

Appendix 1.1

Inspector's Comments from Stage 2 Hearing Session in October 2017

WELWYN/HATFIELD LOCAL PLAN EXAMINATION GREEN BELT REVIEW

Context

I have set out below some initial thoughts that relate to the soundness of this plan and in particular discussed the scope of additional work that the Council may wish to consider undertaking, in order to expand the findings of its Green Belt review. The purpose of this additional work, which involves expanding the Green Belt data base, is to enable the making of more informed judgements on the soundness of different development strategies in a Green Belt context.

My final conclusions regarding the plan's soundness and procedural compliance will be given in a report to be produced following the assessment of all of the evidence, including that to be produced for and at the forthcoming Hearing sessions and after consultation on the proposed Main Modifications. Nevertheless, having regard to the criteria for soundness and to assist at this stage, I provide a brief explanation as to my current thinking on the Green Belt and related matters below. These may well alter in the light of evidence that emerges during the examination of the plan and including the consultation process. My views given below are based on my professional knowledge and experience in a spirit of helpfulness and my current understanding of the plan. They are given without prejudice to my final conclusions on soundness that will appear in my report. This will cover all main soundness issues that arise during the examination as well as those referred to below.

Background

The plan as submitted does not provide sufficient housing development proposals to enable sufficient dwellings to meet the Full Objectively Assessed Housing Need (FOAHN), prepared on behalf of the Council prior to its submission of the plan, to be built. Subsequently, a revised FOAHN assessment based on the 2014 household projections, prepared by the Department for Communities and Local Government, suggests a much higher FOAHN. The National Planning Policy Framework says at paragraph 47 that Local Planning Authorities should ensure that their Local Plan meets the FOAHN in the housing market area. If this cannot be achieved, particularly in the context of the current housing crisis and the Government's desire to boost the supply of housing, then there needs to be very sound reason(s) for not doing this.

The Council has suggested that it is unable to meet its housing need because of Green Belt restrictions among other concerns. In my concluding remarks to the Hearing sessions into Strategic Matters, I pointed out that I did not consider the development strategy put forward in the plan to be sound, in part because there was insufficient justification for the failure to identify sufficient developable sites within the Green Belt. That is largely because the phase 1 Green Belt Review was at such a strategic level as to render its findings on the extent of the potential harm to the purposes of the Green Belt, caused by development within the large parcels considered as a whole, debatable when applied to smaller individual potential development sites adjacent to the urban areas. It goes without saying that a finer grained approach would better reveal the variations in how land performs against the purposes of the Green Belt. Such an approach is also more likely to reveal opportunities as well as localised constraints, both of which might reasonably be considered further.

Additionally, the phase 2 Green Belt Review, which did look at a finer grain of sites, does not appear to have examined all of the potential development sites adjacent to the urban areas. Furthermore that study, which combined a more refined examination, of the contribution that sites made to Green Belt purposes, with an overall examination of development considerations, appears to have incorporated an examination of landscape character into the consideration of openness. Openness considerations in a Green Belt context should only be concerned about the absence of built development and other dominant urban influences. They should not be concerned about the character of the landscape.

The actual development strategy finally arrived at is a matter for the Council, providing it is arrived at in a way that is objective and rational. However, if that strategy fails to meet the FOAHN and assuming that all realistic development opportunities outside of the Green Belt have been put forward in the plan, then it is effectively saying that there are no exceptional circumstances justifying a further release of additional land from the Green Belt and that presumably means for as long as current national green belt policy and its interpretation prevails. That may be the case but unless all of the Green Belt has been forensically analysed in some detail then it is difficult to prove.

Essential areas to retain

In some circumstances the impact of development on the Green Belt's purposes will cause such harm to the Green Belt that it outweighs all the other considerations and leads directly to the finding that exceptional circumstances could not exist. In many cases that may not be the case and a review of the Green Belt boundary may be justified in principle. In such circumstances, the impact on Green Belt purposes is just one of many factors to be weighed in the balance. However, given the importance of Green Belts in current national policy, any harm to the Green Belt should none the less be given appropriate weight in the process. Unfortunately, there is no clear ranking of considerations either with respect to the different Green Belt purposes or with regard to all the relevant considerations used to determine the suitability of land for development in National Policy. The weight to be given to the different considerations is therefore a matter of rational professional judgement.

In that context it seems to me that there must be a limit beyond which the development of undeveloped land between settlements, be they neighbouring towns or nearby smaller settlements, should not proceed. Exactly what that is in terms of distance is debatable and it could well be different in the context of the merging of neighbouring towns to the context of maintaining the settlement pattern. I note that the Council has referred to a kilometre, whereas other studies have used a mile and even five kilometres in the context of neighbouring towns. What is significant however is perception and a kilometre gap with limited development in a landscape of rolling topography, where the settlements are not visible one from the other, is probably more valuable than five kilometres in flat country with more sporadic urban development in between and such that the settlements are clearly visible one from the other.

The perception of distinct separation will also vary between the distance experienced by walkers on public footpaths and that experienced by cyclists on bridleways or drivers on the roads connecting the settlements. Following on from that the fundamental consideration is whether the development would individually or cumulatively fundamentally compromise the gap.

Given that 'maintaining the settlement pattern' is a local consideration and not one of the five Green Belt purposes it is arguable whether or not it should be given the same weight as the others but that again is a matter of rational objective judgement. It is also worth bearing in mind, when deciding which settlements and gaps to apply this consideration to that the Hertfordshire Structure Plan, when discussing 'maintaining the settlement pattern', refers to distinct and diverse communities each capable of supporting an appropriate range of housing, employment, leisure and shopping facilities.

Countryside encroachment

In the context of assisting in the safeguarding of the countryside from encroachment, it is again openness that is the most important consideration. It is therefore not simply the countryside characteristics of a particular site but how that site contributes to the wider countryside with which it is a constituent part. The extent of that countryside is largely determined by topography, woodland and major physical features that close off views.

Whether or not a particular site has limited urban development on it now is not the critical consideration. Even if it has but it is experienced by users of the countryside in the context of a wider group of sites, its loss from the countryside to extensive built development may be more harmful than another site with no development but which because of topography etc. has no direct relationship with the rest of the nearby countryside. In this context the analysis of some of the larger potential development areas as single sites may not be appropriate. Parts of them may contribute more to the value of the surrounding countryside than the analysis to date suggests.

Scope of the analysis

As well as NPPF 85 the analysis should also be undertaken in the context of paragraphs 79, 80 and 86. It should also use the existing Green Belt purposes assessments, particularly the basics of the Green Belt elements of phase two, which following a review of its methodology and a reality check of its findings could be built upon by extending the sites considered to all those abutting urban areas and even sites beyond these if the analysis suggests that adjacent sites abutting the urban area could be developed and there is an overall need for more sites. The extent to which the Green Belt would be compromised by the loss of the parcel either in part or its entirety or in combination with other parcels is clearly the fundamental issue to be analysed.

Essential areas to be otherwise retained

There are of course sites, which for other purposes are unlikely to ever be developed. I would include the statutory conservation sites, land potentially at risk of flooding, and the major heritage assets in this category but the final choice should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined.

In the context of defining essential areas to be retained, the extent to which the study would be expected to cover all of the Green Belt within the Borough largely depends upon the anticipated outcomes. If it can be confidently assumed that land could be found for a dwelling requirement of at least 20,000 together with necessary supporting infrastructure then the study could confine itself to those

parts of the Borough adjacent to the urban areas and only the gaps between the towns and other settlements with distinct communities considered in the context of what is essential to be permanently retained. 20,000 would allow for the identification of some safeguarded land to be used for development after 2032.

If this quantum of development is unlikely to be achieved adjacent to the urban areas without unacceptable harm to the Green Belt or other considerations then the study would need to assess other locations that are large enough to accommodate new settlements of a sufficient size to be genuinely sustainable and without compromising fundamentally the purposes of the Green Belt and the need for openness. Given the configuration of the Green Belt within Welwyn/Hatfield and the location of settlements in adjacent districts this would not be an easy task.

In circumstances where the FOAHN is unlikely to be met then there would need to be further analysis of the areas of open countryside within the Borough to assess which areas are essential to retain given their importance and value to the residents of the nearby settlements as a visual as well as a physical recreational amenity. The comparative findings would need to be clearly set out.

