

Annex 1

LAND AT NEW FARM, HARPENDEN
HERTFORDSHIRE



REPORT ON POTENTIAL EXPANSION OF
ROUNDWOOD PARK SCHOOL AND ADDITIONAL PLAYING FIELDS
FOR
HERTFORDSHIRE COUNTY COUNCIL (HERTFORDSHIRE PROPERTY)
NOVEMBER 2007



VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS

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3.0 PLANNING AND ENVIRONMENTAL CONSTRAINTS

3.1 The preliminary planning report identifies planning and environmental constraints and factors that affect the site and the surrounding area. The report finds that the main constraints and factors that have a bearing on the development potential of the site are:

- The location of the site in the Green Belt
- The location of the site in an elevated position on the top of a plateau, which means that it is likely to be prominent to long distance views from the west.
- A public footpath which crosses the site.
- The relatively remote location of the site relative to shops and other services (except schools), which means that the location is likely to be viewed as unsustainable.
- The unusually irregular shape of the western boundary of the site, which differs from that of other fields in the area. It also corresponds to a parish boundary and may therefore be of some historic interest.

3.2 In addition to these is the fact that the site is mainly a greenfield site and so would come further down the sequential order than previously developed land.

3.3 Following a further visit to the site and the surrounding area other factors that would affect the site include:

- The need to retain existing trees and hedgerows in order to minimise impact on the countryside and the Green Belt.
- The relatively narrow width and semi-rural character of Roundwood Lane. The Lane could not be widened without

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harming its character and involving the loss of trees and grass verges.

- 3.4 See section 10.0 for further comments on the main issues likely to affect proposals for the site.

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