further assessment.</b></p>
TR-A6	Strong	Historic Parks and Gardens (national)	Local Wildlife Site; AONB; Conservation Area.	<p>Sub-area meets the purposes strongly and is almost entirely within a nationally designated historic park</p>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
				and garden (Tring Park) and also entirely within AONB which is identified as sensitive.  <b>Exclude from further assessment and retain as Green Belt.</b>
TR-A7	Moderate	None	AONB; Conservation Area; Area of Archaeological Significance.	The sub-area meets the purposes moderately, and is subject to minimum constraint. The sub-area should be taken forward for further assessment.  <b>Sub-area taken forward for further assessment.</b>
TR-A8	Strong	None	AONB; Local Wildlife Site; Agricultural Land Grade 2; Area of Archaeological Significance.	Sub-area meets the purposes strongly, particularly in terms of encroachment into the countryside, and is partially within the AONB.  <b>Exclude from further assessment and retain as Green Belt.</b>
TR-A9	Strong	Floodplain – Zone 3b	Floodplain – Zone 3a; AONB; Agricultural Land Grade 2.	Areas of zone 3b flood plain excluded; sub-area is also partially within AONB and serves the Green Belt purposes strongly, particularly in terms of encroachment into the countryside.  <b>Exclude from further assessment and retain as Green Belt.</b>
D-S1a	Moderate	None	AONB	Sub-area meets the purposes moderately, and is subject to little constraint.  <b>Sub-area to be taken forward for further assessment.</b>

Sub-area	Purposes Assessment	Absolute Constraints	Non-Absolute Constraints	Commentary
<b>D-S1b</b>	Strong	None	AONB	<p>Sub-area meets the purposes strongly and is particularly important to preventing coalescence between settlements and encroachment into the countryside; furthermore, it falls within AONB of a particular sensitive character.</p> <p><b>Exclude from further assessment and retain as Green Belt.</b></p>



**Legend**

**Parcels**

- Considered for Further Assessment
- Excluded
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt

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P1	06-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

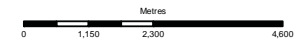
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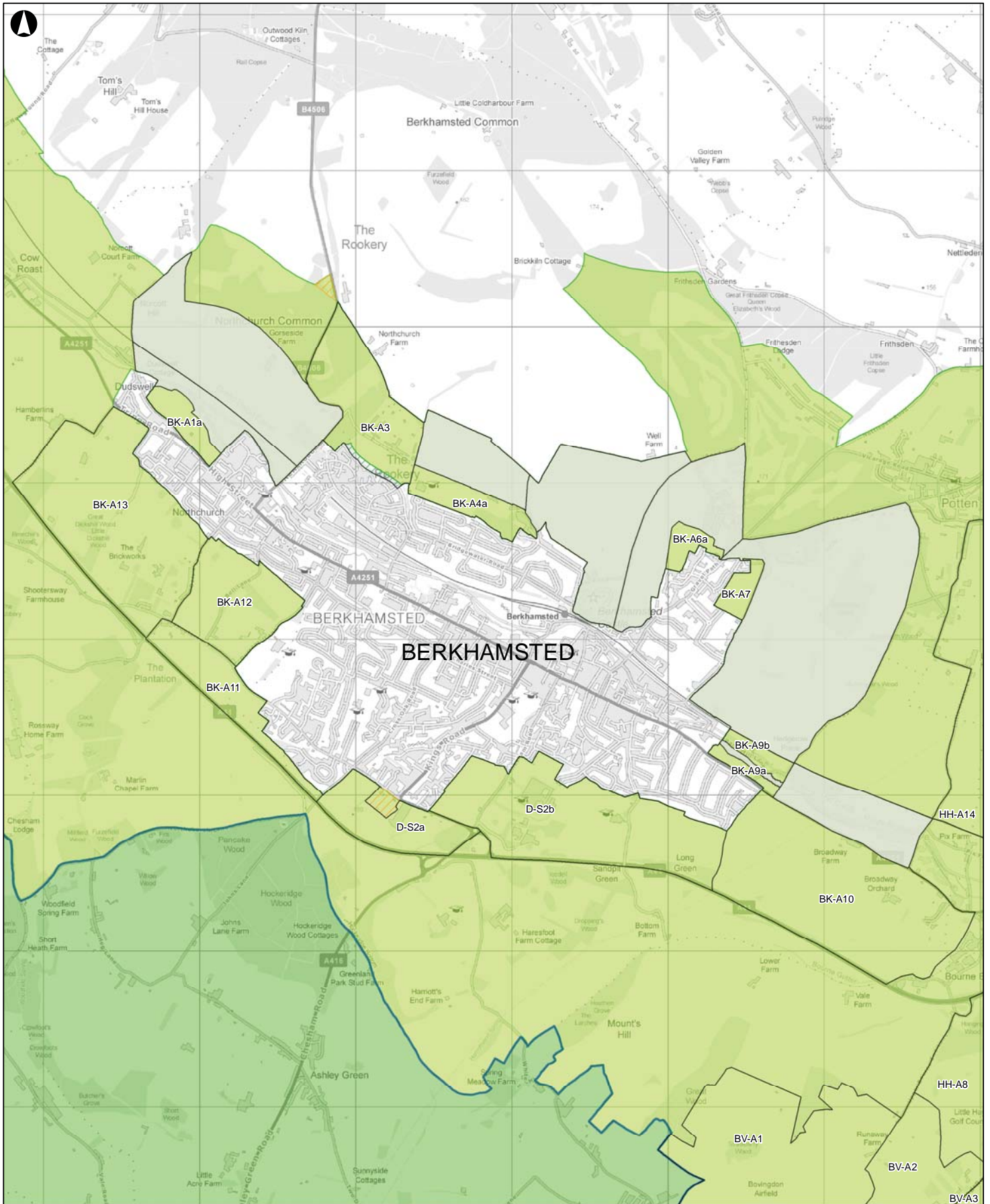


Map 5.5 Areas for Further Assessment

Scale at A3

1:95,000

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>5.5</b>	Issue <b>P1</b>



**Legend**

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Issue	Date	By	Chkd	Appd

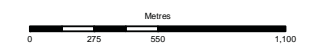
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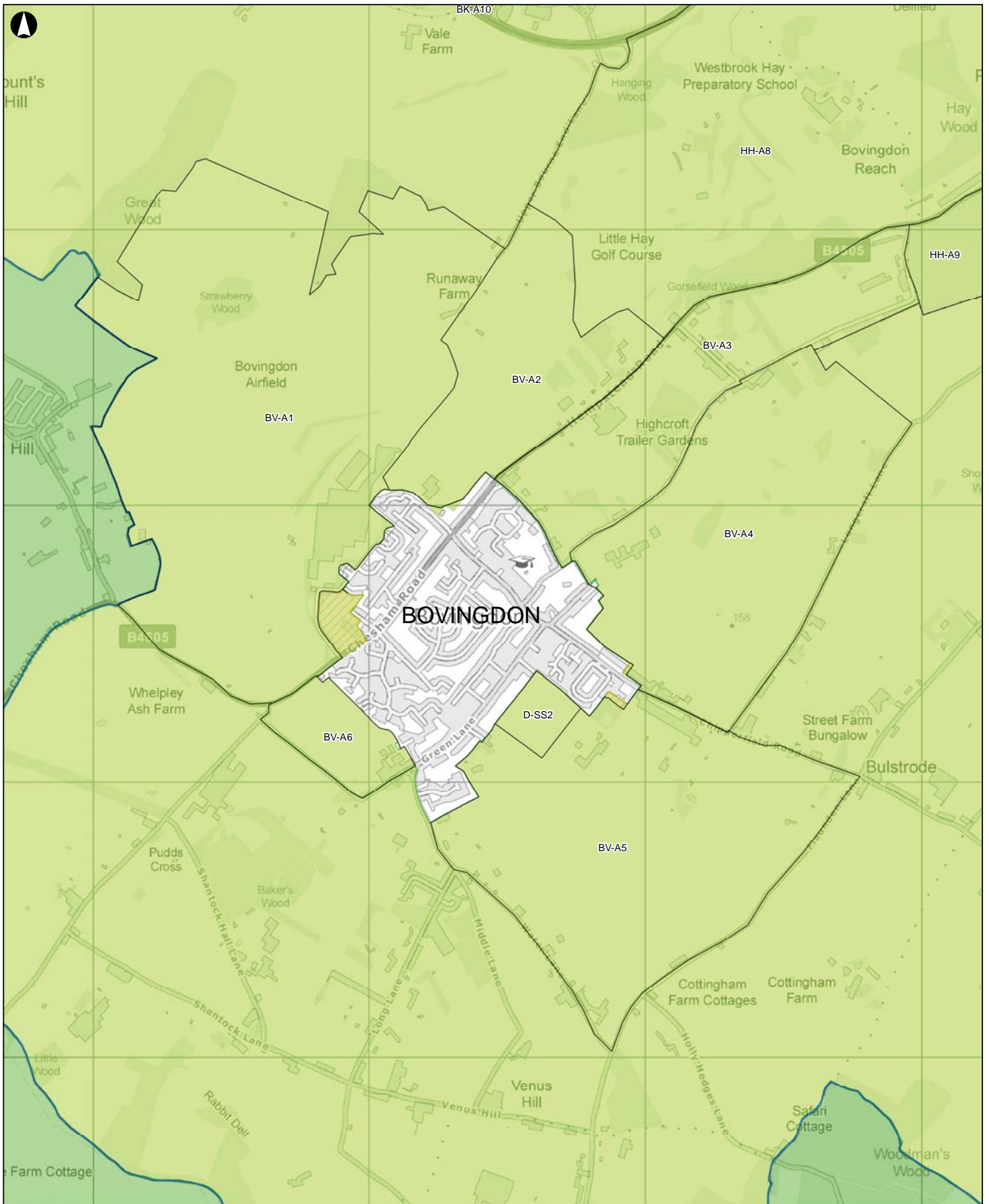


**Map 5.6 Areas for Further Assessment Around Berkhamsted**

Scale at A3

**1:23,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>5.6</b>	Issue <b>P1</b>



**Legend**

**Parcels**

- Considered for Further Assessment
- Excluded
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- Dacorum Green Belt
- Neighbouring Green Belt

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P1	06-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

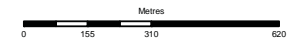
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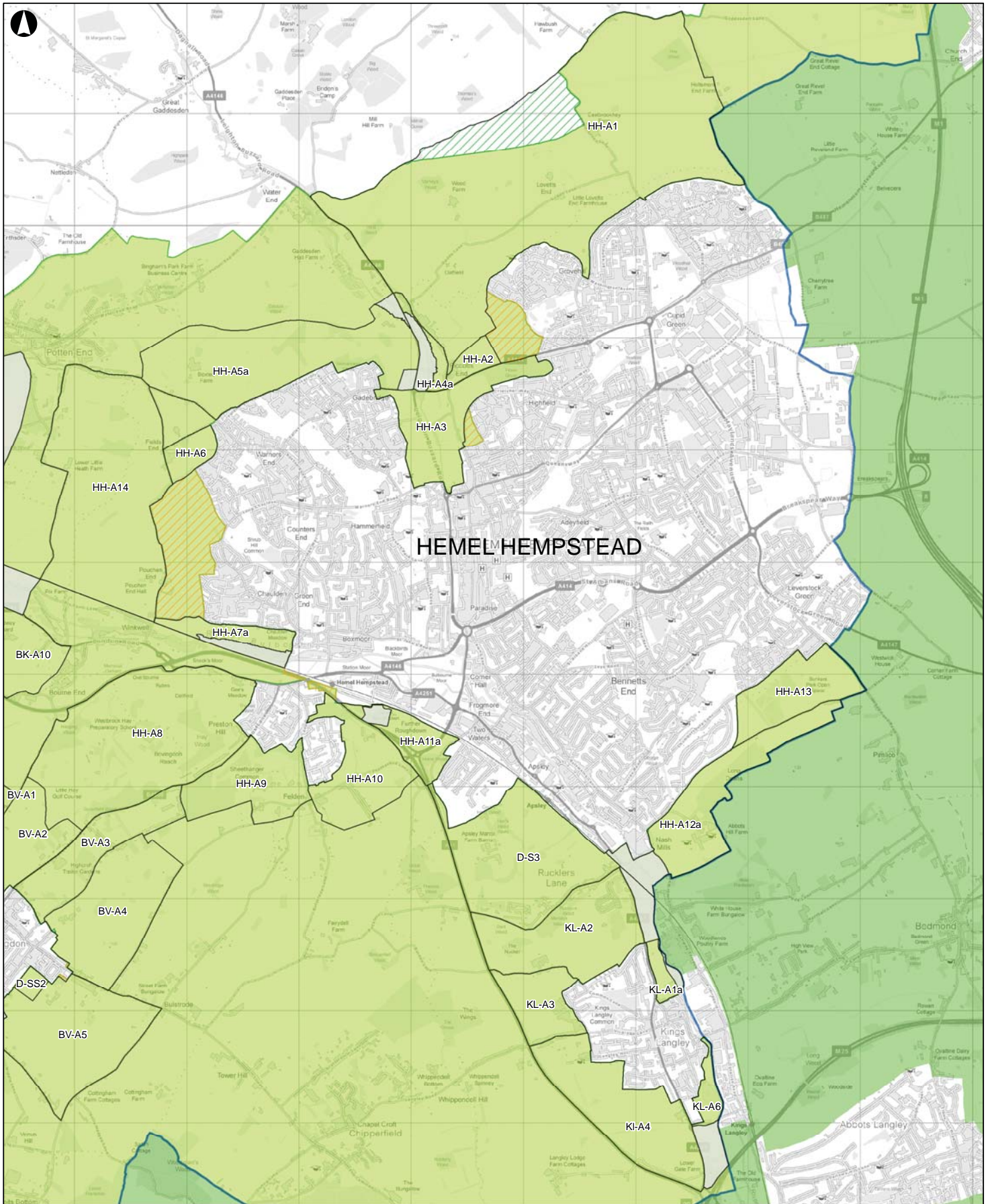
Map 5.7 Areas for Further Assessment Around Bovington

Scale at A3

1:13,000

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>5.7</b>	Issue <b>P1</b>





**Legend**

**Parcels**

- Considered for Further Assessment
- Excluded
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- Dacorum District Boundary
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**Map 5.8 Areas for Further Assessment Around Hemel Hempstead and King's Langley**

Scale at A3

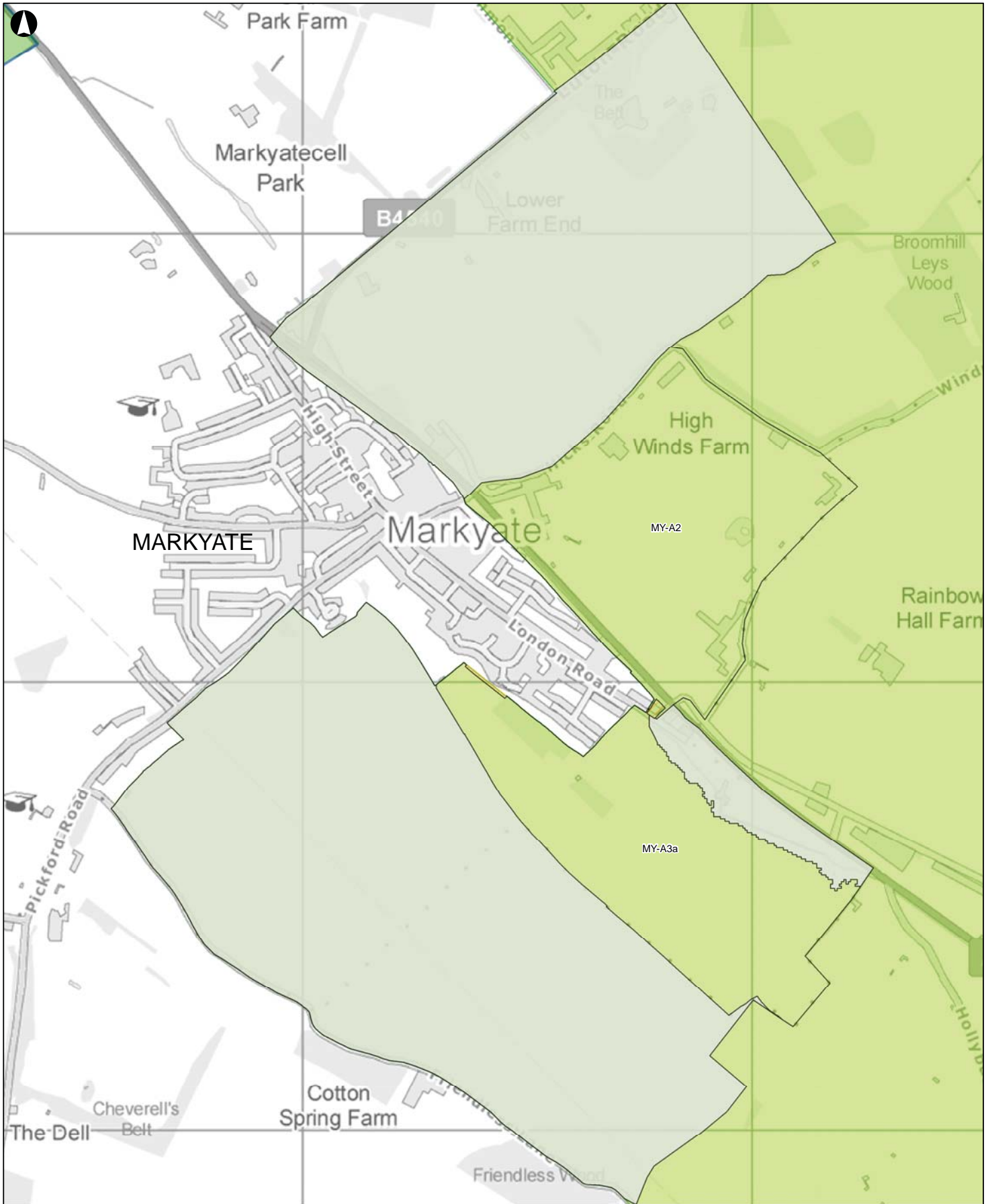
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Job No  
**244026-00**

Drawing Status  
**Draft**

Drawing No  
**5.8**

Issue  
**P1**



**Legend**

**Parcels**

- Considered for Futher Assessment
- Excluded
- Land to be added to Green Belt
- Land to be removed from Green Belt

- Local Allocations
- Dacorum District Boundary
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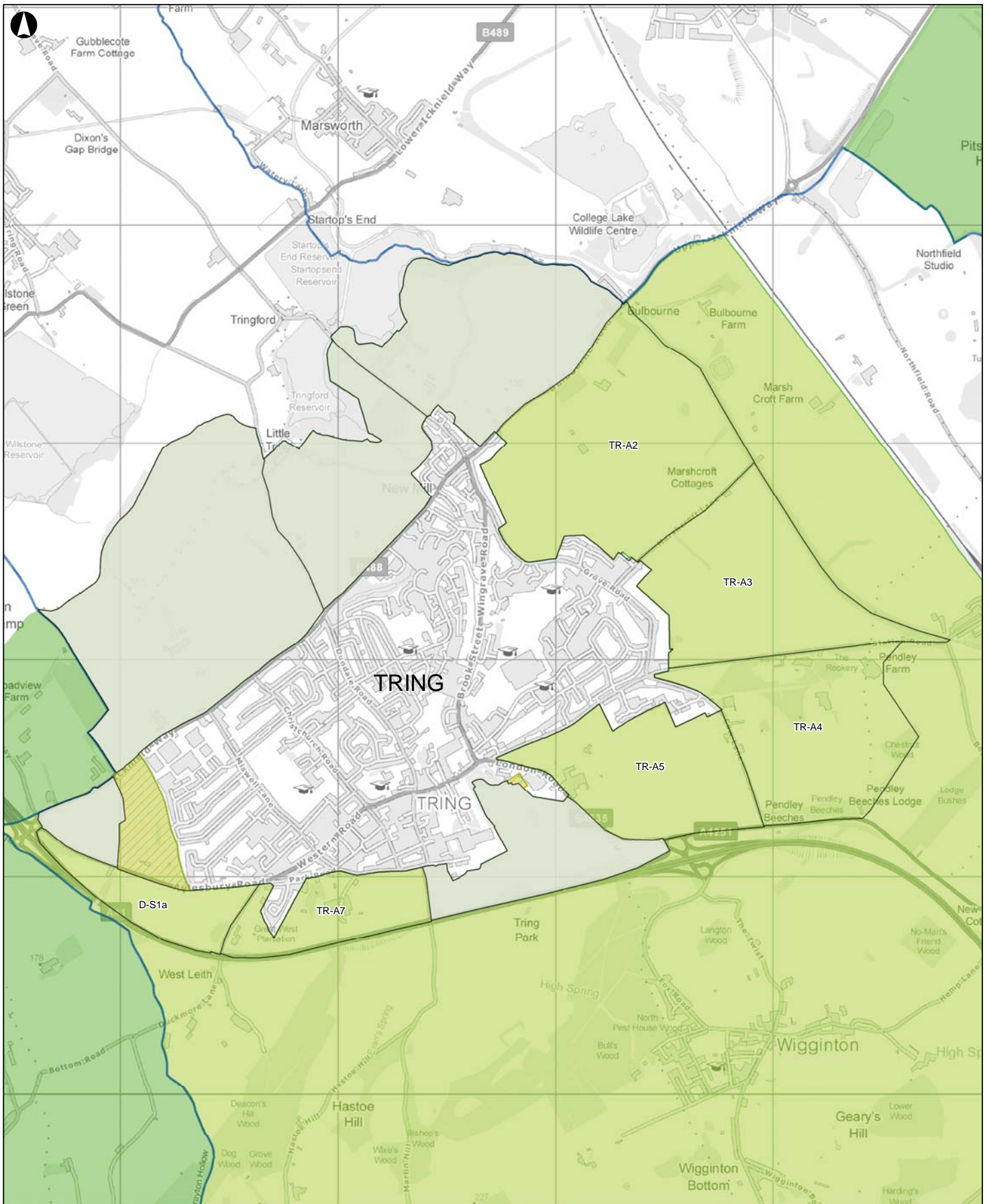
Job Title  
**Dacorum Green Belt Review**



**Map 5.9 Areas for Further Assessment Around Markyate**

Scale at A3  
**1:8,000**

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>5.9</b>	Issue <b>P1</b>



**Legend**

- Considered for Further Assessment
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Issue	Date	By	Chkd	Appd

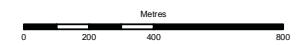
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Job Title  
**Dacorum Green Belt Review**



**Map 5.10 Areas for Further Assessment Around Tring**

Scale at A3

1:16,500

Job No <b>244026-00</b>	Drawing Status <b>Draft</b>
Drawing No <b>5.10</b>	Issue <b>P1</b>

## 5.4 Refined Sub-areas - Further Assessments

### 5.4.1 Landscape Appraisal

#### 5.4.1.1 Overview of landscape character of Dacorum

The landscape of Dacorum is in many respects an archetypal illustration of the chalkland landscapes of southern England and in particular the Chilterns and the associated Area of Outstanding Natural Beauty (AONB) which washes over a large part of the Borough. The landscape of Dacorum is essentially rural and formed for the greater part of a series of clay plateaux on chalk cut by glacial chalk river valleys (Gade, Bulbourne and Ver), often with a related and intricate network of chalk dry valleys, woodlands, downlands and grasslands.

The river valleys which dissect the borough often formed the historic foci for most of the principal settlements, linked by a network of hedgebank lined lanes. Settlements were either centred on water dependent industries and trade such as flour milling and brewing at Kings Langley and to some degree at Tring, the paper mills of Hemel Hempstead and Kings Langley, watercress beds at Berkhamsted or strategic locations on Roman and medieval roads and later coaching and trading routes (Markyate, Berkhamsted, Tring and Kings Langley).

Parkland and landed estates overlooking the river valleys are a notable historic and extant feature of the landscape, from the days of the medieval Royal Park established at Kings Langley in the late 13<sup>th</sup> century and its later and post medieval successor, aspects of which are still visible. Parklands form a notable chain of almost linked estates extending south from Ashridge along the Gade Valley towards Watford and they markedly influence land management and landscape character to this day.

North of the escarpment and Tring the landscape has an altogether different character – a low lying wetland vale landscape related more in terms of character to the broad plain/Vale of Aylesbury. A landscape which has in some respects changed little since the medieval period and which has numerous sensitive features including deserted medieval settlements and a significant concentration of nationally rare Black Poplar, a classic English floodplain tree.

The borough's proximity to London meant that the valleys were often of strategic interest for nationwide trading routes which helped fuel the agrarian and industrial revolutions, most notably in the form of the Grand Junction (later Grand Union) Canal and the London to Birmingham (later West Coast Mainline) Railway. This proximity also meant that parts of the borough became the focus for large scale landscape change in the middle 20<sup>th</sup> century when the old market town of Hemel Hempstead and some of the outlying landed estates were selected as the site for the New Town, laid out and sited to the landscape led vision of Sir Geoffrey Jellicoe.

This large scale growth has been mirrored by incremental growth and expansion to the principal valley settlements throughout the 20<sup>th</sup> century and in the 21<sup>st</sup> which has to some degree changed their form and character, with growth breaching the valley sides in Berkhamsted, Kings Langley and Markyate. In some instances 20<sup>th</sup> century ribbon development has also effectively meant that settlements such as Kings Langley have almost merged with neighbouring villages and hamlets. Provision for increased traffic and relief roads/bypasses such as the A5 around Markyate and more recently the A41 has changed the setting of key settlements. In the case of the A41, it has also resulted in the severance of a number of parklands and designed/planned landscapes (such as Tring, Ashlyns/Haresfoot and the relics of the parkland at Kings Langley), causing significant change to landscape pattern. This severance is also apparent to a more prominent degree with the M25 crossing the Gade Valley immediately south of Kings Langley.

Such pressures have meant and continue to mean that the often intact and small scale chalk ridge and valley landscape of the borough is all the more important in defining settlement setting and separation, and all the more sensitive both for these reasons and also due to the representation of rare historic landscape types such as early co axial field systems.

#### 5.4.1.2 Approach to assessment

The methodology used for the assessment of landscape sensitivity is summarised below, with full details provided in Section 4.5. It is important to note that the assessment does not constitute a full Landscape and Visual Impact Assessment (LVIA), though the approach is based on the baseline part of the LVIA guidance<sup>36</sup>. It provides structured guidance on the assessment of landscape, to be used against the existing landscape of the green belt parcels and their sensitivity to change. The methodology builds upon the information contained within the borough Landscape Character Assessment or LCA<sup>37</sup> and approaches to landscape sensitivity developed in recent years by Landscape East<sup>38</sup>. It also reflects the approaches set out in widely accepted professional and technical guidance<sup>39</sup>. Information has been used from the LCA on condition/intactness/visual character to provide additional background information for the assessment.

Table 5.5 presents a summary of the results when the methodology was applied to the parcels, with full detail available in the pro formas at Annex 5. The methodology builds upon the information contained within the borough Landscape Character Assessment and approaches to landscape sensitivity developed in recent years by Landscape East. It also reflects the approaches set

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<sup>36</sup> Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, 3<sup>rd</sup> edition, 2013. Often referred to as ‘GLVIA3’

<sup>37</sup> Dacorum Borough Council, 2004, Hertfordshire Landscape Strategy: Landscape Character Assessment for Dacorum Supplementary Planning Guidance

<sup>38</sup> Landscape East, 2011, Guidance on Assessing the Sensitivity of the Landscape of the East of England

<sup>39</sup> Natural England, 2014, An Approach to Landscape Character Assessment, and Landscape Institute and Institute of Environmental Management and Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (‘GLVIA3’)

out in widely accepted professional and technical guidance. Information has been used from the Dacorum Borough Landscape Character Assessment or LCA on condition/intactness/visual character to provide additional background information for the assessment.

Landscape sensitivity has been defined on a three point scale for the purposes of this assessment, as described below. Throughout, the type of change/development scenario being assessed is that of residential and mixed use development. It should be noted that there may be localised variations within the three sensitivity levels described below, for example, different landscape attributes may have different sensitivities in different ways to development. In these cases, variations are noted and justified as are situations where an overall landscape sensitivity judgement may not fit fully within one judgement threshold (e.g. medium-high or medium-low).

### High

Key characteristics of the landscape are highly vulnerable to the type of change being assessed, with such change likely to result in a significant change in valued character.

### Moderate

Some of the key characteristics of the landscape may be vulnerable to the type of change being assessed. Although the landscape may have some ability to absorb change, some alteration in character may result. Considerable care may be needed in locating and designing change within the landscape.

### Low

Key characteristics of the landscape are less likely to be adversely affected by change. Change can potentially be more easily accommodated without significantly altering character and there may be opportunities to positively create new character. Sensitive design is still needed to accommodate change.

## 5.4.1.3 Summary of Findings

Table 5.5 Summary of findings from the landscape appraisal

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
<b>Berkhamsted</b>	
<b>BK-A1a</b>	Overall landscape sensitivity of this parcel to change is judged <b>medium</b> . This is in view of the intimate, small scale riparian character, offset by the mostly contained visual quality the parcel has.
<b>BK-A3 (East and West)</b>	Overall landscape sensitivity is judged <b>medium to low</b> , in light of the small scale and very well contained nature of the landscape, which has relatively little relationship to the wider landscape character area.

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
<b>BK-A4a</b>	Overall landscape sensitivity varies across this parcel, from <b>medium to low</b> in the <b>west</b> , in light of the small scale and very well contained nature of the landscape, overlaid with institutional and recreational use, to <b>medium to high</b> in the <b>east</b> , due to time depth/cultural pattern (Berkhamsted Place) and the area's physical and visual proximity to the AONB.
<b>BK-A6a</b>	Overall landscape sensitivity of the eastern part of the parcel (which appears visually and physically separated from the AONB by hedgerows) is considered <b>medium</b> , by virtue of its visual containment and very low levels of intervisibility, offset by the intimate spatial scale and apparent relative intricacy of landscape pattern in proximity to Berkhamsted Common.
<b>BK-A7</b>	Overall landscape sensitivity of this parcel is considered <b>medium</b> , by virtue of its visual containment and indentation with the settlement edge (strong relationship to the existing settlement edge) and the remnant hedgebank to the lane to the east affords enhancement and mitigation/screening potential in relation to development of the site.
<b>BK-A9a/b</b>	Overall landscape sensitivity of this parcel is considered <b>medium</b> , by virtue of its visual containment and relationship to existing development at Hall Park, plus settlement influences such as transport corridors. The intimate scale and landscape pattern (river channel, riparian vegetation and flood meadow) increase sensitivity, however the degraded character imparted by neglected landscape management reduces sensitivity.
<b>BK-A10</b>	Overall landscape sensitivity of this parcel is considered <b>medium to high</b> , by virtue of its prominence and sense of openness, which would give rise to potential issues of coalescence with Bourne End and Winkwell if the site were to be released for development, and for the potential impact this would have on the valley settlement character and form of Berkhamsted.
<b>BK-A11</b>	Overall landscape sensitivity of this parcel to residential development varies, ranging from <b>high</b> in the open areas which have a strong relationship to the wider landscape and where historic landscape patterns persist, to <b>medium-low</b> in areas closely associated with residential gardens and settlement fringe influences
<b>BK-A12</b>	Overall landscape sensitivity of this parcel varies with the north western parts related more strongly to the wider rural landscape and of <b>medium</b> sensitivity. Elsewhere, sensitivity is lower ( <b>medium to low</b> ), by virtue of visual containment and sense of separation from the wider landscape, and the urban fringe influence, as well as the neglected condition of the landscape (although it is recognised that this is partly transient and to some degree a function of current landscape management).
<b>BK-A13</b>	Overall landscape sensitivity of this parcel to residential development is variable and reflective of the changes in local landscape character across it. The parkland and estate landscape

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
	features at Woodcockhill are <b>highly sensitive</b> by virtue of their sense of time depth, intactness and historic continuity as well as the intricate landscape mosaic they create. This is also evident to a lesser degree in the slightly neglected small scale fieldscapes to the western part of the parcel for the same reasons. The expanded arable fields in the central parts of the area have a relatively lower ( <b>medium</b> ) landscape sensitivity due to the simplicity and eroded nature of their landscape character. However, their visual prominence and degree of intervisibility with the opposite side of the valley (Ashridge Estate) creates increased visual sensitivity, hence this overall judgement.
<b>D-S2a</b>	Overall landscape sensitivity is <b>medium to low</b> by virtue of its containment, lack of wider landscape relationship and slightly degraded overall character.
<b>D-S2b</b>	The sensitivity varies across the parcel, with the more open eastern lands (which have a relatively stronger wider landscape relationship than do the western lands) being considerably more sensitive for this reason. However, eroded landscape character reduces landscape sensitivity to no more than <b>medium</b> , and sensitively designed development may also provide the opportunity to restore, enhance and better interpret the Ashlyns Hall parklands. The land to the west is markedly lower in sensitivity due to the heightened presence of the urban fringe (playing fields and play park) and its lack of relationship to the wider landscape.
<b>Bovingdon</b>	
<b>BV-A1</b>	The overall sensitivity of this landscape is judged <b>low</b> , by virtue of its degraded, eroded character and poor landscape condition and quality. The visual prominence, partial intervisibility with long distance elements, and the lack of any real settlement edge relationship however also mean that this would be a difficult site to release for development.
<b>BV-A2</b>	The overall sensitivity of this landscape is judged <b>low</b> , by virtue of its degraded, eroded character and poor landscape condition and quality. The site is visually prominent and there is T partial intervisibility with long distance elements such as the Bulbourne Valley and Berkhamsted..
<b>BV-A3</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its largely intact historic character, relatively intimate spatial scale and intricacy of pattern and texture. Its ability to accommodate residential development is very limited for the foregoing reasons.
<b>BV-A4</b>	The overall sensitivity of this parcel to residential development is judged <b>high</b> by virtue of its largely intact historic character, relatively intimate spatial scale and intricacy of pattern and texture, as well as the generally weak relationship to the existing settlement pattern. Its ability to accommodate residential development is very limited for the foregoing reasons
<b>BV-A5</b>	This varies due to variations in character, scale, intactness and settlement relationship. Landscape sensitivity to residential development is judged <b>medium to high</b> where relatively intact



Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
	historic character and intimate spatial scale/intactness persists, together with the strong relationship to the wider landscape in the southern and eastern parts of the parcel. The ability of such areas to accommodate residential development is limited for the foregoing reasons. Within this judgement there are however localised variations, for instance aspects of the more degraded/eroded settlement fringe influenced landscape in the north western part of the parcel have a lower ( <b>medium to low</b> ) landscape sensitivity for this reason. It is recognised that the intact hedgerow pattern and small scale field network throughout the parcel are sensitive to development by virtue of the potential impact this could have on their integrity as landscape elements.
<b>BV-A6</b>	The overall sensitivity of this landscape is judged <b>medium</b> by virtue of its relatively intimate, contained character and relative simplicity of landscape pattern.
<b>D-SS2</b>	The overall sensitivity of this landscape is judged <b>low</b> by virtue of its somewhat degraded character, its well-contained visual quality and the lack of relationship to the wider countryside in light of this.
<b>Hemel Hempstead</b>	
<b>HH-A1</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its elevation, openness and associated prominence, plus the visual and physical buffer it forms between Hemel Hempstead and the AONB, its representation of landscape characteristics in common with the AONB special qualities and therefore its role as part of the AONB's setting.
<b>HH-A2</b>	The overall sensitivity of this landscape is judged <b>medium</b> in view of the eroded character created by urban fringe influenced land uses and land management, which mean that the parcel has relatively little relationship in terms of character with the wider countryside of the High Gade Valley to the north.
<b>HH-A3</b>	The overall sensitivity of this landscape is judged <b>medium to low</b> in view of the eroded character created by urban fringe influenced land uses and land management, which mean that the parcel has relatively little relationship in terms of character with the wider countryside of the High Gade Valley to the north. Whilst the parcel is intervisible with the open parkland landscape of Gadebridge Park and the east facing valley slopes, it forms only a small part of an expansive panorama, seen against the backdrop of existing development within Hemel Hempstead.
<b>HH-A4a</b>	The overall sensitivity of this landscape is judged <b>high</b> in view of its small scale and intact historic and riparian landscape character and setting.
<b>HH-A5a</b>	The overall sensitivity of this landscape is judged <b>high in the east</b> where the landscape is more open and related to/intervisible with the adjacent Gade Valley. The <b>western</b> part of the parcel has a <b>medium</b> overall landscape sensitivity by virtue of the greater degree of urban fringe influence, particularly in the most southerly fields east of Boxted Road as one moves towards Warners End.