Other studies

I have been unable to identify another Green Belt study that could be used as a template, partly because to date I have been unable to identify another authority that has recently been unable to meet its FOAN solely because of the unsoundness of further releases from the Green Belt. However, I consider the ones undertaken for Windsor and Maidenhead, Cheshire West and Chester and Tewkesbury, Gloucester and Cheltenham to be useful examples of ones undertaken in areas where the lpas were eventually able to meet their FOAHN by releasing land from their Green Belts. There are no doubt others

Demonstrating exceptional circumstances

The Calverton court case gives a legal interpretation of the soundness of the approach identified and used by the Greater Nottingham Authorities. More than anything it confirms that whether or not exceptional circumstances exist to release land from the Green Belt is largely a matter of rational judgement between competing considerations whereby different weight is given to them to arrive at an objective decision.

Mr Boulton was correct when he referred to the need to set out the exceptional circumstances that justify the release of each major site or group of sites in a particular locality from the Green Belt. That is because the overall circumstances, including the value of a site to the Green Belt will not be the same for each site. Even the weight given to the FOAHN shortfall could vary the smaller it is and assuming that one can differentiate between different groups of sites that could potentially be released from the Green Belt.

Mel Middleton

INSPECTOR

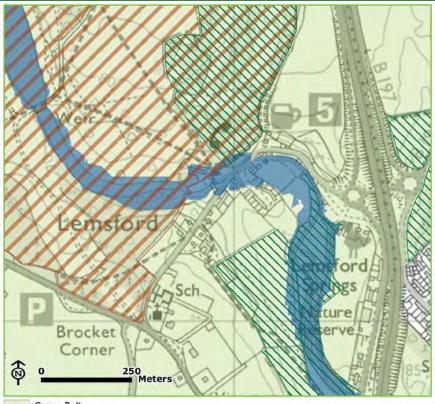
December 2017

Appendix 5.1

Assessment of Washed Over Settlements

August 2018

Lemsford



Green Belt

Local Wildlife Site

Registered Parks and Gardens
Flood zone 2 and 3

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Lemsford

Description

This washed over settlement is a relatively small, mainly linear village in the Green Belt, historically centred alongside the River Lea but with a modern close of houses and some expansion upslope. A second area, of mostly 'institutional' development (church, village hall and school) and a few large dwellings is located at the slope crest to the south, at the junction of the B653 Brocket Road and Lemsford Village. Open fields form a gap between the two areas. The area of much older development close to the river lies within the floodplain.

Open space (amount, form and character)

The development density in the residential part of the village is moderate, but the river passing through the centre of the village adds to the sense of openness. Aside from the river, the most open spaces are in the large gardens. There are also large areas of open space around the buildings on the ridge crest at the southern end of the village.

Additional Comments

A summary of the development scenarios considered for Lemsford is provided in **Appendix 5.2** and the detailed scenarios assessments in **Appendix 6.1**.



3

Lemsford



Newgate Street



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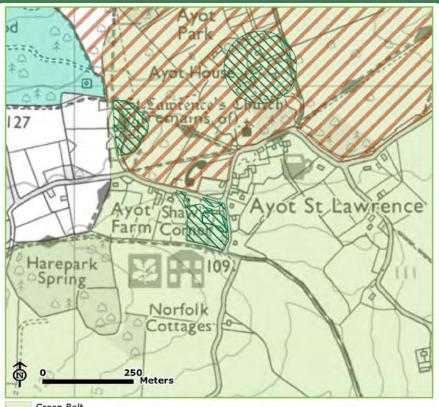
Newgate Street		
Description	Newgate Street is a relatively large settlement in the Green Belt with a historic core around the road junction and large houses at the eastern end of the village (Tolmers Park and Ponsbourne Manor). There is also post World War II linear development to the west along Newgate Street and New Park Road.	
Open space (amount, form and character)	The western part of the settlement has a relatively dense linear form that has little residual open space. There are lower density, larger dwellings with larger grounds (e.g. Ponsbourne Manor) at the eastern end of the settlement, and strong tree cover linking to woodland blocks and parkland tree belts (Tolmers Park).	
Additional Comments	A summary of the development scenarios considered for Newgate Street is provided in Appendix 5.2 and the detailed scenarios assessments in Appendix 6.1 .	

Ayot St Lawrence





Ayot St Lawrence



Green Belt
Local Wildlife Site

Ancient Woodland Inventory

Registered Parks and Gardens

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

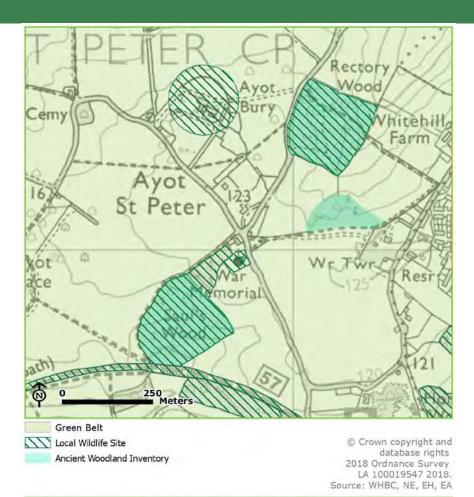
Ayot St Lawrence		
Description	Ayot St Lawrence is a small settlement in the Green Belt of low density, linear development, with a strong historic and rural character. There is a close association with the adjacent Ayot Park - a Registered Park and Garden	
Open space (amount, form and character)	There is a high level of openness within the settlement, with large gardens and a strong woodland component that links with tree cover along the parkland edge, and with strong hedgerows and tree blocks beyond parcel edges.	
Recommend ation	The degree of openness within the settlement is high and therefore it is recommended that it should be retained as a washed over settlement.	



Ayot St Lawrence



Ayot St Peter



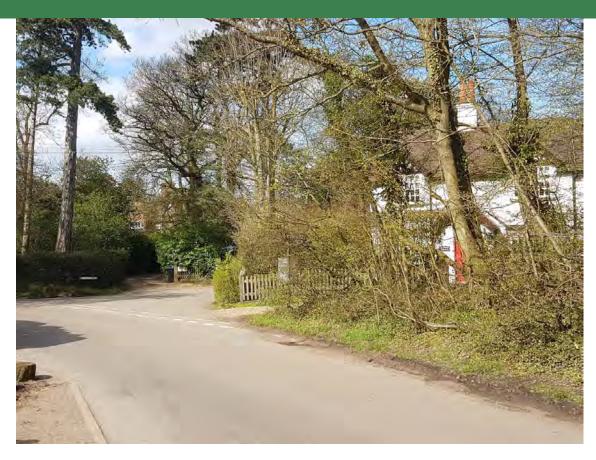


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

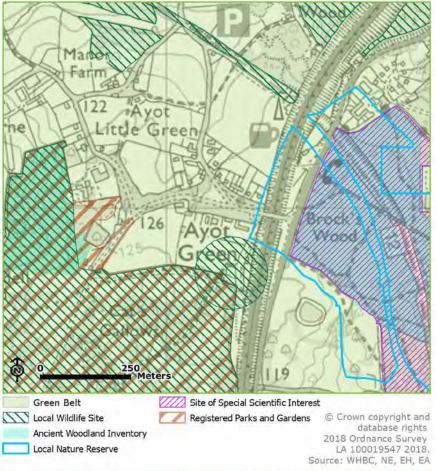
Ayot St Peter This is a very small hamlet in the Green Belt, with just a church and four dwellings on Ayot Description St Peter Road. The hamlet has a historic character and is adjacent to the grounds surrounding a large country house, Ayot Bury (which is largely designated as a Local Wildlife Site. There are also several widely spaced dwellings further west along Ayot St Peter Road. Open space The houses have large gardens with a strong tree cover component linking to adjacent (amount, hedgerows and woodland blocks. form and character) Recommend The degree of openness within the settlement is high and therefore it is recommended that it should be retained as a washed over settlement. The hamlet ation has few urbanising characteristics. The wooded hillside also creates strong separation from Green Belt development at The Frythe. The countryside surrounding the hamlet makes a significant contribution to Purpose 3 – safeguarding the countryside from encroachment.



Ayot St Peter



Ayot Green





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Ayot Green

Description

Ayot Green is a small settlement in the Green Belt with low density development surrounding an undeveloped green (open access land). There are also several isolated dwellings to the west along Waterend Lane and to the north. The latter has a small area of open space distinguished as Little Ayot Green. There are a high proportion of historic dwellings, recognised by the Conservation Area designation. A gap in development in the central part of Ayot Green, and open fields to the north, creates a distinction between the two areas of the settlement.

Open space (amount, form and character)

The village greens give the settlement a large proportion of open space, and large gardens add to this sense of openness. There is also a strong relationship within the surrounding fields and wooded areas.

