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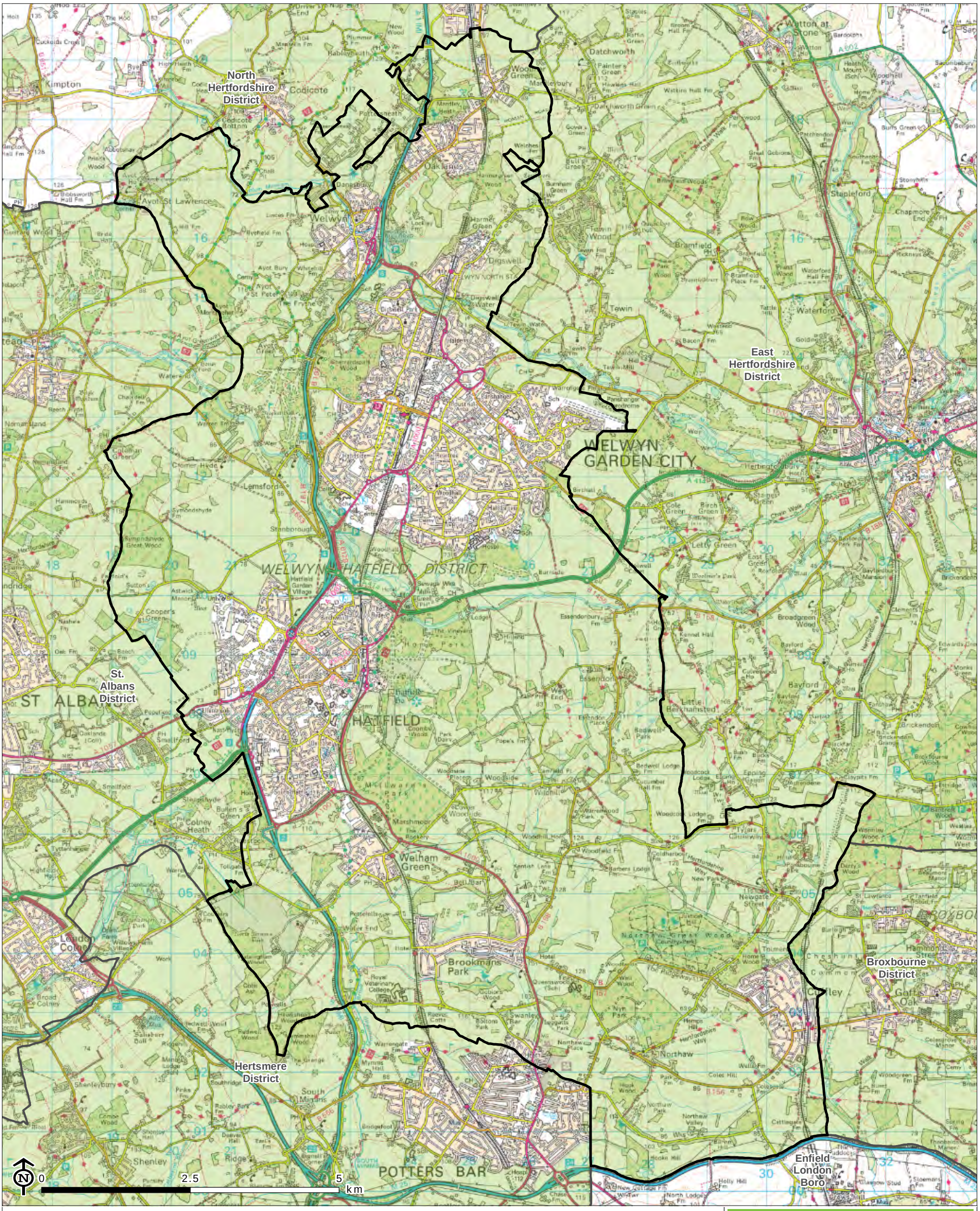
Welwyn Hatfield Green Belt Study Stage 3

Figures

Prepared by LUC
August 2018



Welwyn Hatfield Borough Council

Neighbouring councils

Green Belt

Source: WHBC

Map Scale @A3: 1:62,500

WELWYN HATFIELD
Green Belt Assessment

Figure 2.1: Extent of the Green Belt

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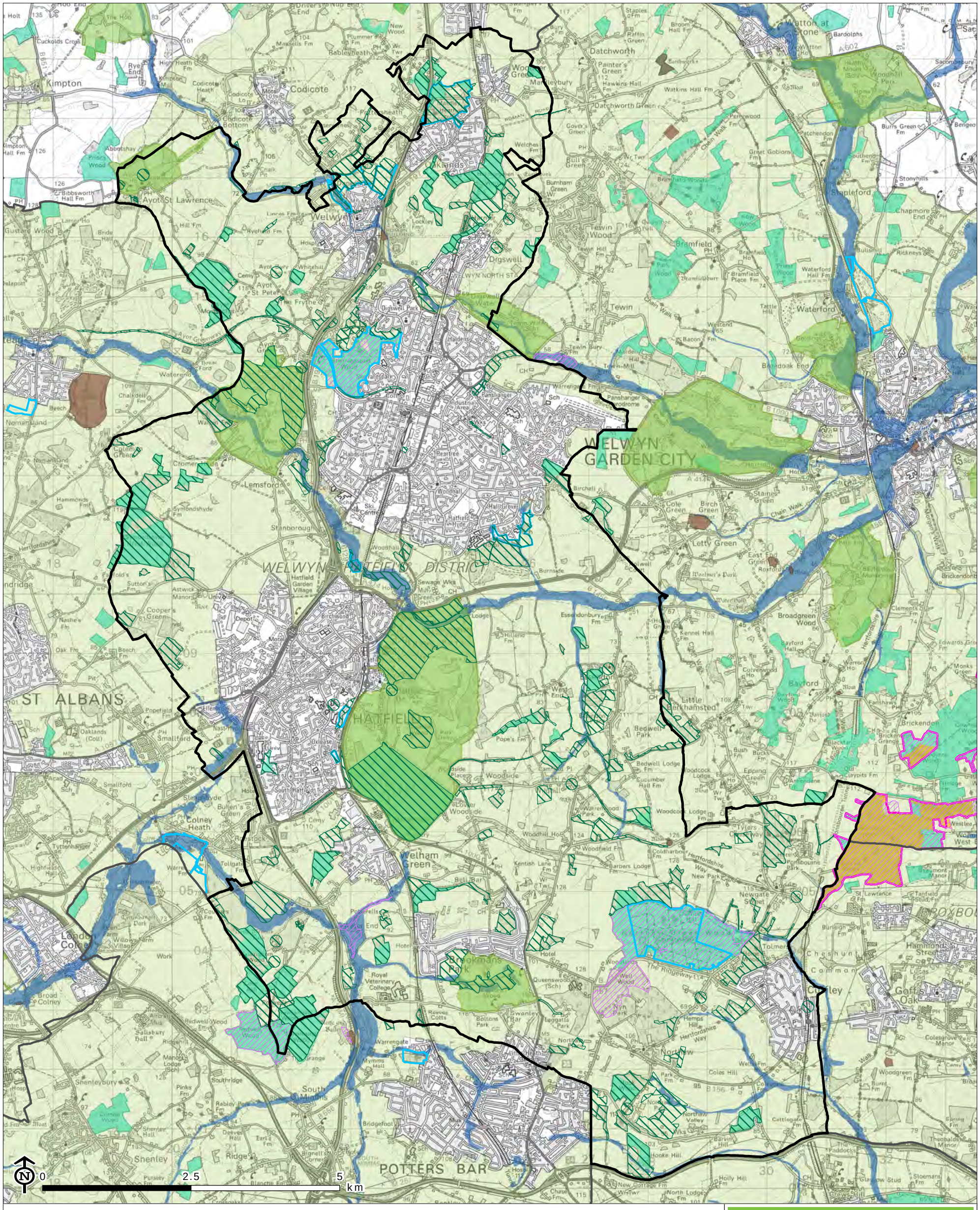