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
<b>HH-A6</b>	The overall sensitivity of this landscape is judged <b>medium</b> by virtue of the visual containment afforded by structural vegetation although this also means that the parcel has very little perceptible relationship to the existing settlement edge, and therefore has limited viability to come forward for development.
<b>HH-A7a</b>	The overall sensitivity of this landscape is judged <b>medium</b> by virtue of the visual containment afforded by structural vegetation, offset by the small scale of the site and its landscape elements which would be vulnerable to change arising from residential development.
<b>HH-A8</b>	The valley slopes, parkland and estate core are judged to be of <b>high</b> landscape sensitivity to residential development, by virtue of their visual prominence, historic intactness and clear sense of time depth. Whilst the golf course at Little Hay is of lower ( <b>moderate</b> ) sensitivity due to eroded landscape character and visual containment, it has a very poor relationship to the settlement pattern.
<b>HH-A9</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its visual prominence and intervisibility and due to the textured/mosaic landscape fabric of undulating downland, chalk grassland, meadow and hanging woodlands. Such richness of landscape pattern would be sensitive to change arising from residential development.
<b>HH-A10</b>	Overall landscape sensitivity of this parcel to residential development is judged <b>moderate</b> by virtue of its landform undulation, the density of intervening vegetation and the associated sense of visual containment, although it is also recognised that small scale landscape patterns would be sensitive in terms of the effect development could have upon their legibility. Smaller fields to the edges of Felden have the potential to visually assimilate a degree of sensitively sited and designed small scale residential development.
<b>HH-A11a</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its relationship to Roughdown Common, relatively prominent and elevated aspect and sense of detachment from the settlement. Land to the <b>south and east</b> of the A41 link eroded landscape and fragmented landscape character and therefore <b>lower</b> landscape sensitivity.
<b>HH-A12a</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its intactness, integrity and its role as part of the estate landscape and setting of Abbots Hill, plus its sense of tranquillity and detachment from settlement. It is an archetypal representation of the intrinsic character of south Hertfordshire chalk dry valley landscapes.
<b>HH-A13</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its intactness, intimacy of scale and intricacy of landscape pattern, although it is also recognised that these elements produce a degree of visual containment and reduce visual sensitivity. The more prominent open and elevated land on the plateau towards Bedmond Road would be highly sensitive in visual terms for these reasons.

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
<b>HH-A14</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its intact, rural chalk landscape character, its relationship to the wider landscape, its sense of detachment from Hemel Hempstead and its relatively remote quality.
<b>D-S3</b>	The overall sensitivity of this landscape is judged <b>medium to high</b> by virtue of its sense of time depth and historical landscape continuity of the Shendish Estate, its elevation and visual prominence and the intricate parkland and gardenesque landscape character which persists, albeit partly overlaid in places by features which have locally eroded character – golf course, A41 and sprawl which fringes aspects of the site. Within the overall sensitivity judgement above it is recognised that the narrow belt of lower lying, visually contained and less prominent land to the east, adjacent to the railway and east of an historic tree belt and field boundary line, has <b>lower (potentially medium)</b> sensitivity in landscape and visual terms. Further, more detailed studies would however be needed to determine this and such judgements would also need to be considered in relation to historic integrity and the setting and significance of designated heritage assets. The greater part of the parcel is important in forming the setting and context for the listed mansion of Shendish.
<b>Kings Langley</b>	
<b>KL-A1a</b>	The overall sensitivity of this landscape is judged <b>low</b> by virtue of its degraded urban fringe landscape character and quality, its general visual containment and weak relationship to the wider landscape, particularly in the land forming the southern part of the parcel formed by the Poultry Farm complex, which looks more towards the settlement than the wider landscape.
<b>KL-A2</b>	Overall landscape sensitivity is judged <b>medium to high</b> by virtue of the often small scale intact landscape pattern, remnant estate features associated with the lost Barnes Lodge and extant Barnes Farm and the wider Shendish Estate, plus the rural character and the general lack of relationship to the settlement edge.
<b>KL-A3</b>	Overall landscape sensitivity of this parcel to residential development is judged <b>moderate to low</b> by virtue of the simplicity of the landscape pattern, existing development influences, the visually contained character and the general lack of relationship to the wider countryside (due to the presence of the A41 bypass). It is however recognised that within this judgement, aspects such as the historic farm and lane network are sensitive.
<b>KL-A4</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its considerable visual prominence, openness, level of intervisibility and long views, and the cultural landscape associations of the old Royal Deer Park and the later estate of the Earls of Essex, both tangible and in terms of archaeological potential. It would not be suitable for Green Belt release for the foregoing reasons.

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
<b>KL-A6</b>	The overall sensitivity of this landscape is judged <b>medium to low</b> by virtue of its visual containment and relatively eroded landscape pattern (trout lakes on the site of former gravel workings, scrub, recreation ground and infill residential development). However many of the sites in Kings Langley including this one need to be looked at in context in terms of relationship to the old Royal Park (the Home Park and the upper parks – the former Great Park and Little Park) and aspects of historic landscape. This parcel may have formed part of the approach to the now scheduled hunting lodge site at Little London (due south) from the medieval village. There are many non-landscape reasons why this parcel would not be viable for development.
<b>Markyate</b>	
<b>MY-A2</b>	The overall sensitivity of this landscape is judged <b>high</b> by virtue of its openness to the upper extents, the sense of visual prominence and the level of intervisibility with the sensitive landscape of the Chilterns AONB on the opposite side of the valley. This parcel therefore has very limited ability to accommodate residential development without detrimental impact on character or setting.
<b>MY-A3a</b>	The overall sensitivity of this landscape is judged <b>medium</b> by virtue of its openness to the upper extents. The more enclosed and more obviously settlement influenced land to the north and west however has the potential to accommodate sensitively sited development, with appropriate mitigation.
<b>Tring</b>	
<b>D-S1a</b>	The overall landscape sensitivity of the more open and elevated <b>western</b> part is judged <b>medium</b> by virtue of its intervisibility with adjacent landscapes including the scarp, balanced against the simplicity of the landscape character and the settlement fringe influence. Land to the <b>east</b> (allotments) has a much more eroded landscape character and therefore <b>lower</b> landscape sensitivity.
<b>TR-A2</b>	The overall sensitivity of this landscape is judged <b>medium</b> by virtue of the simplicity of the landscape pattern and the eroded landscape structure (patchy/lost boundary field boundary hedgerows). A more intact and sensitive landscape persists to the west, although this also has a high degree of visual containment which reduces sensitivity in visual terms. The intervisibility with the AONB and the Chilterns Escarpment throughout the parcel is important and sensitive.
<b>TR-A3</b>	The overall sensitivity of this landscape to residential development is judged <b>high</b> by virtue of the relatively intimate, fairly small scale and contained landscape, which has a poor relationship to the settlement.
<b>TR-A4</b>	The overall sensitivity of this landscape t is judged <b>high</b> by virtue of the intact historic parkland landscape character and the setting this forms to the listed Pendley Manor, lodges and farm. However, there are variations within this overall judgement. The

Refined Sub-Area	Overall landscape sensitivity to residential development: Judgement and comment
	urban fringe influenced, degraded triangular parcel of land to the western most extents and north-west of the western lodge house is markedly more degraded in character, and of <b>lower (medium)</b> landscape sensitivity, albeit still clearly forming part of the designed landscape setting.
<b>TR-A5</b>	The overall sensitivity of this landscape to residential development is judged <b>medium</b> by virtue of its degraded character, management and the presence of urban fringe influences. A degree of sensitively designed and sited development which avoided adverse impact on the adjacent historic landscape settings, could potentially be used to enhance the approach to the town at London Road.
<b>TR-A7</b>	The overall landscape sensitivity of the greater part of the parcel (the parkland style landscape of the Home Farm) is <b>high</b> by virtue of its intactness, sense of time depth and estate landscape character, plus the visual foreground this part forms to the scarp backdrop. The land <b>west of the council estate</b> is far <b>less sensitive</b> by virtue of its eroded, degraded landscape character and also represents very few of the AONB special qualities – <b>medium to low</b> sensitivity.

## 5.5 NPPF Re-assessment

At a strategic level, the Green Belt in Dacorum serves a key role in maintaining the openness of the countryside, free from encroachment, and preventing the coalescence of key settlements in the A41 corridor, particularly the major centres of Hemel Hempstead and Berkhamsted which are separated by only a very small swathe of countryside. In addition, historic ribbon development between Hemel Hempstead and the nearby large villages of Kings Langley to the South and Bovington to the south-west has brought these settlements very close to merging in both physical and perceptual terms, in that there is little in the way of an open gap to maintain the sense of separation.

Furthermore, historic development patterns around Dacorum, in particular the proliferation of large, firmly bounded country estates and the highly planned nature of the new town of Hemel Hempstead, have led to dramatic transitions from urban to rural areas at the edge of settlements. In these cases, the risk of sprawling development and encroachment into unspoilt countryside would be significant without existing Green Belt designations.

In parallel with the Site and Landscape Appraisal, which considered in detail the suitability of the refined sub-areas for re-designation in landscape character terms, the NPPF re-assessment considers, at a fine grain scale, the potential impact of re-designation on the Green Belt as a whole. This involves framing different parts of the refined sub-areas in the context of the wider Green Belt to assess whether the re-designation of small areas would harm the ability of other parts of the Green Belt to meet NPPF purposes 1, 2 and 3.

For each refined sub-area, a recommendation is made on whether boundary amendments or partial boundary amendments should be considered in light of the

relative impact of different areas on meeting the Green Belt purposes. In cases where the whole refined sub-area is deemed important to maintaining overall Green Belt integrity, the sub-areas are screened out and excluded from further assessment.

The overall conclusions of the assessment are set out in Table 5.6 below, while detailed assessment work and conclusions are set out in Appendix A.

Table 5.6 Summary of conclusions from the NPPF Re-assessment

Conclusion	Refined sub-areas
<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes - consider the whole sub-area further.</b>	BK-A1a, BK-A4a, BK-A7, BK-A9a, BK-A9b, D-S2a, D-S2b, BV-A6, D-SS2, HH-A7a, D-S3, KL-A1a, KL-A3, KL-A6
<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.</b>	BK-A6a, BK-A12, BV-A5, HH-A2, HH-A3, HH-A4a, HH-A10, HH-A11a, HH-A13, MY-A3, TR-A2, TR-A4, TR-A5, TR-A7
<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration</b>	BK-A3, BK-A10, BK-A13, BV-A1, BV-A2, BV-A3, BV-A4, HH-A1, HH-A5a, HH-A6, HH-A8, HH-A9, HH-A12a, HH-A14, KL-A2, KL-A4, MY-A2, TR-A3, D-S1a
<b>Boundary anomaly identified – consider specific boundary amendment but otherwise exclude from further consideration.</b>	BK-A11s

### 5.5.1 Summary

Table 5.7 summarises the refined sub-areas to be considered for boundary amendment following the further assessments.

Where a whole sub-area is found to have a high landscape sensitivity, it is deemed that there is no scope for further consideration, whereas scope for further assessment is identified where sub-areas are found to have a medium or low landscape sensitivity. With regard to the NPPF purpose re-assessment, sub-areas that are not deemed to compromise the wider Green Belt if released are considered to have scope for further assessment, whereas sub-areas that are deemed to compromise the wider Green Belt if released are excluded from further assessment.

Sub-areas where there is mixed scope for boundary amendment regarding landscape sensitivity or the NPPF purposes were also identified.

An overall conclusion is provided for each sub-area, taking into account both landscape sensitivity and the NPPF re-assessment, stating whether an area has been considered for amendment, partial amendment or excluded from further assessment.

Table 5.7 Summary of refined sub-areas considered for boundary amendment

	Consider for amendment
	Consider for partial amendment
	Exclude from further assessment

Refined sub-area	Scope for further assessment?		Conclusion
	Landscape <sup>40</sup>	NPPF Purposes <sup>41</sup>	
<b>Berkhamsted</b>			
<b>BK-A1a</b>	✓	✓	Consider for amendment
<b>BK-A3</b>	✓	x	Exclude from further assessment
<b>BK-A4a</b>	~	✓	Consider for partial amendment
<b>BK-A6a</b>	✓	~	Consider for partial amendment
<b>BK-A7</b>	✓	✓	Consider for amendment
<b>BK-A9a/b</b>	✓	✓	Consider for amendment
<b>BK-A10</b>	x	x	Exclude from further assessment
<b>BK-A11</b>	~	x <sup>42</sup>	Aside from identified boundary anomaly (BK-A11s), exclude from further assessment.
<b>BK-A12</b>	~	~	Consider for partial amendment

<sup>40</sup> ✓ = Less or moderately sensitive, ~ = Variable sensitivity, x = Highly sensitive

<sup>41</sup> ✓ = Would not compromise wider Green Belt, ~ = May partially compromise wider Green Belt, x = Would compromise wider Green Belt

<sup>42</sup> A specific boundary anomaly was noted, but otherwise the sub-area was identified as contributing strongly to the purposes of the wider Green Belt.

Refined sub-area	Scope for further assessment?		Conclusion
	Landscape <sup>40</sup>	NPPF Purposes <sup>41</sup>	
<b>BK-A13</b>	~	x	Exclude from further assessment
<b>D-S2a</b>	✓	✓	Consider for amendment
<b>D-S2b</b>	✓	✓	Consider for amendment
<b>Bovingdon</b>			
<b>BV-A1</b>	✓	x	Exclude from further assessment
<b>BV-A2</b>	✓	x	Exclude from further assessment
<b>BV-A3</b>	x	x	Exclude from further assessment
<b>BV-A4</b>	x	x	Exclude from further assessment
<b>BV-A5</b>	~	~	Consider for partial amendment
<b>BV-A6</b>	✓	✓	Consider for amendment
<b>D-SS2</b>	✓	✓	Consider for amendment
<b>Hemel Hempstead</b>			
<b>HH-A1</b>	x	x	Exclude from further assessment
<b>HH-A2</b>	✓	~	Consider for partial amendment



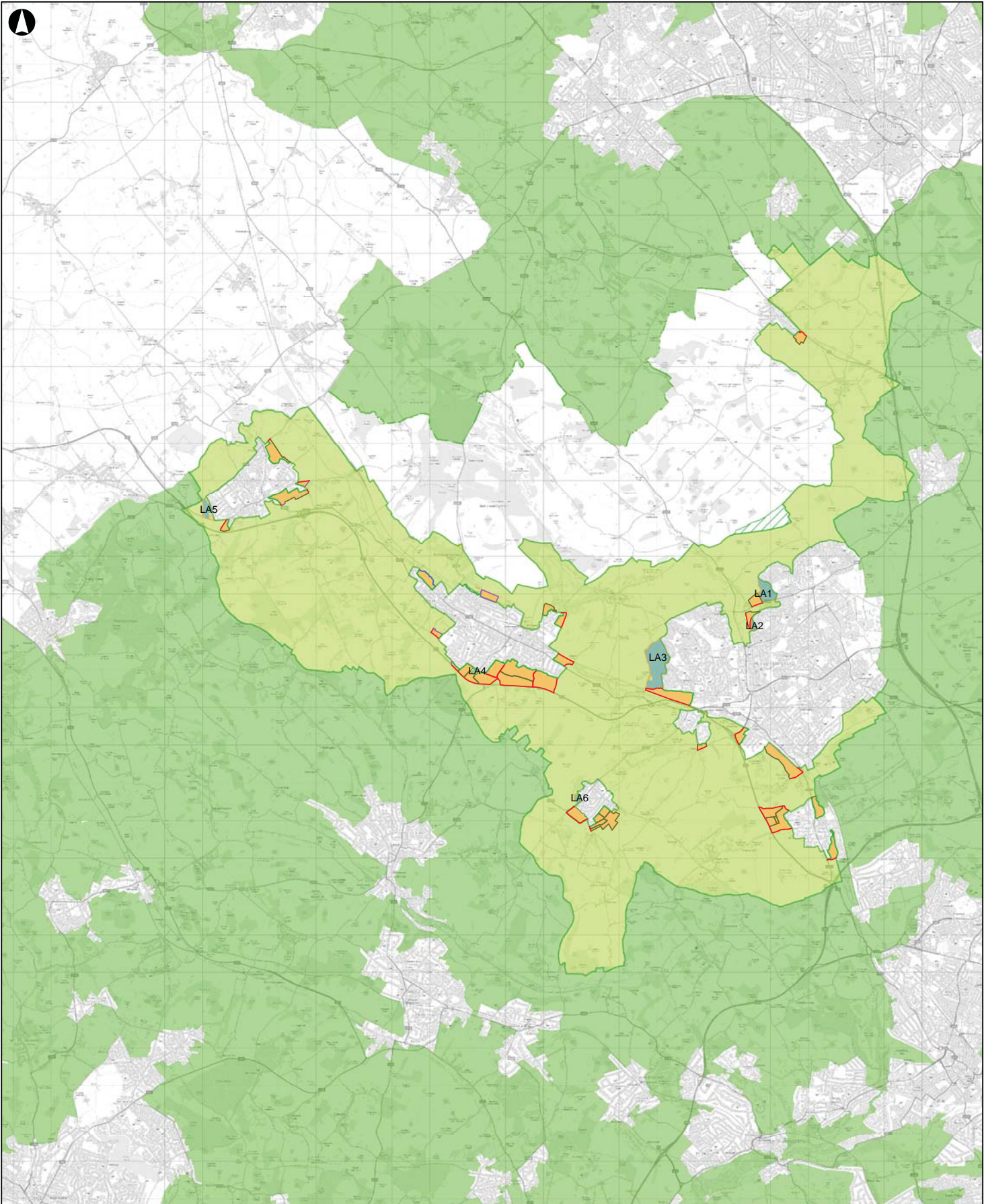
Refined sub-area	Scope for further assessment?		Conclusion
	Landscape <sup>40</sup>	NPPF Purposes <sup>41</sup>	
<b>HH-A3</b>	✓	~	Consider for partial amendment
<b>HH-A4a</b>	x	~	Exclude from further assessment
<b>HH-A5a</b>	~	x	Exclude from further assessment
<b>HH-A6</b>	✓	x	Exclude from further assessment
<b>HH-A7a</b>	✓	✓	Consider for amendment
<b>HH-A8</b>	~	x	Exclude from further assessment
<b>HH-A9</b>	x	x	Exclude from further assessment
<b>HH-A10</b>	✓	~	Consider for partial amendment
<b>HH-A11a</b>	~	~	Consider for partial amendment
<b>HH-A12a</b>	x	x	Exclude from further assessment
<b>HH-A13</b>	x	~	Exclude from further assessment
<b>HH-A14</b>	x	x	Exclude from further assessment
<b>D-S3</b>	~	✓	Consider for partial amendment

<b>Kings Langley</b>			
<b>KL-A1a</b>	✓	✓	Consider for amendment
<b>KL-A2</b>	x	x	Exclude from further assessment
<b>KL-A3</b>	✓	✓	Consider for amendment
<b>KL-A4</b>	x	x	Exclude from further assessment
<b>KL-A6</b>	✓	✓	Consider for amendment
<b>Markyate</b>			
<b>MY-A2</b>	x	x	Exclude from further assessment
<b>MY-A3a</b>	✓	~	Consider for partial amendment
<b>Tring</b>			
<b>TR-A2</b>	✓	~	Consider for partial amendment
<b>TR-A3</b>	x	x	Exclude from further assessment
<b>TR-A4</b>	~	~	Consider for partial amendment
<b>TR-A5</b>	✓	~	Consider for partial amendment
<b>TR-A7</b>	~	~	Consider for partial amendment
<b>D-S1a</b>	~	x	Exclude from further assessment

## 5.6 Boundary Assessment






The NPPF states that Green Belt boundaries should be “defined clearly, using physical features that are readily recognisable and likely to be permanent”. Thus, where sub-areas are deemed - less sensitive to change in landscape terms, relatively unconstrained and not fundamental to the ability of the wider Green Belt to meet its purposes - there is a need to identify potentially robust alternative Green Belt boundaries for consideration by the Council. Opportunities for strengthening of existing boundaries through various means (e.g. planting, landscaping etc.) were also identified.

This workstream considered both existing physical features and opportunities for boundaries to be strengthened or reinstated, with further refined sub-areas for consideration identified on this basis. The results are described qualitatively and mapped in Table 5.8. Overall summary maps are also provided in Maps 5.11-5.16.



**Legend**

**Boundary Type**

-  Current Green Belt Boundary
-  Hedgerow/Field Edge/Treeline
-  Road/ Railway
-  Property Boundary
-  River

-  Land to be added to Green Belt
-  Land to be removed from Green Belt
-  Areas for Consideration
-  Local Allocations
-  Dacorum Green Belt
-  Neighbouring Green Belt

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Issue	Date	By	Chkd	Appd

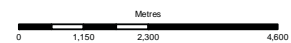
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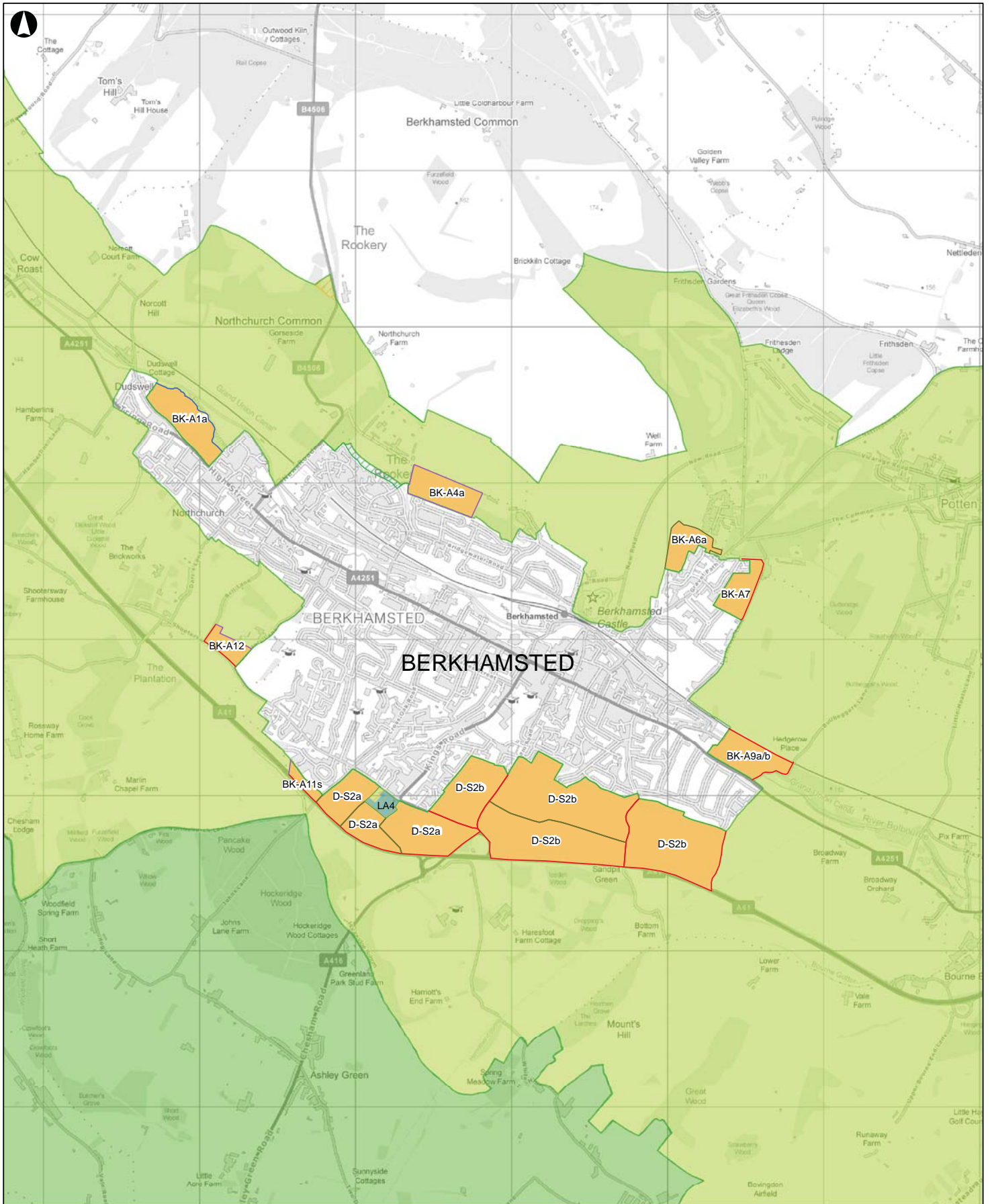
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**Map 5.11 Sub-area  
Boundary Assessment**

Scale at A3  
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Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.11</b>	Issue <b>P1</b>



**Legend**

**Boundary Type**

- Current Green Belt Boundary
- Hedgerow/Field Edge/Treeline
- Road/ Railway
- Property Boundary
- River
- Areas for Consideration 151011

- Areas for Consideration
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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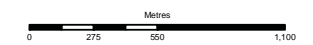
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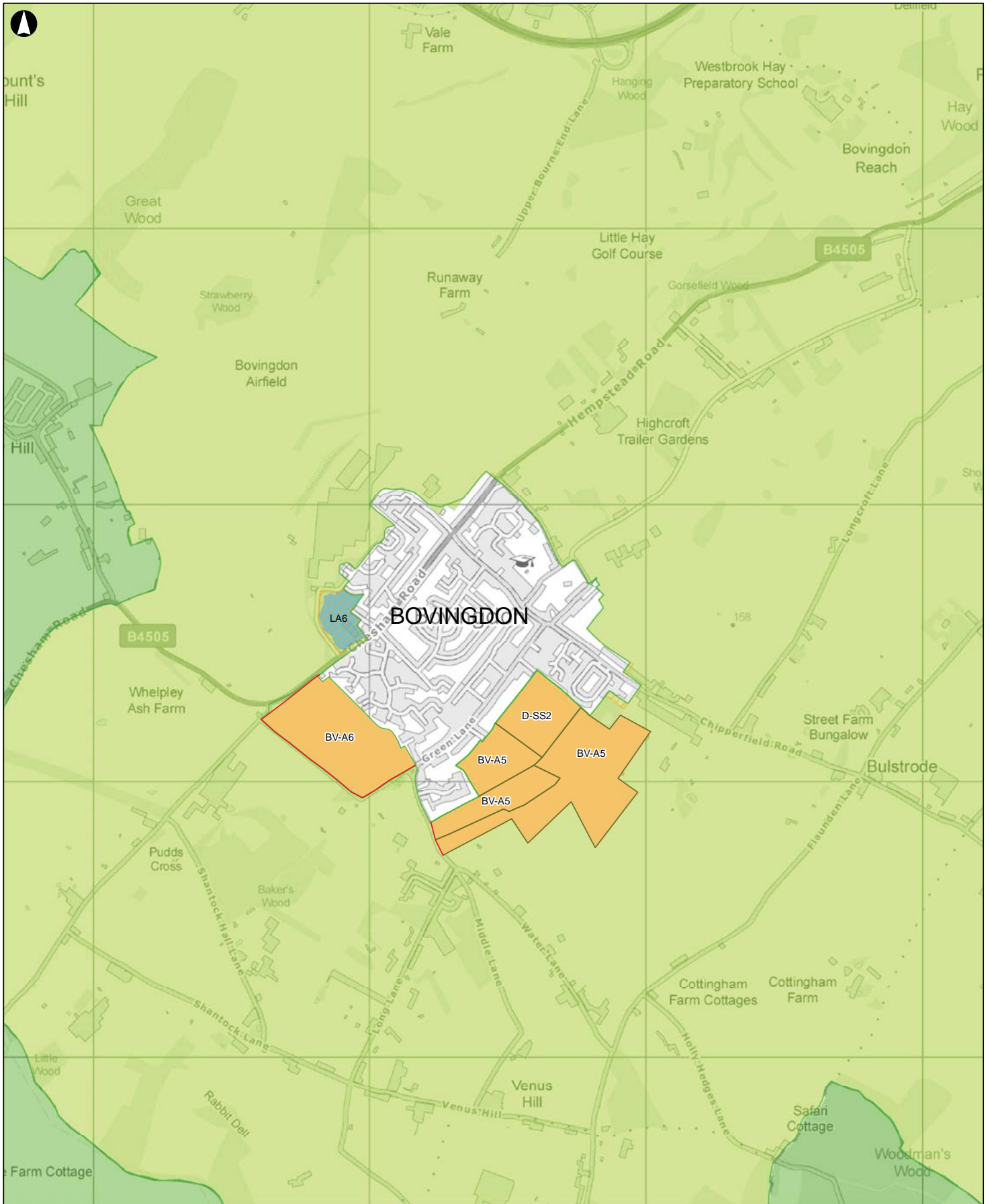
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**Map 5.12 Sub-area  
Boundary Assessment  
around Berkhamsted**

Scale at A3  
**1:23,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>	Issue <b>P1</b>
Drawing No <b>5.12</b>		



**Legend**

**Boundary Type**

- Current Green Belt Boundary
- Hedgerow/Field Edge/Treeline
- Road/ Railway
- Property Boundary
- River