Recommend ation

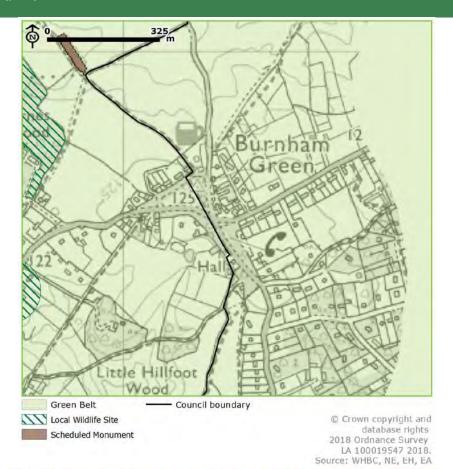
The degree of openness within the settlement is high and therefore it is recommended that it should be retained as a washed over settlement. The countryside surrounding the settlement makes a significant contribution to Purpose 3 – safeguarding the countryside from encroachment.



Ayot Green



Burnham Green (part)





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Burnham Green (part)

Description

Burnham Green is a settlement focused around an open access green, with moderate density to the north and lower density to the south. There are a few older buildings within the settlement but most houses are 20th century, including some post-1960's. The housing also extends east along Burnham Green Road and south along Orchard Road, where there is no significant distinction from the extensive but low-density housing set within Tewin Wood. To the west, large houses set in extensive gardens occupy land alongside Harmer Green Lane, up to the inset settlement edge of Harmer Green.

Open space (amount, form and character)

The Green, which extends south alongside Orchard Road, gives the settlement an open character, and development to the south along Harmer Green Lane is largely screened by strong tree cover.

The tree cover also reduces the perception of development in Tewin Wood, but the volume of housing in this area does have an urbanising impact.

Recommend ation

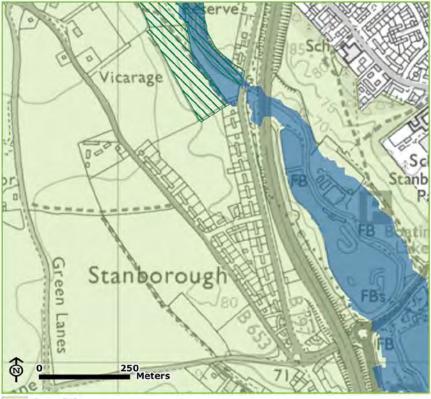
Development to the north of the Green and eastwards along Burnham Green Road has some adverse impact on the sense of openness; however it is recommended that this should be retained as a washed over settlement as most of the village lies outside the Borough and there are no plans for the neighbouring district to inset it.



Burnham Green (part)



Stanborough



Green Belt
Local Wildlife Site
Registered Parks and Gardens
Flood zone 2 and 3

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Stanborough

Description

Stanborough is a medium-sized settlement in the Green Belt comprised of mostly 1930's-1950's dense linear development along the Great North Road and the near-parallel B653, joined by short New Road. The development form is suburban in character. There are a few older buildings around the roundabout. The settlement is contained to the east by the A1M.

The northern end of the settlement drops down close to the valley floor, where the wooded River Lea corridor forms an edge, but linear development continues along the west side of the Great North Road on the other side of the valley.

The more elevated arm of the settlement along the B653 is on higher ground, creating some distinction from the Great North Road houses from which they are separated by farmland.

Open space (amount, form and character)

There is little open space within the settlement, just gardens behind the main road frontages and an area of rough treed grassland at the southern end of the settlement between the old Great North Road (truncated) and the A1M.

Additional Comments

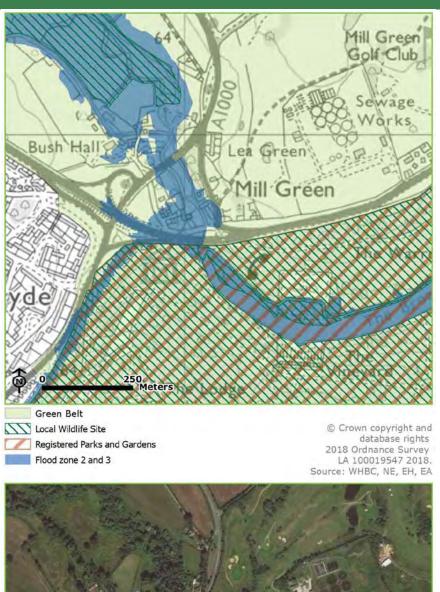
A summary of the development scenarios considered for Stanborough is provided in **Appendix 5.2** and the detailed scenarios assessments in **Appendix 6.1**.



Stanborough



Mill Green





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Mill Green

Description

Mill Green is a hamlet centred on a historic watermill on the River Lea (operated as a museum). There are a small number of houses nearby at Lea Green and Bush Hall and several dwellings to the north of the A1000. The A414 dual carriageway contains the settlement to the south.

Development within the settlement is low in density except for three pairs of semi-detached dwellings at Lea Green, which in isolation are too small in number to have any significant impact on openness. There are no significant urbanising elements.

The mill and adjacent cottages lie within the floodplain.

Open space (amount, form and character)

There are areas of undeveloped land, with trees and scrub which lie between the core of the hamlet and the A1000/Lea Green.

There is no connection with the urban area of Hatfield to the south-west, with main roads and associated vegetation forming a barrier.

Some of the open land is within the floodplain.

Recommend ation

The degree of openness within the settlement is high and therefore it is recommended that it should be retained as a washed over settlement.



Mill Green



Essendon



Local Wildlife Site Ancient Woodland Inventory Flood zone 2 and 3

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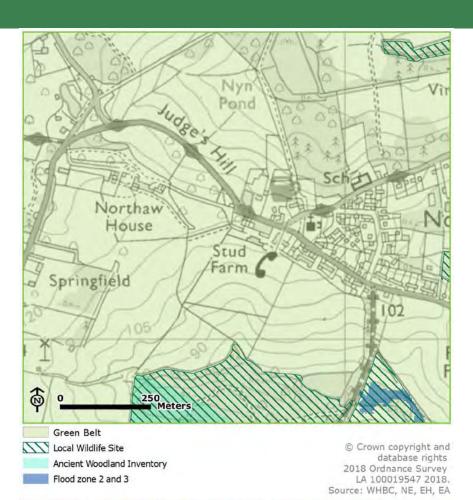
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Essendon		
Description	Essendon has a historic character, with many pre-20 th century dwellings along the B158 and West End Lane, but also a sizeable modern estate, suburban in character, set back from the eastern side of the B158. Both modern and historic development is relatively dense other than to the west of the B158 and south of West End Lane where generally larger houses set in large plots are interspersed with open spaces.	
Open space (amount, form and character)	There are no sizeable areas of open space within the main body of the village to the east of the B158 and north of West End Lane.	
Additional Comments	A summary of the development scenarios considered for Essendon is provided in Appendix 5.2 and the detailed scenarios assessments in Appendix 6.1 .	



Essendon







Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Northaw		
Description	The village of Northaw has a historic core at the western end, around a green and the church, where development density is relatively low. There is denser development to the east with 20 th century linear expansion along the B156 and Vineyards Road. There is also a close of dwellings off the B156 towards the eastern edge of the village (Park Road). The modern development within the settlement is suburban in character.	
Open space	There are no sizeable areas of open space within the built-up area other than on the western	
(amount,	fringes.	
form and		
character)		
Additional	A summary of the development scenarios considered for Northaw is provided in Appendix 5.2	
Comments	and the detailed scenarios assessments in Appendix 6.1 .	

Bullens Green (part)



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Bullens Green (part)

Description

Houses along Bullens Green Lane and Roestock Lane are infilled with 1930's and subsequent development, and there is very little separation between this and the slightly larger area of residential development that forms the eastern end of Colney Heath. The housing within the settlement is relatively dense, and suburban in character.

*Note: photos show parts of the village in St Albans District.

Open space (amount, form and character)

There are no significant open spaces within the settlement.

Recommend ation

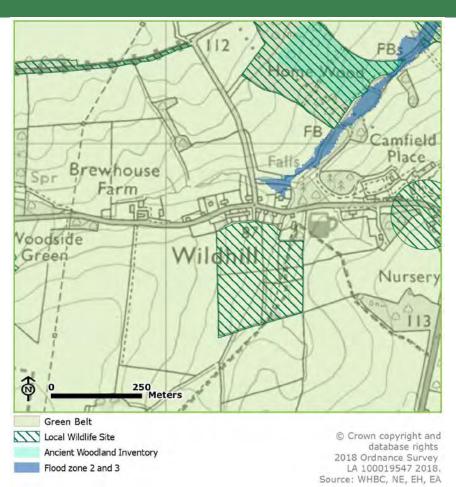
There is no distinction between development in Welwyn Hatfield and development in St Albans District. Release of this area in isolation would call into question the status of adjacent development, where growth over the course of the 20th century has resulted in the creation of a sizeable area of settlement between the original Colney Heath to the east and the formerly separate hamlets of Roestock and Bullens Green. This area, which is defined as part of Colney Heath, is mostly post-WW2 development and lacks significant open space.