Welwyn Hatfield Borough Council

Neighbouring councils

Green Belt

Non-absolute constraints

Flood zone 2 and 3

Absolute constraints

Registered Parks and Gardens

Scheduled Monument

Special Area of Conservation

Site of Special Scientific Interest

National Nature Reserve

Local Nature Reserve

Local Wildlife Site

Ancient Woodland Inventory

Source: WHBC, Natural England, Historic Enland, Environment Agency

Map Scale @A3: 1:62,500

WELWYN HATFIELD
Green Belt Assessment

Figure 3.1: Absolute and Non-Absolute Constraints

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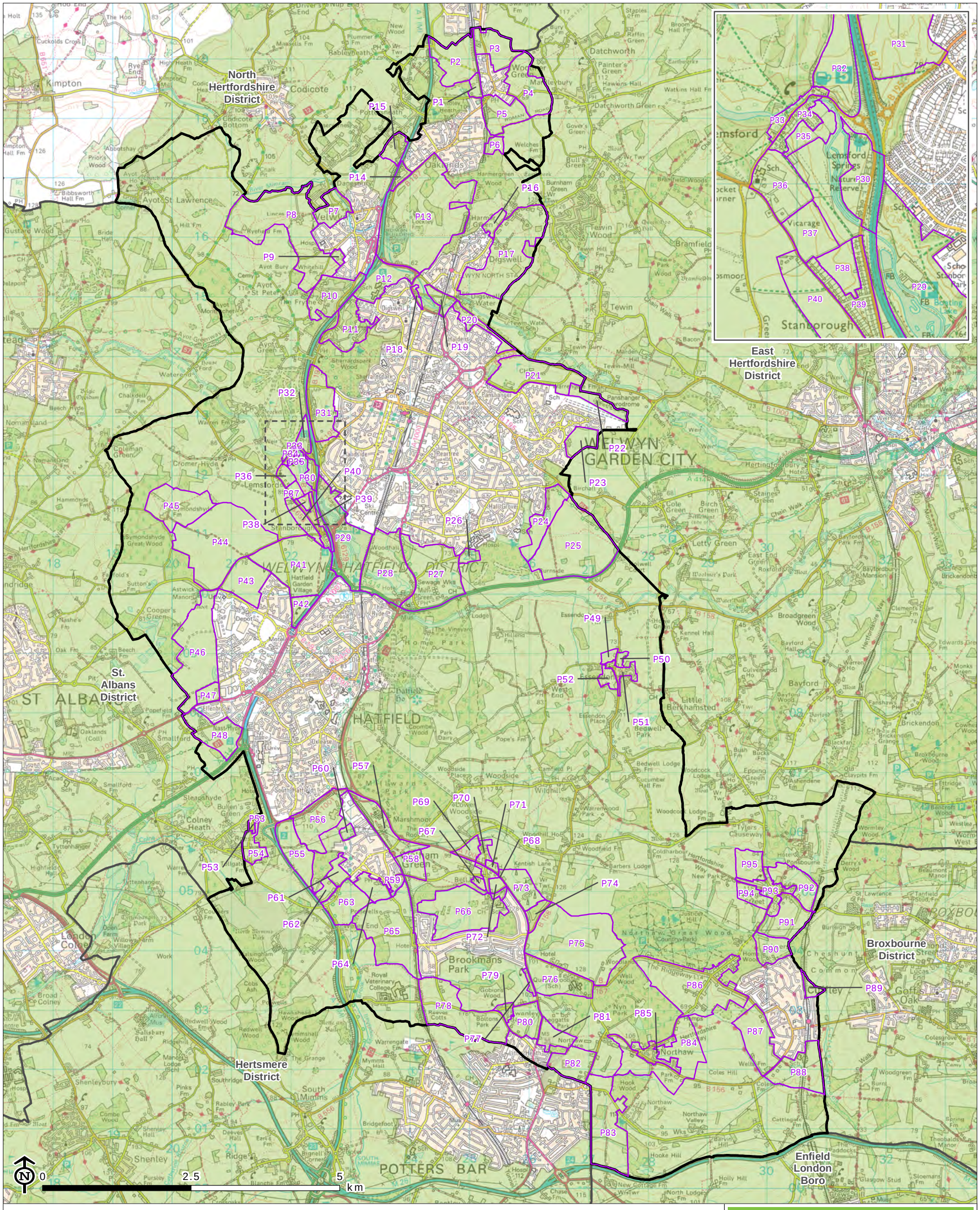

Welwyn Hatfield Borough Council

Neighbouring councils

Green Belt

Green Belt parcel

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

WELWYN HATFIELD
Green Belt Assessment

Figure 3.2: Location of Assessment Parcels

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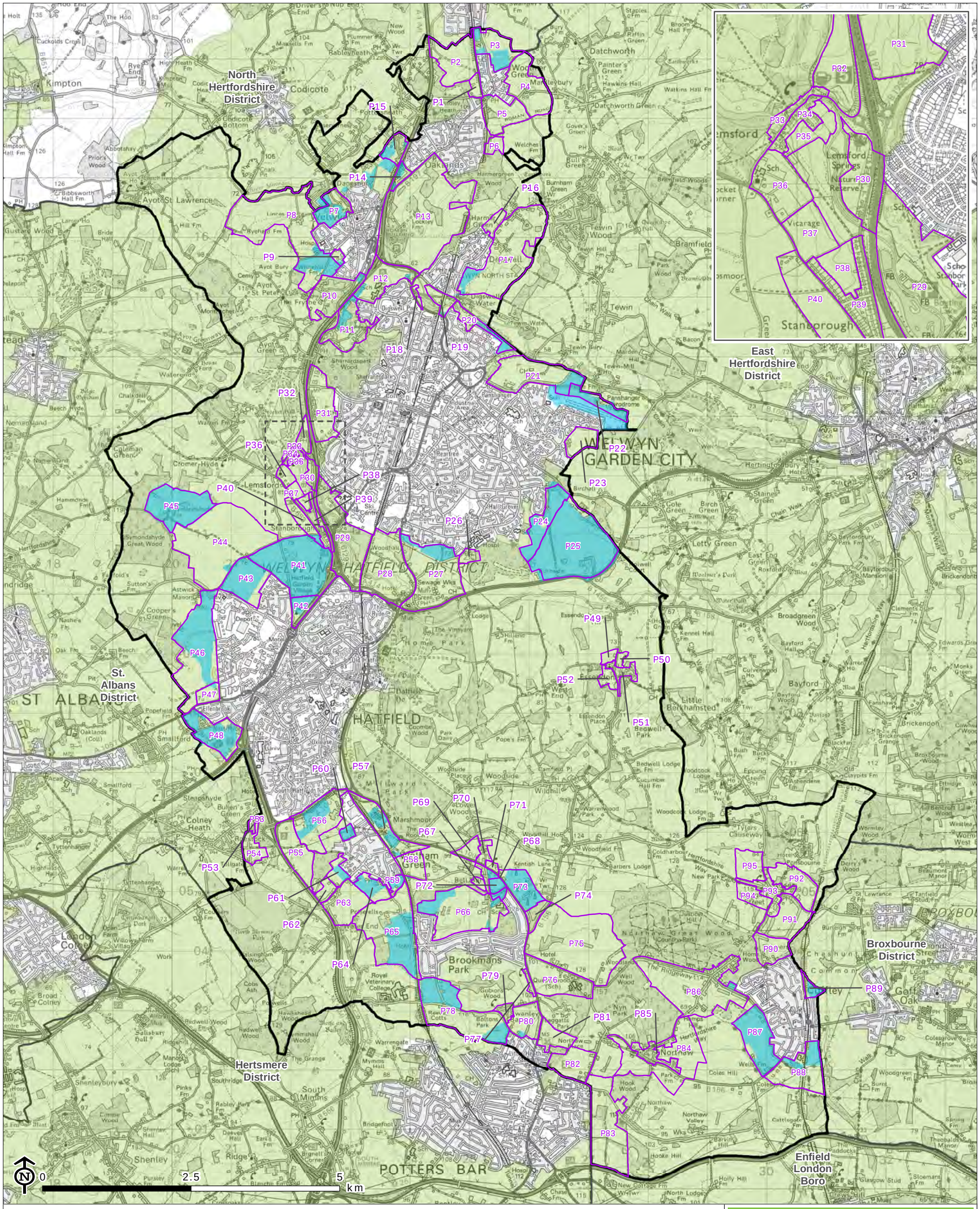

