

## Annex 8



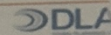
Figure 5: Indicative development layout

## Annex 9

### 8.0 GREEN BELT IMPACT

- 8.1 Paragraph 134 of the NPPF states that the Green Belt serves five purposes. These five purposes have been set out below with an assessment on the site's contributions to each purpose.
- 8.2 **Purpose 1 - to check the unrestricted sprawl of large built-up areas**  
The 2013 SKM Green Belt Review concluded that Harpenden was not one of the "large built-up areas" to which this purpose applies. For this reason, the wider parcel of land within which the report site sits was considered by SKM to make "limited/no contribution" to this purpose. In respect of the report site itself, whilst the site would extend the built-up area of Harpenden, it is not considered that this would be "unrestricted sprawl". As stated in SKM's strategic review of the Green Belt, and as discussed in Section 3.0 of this report, this site makes "limited or no contribution towards checking sprawl."
- 8.3 **Purpose 2- to prevent neighbouring towns merging into one another**  
The proposal would not foster the amalgamation of Harpenden with any nearby town due to the geographical nature of where the site is. Thus, the site makes no contribution to preventing the merging of one town into another.

13 Site Address: Land South of Falconers Field, Harpenden  
DLA Ref: 16/0009  
March 2021



- 8.4 **Purpose 3 - to assist in safeguarding the countryside from encroachment**  
To the north, north east, and south of the site is development in the form of housing and school premises. In essence, this site does not have sense of separation from the settlement of Harpenden and is largely suburban in character such that there is a very limited contribution to this purpose.
- 8.5 **Purpose 4 - to preserve the setting and special character of historic towns**  
The land does not form part of the setting of Harpenden or contribute to its special character. This should be limited or no contribution.
- 8.6 **Purpose 5 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land**  
It is a common assumption that all Green Belt land within the District makes a significant contribution to this purpose.
- 8.7 **Summary of harm to Green Belt**  
Paragraph 133 of the NPPF stipulates that "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". Thus, whilst openness is

an essential characteristic, in assessing its importance this cannot be divorced from the overriding aim of preventing urban sprawl. This notion is supported by paragraph 139 of the Framework, with regard to Green Belt boundaries. This states that when defining boundaries, local planning authorities should, inter alia, "not include land which it is unnecessary to keep permanently open". As such, it is considered that the harm would be very limited for the following reasons:

- The site would involve the incorporation of what is a residential frontage in the form of Falconers Field, and which makes little contribution to the openness of the Green Belt. In addition, the site's contribution to the wider openness of the Green Belt is limited: it is contained by the aforementioned residential development to the north and east and the substantial premises of Roundwood Park School to the south.
- SKM's review of the site concluded on a positive note towards the removal of this site from the Green Belt - "SA-554 - Land at west of Harpenden (GB20) south of Falconers Field and north of Roundwood Park School. Assessed in isolation this sub-area makes a limited or no contribution towards checking sprawl, preventing merging, preserving setting or maintaining local gaps."

- 8.8 In light of the above, the extent to which it is necessary to keep any part of the Report Site as designated Green Belt is very limited.

- 8.9 **New position of Green Belt boundary**  
An alternative Green Belt boundary has been illustrated below in Figure 6 below. This would run along the tree lined access road to the north, marking a clear distinction from the neighbouring golf course. It would then turn south-westwards to follow the tree-lined access to the School.

24 Site Address: Land South of Falconers Field, Harpenden  
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