It is recommended that it should be retained as washed over settlement as release would need to be in conjunction with the release of the section of the settlement in the neighbouring district for which there are currently no plans to inset.



Bullens Green (part)







Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

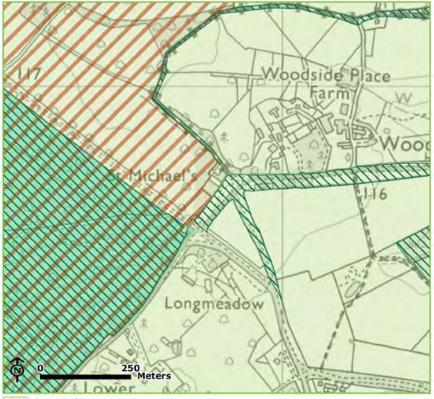
Wild Hill	
Description	Wild Hill is small, linear hamlet on slopes either side of Wildhill Brook. Most of the dwellings are to the west of the valley floor. There is a row of closely spaced modern houses to the south of the road and lower density, older houses to the north. Woodland and grazing pasture form open space between this development and the more occasional dwellings to the east.
Open space (amount, form and character)	The hamlet is very contained by its landscape setting of sloping valley sides and strong tree cover, and also has a strong relationship with it. It therefore has a strong rural character and is open.
Recommend ation	The degree of openness within the settlement is high and therefore it is recommended that it should be retained as a washed over settlement.



Wild Hill



Woodside



Green Belt
Local Wildlife Site
Ancient Woodland Inventory

Registered Parks and Gardens

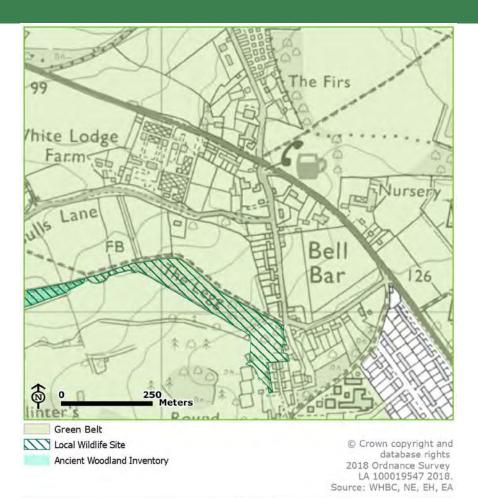
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Woodside	
Description	Woodside consists of a few scattered dwellings along Wildhill Road, a small private estate of houses converted from buildings at Woodside Place (an 18 th century property) and several houses alongside Woodside Place Farm. All the dwellings are set back from Wildhill Road, and are set out in a form that lacks urban characteristics.
Open space (amount, form and character)	The Woodside Place dwellings have private gardens and shared grounds, framed by extensive paddocks. Tree belts along Wildhill Road hide most dwellings from views. This small, low density development has little impact on Green Belt openness.
Recommend	The degree of openness within the settlement is high and therefore it is
ation	recommended that it should be retained as a washed over settlement.
* The Woodside Place estate is private so no photos were able to be taken.	

Bell Bar



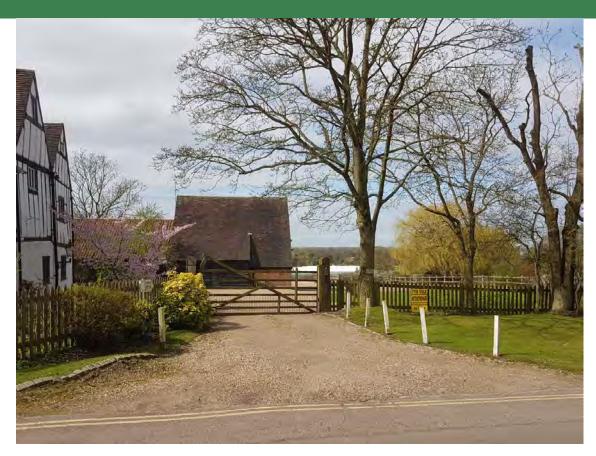


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Bell Bar	
Description	Only a narrow belt of woodland separates Bell Bar from the inset settlement of Brookmans Park, but the settlement retains a distinct and less suburban character, with several older buildings and a farmstead as well as 20 th century infill development. The dwellings mostly only occupy one side of Bell Lane, which turns through 90 degrees to leave an open field between the centre of the village and the A1000 Great North Road. The development is relatively dense along the central and southern stretches of Bell Lane but dwellings in larger grounds characterise the northern end, close to the A1000 (with the exception of a row of houses alongside the main road itself).
Open space (amount, form and character)	There is little open space between dwellings, other than towards the northern end of the settlement.
Additional comments	A summary of the development scenarios considered for Bell Bar is provided in Appendix 5.2 and the detailed scenarios assessments in Appendix 6.1 .

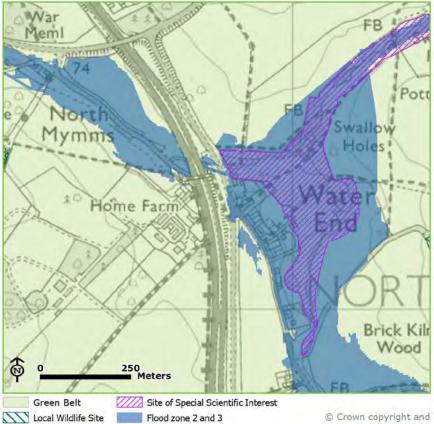


Bell Bar



41

Water End



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

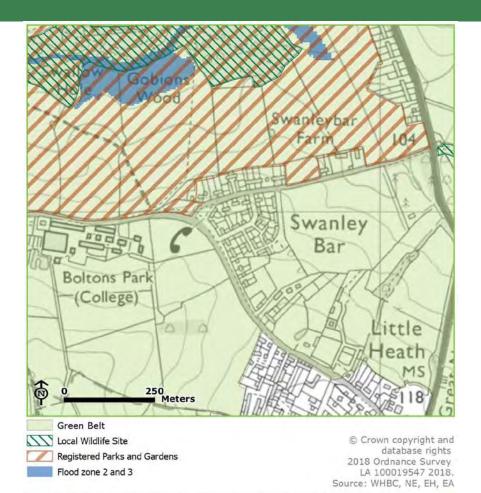
Water End Description Water End is a small linear hamlet in the Green Belt alongside several commercial enterprises (including a commercial vehicle depot and café). There are short rows of terraced cottages either side of The Woodman Inn, and several more widely spaced dwellings further east along Warrengate Road. Most of the buildings are pre-WW2, and not urban in character. There is strong tree cover at the southern end of the hamlet which has a relationship with Open space (amount, the adjoining countryside, but there is little open space at the northern end of the hamlet. form and character) Recommend The character of the countryside in the area between the A1M and Brookmans Park does ations seem to be cumulatively affected by a number of relatively small areas of development that are more urban in character than Water End, these include: houses on Dixons Hill Close near Welham Green; parallel rows of houses further south on Swanland Road and Warrengate Road, near the junction with Hawkshead Lane; nearby development on Hawkshead Lane and New Cottages Lane; and the Royal Veterinary College campus. Although the commercial enterprises on Swanland Road, and proximity to the A1M, have some impact on countryside character, the hamlet is too small in itself to have a significant impact on Green Belt openness. It is therefore recommended that this hamlet should be retained as a washed over settlement.



Water End



Swanley Bar





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

Swanley Bar	
Description	Swanley Bar was developed as a housing estate in the 1930's and has expanded little since then. It has relatively high density housing with a suburban character. There is little open space between the settlement and the inset edge of Little Heath.
Open space (amount, form and character)	There are no significant open spaces within the built-up area, although the green next to the Folly Arch, on the settlement edge, is (for non-Green Belt reasons) valuable as a setting for this former gateway into Gobions Park.
Additional Comments	A summary of the development scenarios considered for Swanley Bar is provided in Appendix 5.2 and the detailed scenarios assessments in Appendix 6.1 .