Welwyn Hatfield Borough Council

Neighbouring councils

Green Belt

Green Belt parcel

Stage 2 site

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

WELWYN HATFIELD
Green Belt Assessment

Figure 3.3: Location of Assessment Parcels and Stage 2 Sites

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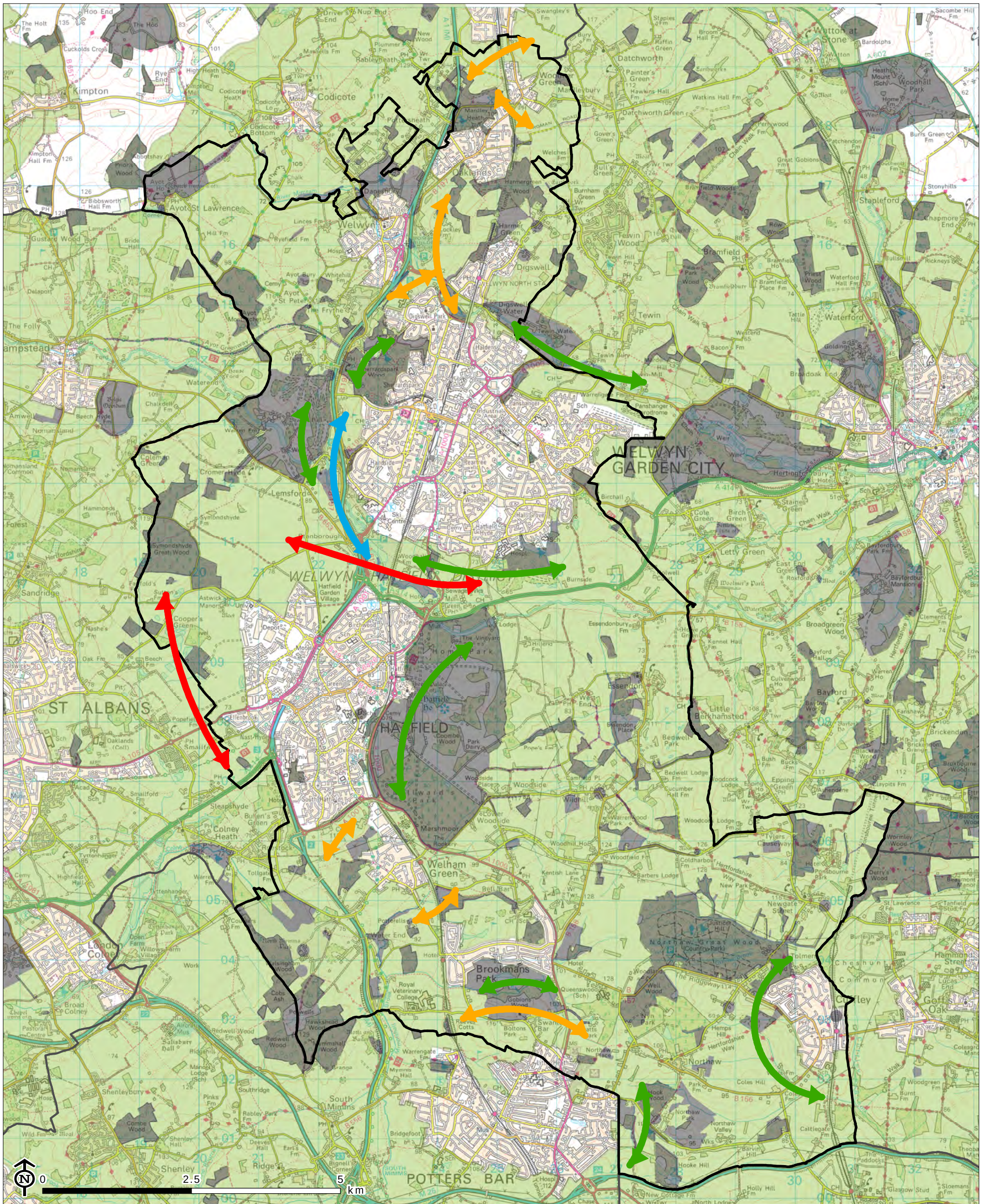

Welwyn Hatfield Borough Council
Neighbouring councils
Green Belt
Absolute constraint

Fragile gaps between main towns
Fragile gaps between inset settlements
Open land forming distinctive urban edge
Land important to historic settlement setting

WELWYN HATFIELD
Green Belt Assessment

Figure 4.1: Strategic Role of Welwyn Hatfield Green Belt

Source: WHBC, LUC

Map scale @A3: 1:62,500

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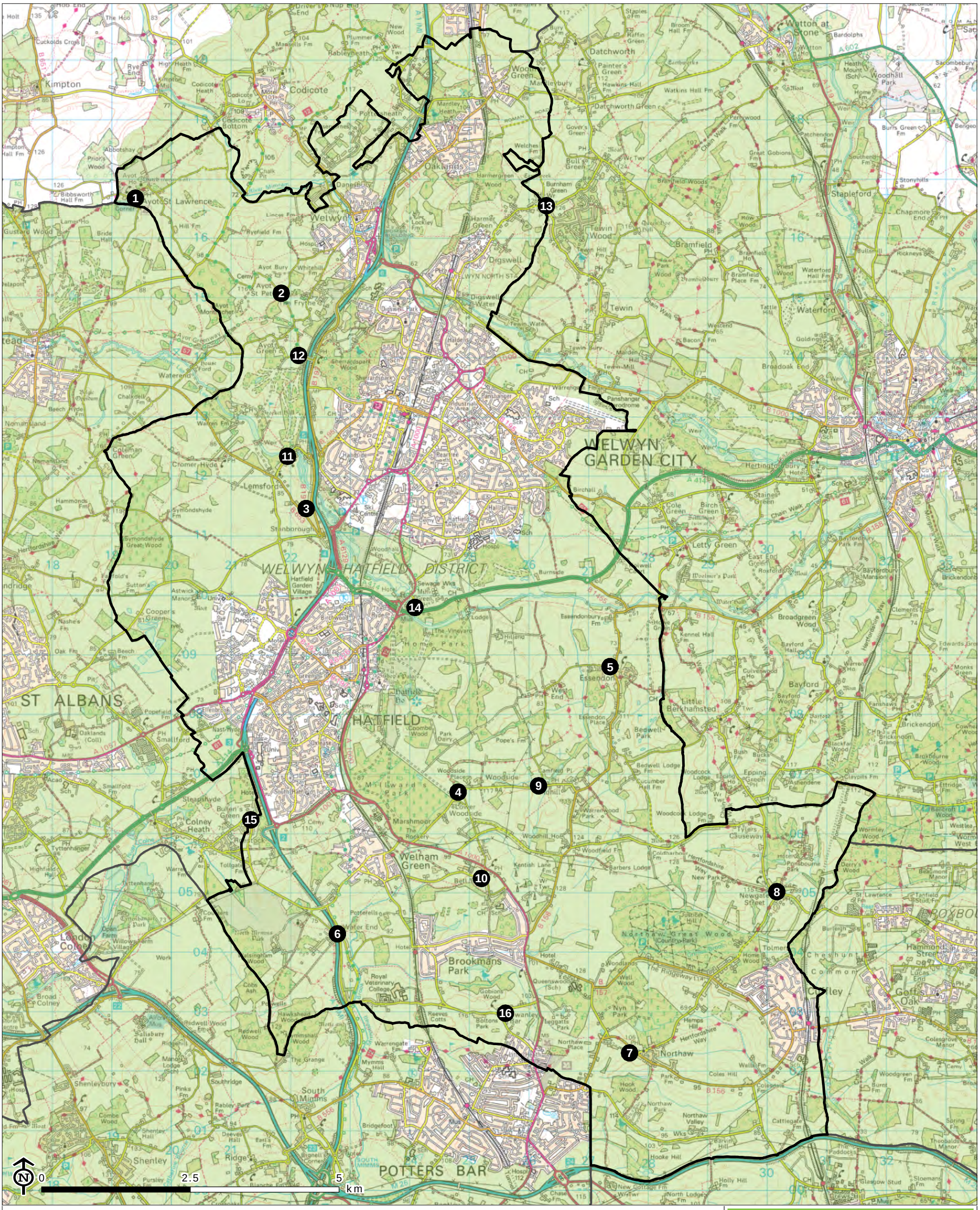