- Land to be added to Green Belt
- Land to be removed from Green Belt
- Areas for Consideration
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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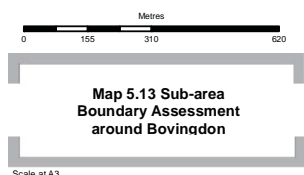
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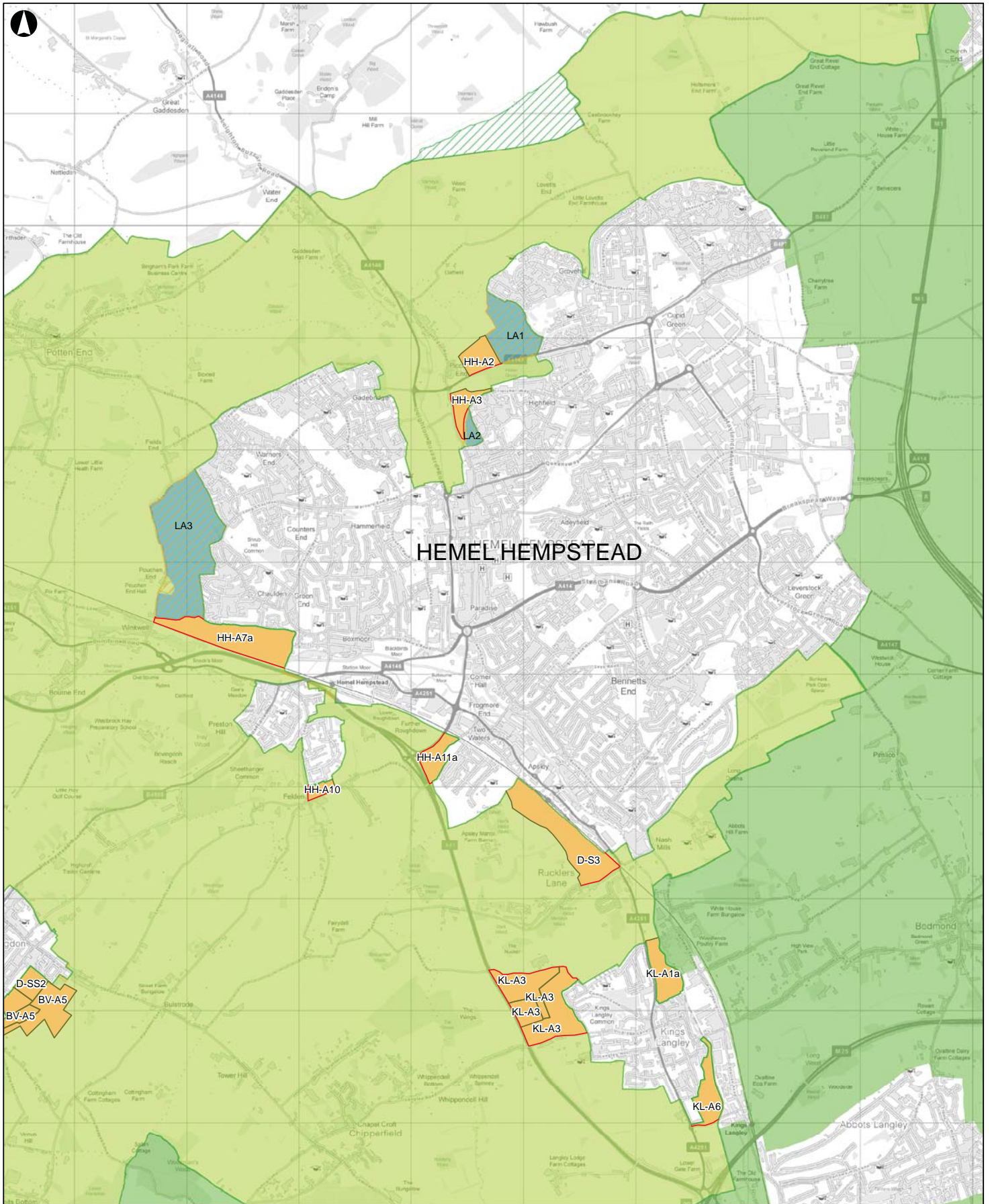
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Scale at A3






**1:13,000**







Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.16</b>	Issue <b>P1</b>



**Legend**

**Boundary Type**

-  Current Green Belt Boundary
-  Hedgerow/Field Edge/Treeline
-  Road/ Railway
-  Property Boundary
-  River

-  Land to be added to Green Belt
-  Land to be removed from Green Belt
-  Areas for Consideration
-  Local Allocations
-  Dacorum Green Belt
-  Neighbouring Green Belt

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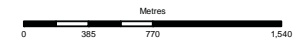
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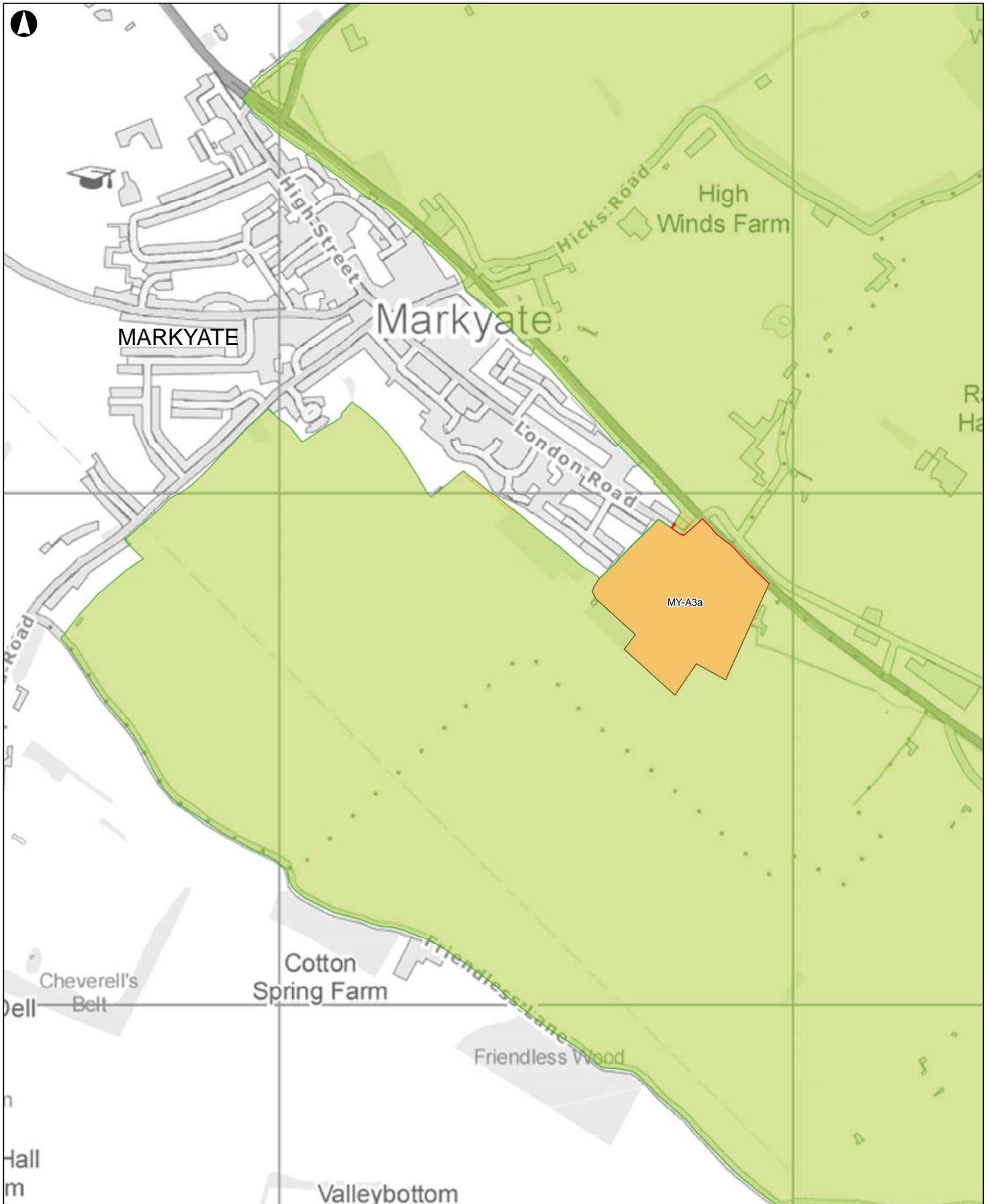


**Map 5.14 Sub-area  
Boundary Assessment  
around Hemel Hempstead**

Scale at A3

**1:32,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.14</b>	Issue <b>P1</b>



**Legend**

**Boundary Type**

- Current Green Belt Boundary
- Hedgerow/Field Edge/Treeline
- Road/ Railway
- Property Boundary
- River

- Land to be added to Green Belt
- Land to be removed from Green Belt
- Areas for Consideration
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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Issue	Date	By	Chkd	Appd

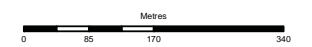
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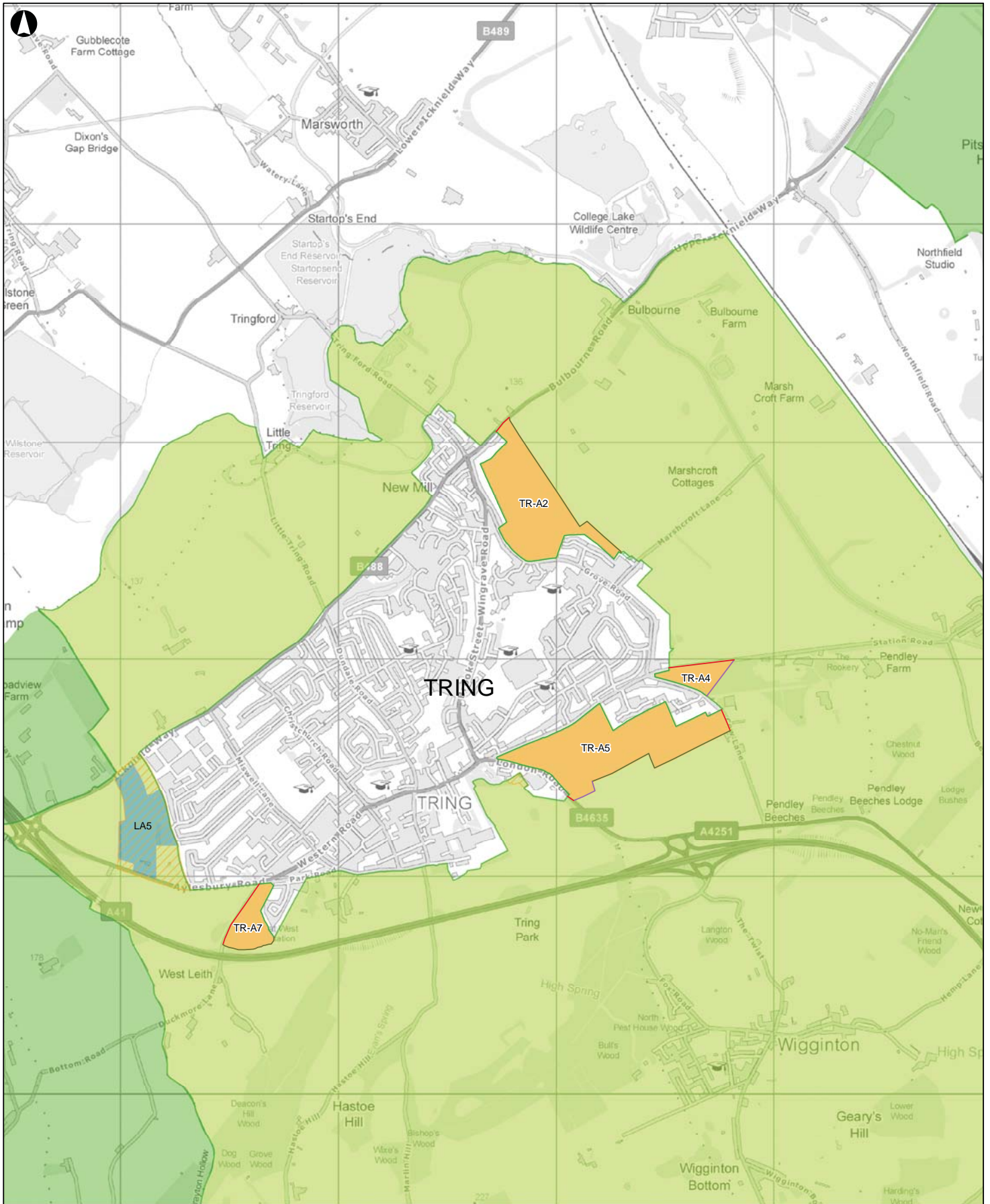


**Map 5.15 Sub-area Boundary Assessment around Markyate**

Scale at A3  
**1:7,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>5.16</b>	Issue <b>P1</b>





**Legend**

**Boundary Type**

- Current Green Belt Boundary
- Hedgerow/Field Edge/Treeline
- Road/ Railway
- Property Boundary
- River

- Land to be added to Green Belt
- Land to be removed from Green Belt
- Areas for Consideration
- Local Allocations
- Dacorum Green Belt
- Neighbouring Green Belt

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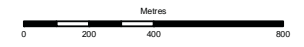
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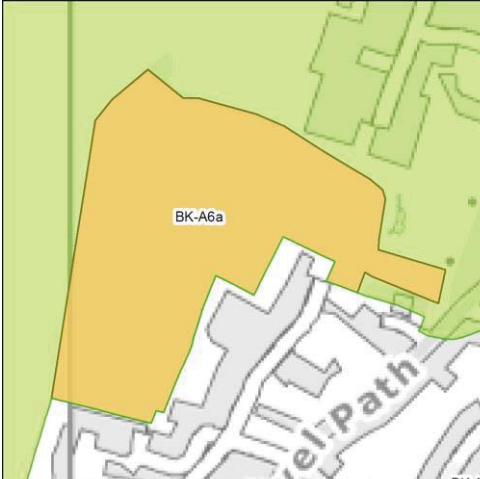
**Map 5.16 Sub-area Boundary Assessment around Tring**




Scale at A3


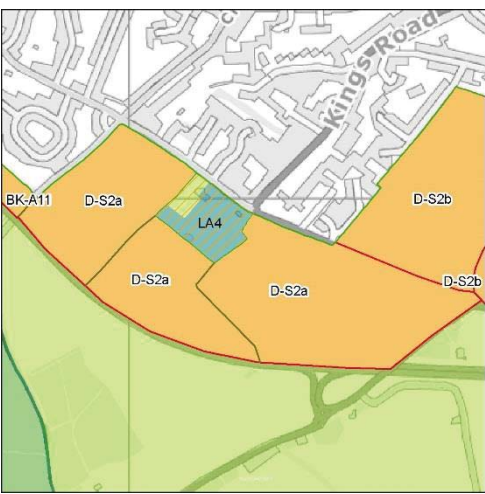
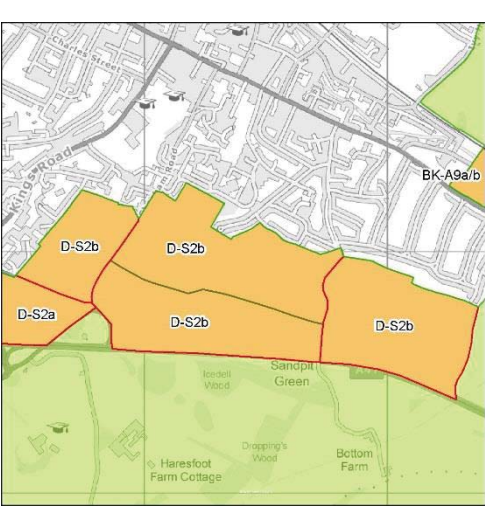
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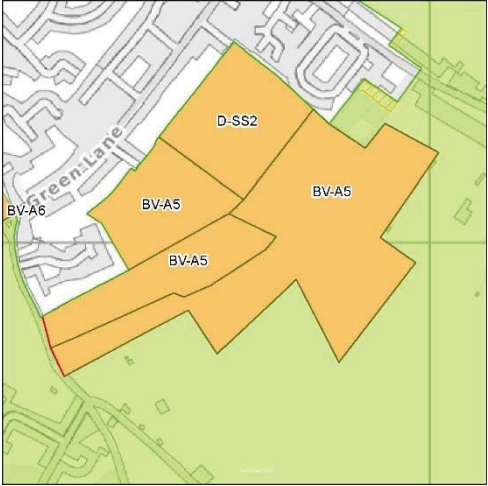
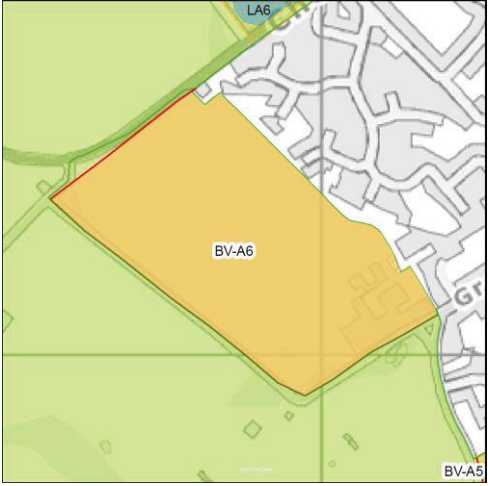

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Drawing No <b>5.16</b>	Issue <b>P1</b>

Table 5.8 Boundary Assessment for considered sub-areas

Sub-area	Boundary features	Map of Further Refined Sub-Area
<p><b>BK-A1a</b></p>	<p>The River Bulbourne is a readily recognisable and permanent physical feature, thus would be a suitable new boundary for the Green Belt.</p>	 <p>The map shows a yellow-shaded area labeled 'BK-A1a' bounded by the River Bulbourne to the east and south. Other features include 'swell' to the west, 'Cottage' to the north, and 'Grand' to the east. A road labeled 'ng Road' is visible at the bottom.</p>
<p><b>BK-A4a</b></p>	<p>The new Green Belt boundary could follow the identified sub-area boundary, before cutting south at the eastern extent of the Bridgewater School field. This is a long established field boundary and would provide a suitably durable and permanent new boundary for the Green Belt.</p>	 <p>The map shows a yellow-shaded rectangular area labeled 'BK-A4a'. The area is situated between a road and a field. The text 'te.' and 'ke' are partially visible on the left side of the map.</p>
<p><b>BK-A6a</b></p>	<p>The new boundary could be aligned with the defined sub-area boundaries, which follow long established hedgerows which are readily recognisable and durable.</p>	 <p>The map shows a yellow-shaded area labeled 'BK-A6a' with irregular boundaries following hedgerows. A road labeled 'vel: path' is visible at the bottom. A small label 'BK-A7' is present in the bottom right corner of the map area.</p>

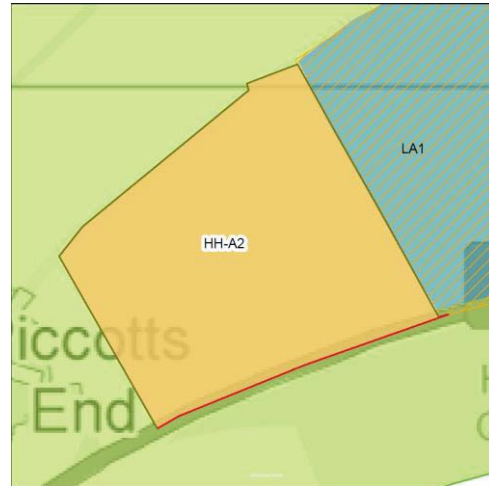
<p><b>BK-A7</b></p>	<p>The Green Belt boundary could follow the defined sub-area boundary, with the exception of the north-eastern corner where Ivy House Lane would be a more appropriate boundary. The road is readily recognisable and likely to be permanent.</p>	
<p><b>BK-A9a/b</b></p>	<p>An amended Green Belt boundary should be aligned with Bulbeggars Lane, which would provide a readily recognisable and permanent boundary.</p>	
<p><b>BK-A11s</b></p>	<p>The existing Green Belt boundary in the south-east of the sub-area is anomalous and should be realigned with the A41, before following the backs of residential gardens further west.</p>	

<p><b>BK-A12</b></p>	<p>The sub-area is divided into several distinct areas by recognisable physical features. Bell Road bisects the parcel on a north-east/south-west axis, while there are a series of historic hedgerows, small plantations and planting buffers around the edge of Woodcock Hill House. These features enclose the south-eastern corner of the sub-area and would form a robust and defensible new boundary for the Green Belt.</p>	
<p><b>D-S2a</b></p>	<p>There are remnants of historic hedgerows within the sub-area, but the A41 to the south and A416 to the east would provide the most logical southernmost extent for the built-up area of Berkhamsted and defensible new boundaries for the Green Belt.</p>	
<p><b>D-S2b</b></p>	<p>The A41 is a readily recognisable and likely permanent physical feature which would provide a logical new southern boundary for the Green Belt at the edge of Berkhamsted. Within the sub-area itself there are several distinct sub-sections which are delineated by historic hedgerows and long established estate boundaries (see map). The easternmost boundary of the parcel, which follows a hedgerow, would require strengthening and improvement to ensure its robustness and durability as a</p>	

<p><b>BV-A5</b></p>	<p>Green Belt boundary going forward.</p> <p>The north of the sub-area is punctuated by a network of historic field boundaries, identified in the map, which could be strengthened to form a robust new boundary for the Green Belt. The southern half is much more open and, aside from Flaunden Lane, there are no immediately recognisable linear features which could be adopted or even feasibly be strengthened.</p>	
<p><b>BV-A6</b></p>	<p>The existing sub-area boundaries, which follow Green Lane and Chesham Road, are readily recognisable and likely to be permanent, thus would provide suitable new boundaries for the Green Belt.</p>	
<p><b>D-SS2</b></p>	<p>The existing sub-area boundary, which follows an established planting buffer would provide a durable and defensible new boundary for the Green Belt.</p>	

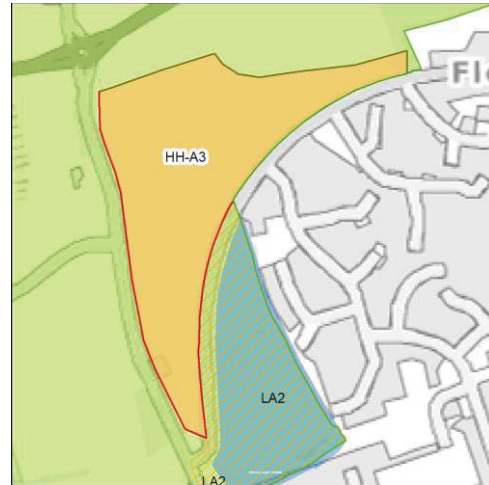
**HH-A2**

The defined sub-area boundaries would be sufficiently durable as Green Belt boundaries, following readily recognisable roads (Link Road, Piccotts End Lane and Piccotts End Road). The eastern boundary of Marchmont Farm, delineated by an established hedgerow, would be a suitably robust alternative boundary



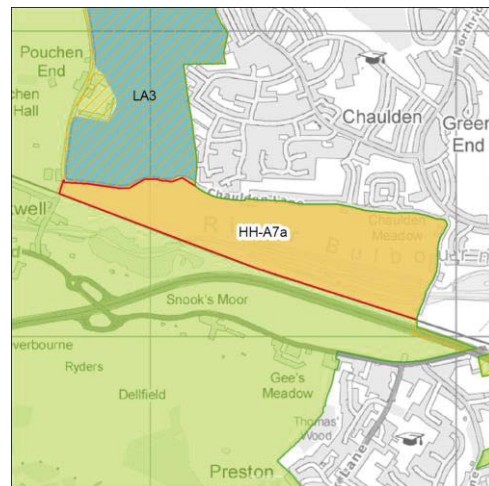
**HH-A3**

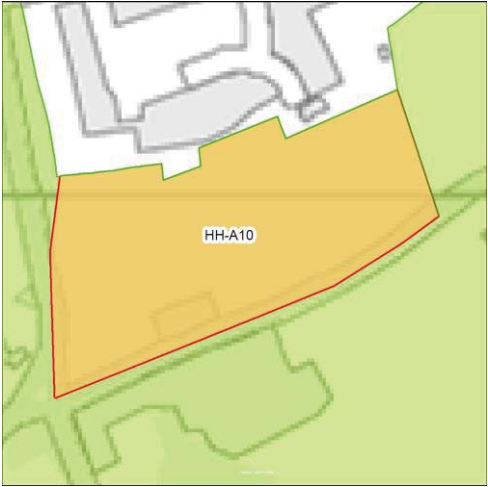

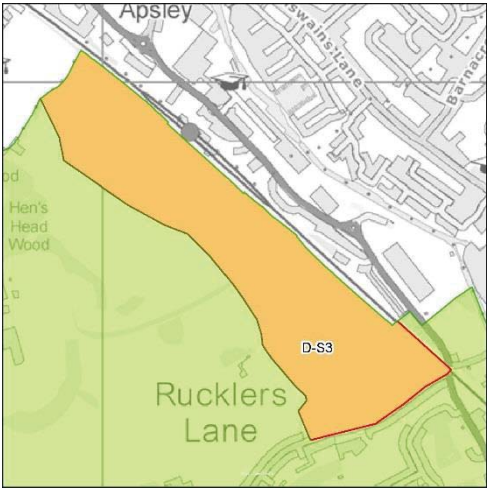
The eastern half of the sub-area is divided from the more sensitive, western half by Piccotts End Road, which is a readily recognisable physical feature which is likely to be permanent. Further east, the edge of the Howe Grove local nature reserve could provide a robust boundary for the Green Belt.

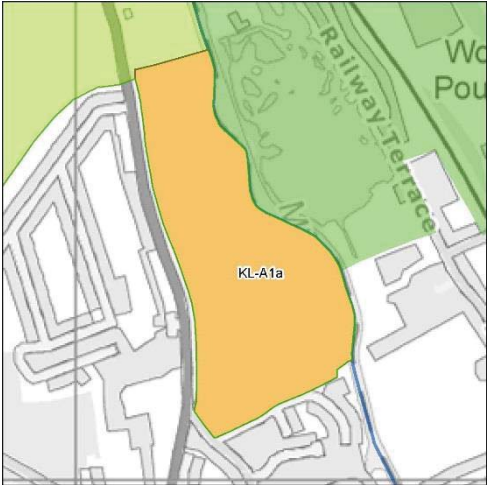
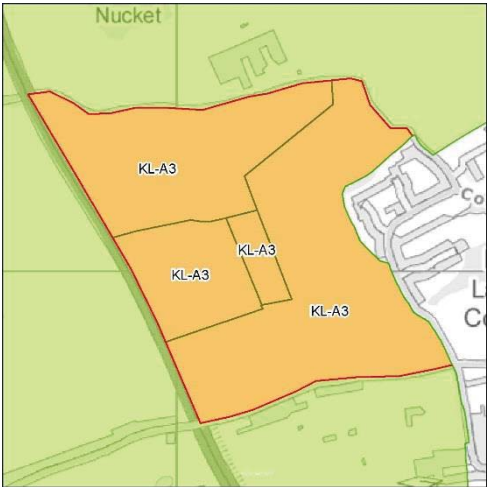



**HH-A7a**




Either the railway line or the River Bulbourne, or a combination of the two, could be a suitably durable and recognisable new boundary for the Green Belt, with the western boundary aligned with Pouchen End Lane.





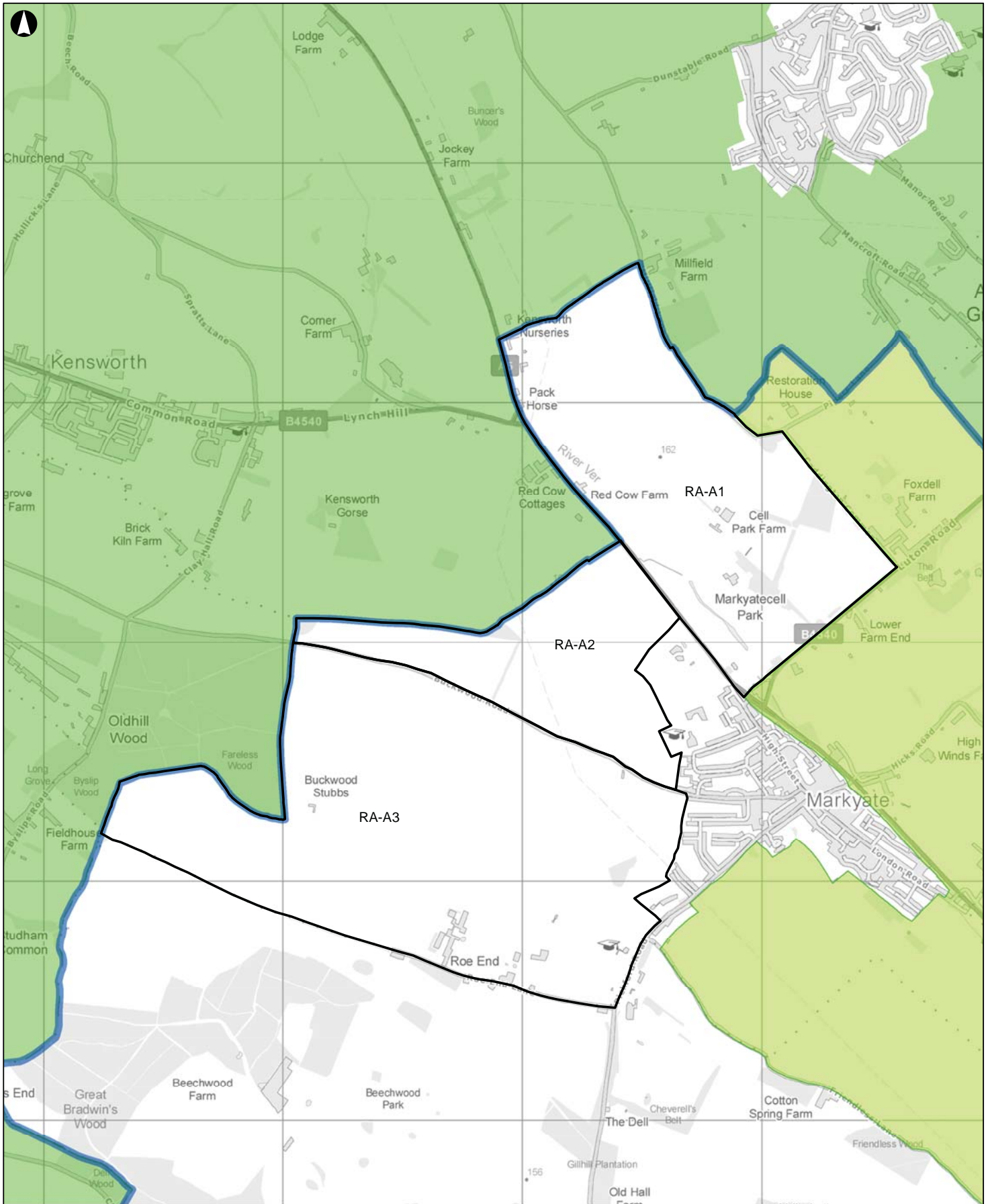
<p><b>HH-A10</b></p>	<p>Featherbed Lane would provide a stronger and more recognisable southern boundary for the Green Belt, while the boundary at the eastern edge of the sub-area could be aligned with established property boundaries or hedgerows.</p>	
<p><b>HH-A11a</b></p>	<p>Either the A414 or Featherbed Lane would be suitably recognisable and permanent physical features by which to define a new Green Belt boundary.</p>	
<p><b>D-S3</b></p>	<p>The lower (eastern) part of the site is less sensitive in Green Belt and landscape terms. Historic maps illustrate the presence of a historic, parkland tree belt which runs north-south across the eastern part of the parcel, fragments of which remain today. This could be strengthened through appropriate and sensitive parkland planting to restore and enhance this aspect of character and combined with established planting buffers further south to form a reasonably robust amended Green Belt boundary.</p>	

<p><b>KL-A1a</b></p>	<p>While there is land to the east of the sub-area with an absolute constraint (flood risk), the River Gade, as a recognisable physical feature, would be the most durable and appropriate boundary for the Green Belt. The field boundary at the northern extent of the former Rectory Farm is a long established feature.</p>	
<p><b>KL-A3</b></p>	<p>The sub-area is punctuated by a network of historic field boundaries, identified in the map, which could be adopted and strengthened to form a new Green Belt boundary to the north-west of Kings Langley. Chipperfield Road at the south of the sub-area would provide a suitably recognisable and permanent boundary.</p>	
<p><b>KL-A6</b></p>	<p>Home Park Mill Link Road would serve as a more robust and defensible boundary for the Green Belt at the southern edge of Kings Langley.</p>	



<p><b>MY-A3a</b></p>	<p>Although land to the north of the sub-area is covered by an absolute constraint (flood plain), London Road would provide the most recognisable and durable new boundary for the Green Belt to the north. The identified field boundaries are long established and sufficiently durable to be adopted as amended boundaries to the south-west and south-east.</p>	
<p><b>TR-A2</b></p>	<p>The identified historic field boundaries, which consist of long established hedgerows, would provide a sufficiently recognisable and durable alternative boundary for the Green Belt on the eastern edge of Tring.</p>	
<p><b>TR-A4</b></p>	<p>The identified eastern boundary is the historic edge of the Pendley Estate and is a long established woodland edge and thus a readily recognisable and durable feature which could form the Green Belt boundary. To the north, Station Road is similarly recognisable and permanent.</p>	

<p><b>TR-A5</b></p>	<p>The sub-area is punctuated by a network of historic field boundaries which date back over 100 years. The identified potential boundary, which follows established hedgerows, would provide a suitably identifiable and durable boundary for the Green Belt on the southern edge of Tring. Some strengthening may be required to ensure its complete continuity.</p>	 <p>A map showing two areas highlighted in orange: TR-A5 and TR-A4. TR-A5 is a larger area to the south of TR-A4. The map includes labels for 'London Road', 'B4635', and 'A4251'. The background is a light green color representing the Green Belt.</p>
<p><b>TR-A7</b></p>	<p>Historical maps suggest that the identified footpath was the historic boundary for the Tring Estate and is readily recognisable within the landscape. Strengthening work (for example, increased planting) may have to be undertaken to ensure the complete robustness of this feature as a new boundary for the Green Belt. To the west, Duckmore Lane would be more durable than the existing boundary.</p>	 <p>A map showing a single area highlighted in orange, labeled TR-A7. The map includes labels for 'bury Road' and 'Great Weald Plantation'. The background is a light green color representing the Green Belt.</p>



- Legend**
- Non-Green Belt Sub-areas
  - Dacorum District Boundary
  - Dacorum Green Belt
  - Neighbouring Green Belt

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P1	16-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

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Job Title  
**Dacorum Green Belt Review**



**Map 6.1 Rural Area  
Sub-areas for Assessment**

Scale at A3

1:15,000

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>6.1</b>	Issue <b>P1</b>

## 6 Rural Area Assessment

### 6.1 Parcel Assessment

The Rural Area, as designated in the Dacorum Core Strategy, lies beyond the Metropolitan Green Belt yet faces comparable pressures and retains a similarly open character. At a strategic level, it is notable that the area was not originally designated as Green Belt given the extent of the Green Belt to the north of Dacorum within the adjoining Aylesbury Vale and Central Bedfordshire district areas. The Stage 1 Green Belt Review, undertaken by SKM, concluded that, broadly, there was a “relatively high level of contribution towards the Green Belt purposes from [Rural Area] land” in Dacorum, but noted that this was predominantly in relation to Purpose 3 (safeguarding the countryside from encroachment). It suggested that parts of the Rural Area “could realistically be designated as Green Belt as a compensatory measure”.<sup>43</sup>

While this study does not seek to identify ‘compensatory land’ for designation as Green Belt and acknowledges that there is little overall argument for large-scale designation of Green Belt in the Rural Area, which is generally sparsely populated and would make little contribution in terms of overall Green Belt function, a particular need was identified to consider the area to the north and west of Markyate. Out of the three towns and three large villages identified in the Dacorum Core Strategy, Markyate is the only settlement where the Green Belt does not form a complete buffer around the built-up area. It was therefore deemed appropriate to assess three parcels around the edge of the settlement against the NPPF Purposes (Map 6.1), following the same methodology adopted for the Green Belt sub-areas, and consider what strategic argument might exist for designating these areas as Green Belt.