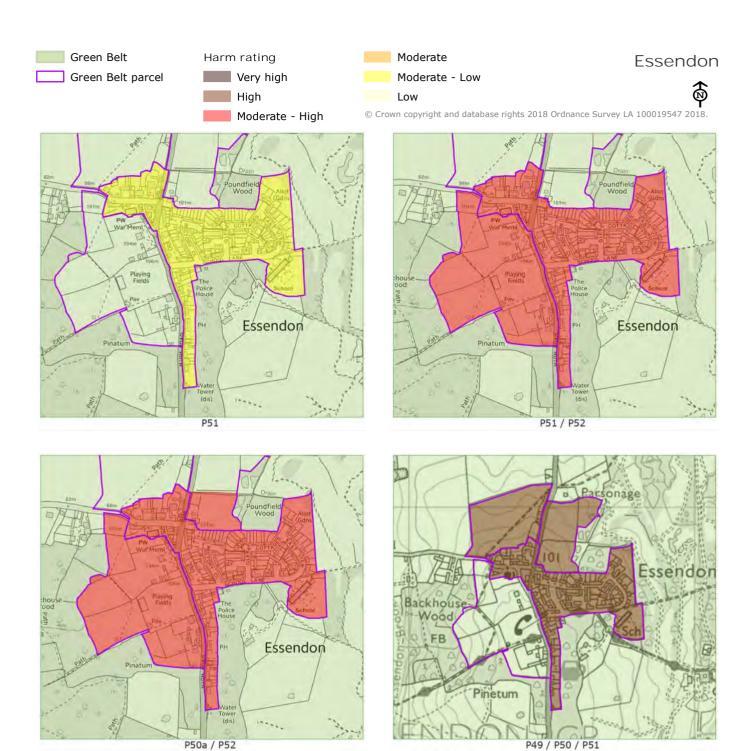
Swanley Bar



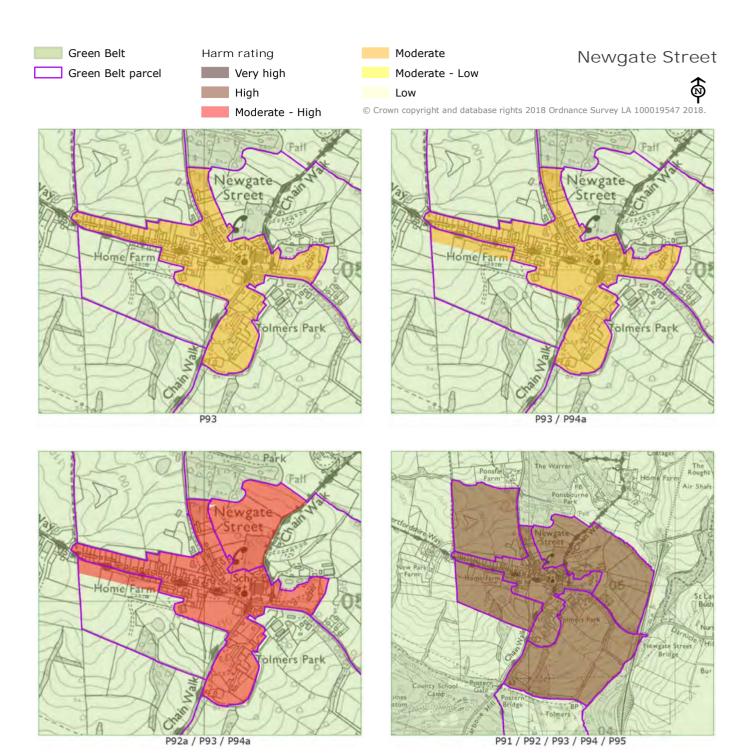
Appendix 5.2

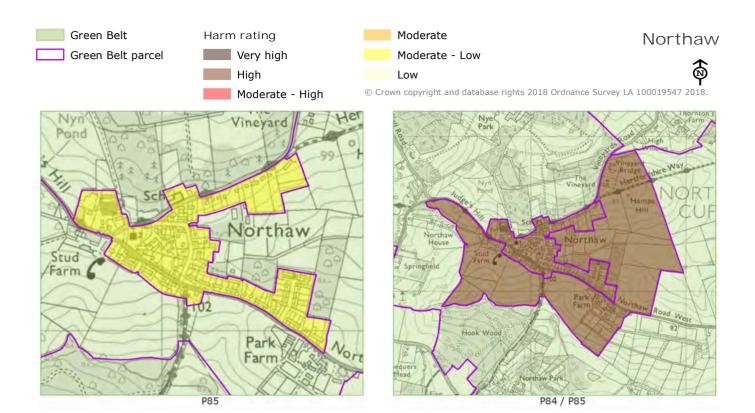
Development Scenarios for Washed Over Settlements







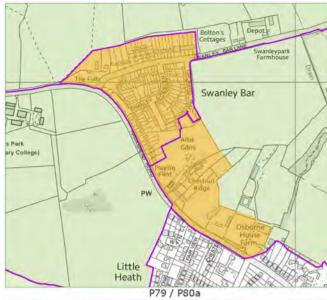


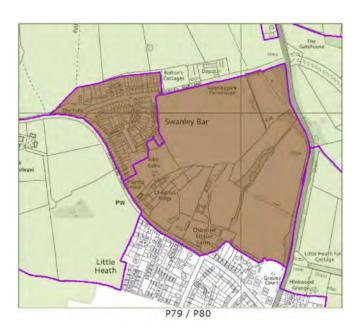






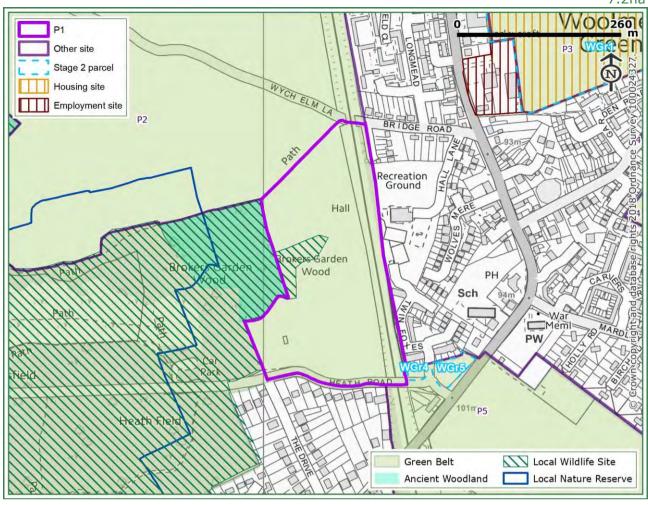






Appendix 6.1

Detailed Assessment Findings of Green Belt Contribution and Harm







View looking northeast from the south west of the parcel

Parcel Description

The parcel is located on the western edge of the inset settlement of Woolmer Green. The parcel consists of a single large arable field which slopes gently downhill to the east towards Woolmer Green. There is no development within the parcel. The woodland adjacent to the parcel to the west is ancient woodland and designated as a Local Wildlife Site and a Local Nature Reserve.

The parcel directly adjoins residential dwellings on the urban edge to the east at Woolmer Green on the other side of the railway line and to the south at Oaklands and Mardley Heath. The parcel is contained by woodland to the west while there is connectivity to the wider open countryside to the north.

Assessment of Contribution to Green Belt Purposes

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the first tier settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.6km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements. Connecting features between the settlements include the railway line which runs along the eastern boundary of the parcel and the A1M (which lies to the west but does not pass through the parcel). The gap between the settlements is relatively fragile as the areas of openness between the inset settlements are no more than 500m apart. The parcel forms part of the gap between Oaklands and Knebworth but its role in settlement separation is limited by the fact that along the B197 to the south Woolmer Green and Oaklands are already separated only by the railway line.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside as it is an open arable field and lacks any urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the northern edge of Oaklands and Mardley Heath and faces Woolmer Green across the railway line, but its role in settlement separation is limited by the fact that along the B197 to the south the two villages are already separated only by the railway line. The parcel also lies between Oaklands and Mardley Heath and Knebworth, although Woolmer Green to the east of the railway has already narrowed the gap between the settlements.

Partial contribution

Assessment of Harm to the Green Belt

Scenario P1 Release of all, or part of parcel Comments Rating High

Release would represent encroachment on an area of open countryside that contributes to preserving a degree of distinction between Oaklands and Mardley Heath and Woolmer Green. Release of the site would not have a significant impact on the integrity of the remaining Green Belt as it is contained by woodland in Mardley Heath to the west and existing built development to the south and east. Its release would however result in a less clearly defined boundary to the north of the parcel.