Welwyn Hatfield Borough Council

Neighbouring councils

Green Belt

Washed-over settlement

1: Ayot St Lawrence

2: Ayot St Peter

3: Stanborough

4: Woodside

5: Essendon

6: Water End

7: Northaw

8: Newgate Street

9: Wildhill

10: Bell Bar

11: Lemsford

12: Ayot Green

13: Burnham Green

14: Mill Green

15: Bullen's Green

16: Swanley Bar

Source: WHBC, LUC

Map Scale @A3: 1:62,500

WELWYN HATFIELD
Green Belt Assessment

Figure 5.1: Location of Washed Over Settlements

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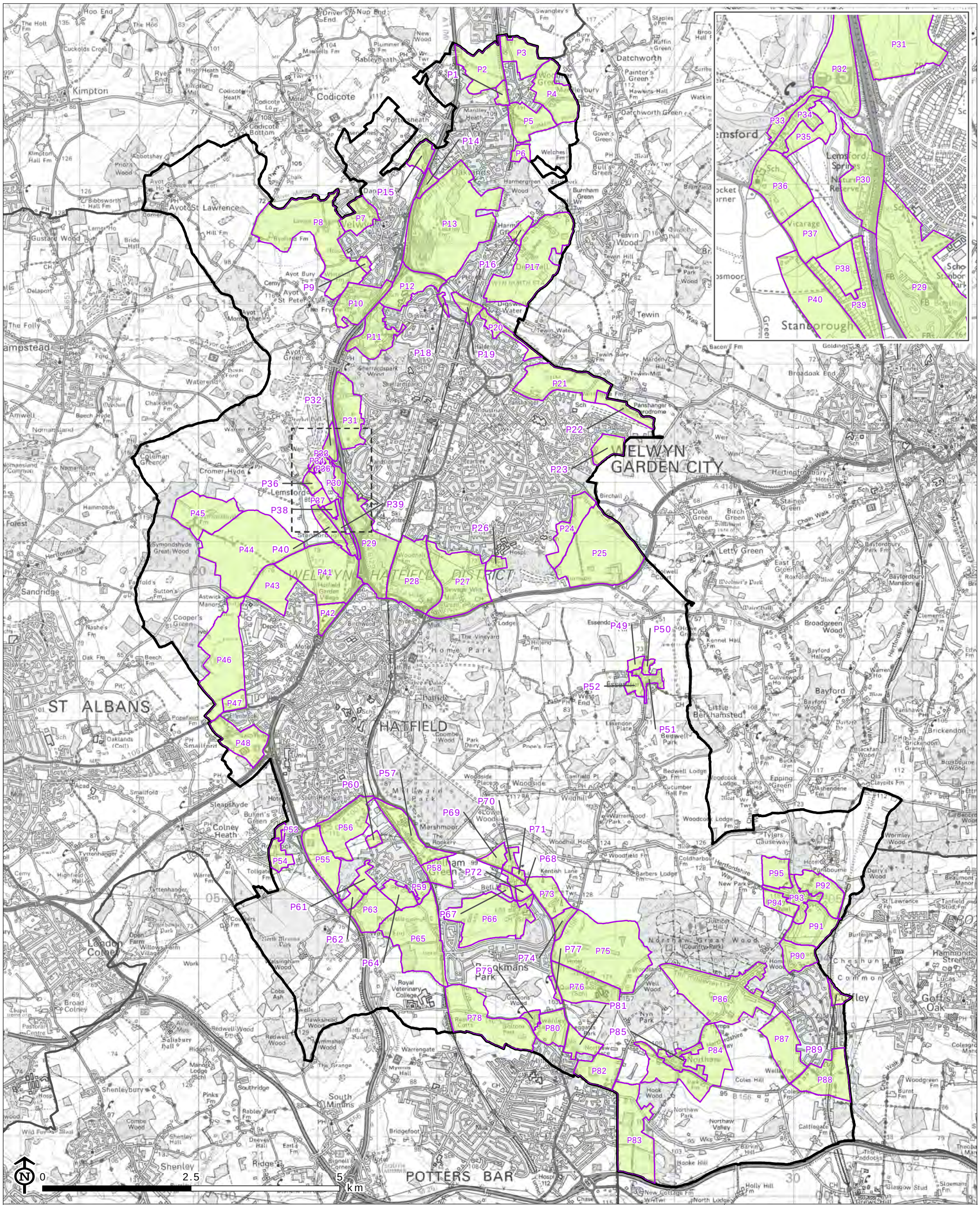