Table 6.1 summarises the overall strength of the Rural Area additional sub-areas against NPPF Purposes 1-3 and detailed pro formas are provided in Appendix B.

Table 6.1 Summary of the Rural Area NPPF assessment

Sub-area	Purpose 1 Score	Purpose 2 Score	Purpose 3 Score
RA-A1	0	5	4
RA-A2	0	3	5
RA-A3	0	0	5

In a similar fashion to the work undertaken in Stage 1, the assessments have demonstrated the potential for all three sub-areas in the Rural Area to meet Green Belt purpose 3. However, in the cases of RA-A1 and RA-A2, an additional role has been identified which is specific to the north side of Markyate. The village is in close proximity to a series of other non-Green Belt settlements, including the villages of Slip End and Caddington and, beyond this, the large built-up area of Dunstable/Luton. The two parcels are currently a ‘gap’ in the strategic Green Belt

<sup>43</sup> Green Belt Purposes Assessment – Final Report, SKM, 2013, p.53

network (which resumes north of the Central Bedfordshire boundary), yet would meet Purpose 2 if designated. The parcels would prevent ribbon development along the A5 which would have an urbanising influence and perceptually and physically reduce these gaps, as well as preventing encroachment into a valuable area of open countryside.

Additionally, Markyate Cell, which falls within RA-A1, is noted as being a very intact, picturesque parkland landscape of some considerable quality, forming the setting to the grade II\* listed mansion of Markyate Cell and also falling entirely within the Chilterns AONB. Given this, it is felt that there is a case for its inclusion in the Green Belt to assist in protecting its setting, as well as to maintain Markyate's compact settlement form and open context. The inclusion of RA-A2 in the Green Belt would cement the integrity of the designation here.

## 6.2 Boundary Assessment

The NPPF states that local authorities should define boundaries “using physical features that are readily recognisable and likely to be permanent”. While the Purposes and Site Assessments considered the strength of the Green Belt boundary around the Towns and Large Villages, this part of the study examines specifically the boundary between the Green Belt and the Rural Area.

At this stage, the assessment includes a ‘sense check’ of the strength and likely permanence of the existing boundary, followed by scoping of potential preferable boundaries which could be adopted to strengthen the integrity of the Green Belt. Table 6.2 presents the outcomes of the assessment, dividing the Green Belt / Rural Area boundary into different segments dependant on the typology of the physical feature adopted. These are illustrated spatially in Map 6.2.

Table 6.2 Assessment of the Green Belt and Rural Area Boundary

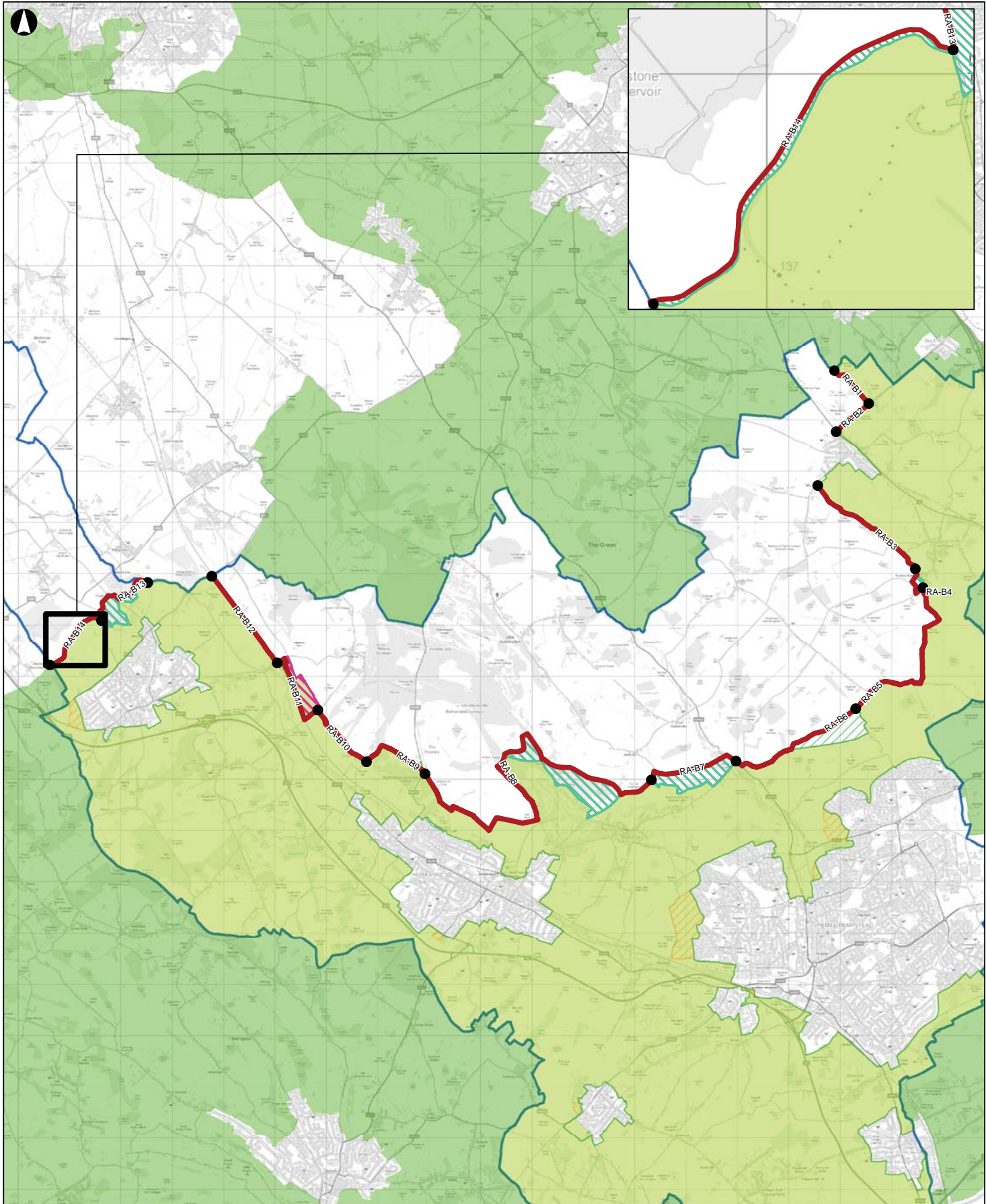
Segment	Location	Type of feature	Commentary and recommendation
<b>RA-B1</b>	North-east of Markyate	Unclassified Roads	Boundary follows Millfield Lane, Pipers Lane and Caddington Common, minor, single-track roads. Although physically small, the roads provide a clear divide in the landscape and are likely to be permanent. <b>No change.</b>
<b>RA-B2</b>	East of Markyate	B Road	Follows the B4540 before continuing west along the old road alignment (Church End). The road is a significant man-made feature and is likely to be permanent. <b>No change.</b>
<b>RA-B3</b>	South of Markyate	Unclassified Roads	Follows Friendless Lane, continuing south to Pietley Hill. The roads are physically small, bounded by low hedgerows with occasional gaps. Despite this, the boundary is clearly recognisable and likely to be permanent.

Segment	Location	Type of feature	Commentary and recommendation
			<b>No change.</b>
<b>RA-B4</b>	South-west Flamstead	Property boundaries (mixed features)	At the south-west edge of Flamstead, the boundary follows the backs of residential gardens south of Trowley Bottom. In several places, the boundary cuts across open land while recognisable physical features are frequently absent, or weak and unlikely to be permanent (for example, low strung fences).  <b>Consider boundary amendment to follow public roads or dense, established hedgerows or a combination of these.</b>
<b>RA-B5</b>	South of Trowley Bottom	Unclassified Road	Follows an un-named, minor road south from Trowley Bottom, turning west at Gaddesden Lane and continuing south-west along Cupid Green Lane. These roads are bound by low hedgerows with occasional gaps. Despite this, the boundary is clearly recognisable and likely to be permanent.  <b>No change.</b>
<b>RA-B6</b>	North of Grovehill	Bridleway	The revised boundary previously proposed by the Council's site allocations process follows a bridleway due west from Cupid Green Lane to Garmer Spring, which is clearly defined with strongly established hedgerow and hedgerow trees.  <b>No further change proposed.</b>
<b>RA-B7</b>	South of Water End	A-road, unclassified road, woodland edge, footpaths	Briefly cuts north along the A4146, turning sharply south-westwards along Potten End Hill. The boundary then follows indiscernible features, cutting north at Strathgade Farm before turning west along the edge of Heizdin's Wood. It then follows a footpath north-westwards to Nettleden Road. Much of the boundary here is very weak, following features which are not recognisable in the landscape or identifiable through maps. There is little sense of durability or permanence.  <b>Consider boundary amendment to follow A4146 and Nettleden Road as these are easily recognisable, durable linear features which are likely to be permanent.</b>
<b>RA-B8</b>	North of Berkhamsted	Unclassified roads, property boundaries,	Initially follows Nettleden Road west before cutting north along the backs of properties at Frithsden Copse, along an

Segment	Location	Type of feature	Commentary and recommendation
		woodland edge, field boundaries	<p>un-named road and then west along a bridleway, before turning south again at Brick Kiln Cottage. The boundary then follows the edge of woodland and field boundaries to the edge of Northchurch Common. The boundary is often weak and follows features that are not immediately recognisable, such as the bridleway at Frithsden Beeches. Features that are recognisable are often weak and less likely to be permanent, such as the field boundaries just to the north of Berkhamsted which are often weakly bounded with intermittent hedgerows.</p> <p><b>Consider boundary amendment to follow public roads and the edge of the Ashridge Estate woodland further north as far as Brick Kiln Cottage, given this is a particularly hard, easily recognisable and more permanent edge. Further west, due to a lack of identified durable boundaries immediately to the north of the Green Belt, the existing boundary could be maintained subject to strengthening, particularly immediately to the north of Berkhamsted.</b></p>
<b>RA-B9</b>	Around Northchurch Common	B-road, Field boundary, unclassified road	<p>Briefly heads north along the B4506, before cutting west to the edge of Northchurch Common and then follows Norcott Hill south-westwards. For the most part, this section of the boundary is durable and permanent, following the edge of an easily recognisable landscape area which contrasts with the fields to the north. A very short section adjacent to the B4506 cuts across a field and does not align with a recognisable physical feature.</p> <p><b>Consider boundary amendment to follow the northern edge of established woodland at the north-eastern corner of Northchurch Common.</b></p>
<b>RA-B10</b>	East of Cow Roast	Tree lines, field boundaries	<p>From Northcott Hill, largely follows established woodland edges and tree lines in a north-westerly direction. Aside from a very short stretch north of Norcott Court Farm, where there is no recognisable physical feature present aside from a field edge, the boundary is durable and likely to be permanent.</p>

Segment	Location	Type of feature	Commentary and recommendation
			<b>No change.</b>
<b>RA-B11</b>	South-east of Tring Station	Public path, field boundaries	<p>Briefly follows Newground Road, before heading north along a footpath, west and then north through a field. The features adopted do not appear to be easily identifiable, nor is there a sense of permanence.</p> <p><b>Consider boundary amendment to follow Newground Road south-west before following the eastern edge of the West Coast Mainline to Tring Station, including the extended car park. This boundary is recognisable and likely to be permanent.</b></p>
<b>RA-B12</b>	North-west of Tring Station	Railway line	<p>The boundary follows the West Coast Mainline. This man-made feature is easily identifiable and likely to be permanent.</p> <p><b>No change.</b></p>
<b>RA-B13</b>	North-east of Tring	Small watercourse, woodland edge, private road.	<p>The boundary follows a small stream, which generally parallels the edge of the Marsworth Reservoir. This feature is relatively weak and difficult to identify within the landscape.</p> <p>West of the Grand Union Canal, the boundary then follows the edge of woodland and a private road at Little Tring Farm.</p> <p><b>Consider boundary amendment to follow the edge of the Marsworth Reservoir, Tringford Road, Wiggles Lane and Little Tring Road. These are more readily recognisable physical features which would provide strong and more permanent boundaries for the Green Belt.</b></p>
<b>RA-B14</b>	North of Tring	120m contour	<p>The boundary appears to follow the 120m contour, which although discernable on a map is not easily identifiable physically.</p> <p><b>Consider boundary amendment to follow the disused Grand Union Canal, which is built on an embankment and thus readily recognisable and likely to be permanent.</b></p>





- Legend**
- Potential New Green Belt Rural Area Boundary
  - Potential Additional Green Belt
  - Potential Green Belt Loss
  - Land to be added to Green Belt
  - Land to be removed from Green Belt
  - Dacorum District Boundary
  - Dacorum Green Belt
  - Neighbouring Green Belt

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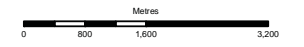
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Map 6.2 Rural Area  
Boundary Assessment

Scale at A3

1:70,000

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>6.2</b>	Issue <b>P1</b>

## 6.2.1 Further Work

As emphasised previously, this task identifies sections of the Green Belt boundary with the Rural Area which are non-compliant with the criteria set out in paragraph 85 of the NPPF and possible amendments that may be undertaken to correct such errors. In order to amend Green Belt boundaries, “exceptional circumstances” must be demonstrated. Quoting *Gallagher v Solihull* (section 2.3.3), an anomalous Green Belt designation can only be described as incongruous if “something [has] occurred subsequent to the definition of the Green Belt boundary that justifies a change”.

Further work is therefore required to justify the potential alteration of the Green Belt boundaries on a case by case basis, which may encompass: examination of the historical reasons behind the original Green Belt boundary definition, to ascertain whether any error was made in designating the original boundary; if no error can be identified, a review of the planning and development history of the site to establish the change since the Green Belt was established; an assessment of possible Green Belt additions or removal sites against the NPPF purposes to establish the extent to which they contribute to these purposes; and investigation of any potential “exceptional circumstances” which might be used to justify a change. The Council should take note of approaches adopted by other local authorities in undertaking ‘minor’ boundary reviews.

Alternatively, the Council may alternatively consider strengthening the durability of existing Green Belt boundaries, where appropriate.

## 7 Recommendations

### 7.1 Next Steps

It is important to note that this Study does not in itself determine future amendments to the Green Belt boundaries in Dacorum. The following section highlights a series of further refined Green Belt sub-areas which, on the basis of their strength against the NPPF Green Belt Purposes, level of environmental and heritage constraint, and landscape sensitivity, should be considered further as part of the Council's future site selection process. Refined sub-areas for further consideration should be assessed alongside the full range of other considerations which will inform strategic assessment of future settlement growth in the borough. Broader technical work to establish any 'exceptional circumstances' for possible alterations to Green Belt boundaries, at both local and strategic levels will also be necessary.

### 7.2 Sub-areas for Further Consideration

#### 7.2.1 Green Belt sub-areas

Following the different stages of assessment, we have identified a series of further refined Green Belt sub-areas which should be given further consideration by the Council. These have been grouped as follows:

- Less constrained areas for further consideration – with respect to being weaker Green Belt, less sensitive to change in landscape terms and affected by minimal constraints;
- More constrained areas for further consideration – areas which, although meeting Green Belt purposes weakly and less sensitive to change in landscape terms, have particular constraints. Particular consideration would need to be given to necessary mitigation, which is set out in our recommendations.

All the Green Belt sub-areas for further consideration are set out in Maps 7.1-7.5.

#### 7.2.1.1 Less constrained areas for further consideration

Table 7.1 Summary of less constrained areas for further consideration

Further refined sub-area	Overall Summary
<b>Berkhamsted</b>	
<b>BK-A1a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms.. The River Bulbourne would serve as a defensible and permanent new northern boundary for the Green Belt.</p> <p>Any future assessment work should take into consideration the identified non-absolute constraints: zone 3a flood plain along the north-eastern edge, the setting of Dudswell Conservation Area to the north</p>

Further refined sub-area	Overall Summary
	west, and the locally designated Area of Archaeological Significance in the east.
<b>BK-A4a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms..</p> <p>Any future assessment work should take into consideration: the locally designated Area of Archaeological Significance, which covers the whole of the identified area; and the setting in relation to the AONB to the north.</p>
<b>BK-A6a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms.. The long established hedgerows would serve as a defensible and permanent new boundary for the Green Belt.</p> <p>The site has no identified constraints.</p>
<b>BK-A7</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. While Ivy House Lane would itself be a readily recognisable and permanent Green Belt boundary, it is suggested that a denser planted buffer is established to ensure that the site is well screened from the more sensitive countryside to the east.</p> <p>The site has no identified constraints.</p>
<b>D-S2a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. A number of possible new Green Belt boundaries have been identified, which could be taken into account in future assessment work.</p> <p>Any future assessment work should take into consideration: the locally designated Area of Archaeological Significance; and the Brickhill Green local wildlife site, both of which are located in the east of the further refined sub-area.</p>
<b>D-S2b</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. It should be noted that, around the Ashlyns Hall Estate, opportunities have been identified for restoration, enhancement and better interpretation of the historic parklands, which should be taken into account in any assessment work. A number of possible new Green Belt boundaries have been identified, which could be taken into account in future assessment work.</p> <p>Any future assessment work should take into consideration: the setting of the Grade II* listed Ashlyns Hall; and the Long Green local wildlife site in the south-east of the further refined sub-area.</p>
<b>Bovingdon</b>	
<b>BV-A5</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. A number of possible new Green Belt boundaries have been identified, which may allow for a phased approach to this larger, more strategic parcel. Any decision on the future of this parcel should be taken in parallel with consideration of D-SS2.</p> <p>Any future assessment work should take into consideration the setting of the Grade II* listed Rent Street Barn on Chipperfield Road to the</p>

Further refined sub-area	Overall Summary
	north-east of the area, as well the Local Wildlife Sites and the Grade 2 agricultural land which covers the refined sub-area.
<b>BV-A6</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Green Lane and Chesham Road would serve as defensible and permanent new boundaries for the Green Belt.</p> <p>Any future assessment work should take into account the grade 2 agricultural land which covers the refined sub-area.</p>
<b>D-SS2</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. The established hedgerows would serve as a defensible and permanent new boundary for the Green Belt. Any decision on the future of this parcel should be taken in parallel with consideration of BV-A5.</p> <p>Any future assessment work should take into account the grade 2 agricultural land which covers part of the refined sub-area.</p>
<b>Hemel Hempstead</b>	
<b>HH-A3</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. While the identified boundary features would provide a robust and defensible boundary for the Green Belt, any decision on the future of this site should take into account the removal of Local Allocation LA1 from the Green Belt and recommendations on further refined sub-area HH-A2, both of which may require more wide-ranging alterations to the boundary to the east of the further refined sub-area.</p> <p>The identified area has no constraints but consideration should be given to the local nature reserve at Howe Grove to the east, the setting of the Hemel Hempstead Conservation Area to the south.</p>
<b>HH-A7a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. The railway line would provide a readily recognisable and durable boundary for the Green Belt.</p> <p>Any future assessment work should take into consideration: the removal of Local Allocation LA3 from the Green Belt; the local wildlife site in the east of the parcel; the locally designated Area of Archaeological Significance to the north-west; and the zone 3a flood plain along the southern edge.</p>
<b>HH-A10</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. The identified physical features would form robust and defensible new boundaries for the Green Belt.</p> <p>The identified area has no constraints.</p>
<b>Kings Langley</b>	
<b>KL-A1a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms.. The established hedgerow to the north and River Gade to the east would serve as defensible and permanent new boundaries for the Green Belt.</p> <p>Any future assessment work should take into consideration the extent of the zone 3b and 3a flood plain along the eastern edge.</p>

Further refined sub-area	Overall Summary
<b>Markyate</b>	
<b>KL-A3</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. A number of possible new Green Belt boundaries have been identified, which may allow for a phased approach to this larger, more strategic parcel.</p> <p>Any future assessment work should take into consideration the setting of the conservation area south-east of the area, though no constraints are identified within the further refined sub-area itself.</p>
<b>MY-A3</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Existing historic hedgerows would provide robust and defensible boundaries for the Green Belt.</p> <p>Any future assessment work should take into consideration the extent of the zone 3a flood plain along the northern edge, as well as the proximity of the AONB to the south.</p>
<b>Tring</b>	
<b>TR-A2</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Existing historic hedgerows would provide robust and defensible boundaries for the Green Belt.</p> <p>Any future assessment work should take into consideration the extent of the Grade 2 agricultural land which covers the whole area.</p>
<b>TR-A5</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Existing historic hedgerows and the hard boundaries of properties would provide robust and defensible boundaries for the Green Belt.</p> <p>Any future assessment work should take into consideration the Cow Lane Farm Meadows local wildlife site in the east of the further refined sub-area.</p>

### 7.2.1.2 More constrained areas for further consideration

Table 7.2 Summary of more constrained areas for further consideration

Further refined sub-area	Overall Summary
<b>Berkhamsted</b>	
<b>BK-A9a/b</b>	<p>The further refined sub-areas do not compromise the ability of the wider Green Belt to meet its purposes, nor are they judged to be highly sensitive to change in landscape terms. Bulbeggars Lane to the east and the railway line to the north would provide permanent and defensible new boundaries for the Green Belt.</p> <p>It should be noted that the further refined sub-areas do have a number of constraints which may limit their potential for a change of land use. The parcel is defined by wetland meadows typical of those in the wider Bulbourne Valley and a sizeable part of the suggested release site lies within the floodplain. Furthermore, a locally designated Area of Archaeological Significance is located in the south-west of the parcel. The Council should consider how these constraints might be managed effectively.</p>

Further refined sub-area	Overall Summary
<b>BK-A12</b>	<p>The identified section of the further refined sub-area would form a logical further westward extension of the settlement, particularly in the context of the proposed development at Shootersway. The historic boundary of the estate to the north, as well as Durrants Lane, Shootersway and Bell Lane, would form robust and defensible new boundaries for the Green Belt, and furthermore provide considerable enclosure, minimising the impact on the wider Green Belt and the surrounding countryside in landscape terms. Furthermore, the site does not have any identified constraints.</p> <p>However, the Council may wish to consider the overall desirability of this recommendation, given the identified landscape sensitivities of land surrounding the identified area. Aside from a number of small clusters of houses to the east, Durrants Lane forms a hard edge for the settlement and any loss of Green Belt further west may place undue pressure on the overall integrity of the wider Green Belt in the medium to long term.</p>
<b>Hemel Hempstead</b>	
<b>HH-A2</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Link Road and Piccotts End Lane would form permanent and defensible new Green Belt boundaries to the north and south, though future work should take into account the removal of Local Allocation LA1 from the Green Belt and separate recommendations on further refined sub-area HH-A3. The boundary to the west, currently a small hedgerow at the boundary of a farm, would require strengthening to increase its robustness.</p> <p>While the further refined sub-area does not have any identified constraints, the Council should consider its strategic importance in terms of its role in protecting the gap between Hemel Hempstead and Piccotts End. The hamlet maintains a unique character, but this may be compromised if it were to merge with the wider urban area. Whilst NPPF Purpose 2 specifically refers to the merging of 'towns', the potential loss of this gap may be judged as a constraint.</p>
<b>HH-A11a</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. The A414 and A41 would provide permanent and defensible boundaries for the Green Belt.</p> <p>While there is scope for further assessment here, it should be noted that the further refined sub-area is constrained by two local wildlife site designations which may make a change of land use particularly challenging and would make the site less preferential for further assessment.</p>
<b>D-S3</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes. While the west of the sub-area is deemed medium to high sensitivity in landscape terms, the refined sub-area is of lesser importance due to a slightly weaker relationship to the parkland core, lower visual prominence and greater containment.</p> <p>This must not however be viewed in isolation and any potential inclusion of this part of the site in further work should be weighed up against heritage considerations such as essential setting and significance, also encompassing a more detailed examination of landscape, ecological, heritage and the designed, functional and visual setting for Shendish and its parklands. Aside from this, there are no other known constraints affecting the refined sub-area.</p>

Further refined sub-area	Overall Summary
<b>Kings Langley</b>	
<b>KL-A6</b>	It is not deemed that the further refined sub-area meets Green Belt purposes. The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms, though it is highly constrained.
<b>Tring</b>	
<b>TR-A4</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Station Road and Cow Lane, and the historic edge of the Pendley Estate to the east, would provide new permanent and defensible boundaries for the Green Belt.</p> <p>While there is scope for further assessment here, it should be noted that the further refined sub-area is constrained by the AONB designation. This limits the extent of further assessment work that may be undertaken on the further refined sub-area. The Council should consider carefully the implication of the AONB designation.</p>
<b>TR-A7</b>	<p>The further refined sub-area does not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms. Duckmore Lane and the A41 would provide new permanent and defensible boundaries for the Green Belt, while the historic edge of the Tring Estate to the east could serve as a robust boundary if a programme of planting were undertaken to provide greater definition.</p> <p>While there scope for further assessment work here, it should be noted that the further refined sub-area is partially constrained by the AONB designation and Area of Archaeological Significance designation. This limits the extent of further assessment work that may be undertaken on the further refined sub-area. The Council should consider carefully the implication of the AONB designation, and the Area of Archaeological Significance designation.</p>

## 7.2.2 Non-Green Belt sub-areas

As part of the Rural Area assessment, the potential for designating additional Green Belt was considered. It is proposed that further consideration is given to the addition of sub-areas RA-A1 and RA-A2 to the Green Belt in order to ensure the robustness of the wider Green Belt network strategically, to protect the gaps between Markyate and Slip End and Caddington, and to prevent sensitive countryside from encroachment.

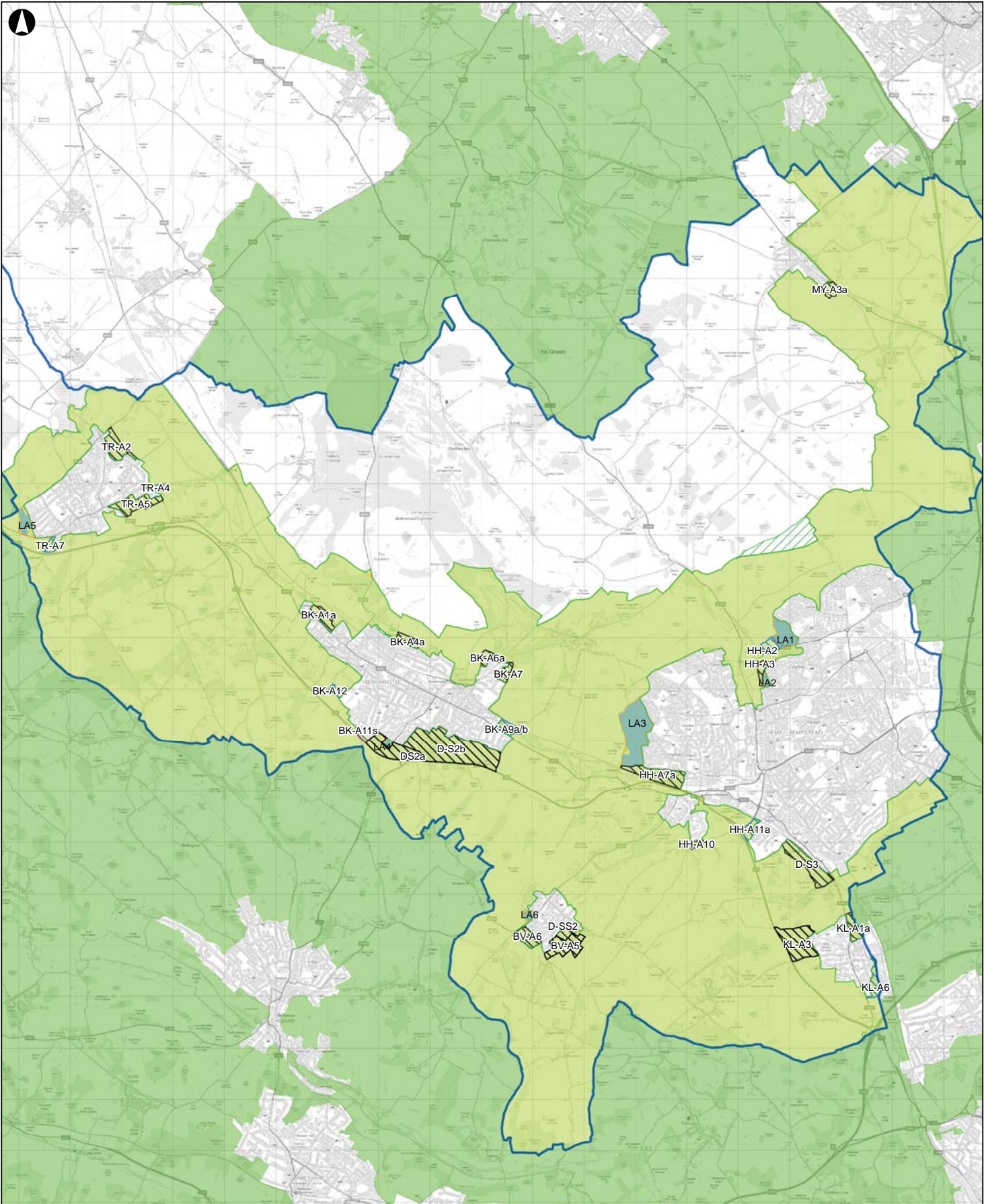
## 7.2.3 Other boundary amendments

Other minor boundary amendments are recommended.

Through the purposes and site and landscape assessments, an anomalous boundary was identified in part of sub-area BK-A11 (denoted BK-A11s). The proposed amendment (Maps 7.1 and 7.2) would correct the current anomalous boundary, which does not follow a recognised physical features. The A41 is a more robust and defensible boundary for the Green Belt.



The boundary between the Green Belt and the Rural Area was also assessed. A series of recommendations are proposed to align it more closely with robust and readily recognisable physical features (Map 6.2). The proposed changes will also ensure the integrity of the Green Belt is maintained around the Borough's three towns and large villages in the context of wider recommendations, in particular, on the north side of Hemel Hempstead.