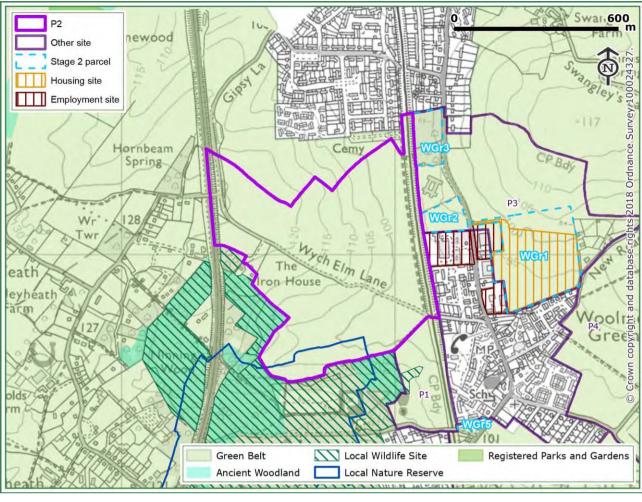






TYYCH ELM LA Recreation Ground P1 Hall rokers Garden Wood Brokers Garden Wood Sch Car Park

P2 47.2ha







View looking southeast towards Woolmer Green from the north-west of the parcel

Parcel Description

The parcel is located on the north western edge of the inset settlement of Woolmer Green. The parcel consists mostly of arable fields which slope downhill to the east towards Woolmer Green. Development within the parcel is limited to an isolated residential property to the west. Wych Elm Lane runs through the parcel from Woolmer Green in a north westerly direction.

Part of the woodland adjacent to the parcel to the south is ancient woodland and designated as a Local Wildlife Site and a Local Nature Reserve. To the southeast, the parcel directly adjoins residential dwellings on the urban edge of Woolmer Green, across the railway line. The parcel is surrounded by woodland to the south and south east and by open countryside to the A1M and beyond to the west.

Assessment of Contribution to Green Belt Purposes

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Partial contribution

The parcel lies between the first tier settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.6km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements. Connecting features between the settlements include the railway line which runs along the eastern boundary of the parcel and the A1M (which lies to the west but does not pass through the parcel). The gap between the settlements is relatively fragile as the areas of openness between the inset settlements are no more than 500m apart. The parcel forms part of the gap between Oaklands and Mardley Heath and Knebworth but its role in settlement separation is limited by the fact that along the B197 to the south Woolmer Green and Oaklands and Mardley Heath are already separated only by the railway line. Woodland within Mardley Heath also lies between Oaklands and Mardley Heath and Knebworth.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, given that, with the exception of the railway line, it consists mostly of open pastoral and arable land and lacks any urbanising development. The land is open and relates strongly to the wider countryside.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the north western edge of Woolmer Green and lies between this settlement, Oaklands and Mardley Heath and Knebworth. The parcel plays a significant role in preventing the merging of these settlements as it lies within a fragile gap. Development of the parcel would lead to the coalescence of these settlements.

Significant contribution

Assessment of Harm to the Green Belt

Scenario P2 Release of all, or part of parcel Comments Rating Very High

Wooded heathland separates most of the parcel from the inset settlement to the south and the railway line forms a boundary to Woolmer Green, but to the north there is no physical demarcation of the Borough boundary, which runs through an open arable field. Release and development of the site would create settlement that would relate more closely to Knebworth than to villages in the Borough, but which would significantly compromise the separation of all three. There would be little justification in retaining the Green Belt status of remaining land between the Borough boundary and Knebworth, and the contribution of P1 to the south would be significantly weakened.



Moderate

Moderate - Low

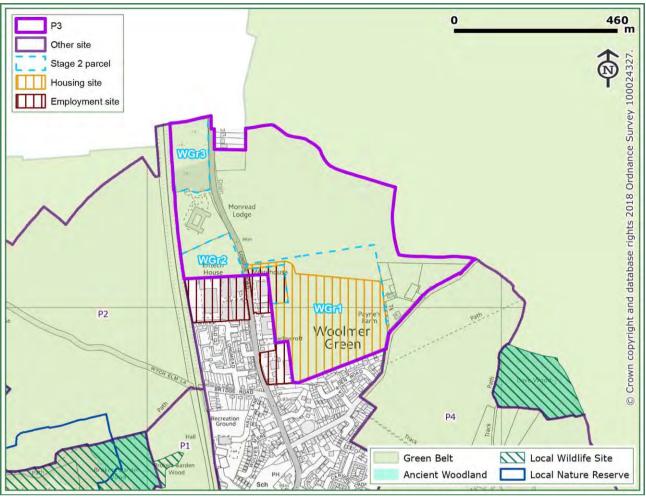
Low



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View looking north into the parcel from New Road

Parcel Description

The parcel is located on the northern edge of the inset settlement of Woolmer Green and on the southern edge of the settlement of Knebworth which lies within the neighbouring district of North Hertfordshire. The parcel consists mostly of part of a large arable field which slopes gently downhill towards the south. Development within the parcel is limited to a farmstead at the eastern edge and a care home at the western edge. London Road is a B-road running through the parcel from south to north connecting Woolmer Green with the settlement of Knebworth to the north.

There are no absolute or non-absolute constraints adjacent or within the parcel. The parcel directly adjoins commercial and residential dwellings on the urban edge to the south at Woolmer Green. The parcel is also adjacent to a small area of residential development on the urban edge to the north at Knebworth. The parcel is surrounded by the countryside in all other directions.

Purpose/Rating **Assessment**

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the first tier settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.6km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements. Connecting features between the settlements include the railway line which runs along the western boundary of the parcel and the A1M (which lies to the west but does not pass through the parcel). The gap between the settlements is relatively fragile as the areas of openness between the inset settlements are no more than 500m apart. The parcel forms part of the remaining gap between Knebworth and Woolmer Green.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside as it consists mostly of open arable land and lacks any significant urbanising development. It relates strongly to the wider countryside to the east and west in particular.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Only 350m separates the northern edge of Woolmer Green from the southern edge of Knebworth, so land forming this gap plays a significant role in preventing the merging of these settlements. To the west of the B197, which joins the villages, tree cover contributes to visual separation, but to the east of the road the landscape is more visually open.

Significant contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P3 Release of the parcel as a whole	Very High

Comments

The parcel is largely open and rural in character and its release would lead to encroachment on the countryside. It would also lead to the coalescence of Woolmer Green and Knebworth. This in turn would also affect the perceived separation between the Tier 1 settlements of Stevenage to the north and Welwyn Garden City to the south. The north-eastern boundary of the parcel is also the Borough boundary, which crosses unmarked through a large arable field, so the integrity of Green Belt land beyond would be weakened by the parcel's release.

Scenario	Rating
P3a Release of Stage 2 site WGr2 and/or WGr3	High
Comments	

The sites forms part of the fragile gap between Knebworth and Woolmer Green, a gap which is already to an extent diminished by the presence of Monread Lodge Care Home. Release would not lead to a significant impact on the integrity of the Green Belt to the east and west, due to the sites' contained by the B197 and the railway line, but the presence of the care home in the Green Belt adjacent to both sites weakens the distinction between settlement and countryside that would be provided by a revised Green Belt edge.

P3b
Release of the northern half of Stage 2 site WGr3 (retaining woodland to the south)

Comments

WGr3 forms part of a fragile gap, but the presence of a woodland block in the southern half of the site, and housing across the B197 to the east, creates a degree of separation from the wider countryside, and a stronger association with the settlement edge.

P3c
Release of Stage 2 site WGr1 and/or Local Plan allocations HS15

Comments

WGr1, which includes allocation HS15, is entirely open and its release would lead to encroachment on the countryside. However containment by inset development to the south and west, and absence of strong settlement edge landscape features, means that it has a stronger association with the urban area, and its release would not result in a significant extension of Woolmer Green's settlement edge to the north. A new boundary would not represent a weakening of the Green Belt edge.

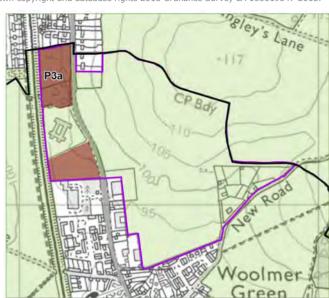
Scenario	Rating
P3d Release of Stage 2 site EA10	Moderate
Comments	

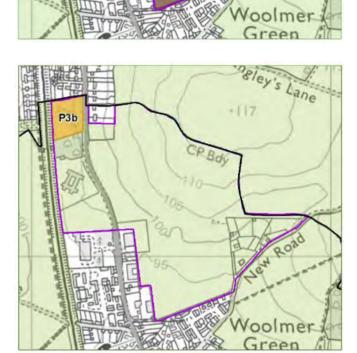
Much of this site is already within the inset settlement edge, so limited expansion eastwards into the Green Belt would have less impact on the countryside and on settlement separation.