Welwyn Hatfield Borough Council

Neighbouring councils

Green Belt parcel

Purpose 1 rating

Limited or no contribution

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

WELWYN HATFIELD
Green Belt Assessment

Figure 6.1: Purpose 1 Contribution Rating

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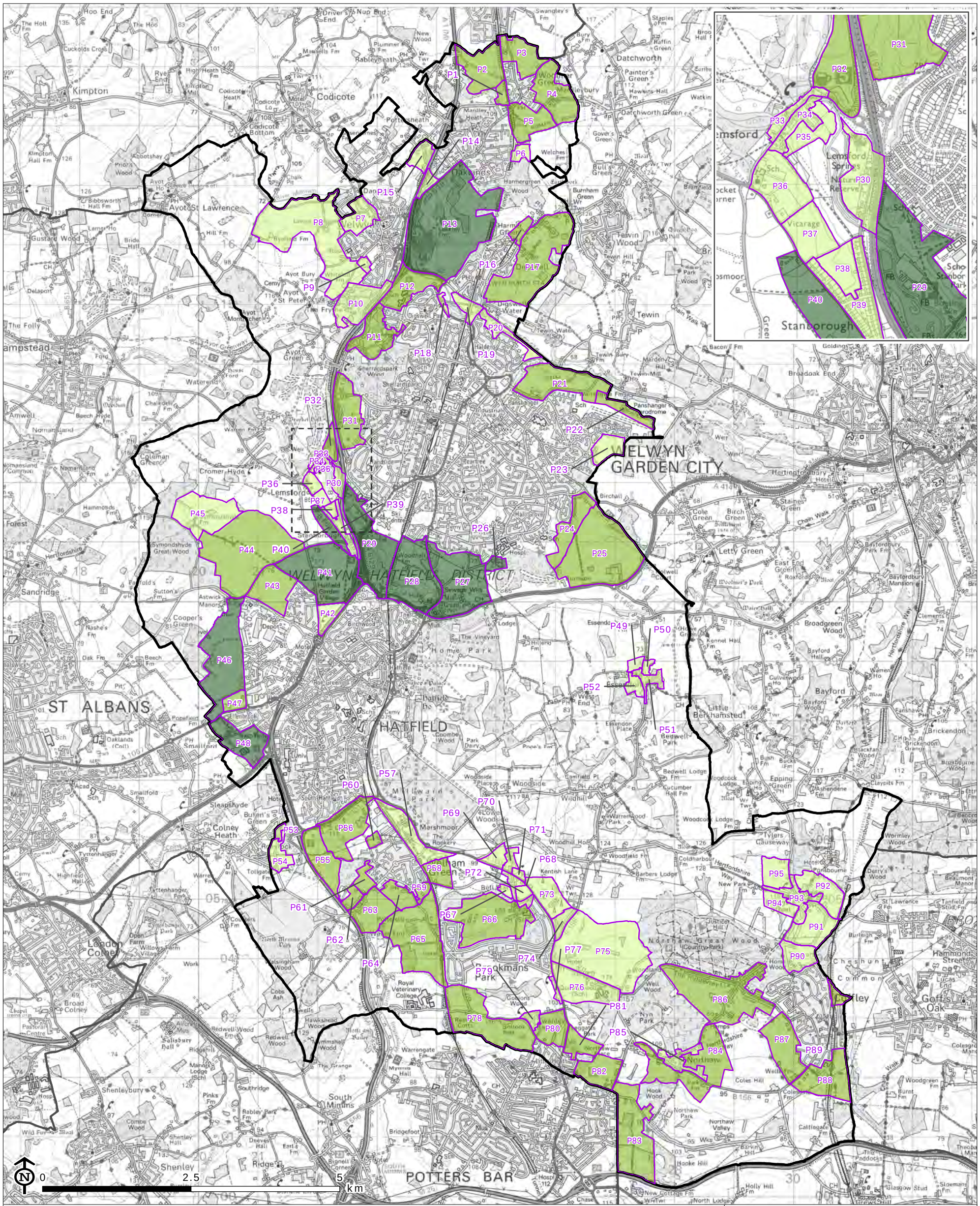
WELWYN GARDEN CITY
WELWYN HATFIELD DISTRICT
HATFIELD
ST ALBANS
POTTERS BAR
Welwyn
Lemsford
Stanborough
Codicote
Datchworth
Kimpton
Ayot St Lawrence
Tewin
Bayford
Brookmans Park
Northaw
Cuffley
Goff's Oak
Cheshunt
Hertingfordbury
Letty Green
Little Berkhamsted
Essendon
Woodside
Colney Heath
Shenley
Ridge
South Mimms
Bridgefoot
Warrengate
Northaw Great Wood (Country Park)
Hatfield Park
Home Park
Panshanger Aerodrome
Tewin Water (Sch)
Digswell Water
Sherrardspark Wood
Woodhall
Symondshyde Great Wood
Symondshyde
Coleman Green
Cromer Hyde
Sandridge
Gustard Wood
Ayot Green
Ayot St Peter
Amwell
Hammond Street
Broadgreen Wood
Bayford Wood
Brickendon
Tyttenhanger
Colney Heath
Broad Colney
Shenleybury
Coombe Wood
Redwell Wood
Hawkshead Wood
Cobs Ash
Pickwells
Salisbury Hall
Ridgehill
Manor of Lodge (Sch)
Southridge
Pinks Fm
Rabley Park
Dreves Hall
Eart's Fm
Bignell Corner
Bridgefoot
Warrengate Fm
Myms Hall
Hatfield Park
Home Park
Woodside
Woodside Place
Lowe Woodside
Marshmoor
The Rookery
Millward's Park
Coombe Wood
Park Dairy
Pope's Fm
Essendon Place
Essendon Hall
West End
Bedwell Park
Bedwell Lodge Fm
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Woodcock Lodge
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Brickendon Grange
Brickendon
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Culverwood Ho
Warren Ho
Bayfordbury Park Fm
Bayfordbury Mansion
Broadgreen Wood
Clements Fm
Hertfordshire Way
Chain Walk
Tylers Causeway
Coldharbour Fm
Hertfordshire Way
New Park Fm
Barbers Lodge Fm
Kentish Lane Fm
Woodhill Hos
Woodfield Fm
Warren Wood Park
Wormley Wood
Derry's Wood
Beaumont Manor
St Lawrence Fm
Tanfield Stud Fm
Burleigh Fm
Hammond Streets
Cheshunt Common
Goff's Oak
Coles Hill
Northaw Park
Northaw Valley
Hook Wood
Hooke Hill
Caltlegate Fm
Holly Hill Fm
Glasgow Stud
Sloemans Fm
Woodgreen Fm
Burnt Fm
Colesgrove Manor
Theobalds Park
Hertfordshire Way
Panshanger Aerodrome
Industrial Area
Tewin Bury
Tewin Mill
Marden Hill
Tewin Hill Fm
Tewin Wood
Park Wood
Bramfield
Watton
Bacon Fm
Goldings
Broadoak End
Hartham
Hertingfordbury Hotel
Staines Green
Cole Green
Birch Green
Birchall
Woolmer's Park
Roxford
East End Green
Bayfordbury Park Fm
Bayfordbury Mansion
Clements Fm
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Culverwood Ho
Warren Ho
Fanshawe
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Ashendene Fm
Epping Green
Epping Ho
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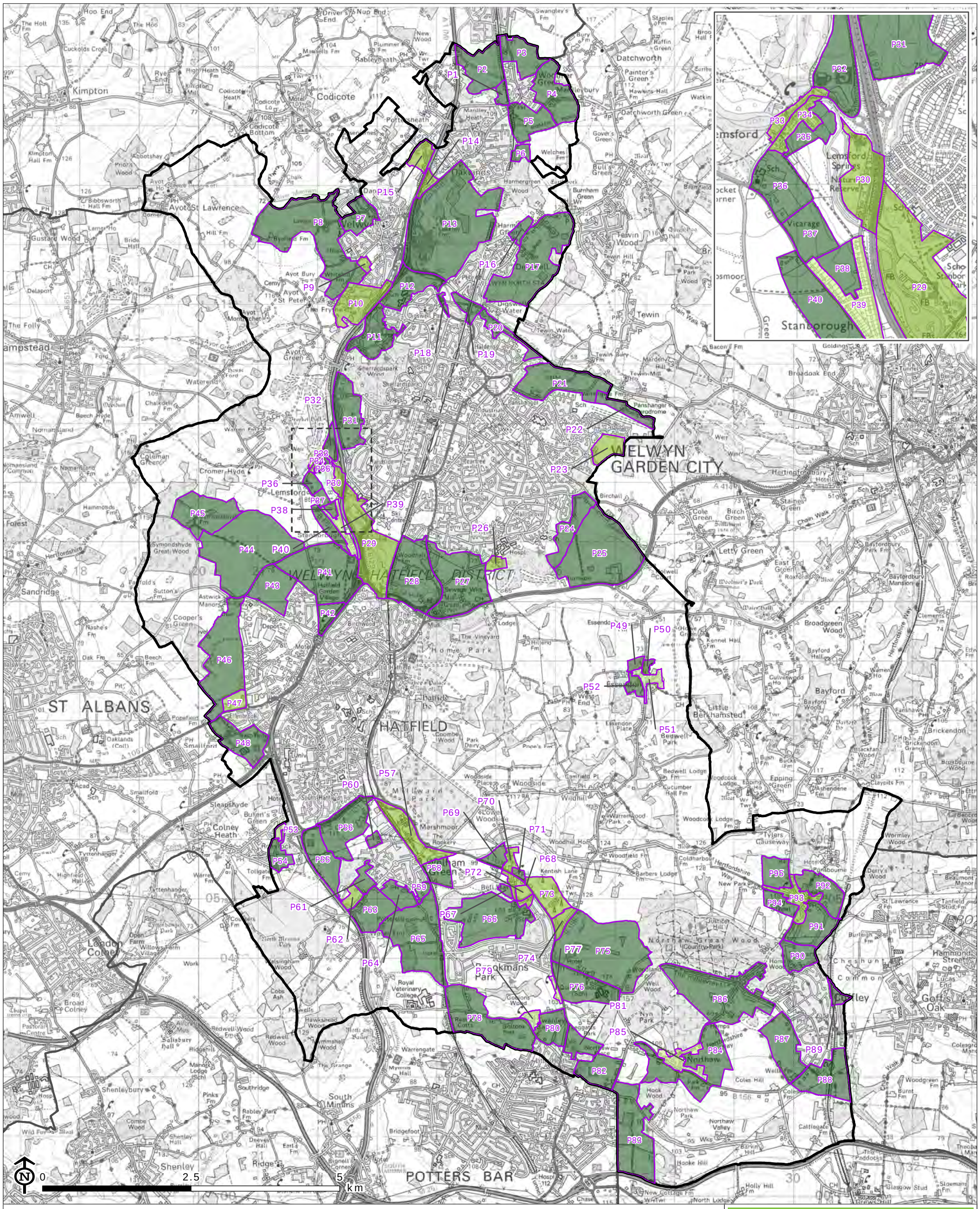