**Legend**

	Less constrained areas for further assessment		Land to be removed from Green Belt
	More constrained areas for further assessment		Local Allocations
	Other boundary amendments		Dacorum District Boundary
	Land to be added to Green Belt		Dacorum Green Belt
			Neighbouring Green Belt

P1	08-01-16	CG	ML	AC
Issue	Date	By	Chkd	Appd

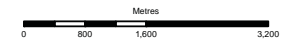
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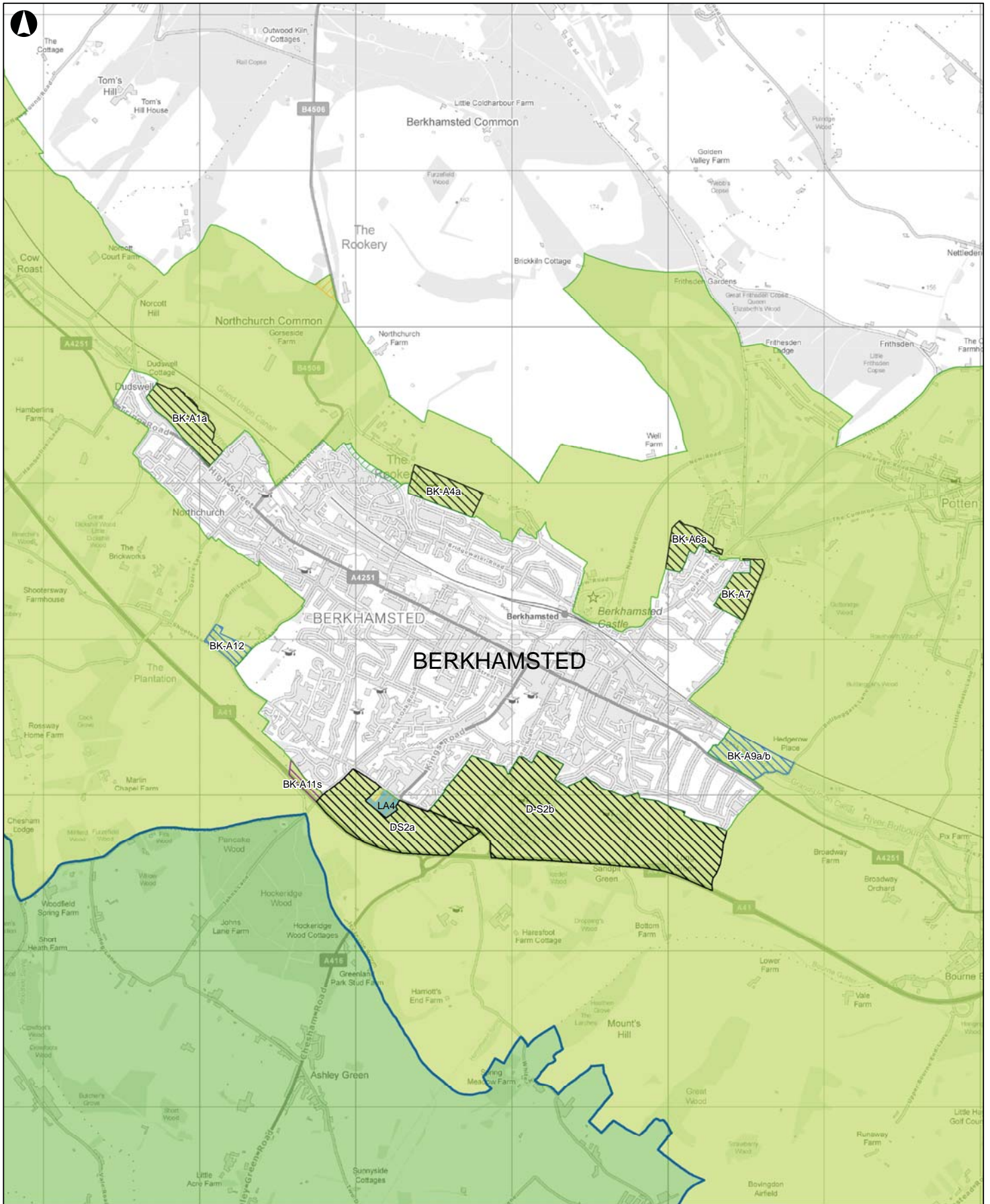
Job Title  
**Dacorum Green Belt Review**



**Map 7.1 Recommendations for Green Belt Sub-areas**

Scale at A3  
**1:70,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>7.4</b>	Issue <b>P1</b>



**Legend**

**Green Belt Sub-areas for Further Consideration**

- Less constrained areas for further assessment
- More constrained areas for further assessment
- Other boundary amendments
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt

P1	08-01-16	CG	ML	AC
Issue	Date	By	Chkd	Appd

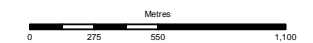
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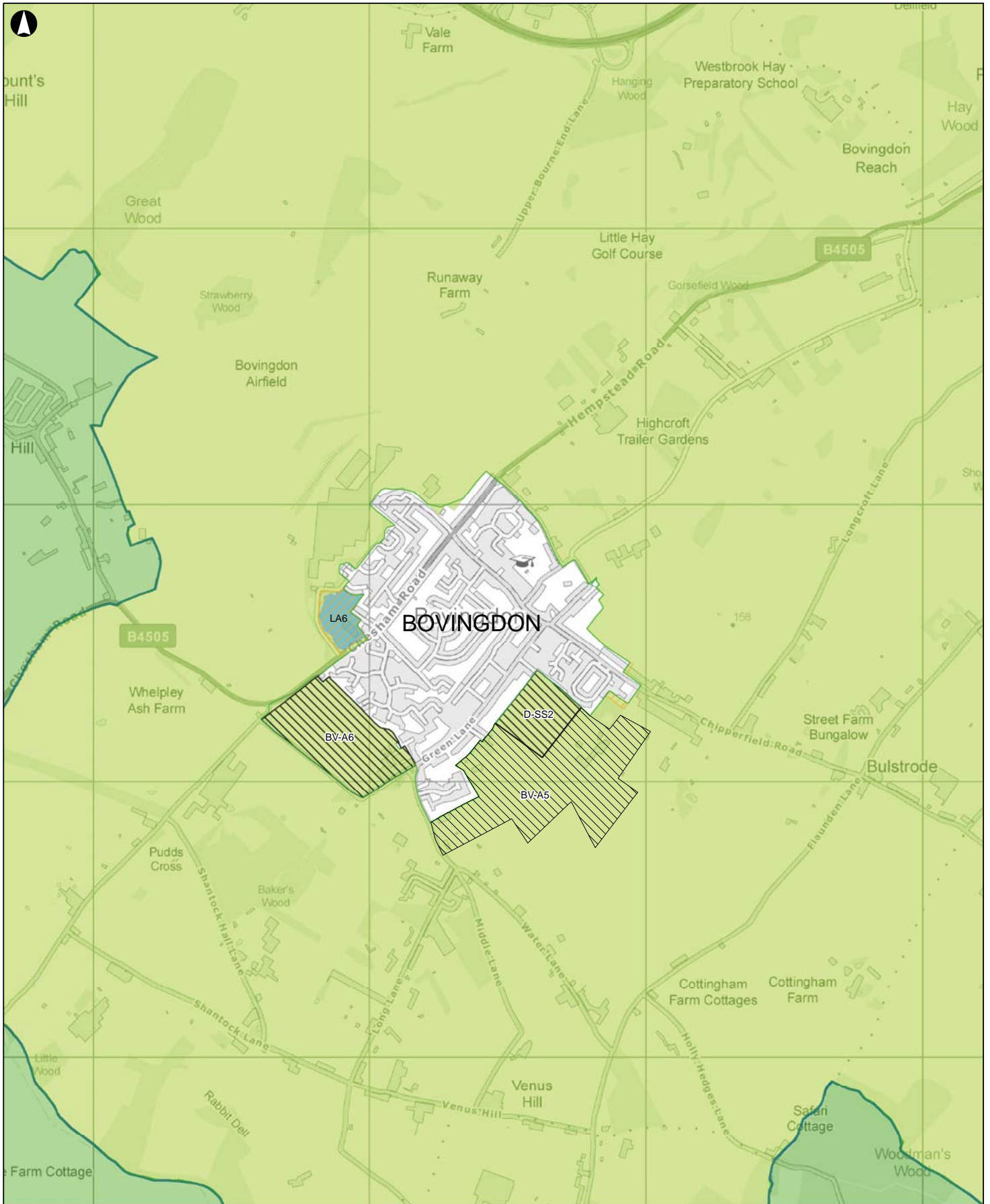
Job Title  
**Dacorum Green Belt Review**



**Map 7.2 Recommendations  
for Green Belt Sub-areas  
around Berkhamsted**





Scale at A3  
**1:23,000**






Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>7.2</b>	Issue <b>P1</b>



**Legend**

**Green Belt Sub-areas for Further Consideration**

-  Less constrained areas for further assessment
-  More constrained areas for further assessment
-  Other boundary amendments
-  Land to be added to Green Belt

-  Land to be removed from Green Belt
-  Local Allocations
-  Dacorum District Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt

PI	Date	By	Chkd	Appd
P1	16-11-15	CG	ML	AC

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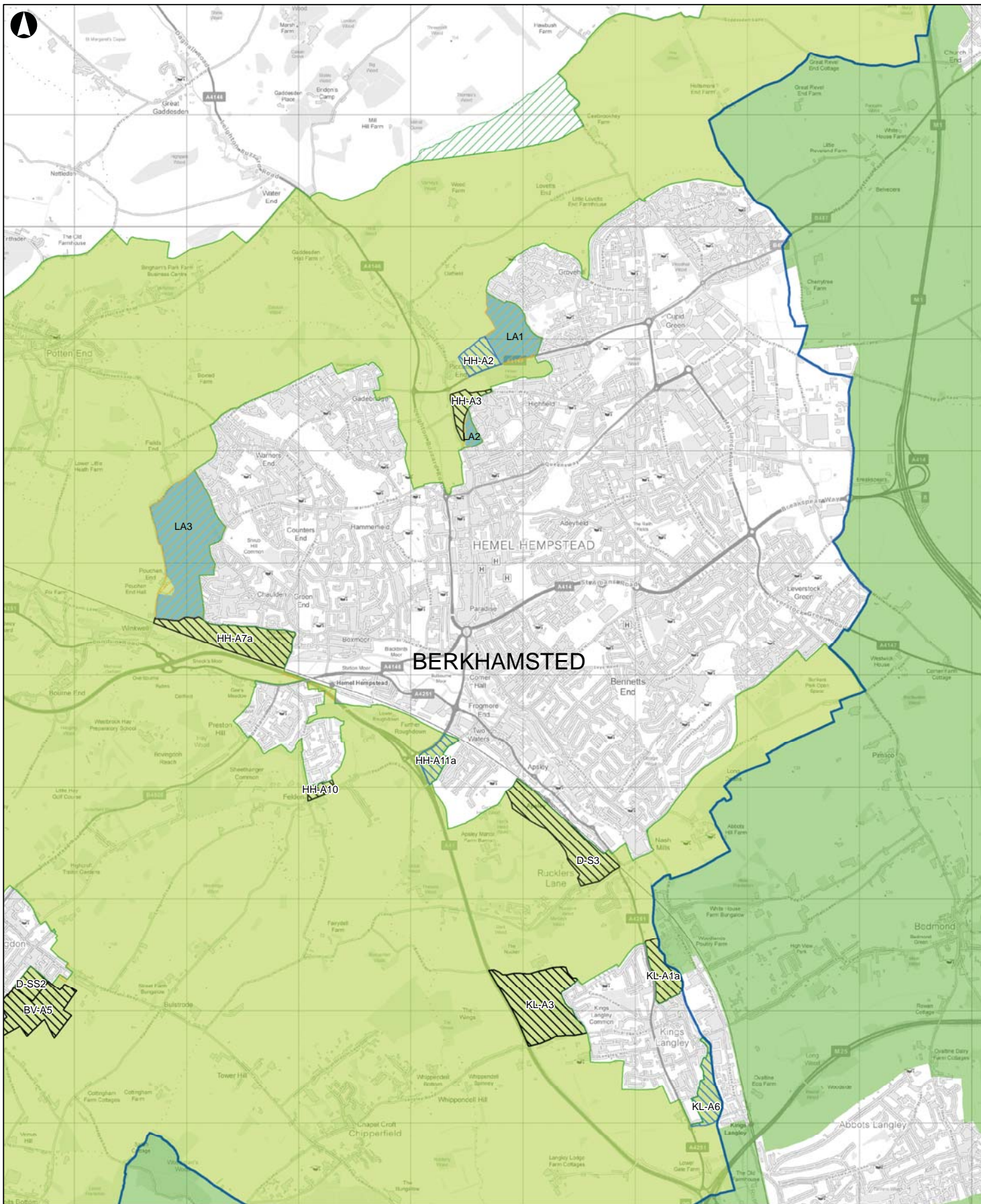


**Map 7.3 Recommendations for Green Belt Sub-areas around Bovington**

Scale at A3

**1:13,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>7.3</b>	Issue <b>P1</b>



**Legend**

**Green Belt Sub-areas for Further Consideration**

- Less constrained areas for further assessment
- More constrained areas for further assessment
- Other boundary amendments
- Land to be added to Green Belt

- Land to be removed from Green Belt
- Local Allocations
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt

PI	08-01-16	CG	ML	AC
Issue	Date	By	Chkd	Appd

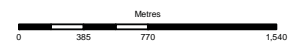
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**Map 7.4 Recommendations for Green Belt Sub-areas around Hemel Hempstead**

Scale at A3

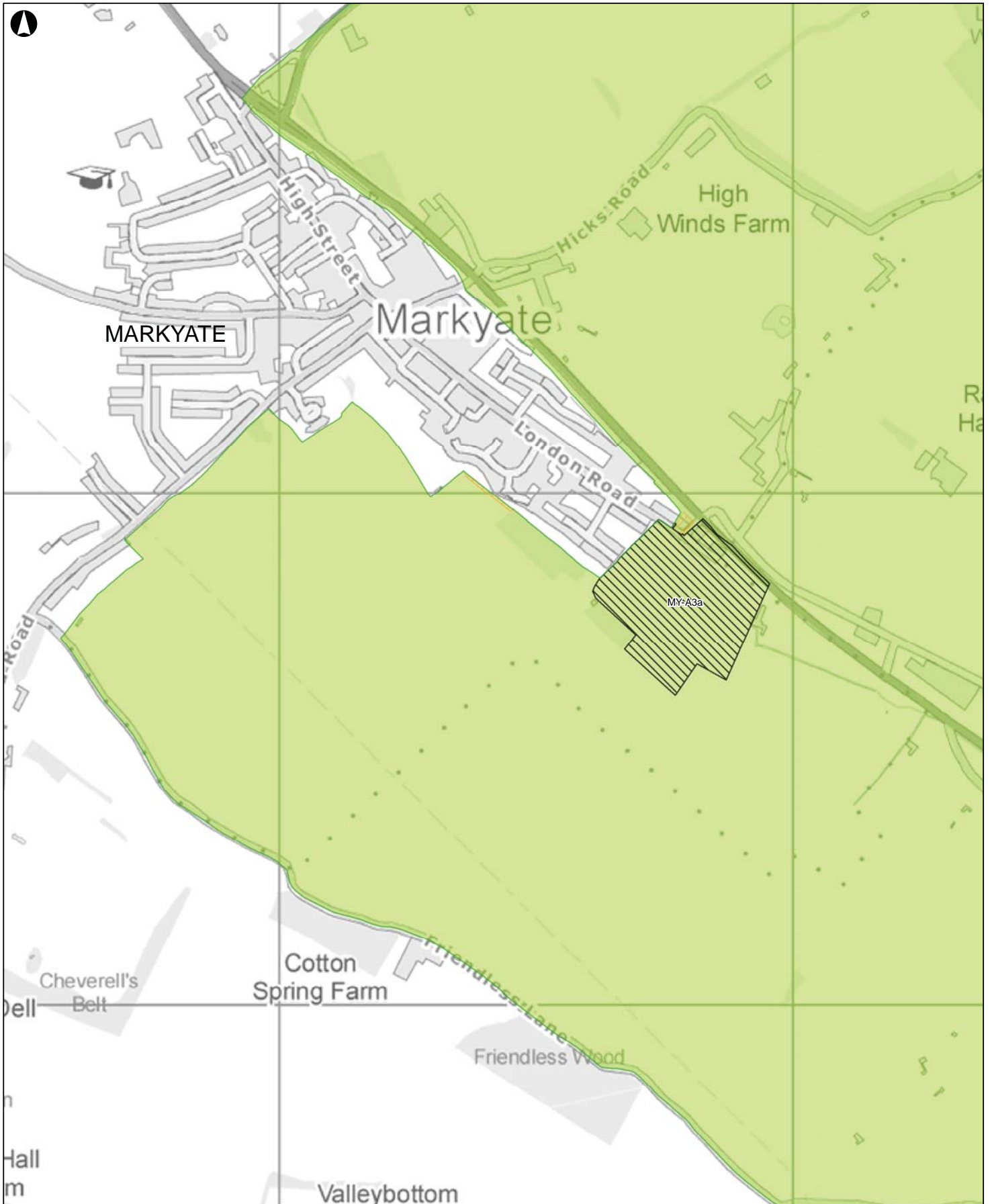
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Job No  
**244026-00**

Drawing Status  
**Issue**





Drawing No  
**7.4**






Issue  
**P1**



**Legend**

**Green Belt Sub-areas for Further Consideration**

-  Less constrained areas for further assessment
-  More constrained areas for further assessment
-  Other boundary amendments
-  Land to be added to Green Belt

-  Land to be removed from Green Belt
-  Local Allocations
-  Dacorum District Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt

P1	16-11-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

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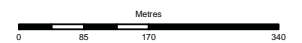
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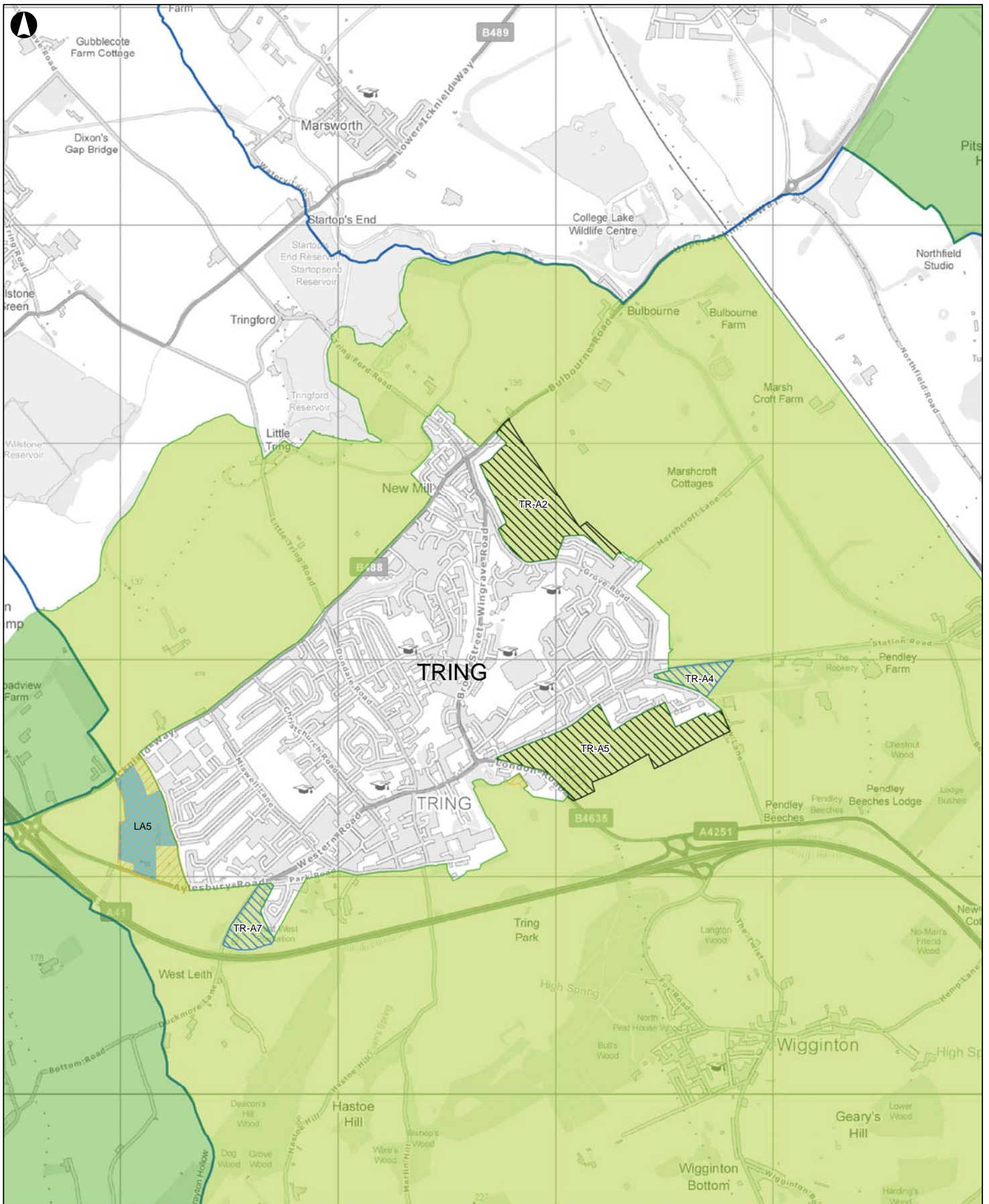
Job Title  
**Dacorum Green Belt Review**



**Map 7.5 Recommendations for Green Belt Sub-areas around Markyate**

Scale at A3  
**1:7,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>7.5</b>	Issue <b>P1</b>



**Legend**

**Green Belt Sub-areas for Further Consideration**

- Less constrained areas for further assessment
- More constrained areas for further assessment
- Other boundary amendments
- Land to be added to Green Belt
- Local Allocations
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt
- Land to be removed from Green Belt

PT	Date	By	Chkd	Appd
P1	16-11-15	CG	ML	AC

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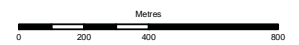
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Job Title  
**Dacorum Green Belt Review**



**Map 7.6 Recommendations for Green Belt Sub-areas around Tring**

Scale at A3  
**1:16,500**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>7.6</b>	Issue <b>P1</b>

## 7.3 Conclusion

The Green Belt has undoubtedly had a profound impact on the spatial development of the borough of Dacorum since its initial designation in the early 1970s. It has performed an important role as part of the wider Metropolitan Green Belt in preventing urban sprawl and merging of settlements and ensuring the permanence of open countryside is maintained. In the Dacorum context, where the majority of built form and population is concentrated within the constraints of narrow river valleys, this has been particularly important to maintaining the settlement pattern and preventing ribbon development, as well as the outward sprawl of settlements into typically unspoilt Hertfordshire countryside.

This report has re-examined the performance of the Green Belt in Dacorum in meeting the Green Belt Purposes, as set out in the NPPF, following the Stage 1 Green Belt Review undertaken by SKM. The work focused on the strategic and small-scale sub-areas identified in the previous work as warranting further detailed assessment, as well as a series of additional sub-areas at the edges of Dacorum's towns and large villages. All of the sub-areas examined were adjudged to meet one or more of the NPPF purposes, though the degree to which different parts of the Green Belt contribute to the individual purposes varies significantly. Ensuring maximum protection for the Green Belt in line with national policy should thus continue to be an important imperative in the formulation of Local Plan policy and a key consideration in the development of the future growth strategy for the borough.

This assessment was accompanied by an analysis of technical constraints, with the strongest areas of Green Belt and those areas subject to absolute constraints excluded from further assessment. Remaining and refined sub-areas were then subject to further assessment against the NPPF Purposes, specifically considering their role in terms of the wider, strategic Green Belt, as well as landscape appraisals. Following this, a series of further refined Green Belt sub-areas for further consideration by the Council were identified. These were split into two groups: 'less constrained areas for further consideration', with respect to being weaker Green Belt, less sensitive to change in landscape terms and affected by minimal constraints; and 'more constrained areas for further consideration', which, although meeting Green Belt purposes weakly and less sensitive to change in landscape terms, have particular constraints. In all cases, we have sought to identify readily recognisable, durable physical features which may form a suitable new boundary for the Green Belt; in cases where no suitable boundaries exist but where sites had minimal constraints and performed less strongly against the NPPF purposes, recommendations have been made on where boundaries may be strengthened or created. However, we note that, in the event of any land being removed from the Green Belt, the Council reserves the right to reasonably identify alternative robust boundaries.

It is important to note that the issue of Green Belt is inherently complex and multi-faceted, and that the conclusions reached in this study form only part of the decision making process as to whether any of Dacorum's Green Belt should be revisited. While the areas identified represent those performing least well against the Green Belt purposes which are least constrained by other factors, this Study



does not rule out the further consideration of other areas through the Local Plan process; either those excluded during this Study or areas not examined. Further development of the evidence base for the new Local Plan by the Council will determine the most sustainable strategy for growth and, which, if any, might be released from the Green Belt. If during the review of the Core Strategy and preparation of the new Local Plan it becomes apparent that Dacorum cannot meet identified housing and employment land requirements on land outside of the Green Belt, in line with a sustainable development approach, it may be necessary to consider whether these needs could be met through the release of Green Belt land in line with the NPPF (paragraph 83), which states that release of Green Belt land may be appropriate in ‘exceptional circumstances’ and considered through the preparation of the Local Plan. It is thus important to frame the recommendations of this study strategically, balancing them against the findings of other emerging technical work and, subsequently, the emerging spatial vision for Dacorum, the overall supply of land as well as the authority’s responsibilities under the duty to cooperate to engage constructively with other neighbouring planning authorities on broad, strategic matters, for example, housing targets or requirements for infrastructure. Only then may ‘exceptional circumstances’ for possible alterations to Green Belt boundaries be justified, at both local and strategic levels.

In addition to identifying Green Belt land which might warrant further consideration, this study has also assessed whether there is any land currently outside the Green Belt which would benefit from a Green Belt designation. This work focused on the Rural Area around Markyate, where a possible need to extend the Green Belt around the whole of the settlement was identified. In considering whether this land met NPPF Purposes 1-3, it was concluded that there could be a strategic argument for designating two additional areas as Green Belt in order to prevent the coalescence of Markyate with Slip End and Caddington. It was also felt that the two parcels are a notable omission and would ensure the integrity of the wider Green Belt network here, in conjunction with defined Green Belt in Central Bedfordshire to the north. The Council should consider these recommendations with regard to the NPPF (paragraph 82), which sets out a number of requirements with regard to designating new Green Belt.

Finally, the study encompassed a sense-check of the strength and likely permanence of the boundary between the Green Belt and the Rural Area. A number of possible boundary amendments have been identified. Further work should be undertaken by the Council to establish whether any ‘exceptional circumstances’ might exist for these proposed changes.

## **7.4 Summary of Assessment and Recommendations**

Table 7.3 summarises the stages of the assessment for the Green Belt Review and Landscape Appraisal, indicating the interim conclusions for each Green Belt sub-area and the overall conclusions and recommendations arising.

Table 7.3 Summary of Conclusions and Recommendations for Green Belt Sub-Areas

Sub-Area	NPPF Assessment	Absolute Constraints	Non Absolute Constraints	AONB	Conclusion	Refined Sub-Area	Landscape Appraisal Scope	NPPF Re-assessment Scope	Recommendation
<b>BK-A1</b>	Weak	Yes	Yes		Modified	<b>BK-A1a</b>	✓	✓	Less constrained area recommended for further assessment.
<b>BK-A2</b>	Strong		Yes	Yes	Excluded				
<b>BK-A3</b>	Weak		Yes	Yes	Taken Forward	<b>BK-A3</b>	✓	x	Excluded
<b>BK-A4</b>	Moderate		Yes	Yes	Modified	<b>BK-A4a</b>	~	✓	Less constrained area recommended for further assessment.
<b>BK-A5</b>	Strong	Yes	Yes	Yes	Excluded				
<b>BK-A6</b>	Moderate	Yes	Yes	Yes	Modified	<b>BK-A6a</b>	✓	~	Less constrained area recommended for further assessment.
<b>BK-A7</b>	Weak				Taken Forward	<b>BK-A7</b>	✓	✓	Less constrained area recommended for further assessment.
<b>BK-A8</b>	Strong		Yes	Yes	Excluded				
<b>BK-A9</b>	Moderate	Yes	Yes		Modified	<b>BK-A9a</b>	✓	✓	More constrained area recommended for further assessment.
						<b>BK-A9b</b>	✓	✓	
<b>BK-A10</b>	Strong		Yes		Taken Forward	<b>BK-A10</b>	~	x	Excluded
<b>BK-A11</b>	Moderate		Yes		Taken Forward	<b>BK-A11</b>	~	~	Excluded. <u>Boundary anomaly identified (BK-A11s).</u>

<b>BK-A12</b>	Moderate	Yes	Yes	Taken Forward	<b>BK-A12</b>	~	~	More constrained area recommended for further assessment.	
<b>BK-A13</b>	Moderate		Yes	Yes	Taken Forward	<b>BK-A13</b>	~	x	Excluded
<b>D-S2a</b>	Weakest		Yes		Taken Forward	<b>D-S2a</b>	✓	✓	Less constrained area recommended for further assessment.
<b>D-S2b</b>	Weak		Yes		Taken Forward	<b>D-S2b</b>	✓	✓	Less constrained area recommended for further assessment.
<b>BV-A1</b>	Weak		Yes		Taken Forward	<b>BV-A1</b>	✓	x	Excluded
<b>BV-A2</b>	Strong				Taken Forward	<b>BV-A2</b>	✓	x	Excluded
<b>BV-A3</b>	Strong		Yes		Taken Forward	<b>BV-A3</b>	x	x	Excluded
<b>BV-A4</b>	Moderate		Yes		Taken Forward	<b>BV-A4</b>	x	x	Excluded
<b>BV-A5</b>	Weak		Yes		Taken Forward	<b>BV-A5</b>	~	~	Less constrained area recommended for further assessment.
<b>BV-A6</b>	Very Weak		Yes		Taken Forward	<b>BV-A6</b>	✓	✓	Less constrained area recommended for further assessment.
<b>D-SS2</b>	Very Weak		Yes		Taken Forward	<b>D-SS2</b>	✓	✓	Less constrained area recommended for further assessment.
<b>HH-A1</b>	Strong		Yes		Taken Forward	<b>HH-A1</b>	x	x	Excluded
<b>HH-A2</b>	Moderate		Yes		Taken Forward	<b>HH-A2</b>	~	~	More constrained area recommended for further assessment.
<b>HH-A3</b>	Weakest	Yes	Yes		Taken Forward	<b>HH-A3</b>	~	~	Less constrained area recommended for further assessment.