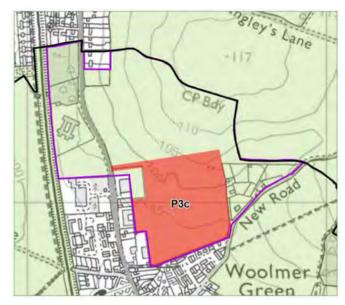


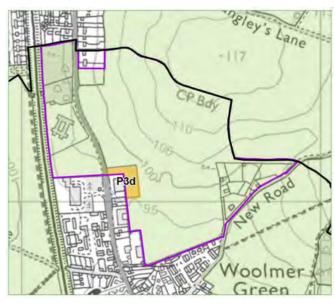
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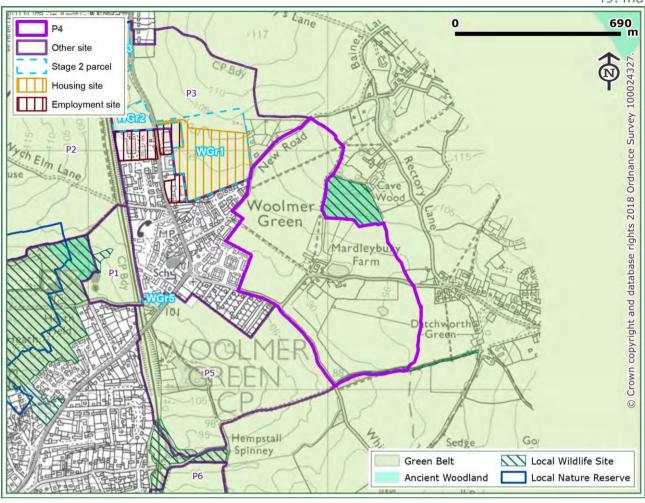


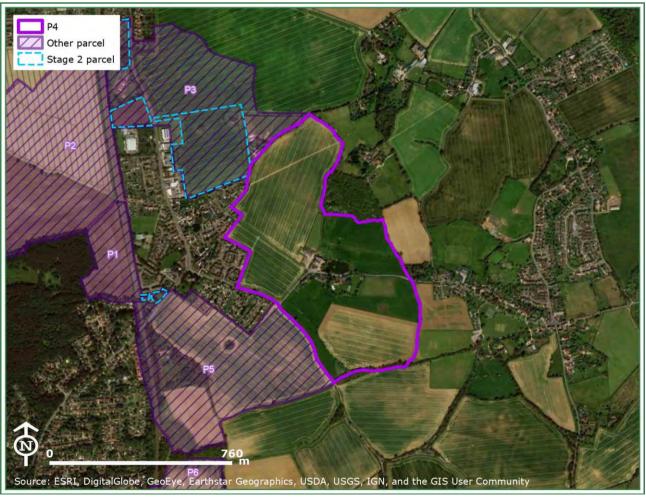
P3





P4 49.4ha







View looking west towards Woolmer Green from Mardleybury Road

The parcel is located on the eastern edge of the inset settlement of Woolmer Green. The parcel consists of arable and horsiculture fields which slope gently downhill towards the west. At the centre of the parcel along Mardleybury Road there is a small cluster of development centred on Mardlebury Manor. There is also a relatively large pond at this part of the parcel.

An area of ancient woodland which has been designated as a Local Wildlife Site lie beyond the parcel towards the north east. The parcel directly adjoins residential dwellings on the urban edge to the west. It is relatively unconstrained and surrounded by open countryside in all other directions.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.6km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green, and Digswell lie between the first tier settlements. Connecting features between the settlements include the railway line and the A1M to the east however neither of these features pass through the parcel. The gap between the settlements is relatively fragile as the areas of openness between the inset settlements are no more than approximately 500m. The partial plays a partial role in preventing the merging of the Tier 1 towns.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of the open countryside. Some residential properties, commercial uses and associated car parking are present on Mardleybury Road in the central portion of the parcel. However, the large detached dwellings do not have a significant urbanising influence.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel contains open countryside but only lies indirectly between Woolmer Green and Knebworth. It also lies between Woolmer Green and the settlement of Datchwood Green in neighbouring East Hertfordshire District. However, Datchwood Green is washed over by the Green Belt designation and is therefore not considered to form a key settlement in relation to the Local Purpose.

Limited or no contribution

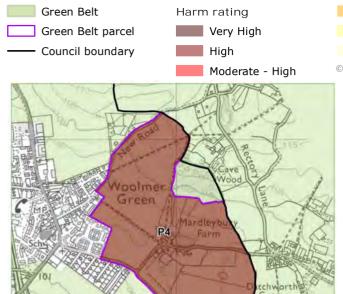
Assessment of Harm to the Green Belt

P4 Release of all, or part of parcel	High

Comments

The parcel is largely open and rural in character and its release would lead to encroachment on the countryside. It would also impact on the perceived separation between the Tier 1 settlements of Stevenage to the north and Welwyn Garden City to the south, albeit to to a limited degree. Release of the parcel could have a significant impact on the integrity of the remaining Green Belt to the north, east and south as it is strongly connected to the open countryside beyond the parcel. There are no strong readily recognisable features that could be used to define a new Green Belt boundary as the parcel boundaries are predominately field boundaries.





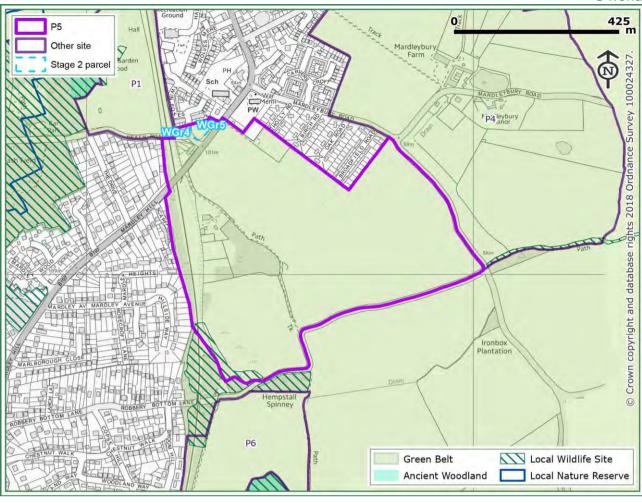
Moderate

Moderate - Low

Low



P5 34.6ha







View looking north from the middle of the parcel

The parcel is located on the north eastern edge of the inset settlement of Oaklands and Mardley Heath and on the southern edge of the inset settlement of Woolmer Green. The parcel consists of a number of arable fields with areas of woodland interspersed. Development within the parcel is limited to a small farmstead towards the western edge where the railway line is located. There is also an area of allotments within the parcel towards the north. The parcel is of variable topography but generally slopes gently uphill from south to north with some of the land between Oaklands and Mardley Heath and Woolmer Green along London Road sloping downhill towards the latter of these settlements.

The small area of woodland adjacent to the south western edge of the parcel is within a Local Wildlife Site. The parcel adjoins residential dwellings on the urban edge to the west beyond the railway line at Oaklands and Mardley Heath and directly to the north at Woolmer Green. These provide some containment of the northwest of the parcel – although wider views of the countryside to the south and east are still visible. The parcel adjoins the wider open countryside to the south and east.

separation.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.6km of each other across the parcel. Separating features which are present between the settlements include blocks of woodland to the south of the parcel including ancient woodland at Harmergreen Wood and that within the Local Wildlife Site at Mardley Heath. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements. Connecting features between the settlements include the railway line which runs along the western boundary of the parcel and the A1M which does not pass through the parcel. The gap between the settlements is relatively fragile as the areas of openness between the inset settlements are no more than approximately 500m. Woolmer Green and the north eastern edge

Partial contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside as it relates strongly to the wider countryside to the south and east and lacks urbanising development.

of Oaklands and Mardley Heath are however connected by the B197 which reduces perceived

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the southern edge of Woolmer Green and the north eastern edge of Oaklands and Mardley Heath, both of which are inset from the Green Belt, and the B197 which connects them also reduces perceived separation. The parcel therefore contributes to preserving settlement separation, but the railway line which passes along the western boundary of the parcel acts as a key separating feature, thereby limiting the role of open land within the parcel.

Partial contribution

Assessment of Harm to the Green Belt

Scenario P5 Release of the parcel as a whole Comments Rating High

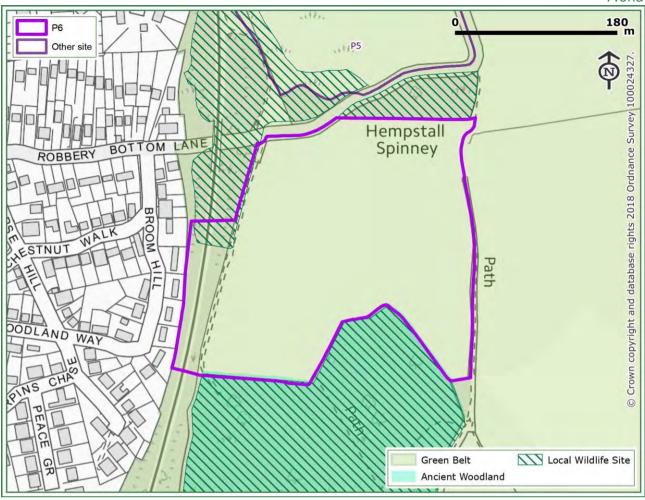
The parcel is open and rural in character and its release would lead to encroachment on the countryside. The Green Belt gap between the settlements of Oaklands and Mardley Heath to the west and Woolmer Green to the north would be weakened if the parcel was released. However, the gap between the settlements is small (formed mainly by the railway line). Release of the site would lead to some impact on the neighbouring Green Belt land to the south and east as it is closely connected to the wider countryside in these directions, albeit the area is contained by development to the north and west.