WELWYN HATFIELD
Green Belt Assessment

Figure 6.3: Purpose 3 Contribution Rating

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

Source: WHBC, LUC

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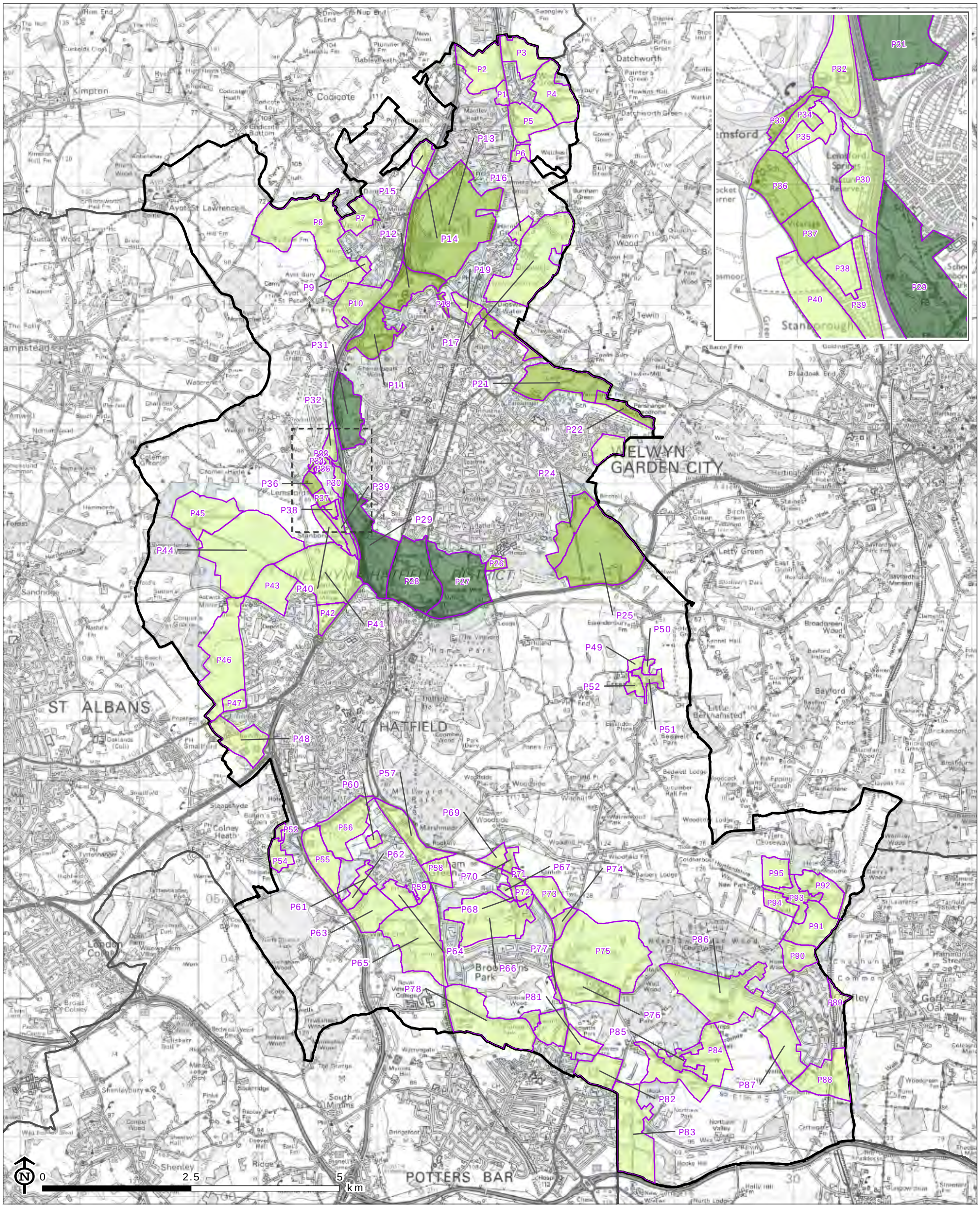

Welwyn Hatfield Borough Council

Neighbouring councils

Purpose 4 rating

Significant contribution

Partial contribution

Limited or no contribution

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

WELWYN HATFIELD
Green Belt Assessment

Figure 6.4: Purpose 4 Contribution Rating

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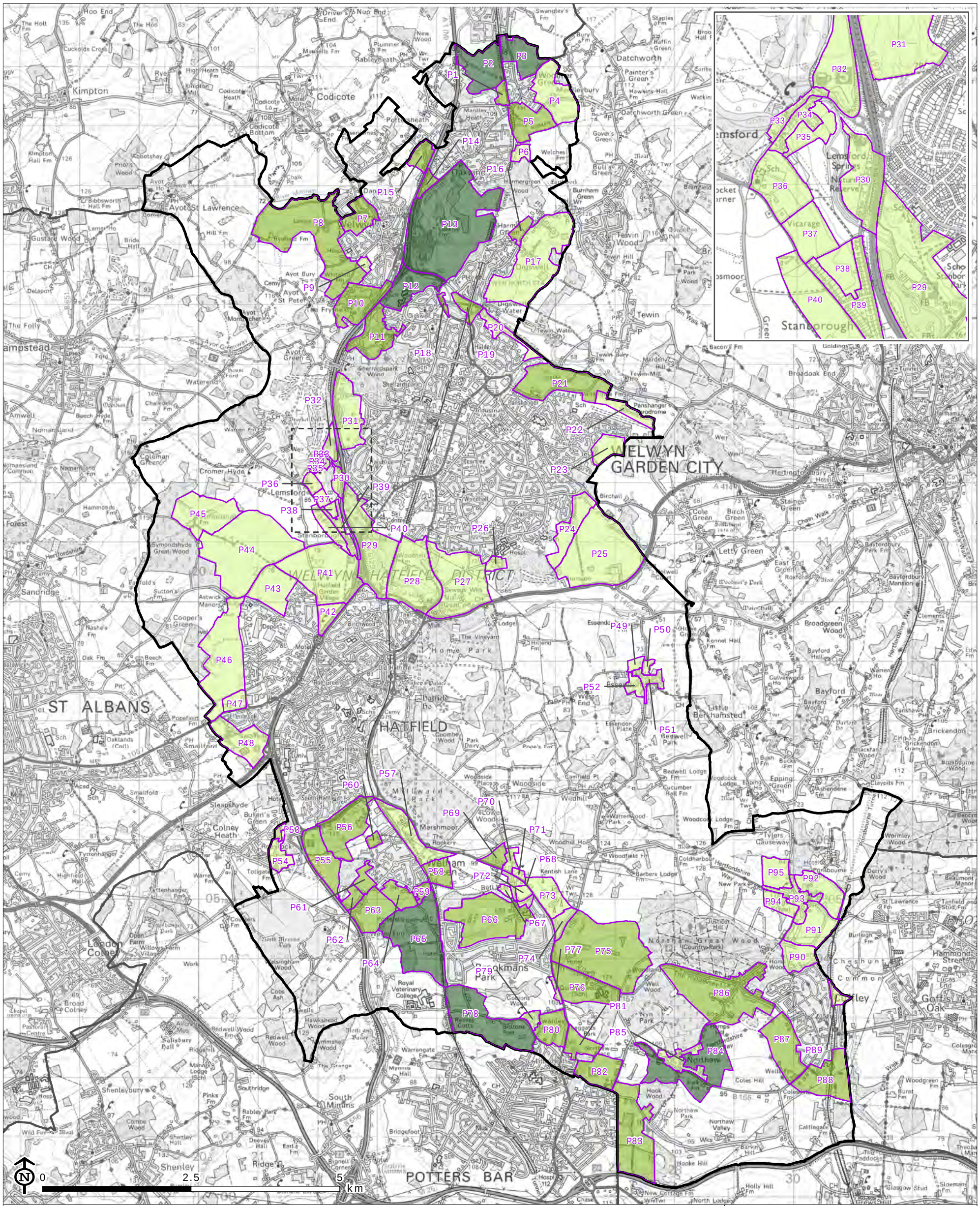
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Bury Fm
Staples Fm
Raffin Green
Swangley's Fm
Bacon Fm
Goldings
Broadoak End
Panshanger Aerodrome
Panshanger
Industrial Area
Woodhall
Hall Grove
Birchall
Bearree
Landside
Ski Centre
Hospl
Stanborough Park
Symondshyde Great Wood
Astwick Manor
Cooper's Green
Nashe's Fm
Oak Fm
Beech Fm
Popefield Fm
Oaklands (Coll)
Smallford Fm
Acad
Sch
Univ
Coombe Wood
Park Dairy
Pope's Fm
Woodside Place
Camfield Pl
Cemy
Depot
Motel
Roe Green
Old Hatfield
Hatfield Garden Village
Birchwood
The Vineyard
Hillend Fm
Lodge
Essendon
Essendon Place
Essendon Park
West End
Little Berkhamsted
Bayford
Brickendon
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Datchworth Green
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Watkins
Hawkins Hall Fm
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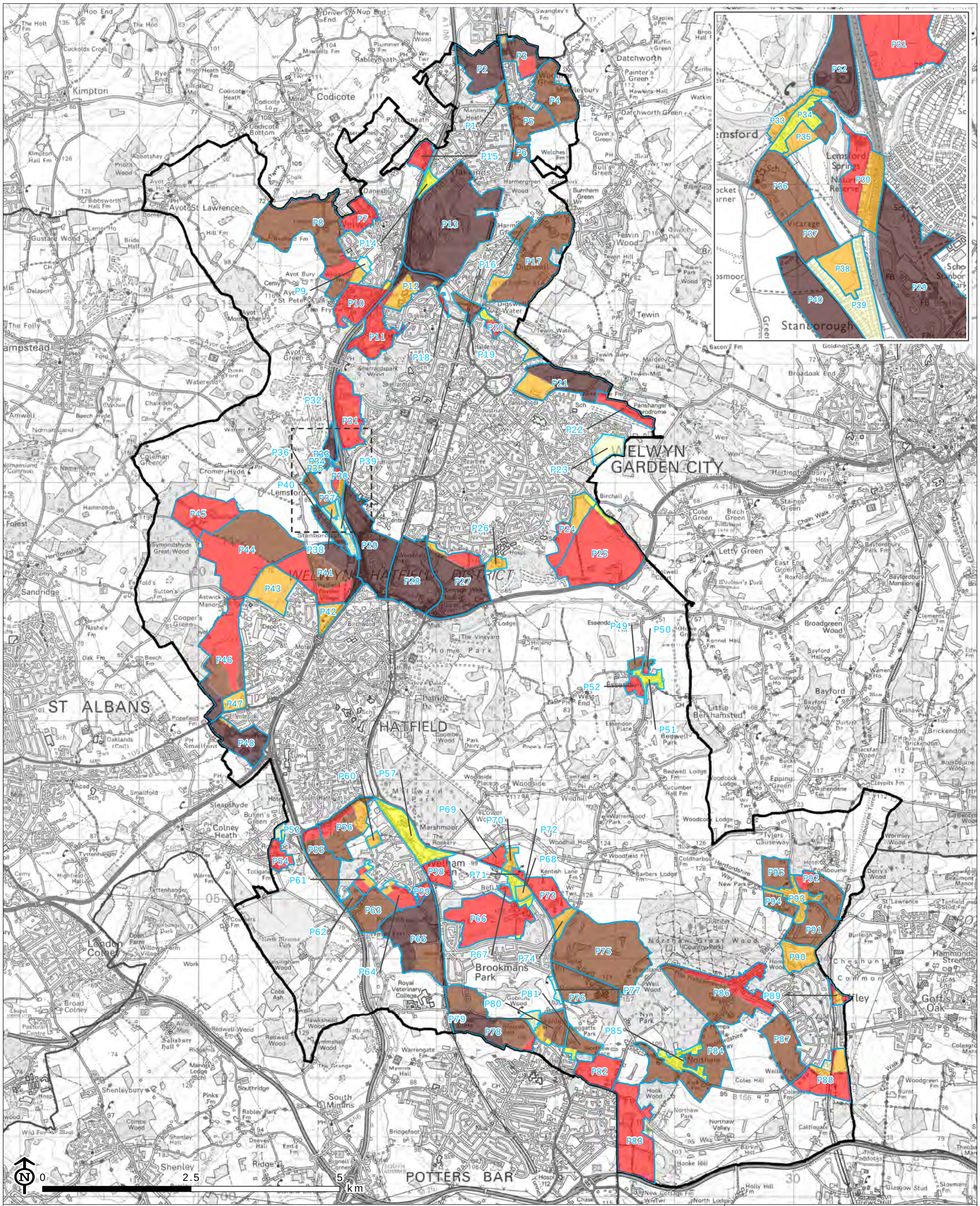