<b>HH-A4</b>	Weakest	Yes	Yes	Modified	<b>HH-A4a</b>	x	~	Excluded
<b>HH-A5</b>	Strong	Yes	Yes	Modified	<b>HH-A5a</b>	~	x	Excluded
<b>HH-A6</b>	Strong			Taken Forward	<b>HH-A6</b>	~	x	Excluded
<b>HH-A7</b>	Weakest	Yes	Yes	Modified	<b>HH-A7a</b>	✓	✓	Less constrained area recommended for further assessment.
<b>HH-A8</b>	Strong		Yes	Taken Forward	<b>HH-A8</b>	~	x	Excluded
<b>HH-A9</b>	Strong		Yes	Taken Forward	<b>HH-A9</b>	x	x	Excluded
<b>HH-A10</b>	Moderate	Yes	Yes	Taken Forward	<b>HH-A10</b>	~	~	Less constrained area recommended for further assessment.
<b>HH-A11</b>	Weak	Yes	Yes	Modified	<b>HH-A11a</b>	~	~	More constrained area recommended for further assessment.
<b>HH-A12</b>	Moderate	Yes	Yes	Modified	<b>HH-A12a</b>	x	x	Excluded
<b>HH-A13</b>	Moderate			Taken Forward	<b>HH-A13</b>	x	~	Excluded
<b>HH-A14</b>	Moderate		Yes	Taken Forward	<b>HH-A14</b>	x	x	Excluded
<b>D-S3</b>	Weak		Yes	Taken Forward	<b>D-S3</b>	~	✓	More constrained area recommended for further assessment.
<b>KL-A1</b>	Strong	Yes	Yes	Modified	<b>KL-A1a</b>	✓	✓	Less constrained area recommended for further assessment.
<b>KL-A2</b>	Moderate		Yes	Taken Forward	<b>KL-A2</b>	~	x	Excluded
<b>KL-A3</b>	Very Weak		Yes	Taken Forward	<b>KL-A3</b>	✓	✓	Less constrained area recommended for further assessment.
<b>KL-A4</b>	Moderate	Yes	Yes	Taken Forward	<b>KL-A4</b>	x	x	Excluded
<b>KL-A5</b>	Strong	Yes	Yes	Excluded				

<b>KL-A6</b>	Weakest	Yes	Yes		Taken Forward	<b>KL-A6</b>	✓	✓	More constrained area recommended for further assessment.
<b>MY-A1</b>	Strong	Yes	Yes		Excluded				
<b>MY-A2</b>	Moderate				Taken Forward	<b>MY-A2</b>	x	x	Excluded
<b>MY-A3</b>	Strong	Yes	Yes	Yes	Modified	<b>MY-A3a</b>	✓	~	Less constrained area recommended for further assessment.
<b>TR-A1</b>	Strong		Yes	Yes	Excluded				
<b>TR-A2</b>	Strong		Yes		Taken Forward	<b>TR-A2</b>	~	~	Less constrained area recommended for further assessment.
<b>TR-A3</b>	Strong		Yes		Taken Forward	<b>TR-A3</b>	x	x	Excluded
<b>TR-A4</b>	Moderate		Yes	Yes	Taken Forward	<b>TR-A4</b>	~	~	More constrained area recommended for further assessment.
<b>TR-A5</b>	Moderate		Yes		Taken Forward	<b>TR-A5</b>	~	~	Less constrained area recommended for further assessment.
<b>TR-A6</b>	Strong	Yes	Yes	Yes	Excluded	-	-	-	Excluded
<b>TR-A7</b>	Moderate		Yes	Yes	Taken Forward	<b>TR-A7</b>	~	~	More constrained area recommended for further assessment.
<b>TR-A8</b>	Strong		Yes	Yes	Excluded				
<b>TR-A9</b>	Strong	Yes	Yes	Yes	Excluded				
<b>D-S1a</b>	Moderate		Yes	Yes	Taken Forward	<b>D-S1a</b>	~	x	Excluded
<b>D-S1b</b>	Strong		Yes	Yes	Excluded				

## Appendix A

NPPF re-assessment

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
<b>BK-A1a</b>	Would not represent outward growth of the large built-up area of Berkhamsted but an infill within the existing settlement footprint.	Sub-area would neither physically nor perceptually erode the gap between Berkhamsted and another settlement.	The character of the sub-area is semi-urban and there is a very weak relationship with the countryside beyond.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>BK-A3</b>	The western part of the sub-area extends outwards beyond the settlement limits and its release would risk unconstrained sprawl. The east of the sub-area already contains a substantial but contained block of development adjacent to Berkhamsted. Open land in the south-eastern corner would therefore be infill as opposed to sprawl. However, given the sub-area is at the very edge of the Green Belt in Dacorum, the removal of this sub-area from the Green Belt would risk compromising the ability of the Green Belt to prevent sprawl at a strategic level.	Sub-area would neither physically nor perceptually erode the gap between Berkhamsted and another settlement.	The west of the sub-area retains a highly unspoilt rural character and its release would represent a severe encroachment into the countryside. The openness of the countryside has already been compromised in the eastern part of the sub-area, which has a semi-urban character.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>BK-A4a</b>	The western part of the sub-area is already effectively part of the large-built up area of Berkhamsted and, as a highly contained site, would not constitute sprawl.	Sub-area would neither physically nor perceptually erode the gap between Berkhamsted and another settlement.	The character of the western part of the sub-area is semi-urban and there is a very weak relationship with the countryside beyond.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
<b>BK-A6a</b>	Given the existence of Castle Village to the north, which is effectively part of Berkhamsted, the release of the sub-area would not constitute an extension of the large-built up area but a contained infill development within the existing settlement footprint.	Sub-area would neither physically nor perceptually erode the gap between Berkhamsted and another non-Green Belt settlement. While the sub-area is within the gap between Berkhamsted and Potten End, a Green Belt settlement, it is sufficiently screened and of a small enough size that it would not have any tangible impact upon the separation of the settlements.	Despite being at the fringe of Berkhamsted, the parcel is free of development and set in a sensitive location within a dry valley, radiating northwards from the settlement. It may represent encroachment on the countryside.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider partial boundary amendment.</b>
<b>BK-A7</b>	Would not represent outward growth of a large built-up area (Berkhamsted) but an infill within the existing settlement footprint.	Although the sub-area is part of the strategic gap between Berkhamsted and Hemel Hempstead, it is of a small enough size and has the potential for robust screening such that it would not have any tangible impact upon the separation of the settlements.	Although the land itself is rural and open in character and related in terms of landscape typology with the wider Green Belt to the east, it is surrounded by development to the north, south and west and thus subject to urbanising influences. With appropriate screening along its eastern boundary, it would not compromise the integrity of the wider Green Belt.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>BK-A8</b>	The sub-area, in its entirety, would represent significant outward growth of Berkhamsted and, as a result of its highly open character and lack of boundaries to contain development	Forms a substantial part of the strategic gap between Berkhamsted and Hemel Hempstead and, if released, would dramatically reduce the physical and, in particular, the perceptual gap between the	The sub-area predominantly retains an unspoilt, rural character and further development to the east of Ivy House Lane would represent encroachment on a valuable area of countryside set between two urban	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>



Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	would constitute sprawl of the large built-up area.	settlements as a result of its prominent position topographically.	areas. An erosion of this rural character may reduce the ability of the wider Green Belt to meet this purpose.	
<b>BK-A9a / BK-A9b</b>	The two sub-areas, separated by the River Bulbourne and its floodplain, are highly contained by the large built-up area of Berkhamsted to the south and west, and prominent physical features to the east and north. They not represent outward growth of a large built-up area but an infill within the existing settlement footprint.	Although the sub-areas are part of the strategic gap between Berkhamsted and Hemel Hempstead, they area of a small enough size and has the potential for robust screening such that it would not have any tangible impact upon the separation of the settlements.	The sub-areas have already been subject to encroachment, particularly BK-A9b, while BK-A9a has been subject to urbanising influences at its western fringes. Their release would not result in any further encroachment, nor would they compromise the ability of the Bulbourne Valley further east to meet this purpose.	<p><b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Consider boundary amendment.</b></p>
<b>BK-A10</b>	The sub-area, in its entirety, would represent significant outward growth of Berkhamsted and, as a result of its highly open character and few boundaries to contain development would constitute sprawl of the large built-up area.	Forms a substantial part of the strategic gap between Berkhamsted and Hemel Hempstead and, if released, would dramatically reduce the physical and perceptual gap between the settlements as a result of its prominent position topographically.	The sub-area predominantly retains an unspoilt, rural character and further development to the east of the Hall Park estate would represent encroachment on a valuable area of countryside set between two urban areas. As a result of historic encroachment in this part of the Bulbourne Valley, erosion of this rural character may reduce the ability of the wider Green Belt to meet this purpose.	<p><b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Exclude from further consideration.</b></p>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
<b>BK-A11</b>	While the release of the sub-area would not constitute a significant southward expansion of Berkhamsted as a result of the A41, which is a hard buffer to further growth, it would represent sizeable outward expansion westwards. Field boundaries could be used to contain this sprawl in a more managed release. The release of this sub-area may compromise the ability of Green Belt to the north to meet this purpose.	Forms a small part of the strategic gap between Berkhamsted and Tring. It is small enough in size to restrict a tangible physical reduction in this gap, but would reduce the general openness and scale of this gap in perceptual terms for those people passing along the A41.	Aside from the eastern part of the sub-area, which has suffered historic encroachment (thus resulting in a boundary anomaly), it predominantly retains an unspoilt, rural character and a stronger relationship with the countryside to the south than Berkhamsted to the north. Its release would result in encroachment.	<p><b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Aside from the identified boundary anomaly, exclude from further consideration.</b></p>
<b>BK-A12</b>	As a result of the highly open character of the sub-area with few boundaries to contain development, with the exception of the south-eastern corner, its release would constitute outward sprawl of the large built-up area.	Although the sub-area is part of the strategic gap between Berkhamsted and Hemel Hempstead, it is of a small enough size and has the potential for robust screening such that it would not have any tangible impact upon the separation of the settlements.	The sub-area predominantly retains an unspoilt, rural character and further development to the west of Durrants Lane would represent encroachment on a valuable area of countryside. The northern part of the site is particularly prominent in the wider Bulbourne Valley setting, highly visible from the AONB to the north.	<p><b>Sub-area would partially compromise the ability of the wider Green Belt to meet its purposes, but includes an area of weaker Green Belt.</b></p> <p><b>Consider for partial boundary amendment.</b></p>
<b>BK-A13</b>	The sub-area, in its entirety, would represent significant outward growth of Berkhamsted and its release may constitute sprawl of the large built-up area, though field boundaries could be used to contain this in a more	Forms part of the strategic gap between Berkhamsted and Tring and, if released, would tangibly reduce the physical and perceptual gap between	The sub-area predominantly retains an unspoilt, rural character, particularly the western part, and its release would represent encroachment on a valuable area of countryside. Much of the site is	<p><b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Exclude from further consideration.</b></p>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	managed release. The release of this sub-area may compromise the ability of Green Belt to the east to meet this purpose.	the settlements as a result of its prominent position topographically.	particularly prominent in the wider Bulbourne Valley setting, highly visible from the AONB to the north.	
<b>D-S2a</b>	The release of the sub-area, much of which is already effectively part of the large built-up area of Berkhamsted, would not constitute a significant southward expansion of the settlement. The A41 is a hard barrier to further growth.	Sub-area would neither physically nor perceptually erode the gap between Berkhamsted and another settlement.	The sub-area consists of a series of piecemeal sites, none of which are intrinsically linked with the countryside beyond. Its release would not constitute encroachment, nor would it compromise the ability of other Green Belt to meet this purpose as a result of its strong enclosure.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>D-S2b</b>	The release of the sub-area, which is already effectively part of the large built-up area of Berkhamsted, would not constitute a significant southward expansion of the settlement. The A41 is a hard barrier to further growth.	Although the eastern extent of the sub-area is part of the strategic gap between Berkhamsted and Hemel Hempstead, it is sufficiently screened such that it would not have any tangible impact upon the separation of the settlements.	The sub-area consists of a series of piecemeal sites, none of which are intrinsically linked with the countryside beyond. Its release would not constitute encroachment, nor would it compromise the ability of other Green Belt to meet this purpose as a result of its largely strong enclosure.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>BV-A1</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	Forms a significant part of the strategic gap between Bovingdon and both Berkhamsted and Hemel Hempstead. If released, it would significantly reduce the physical and	While the airfield is an urbanising influence, the sub-area remains highly open with a much stronger relationship with the countryside than the settlement of Bovingdon. The	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
		<p>perceptual gap between the settlements, particularly as a result of the highly open landscape here which affords long views.</p>	<p>wider Green Belt represents a valuable area of countryside set between a series of settlements. The release of the sub-area would result in significant encroachment into the countryside, both physically and visually, and could compromise the integrity of the wider Green Belt.</p>	
<b>BV-A2</b>	<p>The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.</p>	<p>Forms a significant part of the strategic gap between Bovington and both Hemel Hempstead and Berkhamsted. If released, it would significantly reduce the physical and, in particular, the perceptual gap between the settlements, which is already weakened by ribbon development along Hempstead Road.</p>	<p>Despite some piecemeal encroachment, the sub-area remains highly open with a much stronger relationship with the countryside than the settlement of Bovington. The release of the sub-area would result in significant encroachment into the countryside, both physically and visually, and could compromise the integrity of the wider Green Belt.</p>	<p><b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Exclude from further consideration.</b></p>
<b>BV-A3</b>	<p>The sub-area is not adjacent to a large built-up area. However, the eastern extent of the sub-area is within close proximity to Hemel Hempstead. The release of the sub-area would perpetuate the existing pattern of ribbon development along Box Lane which represents unplanned, sprawl development and thus compromise</p>	<p>Forms a significant part of the strategic gap between Bovington and Hemel Hempstead and, without ongoing designation as Green Belt, would erode the perceptual gap between these settlements (which is already weakened by various piecemeal developments along Box Lane/Hempstead Road).</p>	<p>As a result of substantial historic encroachment, which has fragmented the countryside considerably, the sub-area is divided into a series of isolated sites. However, the parcel overall retains countryside characteristics and some highly unspoilt areas. Further encroachment would lead to additional fragmentation of the countryside</p>	<p><b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Exclude from further consideration.</b></p>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	the ability of the surrounding Green Belt to meet this purpose.		network and could compromise the ability of neighbouring Green Belt to meet this purpose.	
<b>BV-A4</b>	The sub-area is not adjacent to a large built-up area. However, the eastern extent of the sub-area is within close proximity to Hemel Hempstead. The release of the sub-area would perpetuate the existing pattern of ribbon development along Shothanger Way which represents unplanned, sprawl development and thus compromise the ability of the surrounding Green Belt to meet this purpose.	Forms a significant part of the strategic gap between Bovingdon and Hemel Hempstead and, without ongoing designation as Green Belt, would erode the perceptual gap between these settlements (which is already weakened by various piecemeal developments along Shothanger Lane).	The sub-area predominantly retains an unspoilt, rural character, particularly the southern and eastern parts, and its release would represent encroachment on a valuable area of countryside.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>BV-A5</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	The sub-area would neither physically nor perceptually erode the gap between Bovingdon and another non-Green Belt settlement. The sub-area is within the gap between Bovingdon and Chipperfield, a Green Belt settlement, and the release of the eastern part of the sub-area would erode the perceptual gap between these settlements (which is already weakened by various piecemeal developments along Chipperfield Road).	The east and south of the sub-area retains a highly unspoilt rural character and its release would represent severe encroachment into the countryside. The openness of the countryside has already been compromised in the northern and western parts of the sub-area, which have suffered encroachment.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
<b>BV-A6</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	The sub-area would neither physically nor perceptually erode the gap between Bovingdon and another non-Green Belt settlement.	The south-east part of the sub-area has already been encroached upon by urbanising influences, while the remaining area has urban-fringe characteristics and little relationship with the countryside beyond. Its release would not constitute encroachment, nor would it compromise the ability of other Green Belt to meet this purpose as a result of its largely strong enclosure.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>D-SS2</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	The sub-area is of a small scale and is not visible from the countryside beyond. It would neither physically nor perceptually erode the gap between Bovingdon and another non-Green Belt settlement.	Despite being open, the sub-area has urban-fringe characteristics and little relationship with the countryside beyond. Its release would not constitute encroachment, nor would it compromise the ability of other Green Belt to meet this purpose as a result of its largely strong enclosure and very small scale.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>HH-A1</b>	As a result of the highly open character of the sub-area with few boundaries to contain development, its release would constitute outward sprawl of the large built-up area of Hemel Hempstead. It may also compromise the ability of surrounding Green Belt to meet this	The sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement.	The sub-area retains an almost entirely unspoilt, rural and highly open character and has a strong relationship with the countryside beyond as opposed to the settlement. Its release would represent	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	purpose and would completely erode the Green Belt on the north side of the large built-up area.		encroachment on a valuable area of countryside.	
<b>HH-A2</b>	Given the proposed development of Local Allocation LA1 to the east, the presence of development in Piccotts End to the west and the strong containment of the site to provide separation from the countryside to the north, the release of the sub-area would not constitute sprawl but effectively an infill. The sub-area is within the overall footprint of the large built-up area of Hemel Hempstead.	While the sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement, it would lead to the effective merging of Hemel Hempstead and the Green Belt settlement of Piccotts End, which retains a unique character despite its proximity to the larger urban area. There is scope to minimise the visual impact on the village, but in perceptual terms the gap would be lost.	Despite being open, the sub-area has urban-fringe characteristics and a relatively weak relationship with the countryside beyond as a result of local topography and its visual containment. The character of its surroundings are likely to be dramatically altered by the development of Local Allocation LA1 to the east, which should be taken into account. If released, it may compromise the ability of the Green Belt to the south (HH-A3) to meet this purpose.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>
<b>HH-A3</b>	Would not represent outward growth of a large built-up area of Hemel Hempstead but an infill within the existing settlement footprint.	While the sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement, it could result in the effective merging of Hemel Hempstead and the Green Belt settlement of Piccotts End, which retains a unique character despite its proximity to the larger urban area. It could also compromise the overall integrity of the wider	Despite being open, the sub-area has urban-fringe characteristics and much has a weak relationship with the countryside beyond as a result of local topography and its visual containment. This will be further weakened by the development of Local Allocation LA1 to the north-east. It is noteworthy that the lower part of the Gade Valley is more intrinsically linked with the	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
		Green Belt in maintaining this gap. As a result of heavily screening along the Link Road, there is the potential for some release in the east of the sub-area without drastically affecting this gap.	countryside beyond in terms of its characteristics.	
<b>HH-A4a</b>	The sub-area is not directly adjacent to a large built-up area. However, the southern and eastern extent of the sub-area is within close proximity to Hemel Hempstead. The release of the sub-area, which may result in densification of the level of development in Piccotts End, could compromise the ability of the surrounding Green Belt to prevent the sprawl of the large built-up area.	While the sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement, it could further reduce the already narrow gap between Hemel Hempstead and the Green Belt settlement of Piccotts End, which retains a unique character despite its proximity to the larger urban area. It could also compromise the overall integrity of the wider Green Belt in maintaining this gap.	The sub-area consists of a series of piecemeal, urban fringe sites, none of which are intrinsically linked with the countryside beyond. Its release would not constitute encroachment, nor would it compromise the ability of other Green Belt to meet this purpose as a result of its relatively small size and high levels of enclosure.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>
<b>HH-A5a</b>	As a result of the highly open character of the sub-area with few defensible boundaries to contain development, its release would constitute outward sprawl of the large built-up area of Hemel Hempstead. It may also compromise the ability of surrounding Green Belt (particularly	While the sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement, it could further reduce the already narrow gap between Hemel Hempstead and the Green Belt settlement of Potten End, which retains a unique character despite its	Aside from the north-western part, the sub-area retains an almost entirely unspoilt, rural and highly open character and has a strong relationship with the countryside beyond as opposed to the settlement. However, the countryside is more fragmented in the west of the parcel and subject to urbanising influences	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>



Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	HH-A4 and HH-A6) to meet this purpose.	proximity to the larger urban area. It could also compromise the overall integrity of the wider Green Belt in maintaining this gap.	such as the Boxted Farm Business Park. Overall though, the release of much of the sub-area would represent severe encroachment on a valuable area of countryside.	
<b>HH-A6</b>	The release of the sub-area, which given the release of Local Allocation LA3 to the south from Green Belt is effectively part of the settlement footprint of the built-up area of Hemel Hempstead, would not constitute a significant southward expansion. Fields End Lane and Pouchen End Lane are hard barriers to further growth.	While the sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement, it may have some impact on the already narrow gap between Hemel Hempstead and the Green Belt settlement of Potten End, which retains a unique character despite its proximity to the larger urban area.	Despite being located immediately adjacent to Hemel Hempstead, the sub-area has little relationship with the settlement in visual terms and retains an almost entirely unspoilt, rural and highly open with a strong relationship with the countryside beyond. The sub-area is small in scale but its release would represent encroachment into the countryside.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>HH-A7a</b>	The sub-area is effectively part of the settlement footprint of the built-up area of Hemel Hempstead, given the release of Local Allocation LA3 to the north from Green Belt and the hard buffer of the railway line/River Bulbourne to the south. Its release would constitute infill within the settlement limit as opposed to outward sprawl.	The release of the sub-area would have no tangible impact upon any gaps between Hemel Hempstead and any other settlements, given the release of Local Allocation LA3 to the north which will effectively extend the settlement limit eastwards.	The sub-area has a strong visual relationship with the urban area of Hemel Hempstead and little connection to the wider countryside and furthermore has been subject to encroachment and urbanising influences in the east. This will be further impacted upon by the release of Local Allocation LA3. The release of the sub-area would not lead to encroachment or reduce the ability of the wider Green Belt to meet this purpose.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
<b>HH-A8</b>	While the parcel consists of a number of unique, enclosed areas which might facilitate the extension of Hemel Hempstead in a planned manner, the release of the sub-area may perpetuate the existing pattern of ribbon development along London Road and Box Lane which represents unplanned, sprawl development, and thus harm the ability of surrounding Green Belt in meeting this purpose.	Forms a significant part of the strategic gap between Hemel Hempstead and both Bovingdon and Berkhamsted. If released, it would significantly reduce the physical and, in particular, the perceptual gap between the settlements, which is already weakened by ribbon development along Box Lane and London Road.	While there are some urbanising influences at the fringes, the sub-area retains a largely rural and open character with a strong relationship with the countryside. Overall, the release of much of the sub-area would represent severe encroachment on a valuable area of countryside.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>HH-A9</b>	While the parcel consists of a number of unique, enclosed areas which might facilitate the extension of Hemel Hempstead in a planned manner, or the integration of Felden into the large built-up area, its release may perpetuate the existing pattern of ribbon development along Box Lane which represents unplanned, sprawl development, and thus harm the ability of surrounding Green Belt in meeting this purpose, particularly sub-area HH-10 to the east.	Forms a significant part of the strategic gap between Hemel Hempstead and Bovingdon. If released, it would significantly reduce the physical and, in particular, the perceptual gap between the settlements, which is already weakened by ribbon development along Box Lane.	The countryside is fragmented in the east of the parcel and subject to urbanising influences around Felden, although the settlement itself maintains a rural feel despite its proximity to Hemel Hempstead. Much of the sub-area, including Sheethanger Common, still retains an unspoilt, rural and highly open character and has a strong relationship with the countryside beyond as opposed to the settlement. The release of this part of the sub-area would constitute encroachment into the countryside and would also compromise the ability of surrounding Green Belt, already	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
			subject to urbanising influences, in meeting this purpose.	
<b>HH-A10</b>	The northern part of the sub-area would effectively constitute infill development within the existing settlement limit of Hemel Hempstead, but south of Featherbed Lane the Green Belt plays an important role in preventing the outward sprawl of the large built-up area as the countryside is highly open with little physical features which could contain development. The release of this area would also compromise the ability of the wider Green Belt to prevent sprawl, particularly to the south-east.	The sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another settlement.	The countryside is fragmented in the north-west of the parcel and subject to urbanising influences around Felden. However, much of the sub-area, including Roughdown Common and the area of more open countryside to the south still retains an unspoilt, rural and highly open character and has a strong relationship with the wider countryside beyond as opposed to the settlement. While some small-scale release may be possible, the release of this part of the sub-area would constitute encroachment into the countryside and would also compromise the ability of surrounding Green Belt, already subject to urbanising influences, in meeting this purpose.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>
<b>HH-A11a</b>	The release of the sub-area, which is already effectively enclosed within the large built-up area of Hemel Hempstead in a strategic sense, would not constitute a significant southward expansion of the	The sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another settlement.	The countryside is highly fragmented as a result of the major highways that have cut through the parcel and there are other urbanising influences to the south-east of the sub-area. (for example, the residential development	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	settlement. The A41 is a hard barrier to further growth.		being undertaken at Aspen Park). The release of this part of the sub-area would not result in encroachment as there is no linkage with the wider countryside. However, the western part of the sub-area retains a considerably more unspoilt, rural character, encompassing Roughdown Common and Further Roughdown and, despite the severance caused by the A41, retains linkage with the wider countryside.	<b>Consider partial boundary amendment.</b>
<b>HH-A12a</b>	The release of the sub-area would not constitute a significant expansion of Hemel Hempstead southwards and, furthermore, this growth could be enclosed by long established physical features such as Long Deans. However, the release of the sub-area may compromise the ability of the wider Green Belt, particularly HH-A13, to meet this purpose.	While the eastern part of the sub-area would have no discernable impact upon the gap between Hemel Hempstead and another settlement, the western part plays a role in maintaining the strategic gap to Kings Langley, and its release may compromise the ability of ability of the wider Green Belt in meeting this purpose.	The western half of the sub-area has been subject to urbanising influences and a degree of encroachment, but the eastern half remains highly rural and unspoilt, despite the close proximity to Hemel Hempstead. The release of this area would constitute severe encroachment on a valuable area of countryside.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>HH-A13</b>	The release of the sub-area, which is already effectively enclosed within the large built-up area of Hemel Hempstead in a strategic sense, would not constitute a significant	The sub-area would neither physically nor perceptually erode the gap between Hemel Hempstead and another non-Green Belt settlement. The sub-area is within the gap	Despite the management of the eastern part of the sub-area as public open space, the sub-area retains a largely rural and open character with a strong relationship with the	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	southward expansion of the settlement. Bunkers Lane is a hard barrier to further growth.	between Berkhamsted and the Green Belt settlement of Bedmond and provides an open break between the settlements. Given the level of ribbon development along Bedmond Road to the south, its loss may perceptually erode the gap between these settlements.	countryside. Hemel Hempstead has a firm, clearly defined edge and, overall, the release of much of the sub-area would represent severe encroachment on a valuable area of countryside.	<b>Consider partial boundary amendment.</b>
<b>HH-A14</b>	The sub-area, in its entirety, would represent significant outward growth of Hemel Hempstead and, as a result of its highly open character and lack of boundaries to contain development would constitute sprawl of the large built-up area. Its release would also compromise the ability of adjacent sub-areas, specifically HH-A5 and HH-A6, to prevent sprawl.	Forms a substantial part of the strategic gap between Berkhamsted and Hemel Hempstead and, if released, would dramatically reduce the physical and, in particular, the perceptual gap between the settlements as a result of its prominent position topographically.	The sub-area predominantly retains an unspoilt, rural character and would represent encroachment on a valuable area of countryside set between Berkhamsted and Hemel Hempstead. An erosion of this rural character may reduce the ability of the wider Green Belt, particularly to the west, to meet this purpose.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>D-S3</b>	As a result of the highly open character of the sub-area with few defensible boundaries to contain development, its release would constitute outward sprawl of the large built-up area of Hemel Hempstead and further perpetuate the sprawl development along Rucklers Lane to the south. That being said, the A41 and Rucklers Lane would form hard	The release of the sub-area would further reduce the already narrow gap between Hemel Hempstead and Kings Langley in physical terms, though in perceptual terms there would be little impact given the existing patterns of development along Rucklers Lane and the high level of screening at its eastern fringes.	Although some of the sub-area has been subject to urbanising influences and a degree of encroachment, particularly around Rucklers Lane in the south, much remains open and of a rural character, with strong linkage with countryside landscapes to the west beyond the A41. However, given the A41 provides this severance, its release would not	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	barriers to further development and the release of this parcel would not compromise the ability of the wider Green Belt to meet this purpose.		compromise the ability of the wider Green Belt to meet this purpose.	
<b>KL-A1a</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	Although the gap between Kings Langley and Hemel Hempstead is narrow here, the release of the refined sub-area would have no impact, neither in physical nor perceptual terms, given the settlement already extends alongside the parcel on its western edge.	Although the refined sub-area remains largely open, it has weak linkage with the wider countryside and is subject to urbanising influences on its southern and western edges. Additionally, it is highly visually enclosed along the River Gade to the east. Its release would have no impact on the ability of the wider Green Belt to meet this purpose.	<p><b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Consider boundary amendment.</b></p>
<b>KL-A2</b>	The sub-area is not adjacent to a large built-up area. However, the northern extent of the sub-area is within close proximity to Hemel Hempstead. The release of the sub-area would perpetuate the existing pattern of ribbon development along Rucklers Lane which represents unplanned, sprawl development and thus compromise the ability of the	The sub-area forms a significant part of the remaining narrow gap between Kings Langley and Hemel Hempstead. Its release would further reduce this gap in both physical and perceptual terms and would compromise the integrity of the overall gap, thus impacting upon the ability of the wider Green Belt to meet this purpose.	While there are some urbanising influences at the fringes, the sub-area retains a largely rural and open character with a strong relationship with the countryside. Overall, the release of much of the sub-area would represent severe encroachment on a valuable area of countryside.	<p><b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b></p> <p><b>Exclude from further consideration.</b></p>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	surrounding Green Belt to meet this purpose.			
<b>KL-A3</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	The sub-area would neither physically nor perceptually erode the gap between Kings Langley and another non-Green Belt settlement. The sub-area is within the gap between Berkhamsted and the Green Belt settlement of Chipperfield but its release would have little impact on the nature of this. As a result of its weak linkage visually with the wider Green Belt to the west, any release would be visually contained and have no impact the perception of the gap.	Overall, the sub-area has weak linkage with the surrounding countryside and is subject to urbanising influences at the edge of Kings Langley. As a result of its visual containment, any encroachment would be very limited and would not compromise the ability of the wider Green Belt to meet this purpose.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>KL-A4</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	Particularly as a result of local topography, this sub-area plays an important role in maintaining separation between Kings Langley and Abbots Langley. Its release would further reduce this gap in both physical and perceptual terms and would compromise the integrity of the overall gap, thus impacting upon the ability of the wider Green Belt to meet this purpose.	While there are some urbanising influences at the fringes, particularly in the north, the sub-area retains a largely rural and open character with a strong relationship with the countryside. Overall, the release of much of the sub-area would represent severe encroachment on a valuable area of countryside.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
<b>KL-A6</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	Although the gap between Kings Langley and Abbots Langley is narrow here, the release of the refined sub-area would have no impact, neither in physical nor perceptual terms, given the settlement already extends alongside the parcel on its eastern and western edges.	Although the refined sub-area remains largely open, it has weak linkage with the wider countryside and is subject to urbanising influences on its western and northern edges. Additionally, it is highly visually enclosed along the River Gade to the east. Its release would have no impact on the ability of the wider Green Belt to meet this purpose.	<b>Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Consider boundary amendment.</b>
<b>MY-A2</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	While the sub-area is important to maintaining the overall openness of the gap between Markyate and Slip End, it is of a relatively small scale and highly contained by existing physical features. Its release would not significantly erode this gap physically or in perceptual terms.	Although there are some urbanising influences at its fringes, the sub-area remains very open and largely unspoilt. Its prominent position topographically on the hillside to the north-east of Markyate makes it particularly sensitive to encroachment and its release could compromise the ability of surrounding Green Belt to meet this purpose if the urban area were to extend outwards into the parcel.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>MY-A3</b>	The sub-area is not adjacent to a large built-up area and would not compromise the ability of any wider Green Belt to meet this purpose.	The sub-area would neither physically nor perceptually erode the gap between Markyate and another settlement.	Much of the sub-area is highly open and unspoilt, though the northern part is subject to urbanising influences at the edge of Markyate, with a much greater visual tie with the settlement.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>



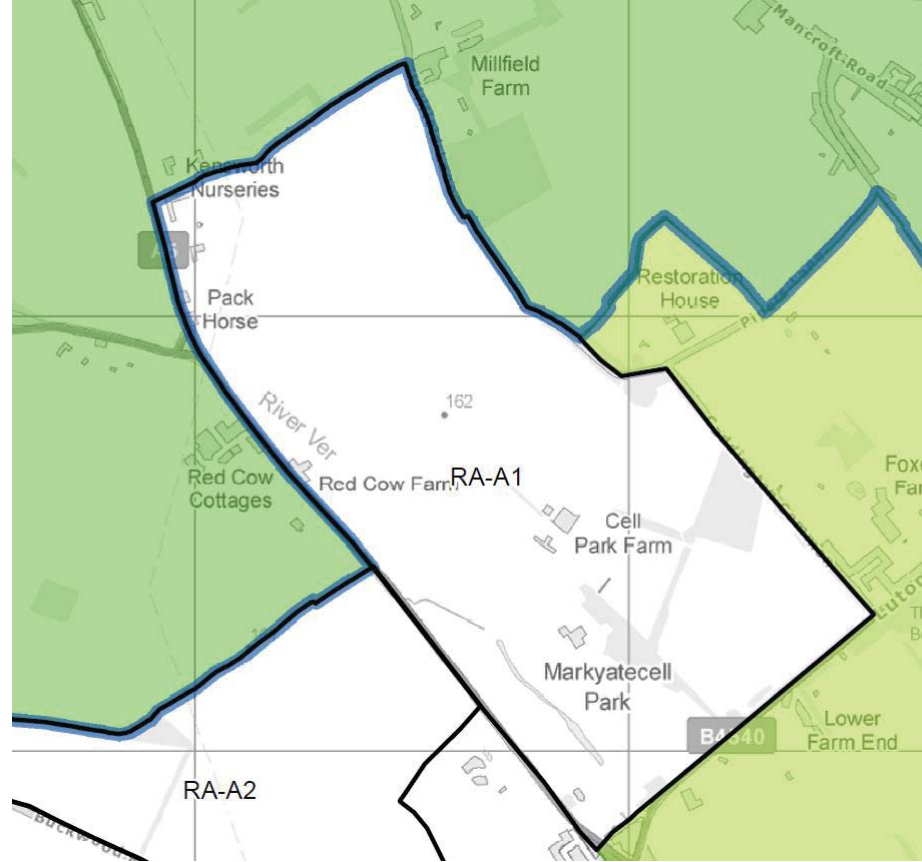
Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
			Its release would not compromise the ability of the wider parcel or surrounding Green Belt to meet this purpose.	<b>Consider partial boundary amendment.</b>
<b>TR-A2</b>	The easternmost part of the sub-area is effectively contained within the settlement footprint of Tring and visually separate from the wider Green Belt. The release of this area would therefore be infill as opposed to sprawl. The western part of the sub-area extends outwards beyond the settlement limit and is generally very open; its release would risk unconstrained sprawl.	The release of the sub-area would neither physically nor perceptually erode the gap between Tring and another settlement nor compromise the ability of the wider Green Belt to meet this purpose.	The east of the sub-area retains a relatively unspoilt and rural character and its release would represent encroachment into the countryside. The west of the sub-area has a stronger visual link with the settlement of Tring and, using existing strong planting buffers, a small release would not constitute encroachment or reduce the ability of the wider Green Belt to meet this purpose.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>
<b>TR-A3</b>	As a result of the highly open character of the sub-area with few defensible boundaries to contain development, its release would constitute outward sprawl of the large built-up area of Tring beyond its hard edge. It may also compromise the ability of surrounding Green Belt to meet this purpose.	The release of the sub-area would neither physically nor perceptually erode the gap between Tring and another settlement nor compromise the ability of the wider Green Belt to meet this purpose.	The whole of the sub-area retains an unspoilt, open and rural character and its release would represent severe encroachment into the countryside. It would also reduce the ability of surrounding Green Belt to meet its purposes.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>
<b>TR-A4</b>	The north-west corner of the sub-area is effectively contained within the	The wider sub-area forms part of the strategic gap between Tring and	While a small part of the north-west of the sub-area is isolated from the	<b>Sub-area may partially compromise the ability of the wider Green Belt to</b>

Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	settlement footprint of Tring and visually separate from the wider Green Belt. The release of this area would therefore be infill as opposed to sprawl. The western part of the sub-area extends outwards beyond the settlement limit and is generally very open with little relationship to the settlement. Its release would risk unconstrained sprawl.	Berkhamsted and, if released, would tangibly reduce the physical and perceptual gap between the settlements. The north-west corner of the sub-area is small enough and sufficiently screened that it would have little impact upon this.	wider countryside, much of the area retains an unspoilt, open and rural character with strong links to the broader strategic countryside network and a significant release would represent severe encroachment into the countryside.	<b>meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>
<b>TR-A5</b>	The release of the sub-area would not represent a significant southward expansion of Tring. A partial release in the northern half would effectively be contained within the existing settlement footprint and the sub-area is already divided into different distinct areas by various existing physical boundaries. To the south, the A4251 would also form a hard barrier to the further growth of the settlement and the ability of surrounding Green Belt to meet this purpose would not be compromised.	While the southern part of the sub-area is important to maintaining the overall openness of the gap between Tring and Berkhamsted, the northern part makes little overall contribution to the integrity of the gap and its release would not compromise the ability of the wider Green Belt to meet this purpose.	The south-east of the sub-area retains a relatively unspoilt and rural character with strong linkage to the countryside beyond and its release would represent encroachment into the countryside. The north of the sub-area has a stronger visual link with the settlement of Tring and, using existing strong planting buffers, a partial release would not constitute encroachment or reduce the ability of the wider Green Belt to meet this purpose.	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>  <b>Consider partial boundary amendment.</b>
<b>TR-A7</b>	The release of the sub-area would not represent a significant southward expansion of Tring and the western part at Great West Plantation would	The release of the sub-area would neither physically nor perceptually erode the gap between Tring and another settlement nor compromise	Despite the urbanising influence of Tring, the east of the sub-area retains a relatively unspoilt and rural character with strong linkage to the	<b>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.</b>