WELWYN HATFIELD
Green Belt Assessment

Figure 7.1: Assessment of Potential Harm

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

Source: WHBC, LUC

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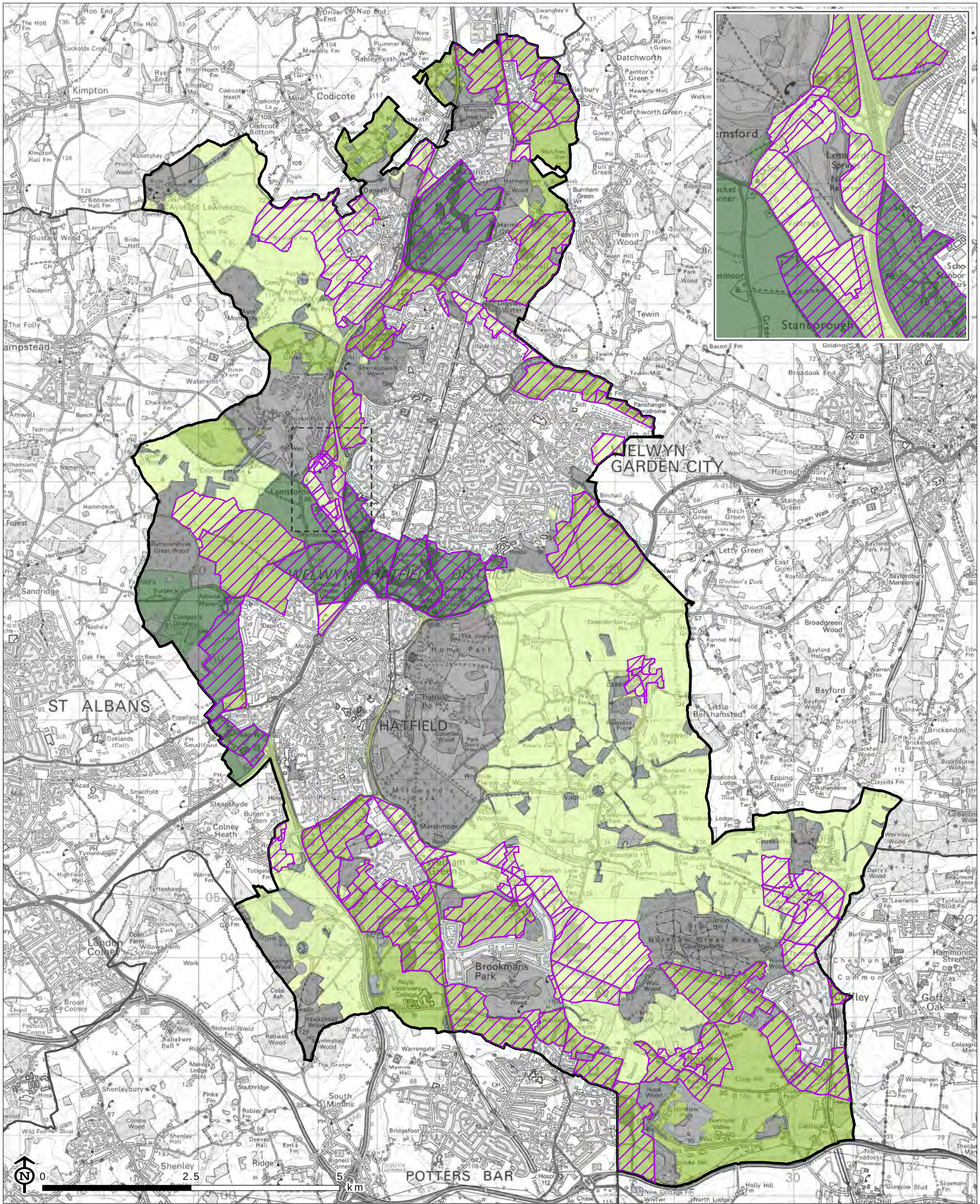

Welwyn Hatfield Borough Council

Neighbouring councils

Absolute constraint

Green Belt parcel

Purpose 2 rating

Significant contribution

Partial contribution

Limited or no contribution

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

WELWYN HATFIELD
Green Belt Assessment

Figure 8.1: Assessment of Wider Green Belt - Purpose 2 Contribution Rating

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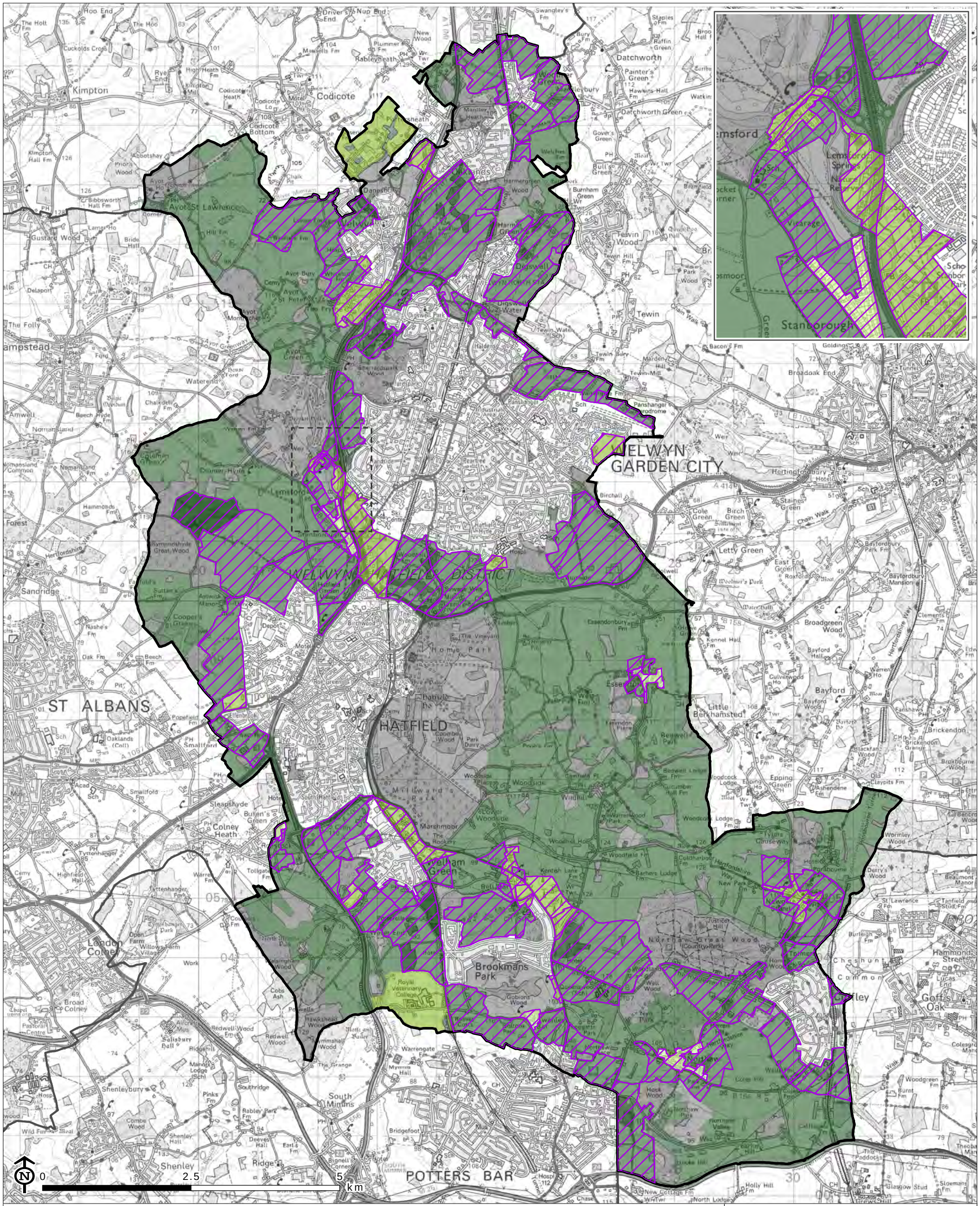

Welwyn Hatfield Borough Council

Neighbouring councils

Absolute constraint

Green Belt parcel

Purpose 3 rating

Significant contribution

Partial contribution

Limited or no contribution

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

WELWYN HATFIELD
Green Belt Assessment

Figure 8.2: Assessment of Wider Green Belt - Purpose 3 Contribution Rating

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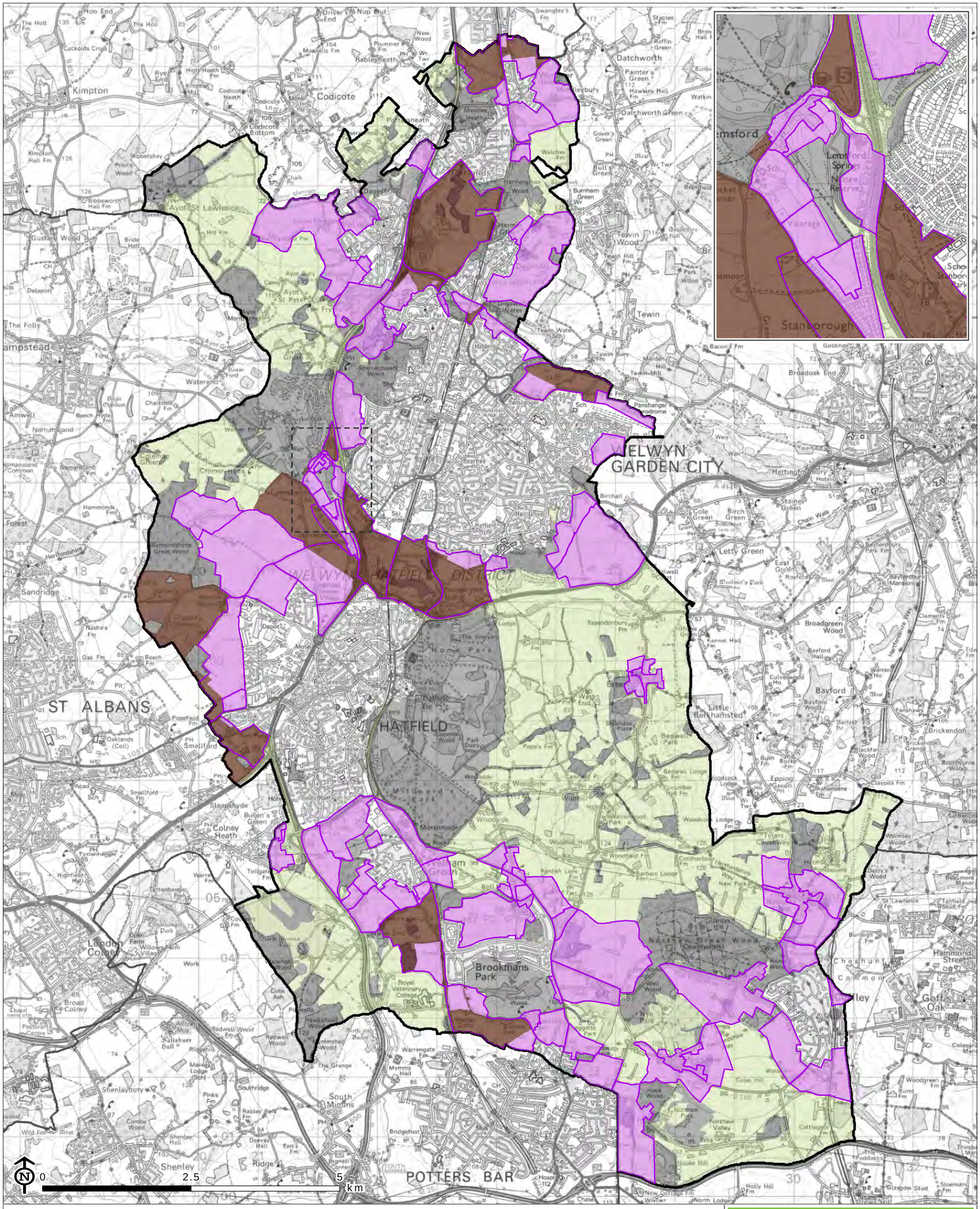

Welwyn Hatfield Borough Council

Neighbouring councils

Absolute constraint

Green Belt

Green Belt parcel

Most essential Green Belt area

WELWYN HATFIELD
Green Belt Assessment

Figure 9.1: Areas of Most Essential Green Belt

Source: WHBC, LUC

Main map scale @A3: 1:62,500
Inset map scale @A3: 1:20,000

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