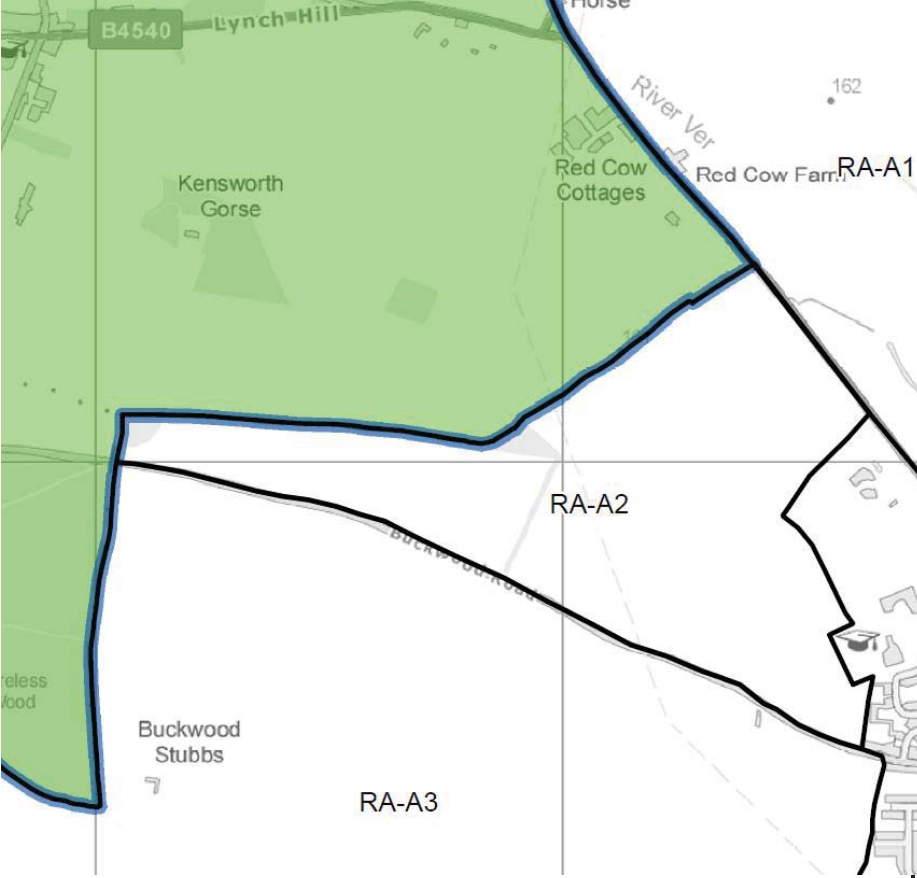
Sub-area(s)	Purpose 1	Purpose 2	Purpose 3	Conclusion
	effectively be contained within the existing settlement limits as a result of the residential development at Woodland Close, existing ribbon development on Duckmore Lane and the character of the eastern part of sub-area D-S1a, which is allotment gardens. To the south, the A41 would also form a hard barrier to the further growth of the settlement and the ability of surrounding Green Belt to meet this purpose would not be compromised.	the ability of the wider Green Belt to meet this purpose.	countryside beyond and its release would represent encroachment into the countryside. The west of the sub-area has already suffered encroachment and, as such, it has more of an urban fringe character. A partial release here would not constitute encroachment or reduce the ability of the wider Green Belt to meet this purpose.	<b>Consider partial boundary amendment.</b>
<b>D-S1a</b>	While the release of the sub-area would not constitute a significant southward expansion of Tring as a result of the A41, which is a hard buffer to further growth, it would represent sizeable outward expansion westwards. Field boundaries could be used to contain this sprawl in a more managed release. The release of this sub-area may compromise the ability of Green Belt to the north to meet this purpose.	The east of the sub-area makes no contribution to preventing coalescence of settlements, but the western part plays an important role in maintaining separation between Tring and Aston Clinton. Its release would further reduce this gap in both physical and perceptual terms and would compromise the integrity of the overall gap and also reduce the ability of the Green Belt to the north to meet this purpose.	Aside from the extreme east, the sub-area retains an unspoilt and rural character with strong visual linkage to the countryside beyond and its release would represent encroachment into the countryside. It may also reduce the ability of Green Belt to both the north and south to meet this purpose.	<b>Sub-area would compromise the ability of the wider Green Belt to meet its purposes.</b>  <b>Exclude from further consideration.</b>

## **Appendix B**

### **Rural Area NPPF Pro Formas**

<b>Sub-Area ID</b>	RA-A1		
<b>Location Plan</b>			
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a defined large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
<b>Purpose 1: Score</b>			<b>0/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	The parcel forms a significant part of the narrow gap between Markyate and the non-Green Belt settlement of Caddington, as well as part of the wider gap between Markyate and Dunstable/Luton. If designated Green Belt, it would prevent further ribbon development along the A5 and prevent the physical erosion of this gap.	5
<b>Purpose 2: Score</b>			<b>5/5</b>

(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	<p>The parcel contains less than 10% built form and possesses a largely unspoilt rural character. While there is some limited ribbon development along the A5, including nurseries, small commercial and residential premises, development in the wider parcel is sparse, restricted to isolated farm buildings and the grade II listed Markyate Cell house and associated grounds in the south. Much of the parcel is open countryside, consisting of large agricultural fields.</p> <p>The parcel would prevent encroachment into open countryside if designated Green Belt.</p>	4
<b>Purpose 3: Score</b>			<b>4/5</b>

<b>Sub-Area ID</b>	RA-A2		
<b>Location Plan</b>			
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a defined large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
<b>Purpose 1: Score</b>			<b>0/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	<p>The parcel forms a small part of the narrow gap between Markyate and the non-Green Belt settlement of Caddington, as well as part of the wider gap between Markyate and Dunstable/Luton.</p> <p>If designated Green Belt, the east of the parcel would be particularly important to preventing coalescence, restricting ribbon development along the A5 that may reduce this gap perceptually.</p> <p>It is also worth noting that the gap between Markyate and the Green Belt</p>	3

		settlement of Kensworth is particularly narrow here. This parcel, if designated Green Belt, could play a role in maintaining the separation between these settlements.	
<b>Purpose 2: Score</b>			<b>3/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The parcel contains almost no built-form and has a strong, unspoilt rural character, characterised by large, open agricultural fields and a rolling landscape.  If designated, it would prevent encroachment into open countryside at the edge of Markyate.	5
<b>Purpose 3: Score</b>			<b>5/5</b>

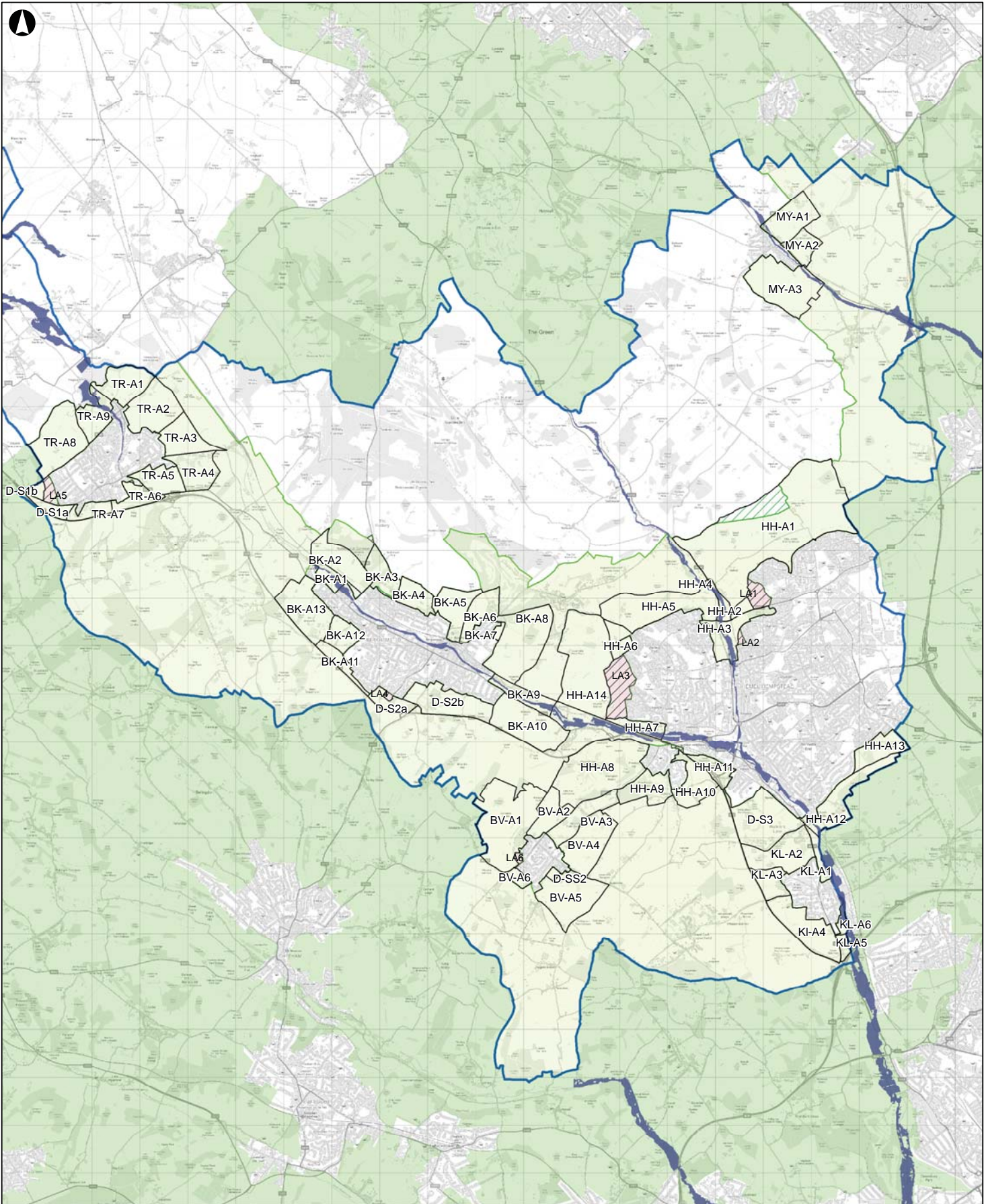


<b>Sub-Area ID</b>	RA-A3		
<b>Area (ha)</b>			
<b>Location Plan</b>			
<b>Purpose</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Score</b>
(1) To check the unrestricted sprawl of large built-up areas	(a) Sub-area is at the edge of one or more distinct large built-up areas.	The sub-area is not at the edge of a defined large built-up area and is not deemed to meet this purpose.	FAIL
	(b) Prevents the outward sprawl of a large built-up area into open land, and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary		0
<b>Purpose 1: Score</b>			<b>0/5</b>
(2) To prevent neighbouring towns from merging	Prevents development that would result in merging of or significant erosion of gap between neighbouring settlements, including ribbon development along transport corridors that link settlements.	If designated, the parcel would not form part of any gap between non-Green Belt settlements and would not therefore not be deemed to meet this purpose.  It is also worth noting that the gap between Markyate and the Green Belt settlement of Studham is relatively narrow here. This parcel, if designated Green Belt, could play a role in	0









		maintaining the separation between these settlements.	
<b>Purpose 2: Score</b>			<b>0/5</b>
(3) Assist in safeguarding the countryside from encroachment	Protects the openness of the countryside and is least covered by development.	The parcel contains less than 5% built-form and has a strong, unspoilt rural character, characterised by large, open agricultural fields and a rolling landscape. Development is restricted to a small number of isolated farm buildings on Roe End Lane.  If designated, it would prevent encroachment into open countryside at the edge of Markyate.	5
<b>Purpose 3: Score</b>			<b>5/5</b>

## Appendix C

### Constraints Maps



**Legend**

-  SFRA 2007- Flood Zone 3b
-  Local Allocations
-  Sub-areas
-  Dacorum District Boundary
-  Land to be added to Green Belt
-  Dacorum Green Belt
-  Land to be removed from Green Belt
-  Neighbouring Green Belt

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Issue	Date	By	Chkd	Appd
P1	16-07-15	CG	ML	AC

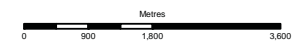
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13 Fitzroy Street  
London W1T 4BQ  
Tel +44 20 7636 1531 Fax +44 20 7580 3924  
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Client  
**Dacorum Borough Council**

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Job Title  
**Dacorum Green Belt Review**

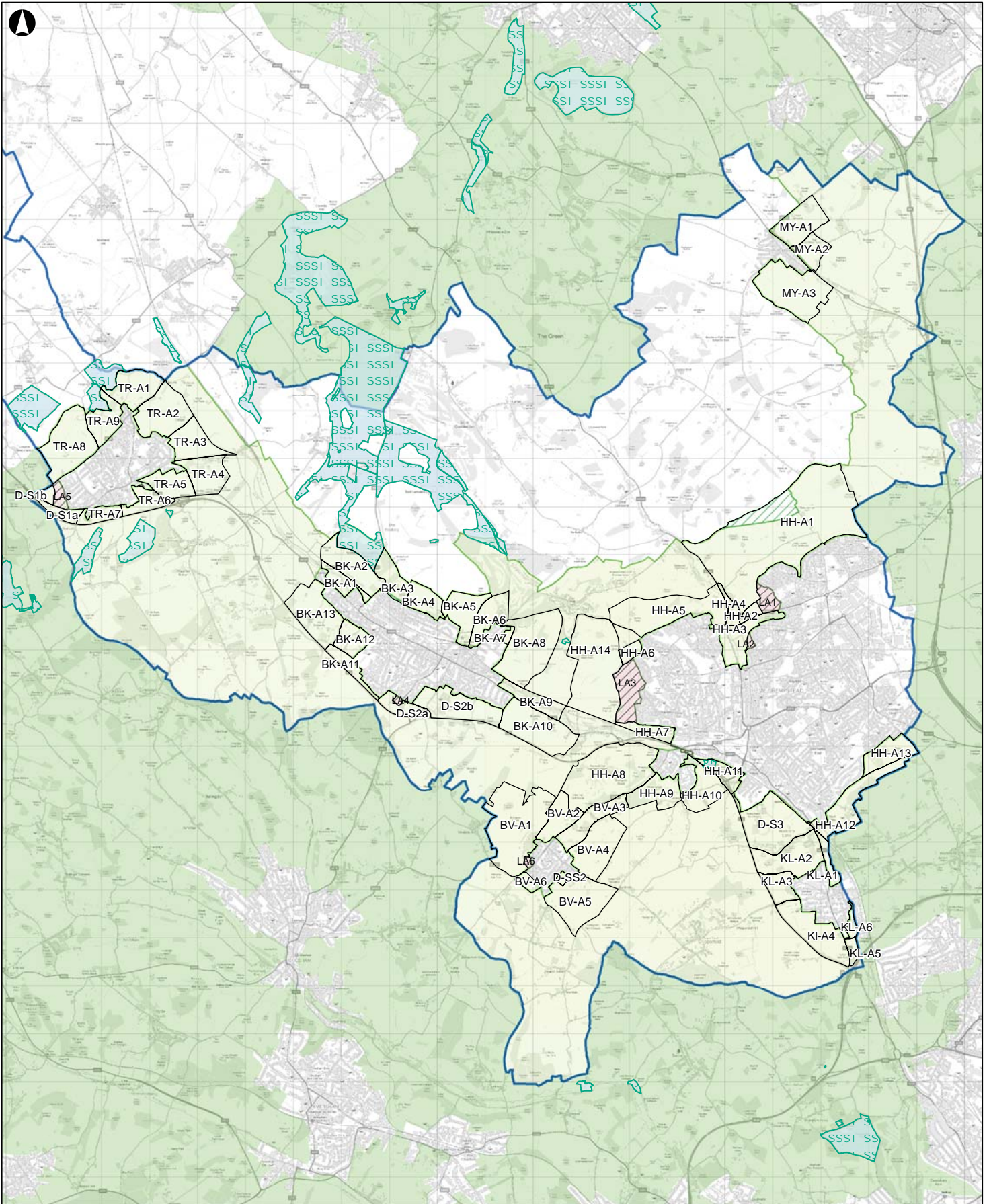


**Map C.1 Sub-areas and Flood Zone 3b**

Scale at A3  
**1:75,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
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Drawing No <b>C.1</b>	Issue <b>P1</b>
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**Legend**

- SSSI SSSI
- Sub-areas
- Land to be removed from Green Belt
- Local Allocations
- Land to be added to Green Belt
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt
- Local Allocations

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P2	10-11-15	CG	ML	AC
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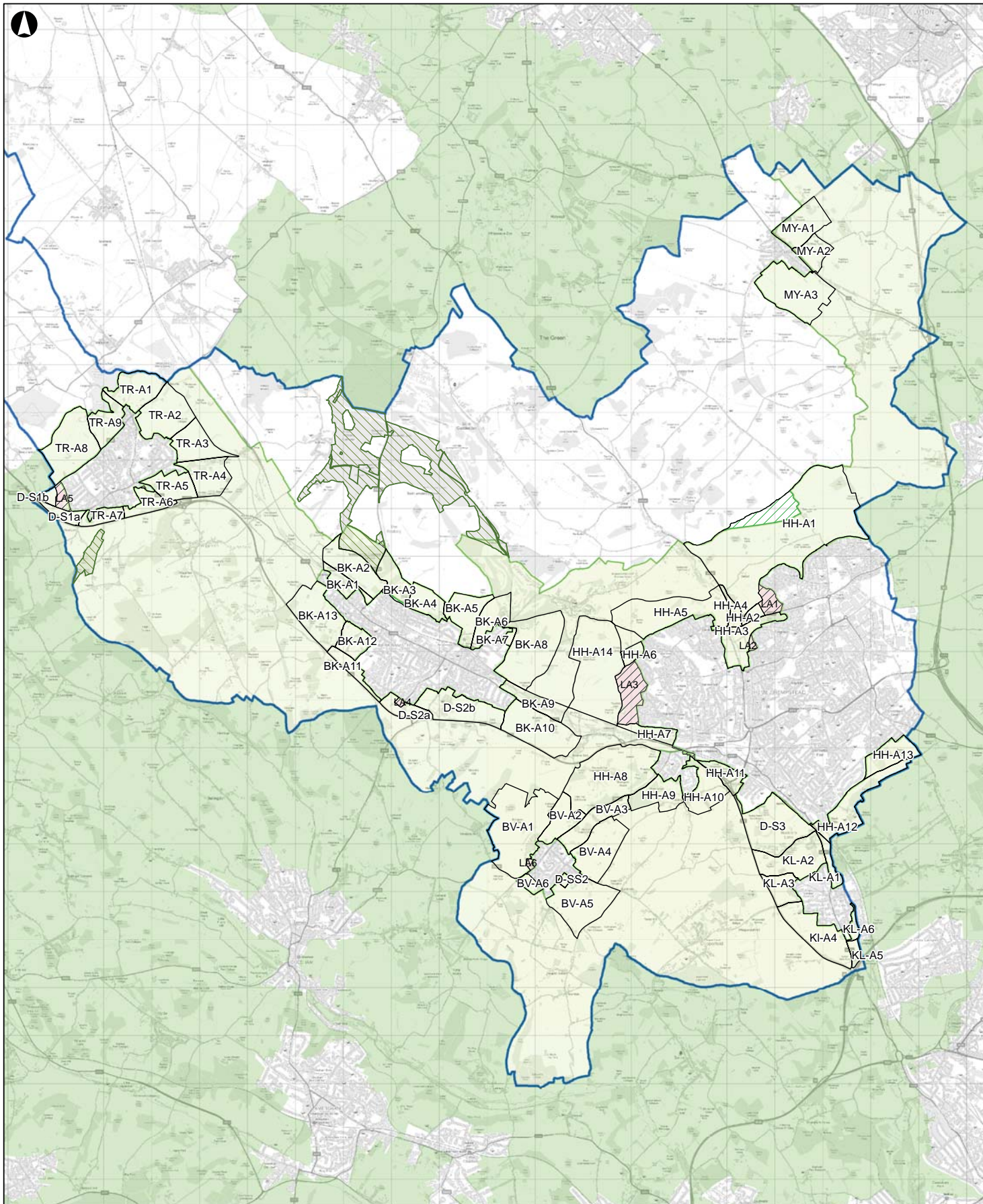
Job Title  
**Dacorum Green Belt Review**

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





Map C.2 Sub-areas  
and Sites of Special Scientific  
Interest

Scale at A3  
**1:75,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>C.2</b>	Issue <b>P2</b>



**Legend**

-  Special Areas of Conservation in Dacorum
-  Sub-areas
-  Land to be removed from Green Belt
-  Local Allocations
-  Land to be added to Green Belt
-  Dacorum District Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt

 Local Allocations

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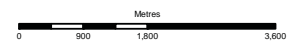
P1	10-11-15	WM	ML	AC
Issue	Date	By	Chkd	Appd

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Job Title  
**Dacorum Green Belt Review**

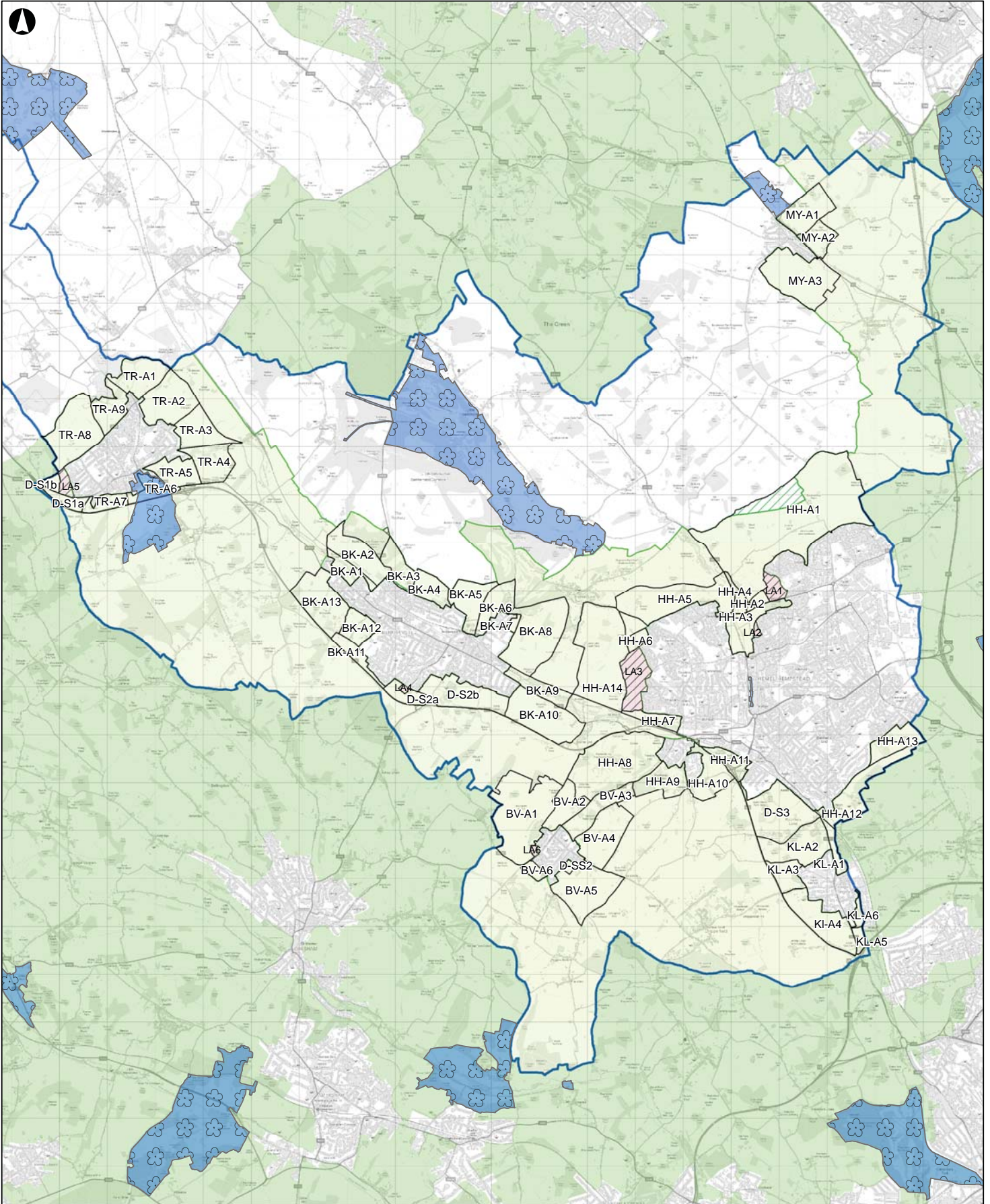


**Map C.3 Sub-areas and Special Areas of Conservation in Dacorum**









Scale at A3  
**1:75,000**

Job No **244026-00** Drawing Status **Issue**

Drawing No **C.3** Issue **P1**



**Legend**

-  Historic Parks and Gardens
-  Sub-areas
-  Land to be added to Green Belt
-  Dacorum District Boundary
-  Land to be removed from Green Belt
-  Dacorum Green Belt
-  Local Allocations
-  Neighbouring Green Belt

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P1	15-07-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

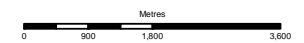
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**Map C.4 Sub-area and Historic Parks and Gardens**

Scale at A3  
**1:75,000**

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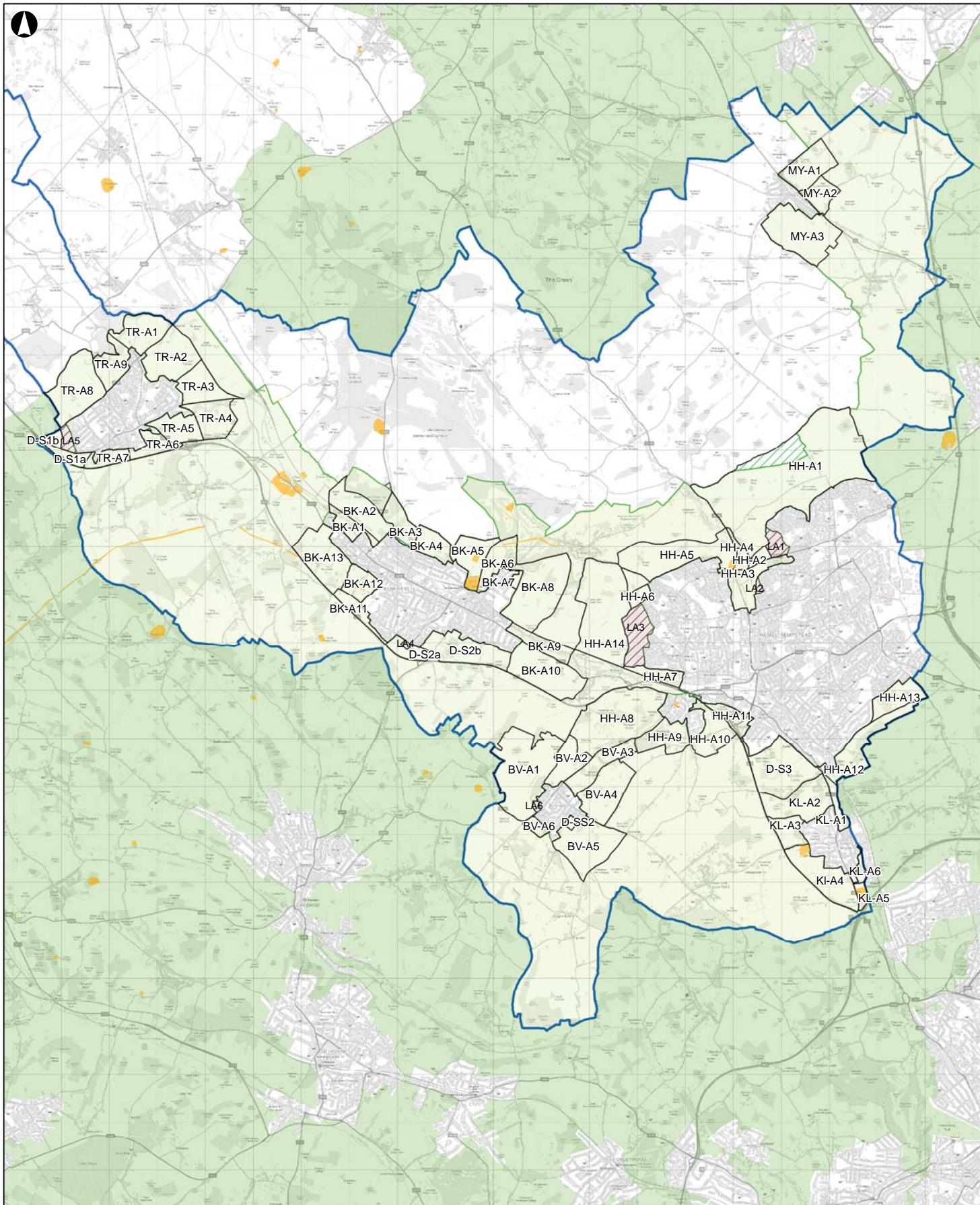
Job No  
**244026-00**

Drawing Status  
**Issue**

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Drawing No  
**C.4**

Issue  
**P1**



**Legend**

- Scheduled Ancient Monuments
- Dacorum District Boundary
- Sub-areas
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Dacorum Green Belt
- Neighbouring Green Belt
- Local Allocations

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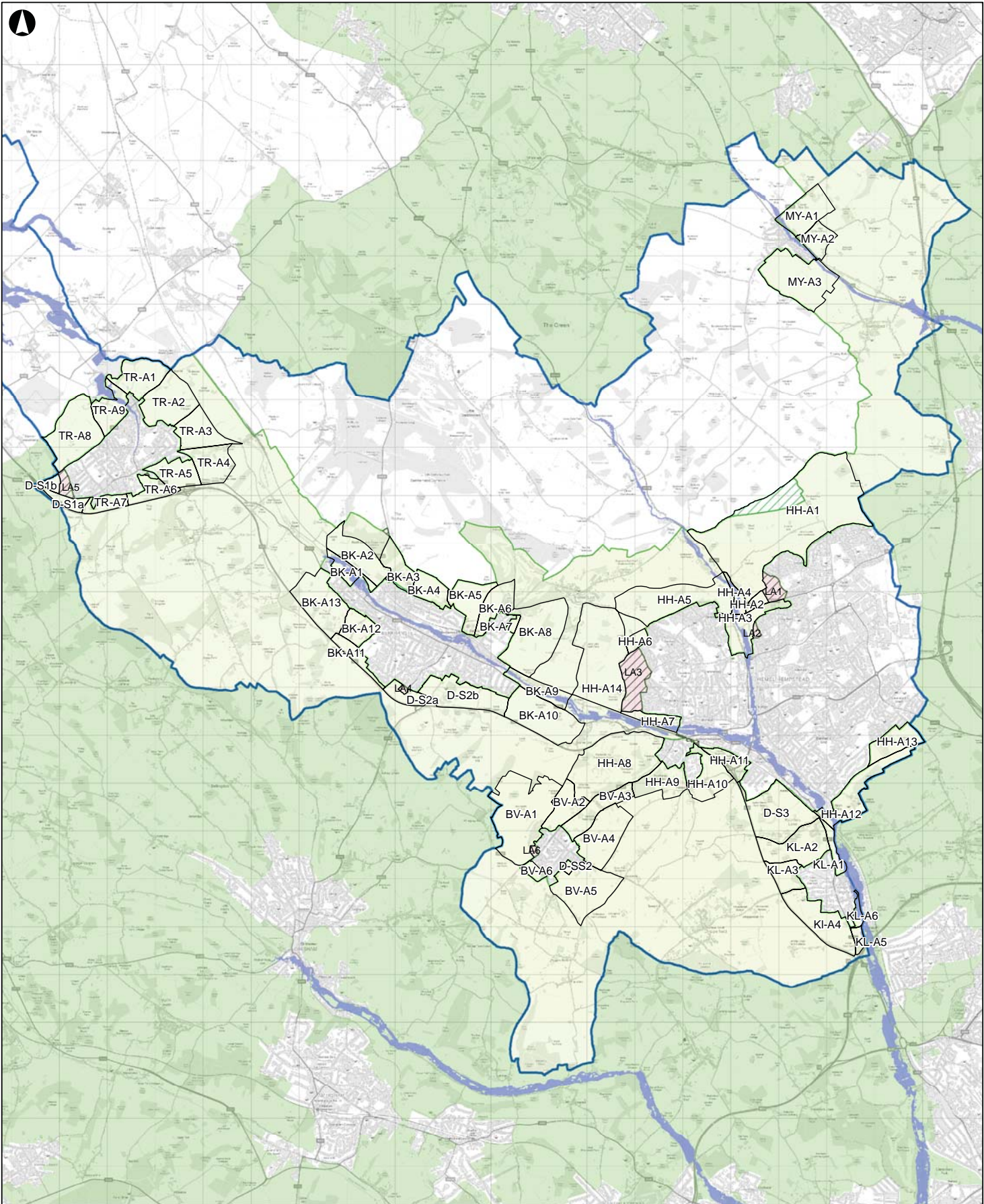
Metres  
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**Map C.5 Sub-areas and Scheduled Monuments**

Scale at A3  
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Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>C.5</b>	Issue <b>P1</b>





**Legend**

- SFRA 2007- Flood Zone 3a
- Dacorum District Boundary
- Sub-areas
- Land to be added to Green Belt
- Dacorum Green Belt
- Land to be removed from Green Belt
- Neighbouring Green Belt
- Local Allocations

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Issue	Date	By	Chkd	Appd
P1	21-07-15	CG	ML	AC

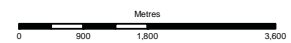
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**Map C.6 Sub-areas and Flood Zone 3a**

Scale at A3

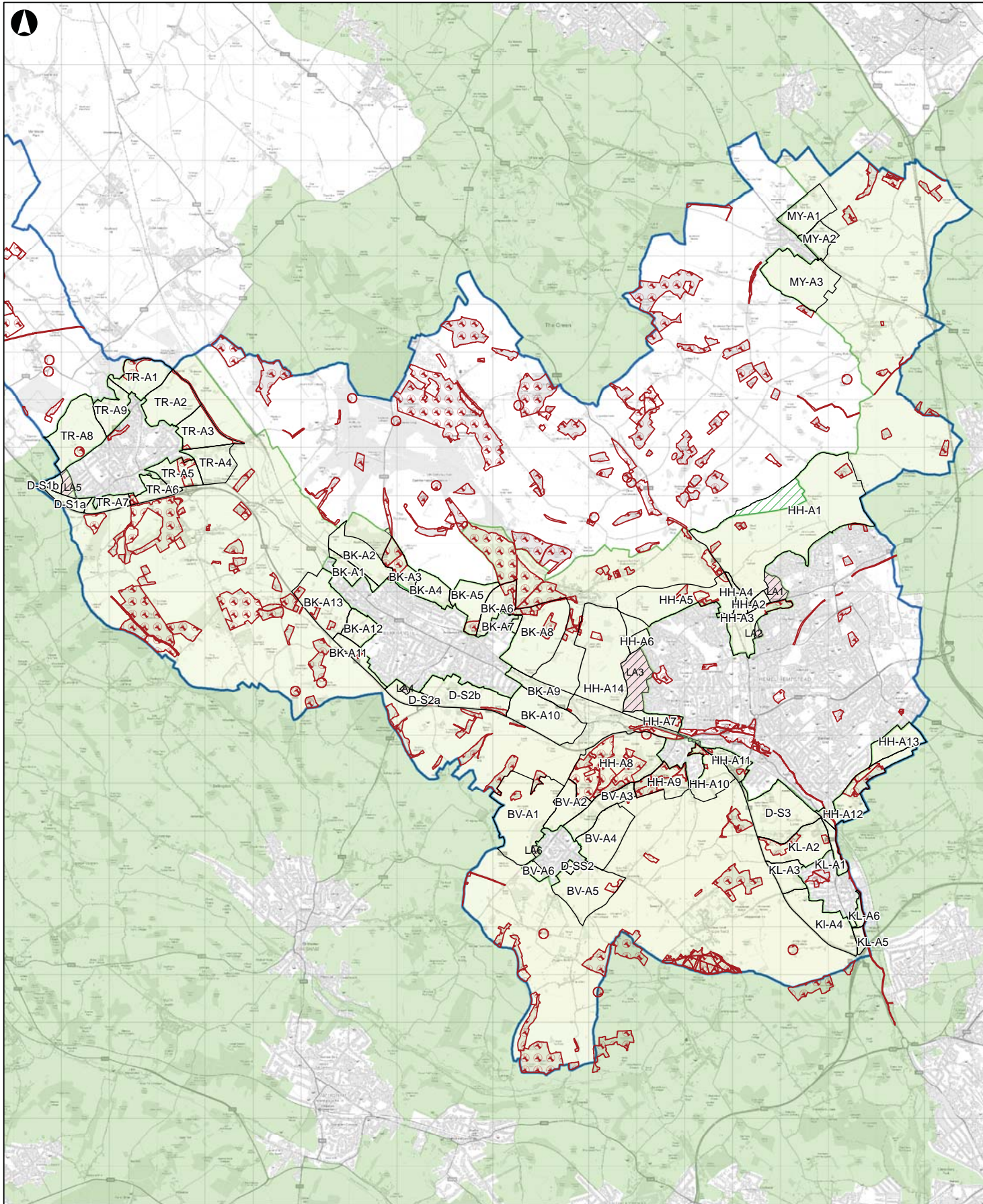
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



Drawing Status  
**Issue**

Drawing No  
**C.6**

Issue  
**P1**



**Legend**

-  Local Wildlife Sites
-  Land to be added to Green Belt
-  Land to be removed from Green Belt
-  Local Allocations
-  Sub-areas
-  Dacorum District Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt

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P1	21-07-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

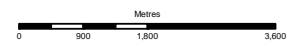
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**Map C.7 Sub-areas and Local Wildlife Sites**

Scale at A3

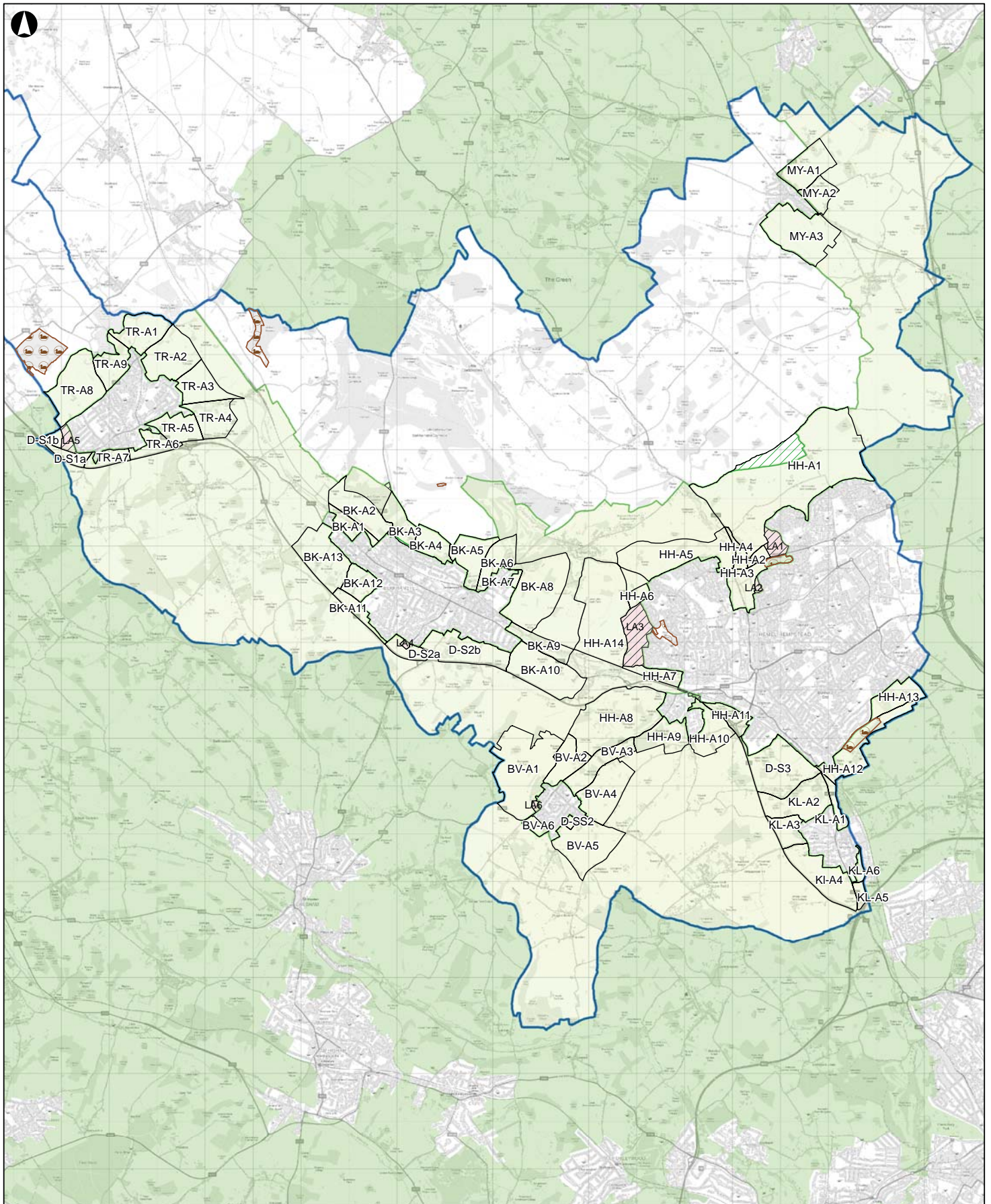
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






Drawing Status  
**Issue**

Drawing No  
**C.7**

Issue  
**P1**



**Legend**

-  Local Nature Reserve
-  Sub-areas
-  Land to be removed from Green Belt
-  Local Allocations
-  Dacorum District Boundary
-  Land to be added to Green Belt
-  Dacorum Green Belt
-  Neighbouring Green Belt

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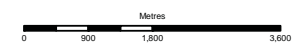
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P1	10-11-15	WM	ML	AC

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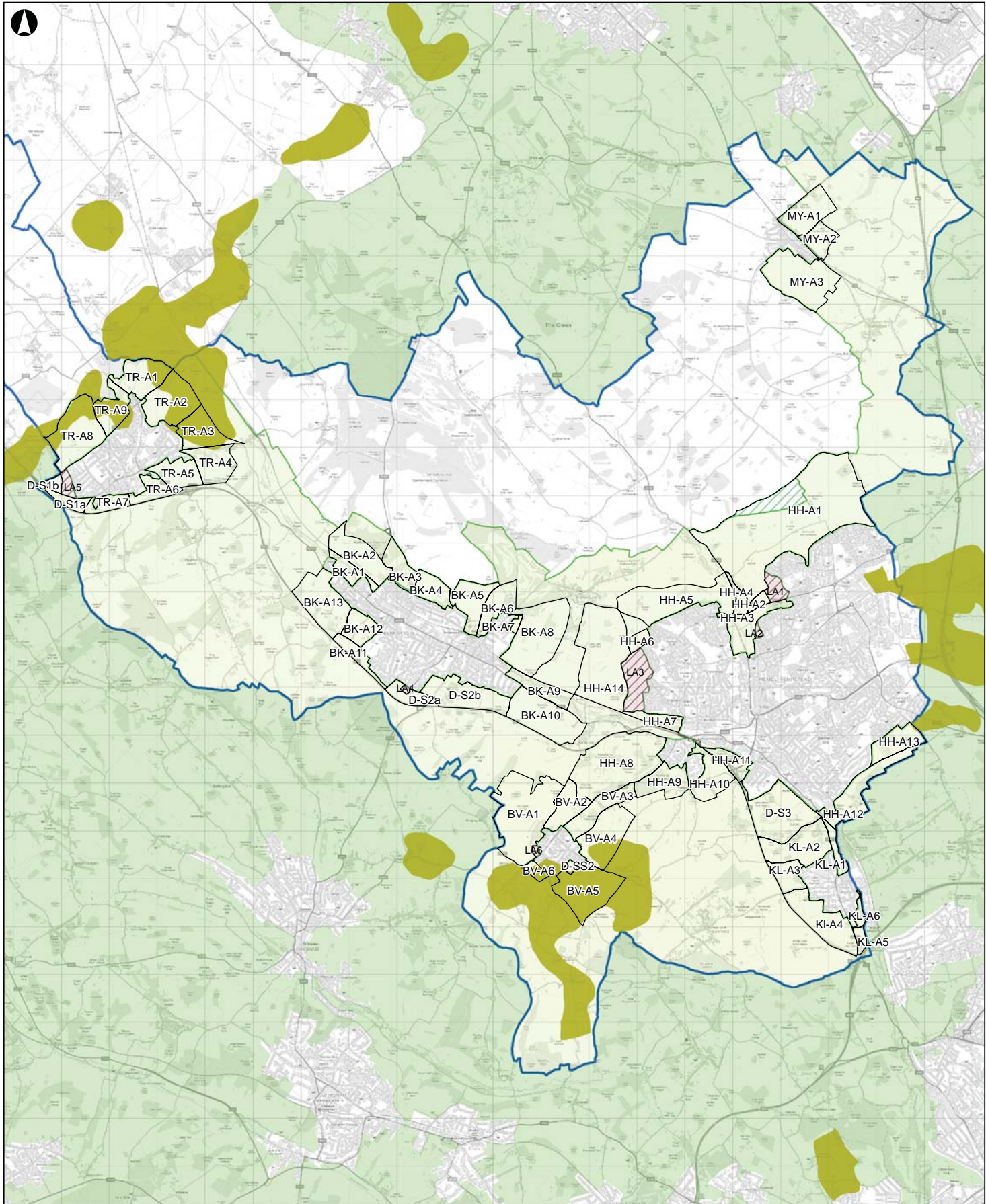
Job Title  
**Dacorum Green Belt Review**



**Map C.8 Sub-areas and Local Nature Reserves**

Scale at A3

<b>1:75,000</b>	
Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>C.8</b>	Issue <b>P1</b>



**Legend**

**Agricultural Land Classification**

- GRADE 1
- GRADE 2

Land to be added to Green Belt



Land to be removed from Green Belt



Local Allocations



Sub-areas



Dacorum District Boundary

- Dacorum Green Belt
- Neighbouring Green Belt

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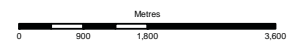
Issue	Date	By	Chkd	Appd
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**Map C.9 Sub-areas and Agricultural Land Classification Grades 1 and 2**

Scale at A3

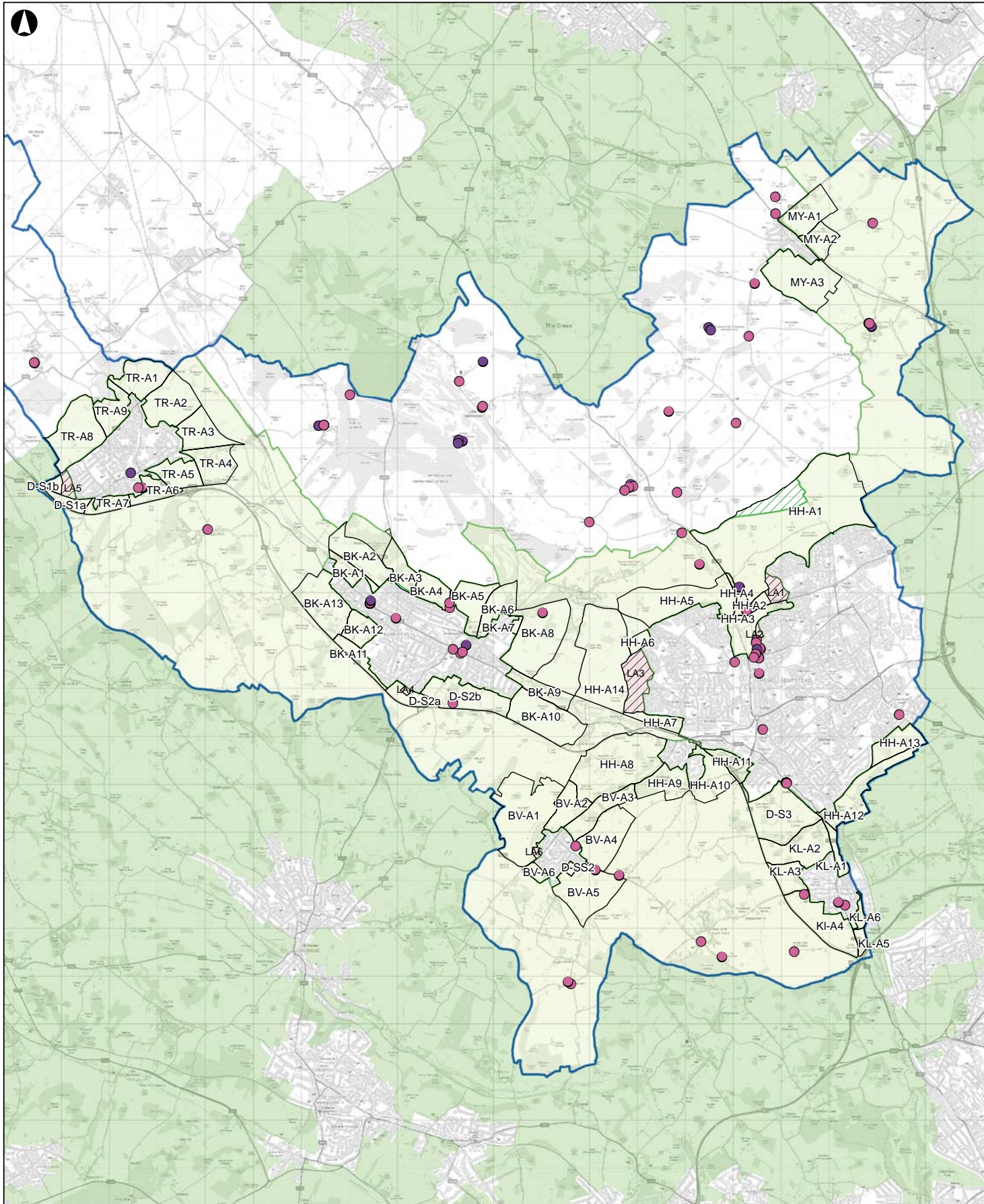
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Job No  
**244026-00**

Drawing Status  
**Issue**

Drawing No  
**C.9**

Issue  
**P2**



**Legend**

**Listed Building Grade**

- I
- II\*
- Land to be added to Green Belt
- Land to be removed from Green Belt

- Local Allocations
- Sub-areas
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt

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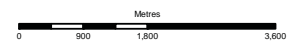
Issue	Date	By	Chkd	Appd
P1	22-07-15	CG	ML	AC

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**Map C.10 Sub-areas and Listed Buildings**

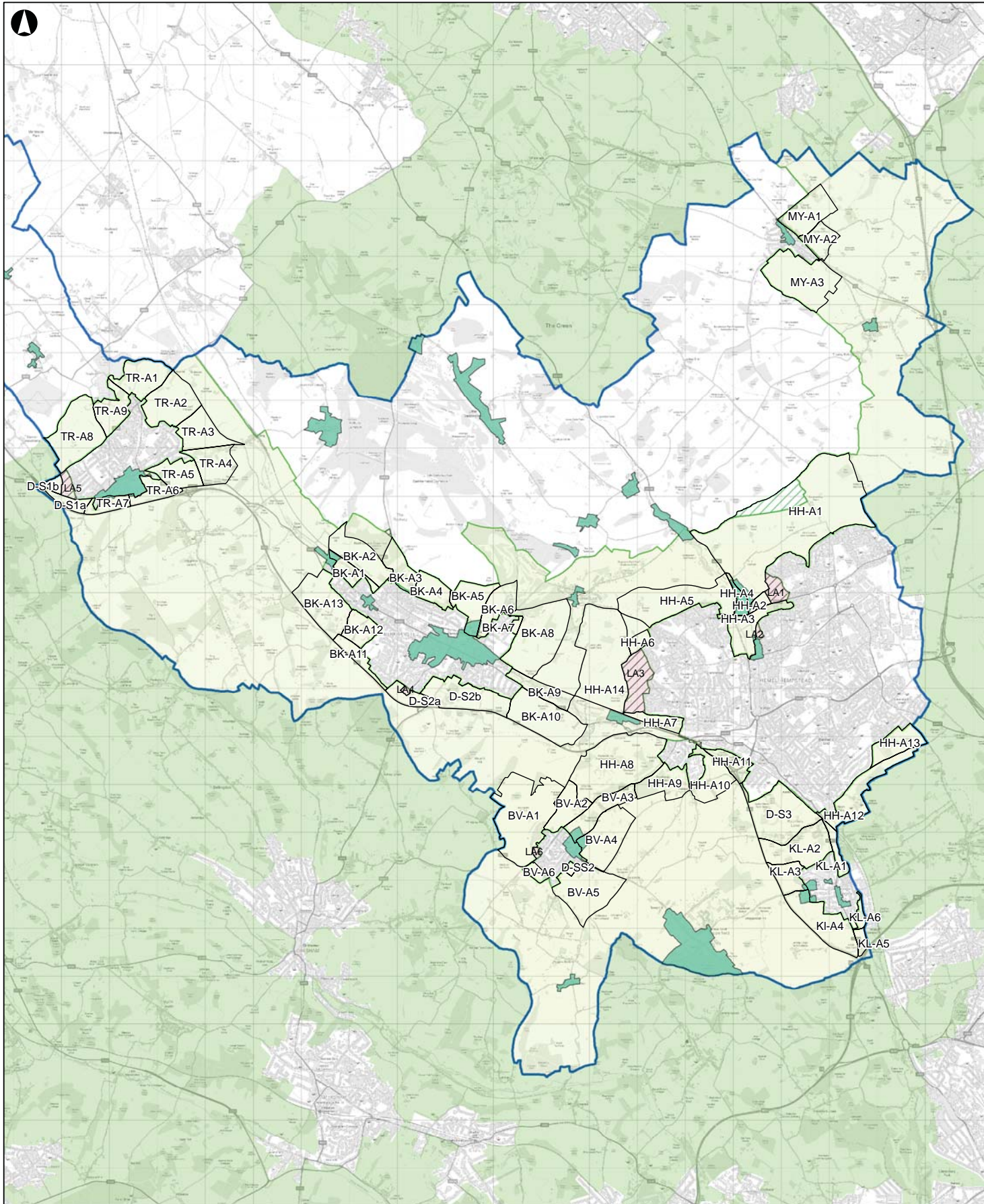
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**1:75,000**

Job No  
**244026-00**

Drawing Status  
**Issue**

Drawing No  
**C.10**

Issue  
**P1**



**Legend**

- Conservation Areas
- Land to be added to Green Belt
- Land to be removed from Green Belt
- Local Allocations
- Sub-areas
- Dacorum District Boundary
- Dacorum Green Belt
- Neighbouring Green Belt

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P1	21-07-15	CG	ML	AC
Issue	Date	By	Chkd	Appd

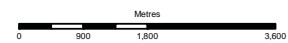
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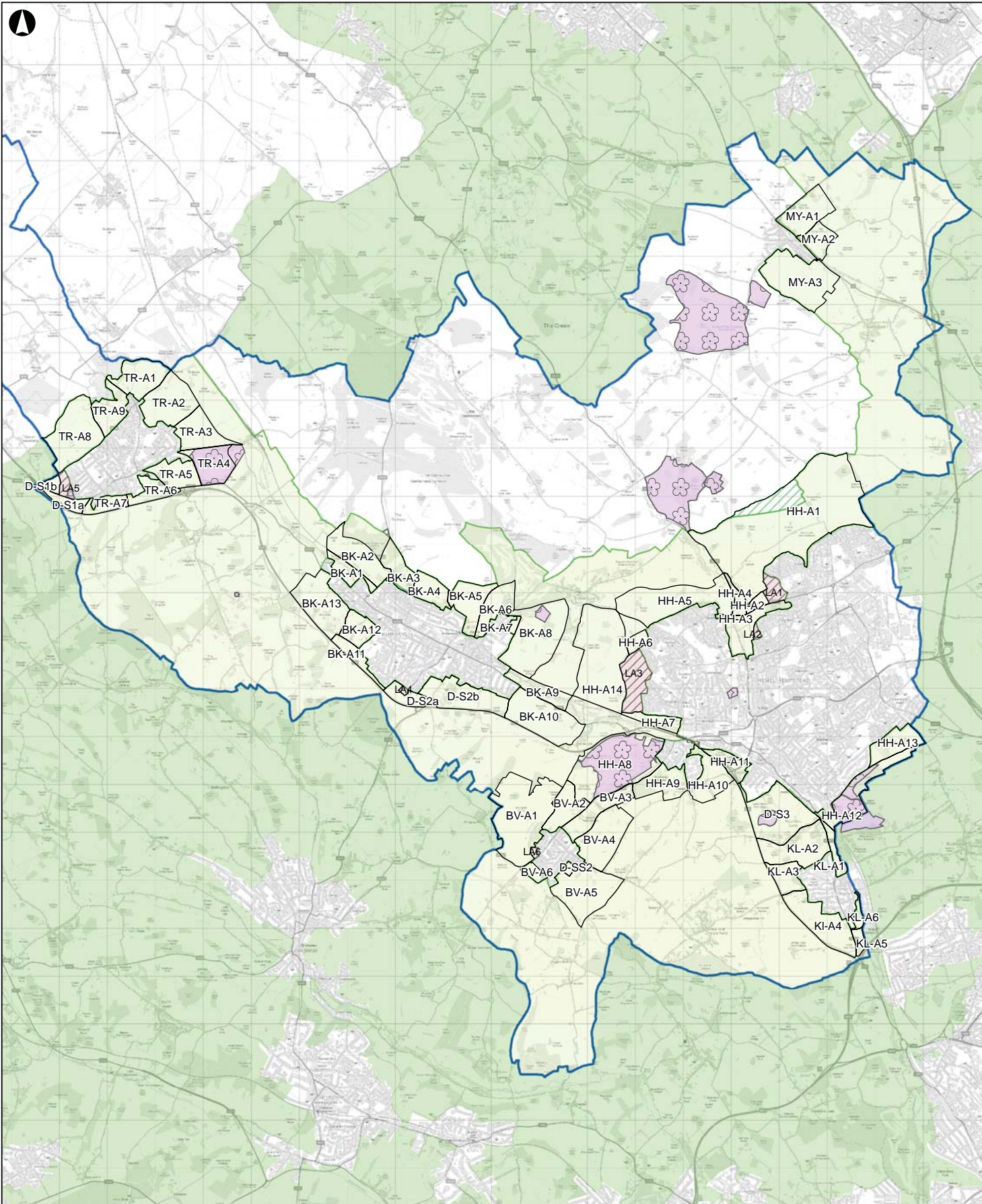
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







**Map C.11 Sub-areas and Conservation Areas**

Scale at A3  
**1:75,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>C.11</b>	Issue <b>P1</b>



**Legend**

-  Locally Designated Historic Parks and Gardens
-  Land to be added to Green Belt
-  Land to be removed from Green Belt
-  Local Allocations
-  Sub-areas
-  Dacorum District Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt

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P2	10-11-15	WM	ML	AC
Issue	Date	By	Chkd	Appd

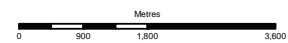
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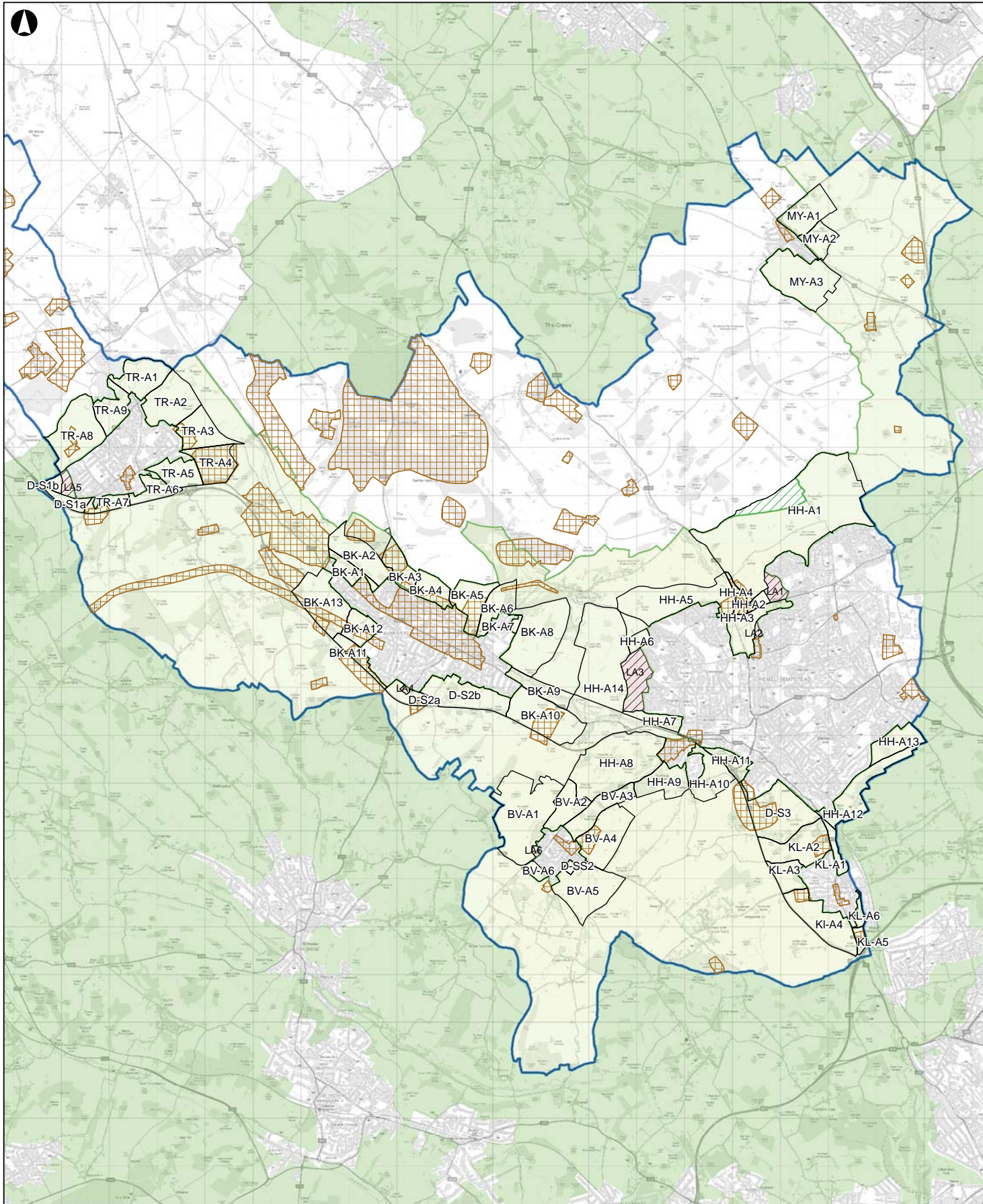


**Map C.12 Sub-areas and Locally Designated Parks and Gardens**









Scale at A3

**1:75,000**

Job No <b>244026-00</b>	Drawing Status <b>Issue</b>
Drawing No <b>C.12</b>	Issue <b>P2</b>



**Legend**

-  Areas of Archaeological Significance
-  Land to be added to Green Belt
-  Land to be removed from Green Belt
-  Local Allocations
-  Sub-areas
-  Dacorum District Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt

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P2	10-11-15	WM	ML	AC
Issue	Date	By	Chkd	Appd

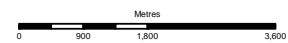
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**Map C.13 Sub-areas and Areas of Archaeological Significance**

Scale at A3

**1:75,000**

Job No  
**244026-00**

Drawing Status  
**Issue**

Drawing No  
**C.13**

Issue  
**P2**



## **Appendix D**

### **Glossary of Key Terms**

<b>Term</b>	<b>Definition</b>
<b>Connected</b>	Displaying a low level of containment and simply adjoining a large built-up area.
<b>Contiguous</b>	A sub-area predominantly surrounded or enclosed by two or more distinct areas of built form and that also retains a strong link to the wider Green Belt, playing a particularly important role in preventing sprawl.
<b>Duty to Cooperate</b>	A legislative requirement in the Localism Act 2011 which places a duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.
<b>Enclosed</b>	A sub-area almost entirely contained or surrounded by built development which forms part of a single built-up area and has limited connections to the wider Green Belt.
<b>Encroachment</b>	A gradual advancement of urbanising influences through physical development or land use change.
<b>Essential Gap</b>	A gap between settlements where development would significantly reduce the perceived or actual distance between them.
<b>Large Built-Up Area</b>	Areas defined to correspond to the 'Towns' in the Dacorum Core Strategy and other major settlements identified in the respective Local Plans for neighbouring local authorities, used in the Purpose 1 assessment.
<b>Largely Rural Character</b>	Land with a general absence of built form, largely characterised by rural land uses and landscapes but with some other sporadic developments and man-made structures.
<b>Less Essential Gap</b>	A gap between settlements where development is likely to be possible without any risk of coalescence between them.
<b>Sub-area</b>	Green Belt land parcel defined by permanent and defensible boundaries, for use during the Purposes Assessment.
<b>Neighbouring Town</b>	Refers to non-Green Belt settlements within Dacorum, as well as those in neighbouring authorities immediately adjacent to Dacorum's boundaries, for the assessment against NPPF Purpose 2.
<b>Open Land</b>	Open land refers to land that is lacking in built form.
<b>Openness</b>	Openness refers to the extent to which Green Belt land could be considered open from an absence of built form.
<b>Semi-Urban Character</b>	Land which begins on the edge of the fully built up area and contains a mix of urban and rural land uses before giving way to the wider countryside. Land uses might include publicly accessible natural green spaces and green corridors, country parks and local nature reserves, small-scale food production (e.g. market gardens) and waste management facilities, interspersed with built form more generally associated with urban areas (e.g. residential or commercial).
<b>Sprawl</b>	The outward spread of a large built-up area at its periphery in a sporadic, dispersed or irregular way.

<b>Unspoilt Rural Character</b>	Land with an absence of built form and characterised by rural land uses and landscapes, including agricultural land, forestry, woodland, shrubland/scrubland and open fields.
<b>Urban Character</b>	Land which is predominantly characterised by urban land uses, including physical developments such as residential or commercial, or urban managed parks.
<b>Wider Gap</b>	A gap between settlements where limited development may be possible without coalescence between them.