Scenario	Rating
P5a Release of Stage 2 sites WGr4/WGr5	Low
Comments	

The sites are adjoined by existing development to the north and south west and therefore would not result in encroachment on the countryside. Development at the sites would be contained by the B197 and Heath Road. Although the sites represent the only remaining open land between Oaklands and Woolmer Green, they are too small to perform a significant separating role between the two inset settlements. Their release would have no impact on the integrity of the remaining Green Belt and a clearly defined Green Belt boundary could be identified using the B197.



P6 7.6ha







View looking southwest towards a railway from the north western corner of the parcel

The parcel is located on the eastern edge of the inset settlement of Oaklands and Mardley Heath. The parcel consists of a single arable field with a narrow track and the railway line running long the western boundary. The parcel slopes uphill from north to south towards an area of woodland which is outside of the parcel.

There is a small area of woodland adjacent to the north of the site which has been designated as a Local Wildlife Site. A further area of woodland to the south has also been designated as a Local Wildlife Site and is Ancient Woodland. The parcel adjoins residential dwellings on the urban edge to the west beyond the railway line and thick woodland to the south, providing some containment of the parcel. The parcel adjoins the wider open countryside to the east.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. Both are first tier settlements. The settlements are located within approximately 6.6km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements. Connecting features between the settlements include the railway line which runs along the western boundary of the parcel and the A1M which does not pass through the parcel. Whilst the parcel would lead to some sense of additional development between Oaklands and Mardley Heath and Woolmer Green, these settlements already adjoin and are connected via the B197.

P3: Safeguarding the countryside from

encroachment

The land contains the characteristics of open countryside and lacks urbanising development. It has a strong connection to the open countryside to the east.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the eastern edge of Oaklands and Mardley Heath and does not contribute to settlements assessed under the local purpose. It does contribute to the perceived gap between Oaklands and Mardley Heath and Burnham Green and Bull's Green (in Hertfordshire) but these settlements are not inlcuded in the assessment of the local purpose as they are not inset within the Green Belt.

Limited or no contribution

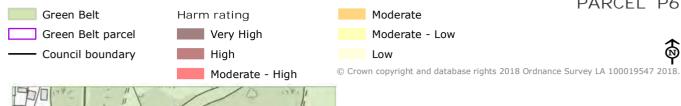
Assessment of Harm to the Green Belt

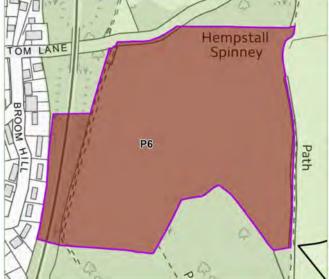
Scenario	Rating
P6 Release of all, or part of parcel	High

Comments

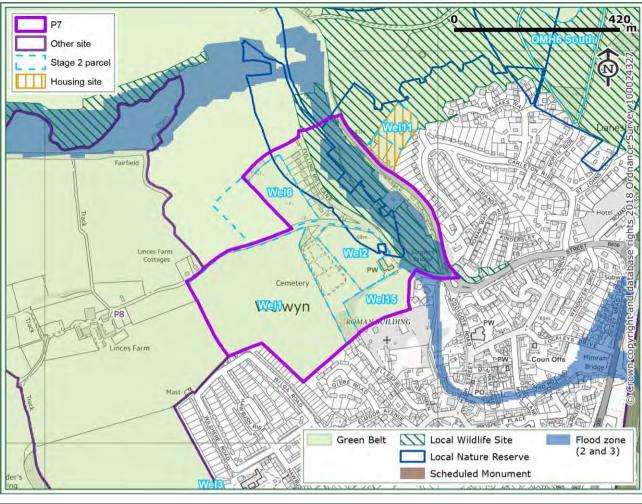
Release of the site would result in encroachment on an area of open countryside. While it is noted that the woodland blocks to the north and south would create relatively strong boundaries in these directions, the release of the parcel would breach the strong boundary of the railway line which is to the west, as such creating a less distinct boundary between Oaklands and Mardley Heath and the wider countryside.







P7 24.5ha







View looking southeast into the parcel from Kimpton Road

The parcel is located on the north western edge of the inset settlement of Welwyn. The parcel comprises a number of arable fields with some residential properties towards the north and a cemetery and church building towards the south east. The land within the parcel slopes uphill from east to west.

Within the parcel at the north eastern edge there are low density residential properties and areas of land which fall within a Local Wildlife Site and a Local Nature Reserve. The parcel adjoins residential dwellings on the urban edge to the south and east at Welwyn. There is visual connectivity from the parcel to the wider open countryside to the west.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel adjoins the north western edge of Welwyn and it does not lie between any first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising mostly undeveloped arable fields. Development within the parcel comprises residential development and a church building which compromise the openness of the land within their immediate vicinity but do not represent a significant urbanising influence. The density of the development is relatively low and interspersed by mature vegetation. The land is mostly open. It relates strongly to the wider countryside to the west.

P4: Preserve the setting and special character of

historic towns

Significant contribution

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the north western edge of Welwyn and lies between this and the inset settlement of Codicote. The settlements are approximately 1.7km apart. The parcel plays a partial role in preventing the merging of these settlements, particularly as experienced when travelling along the B656 which lies on the eastern edge of the parcel.

Partial contribution

Assessment of Harm to the Green Belt

P7 Release of the parcel as a whole Comments Rating Moderate - High

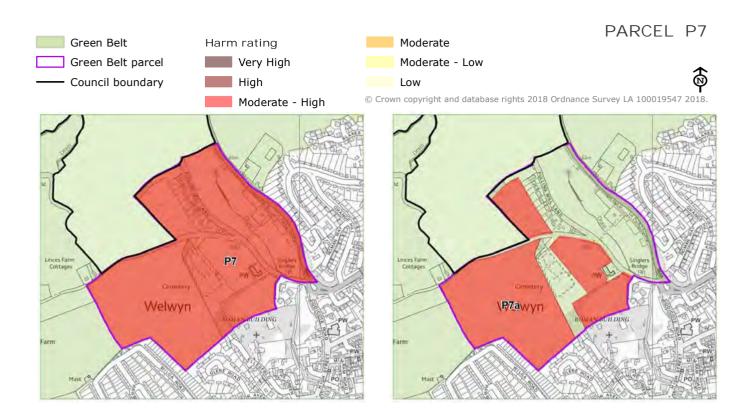
Despite the parcel being relatively enclosed by development, the parcel is largely open and rural in character and its release would lead to encroachment of the countryside, particularly to the south west. Release of the parcel would lead to some impact on the remaining Green Belt land to the south west in particular. The parcel does not however make any contribution to purposes 1, 2 or 4. The strength of the remaining Green Belt boundary would be similar to the exisiting boundaries.

P7a
Release of all Stage 2 sites Wel1/Wel2/Wel6/Wel15 in isolation or in combination

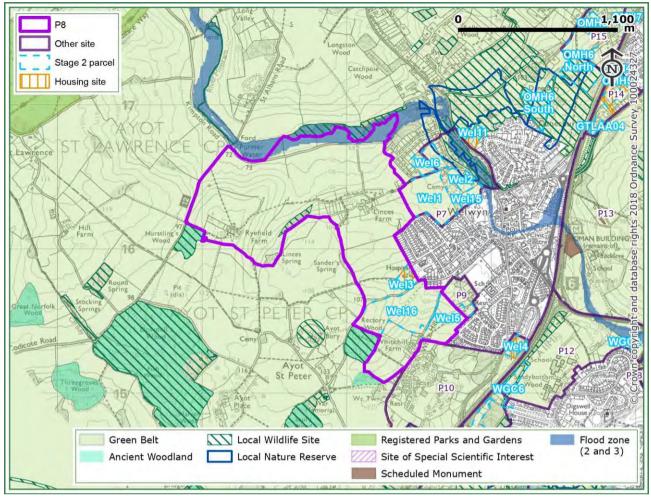
Moderate - High

Comments

Release of Stage 2 sites Wel1/Wel2/Wel6/Wel15 in combination or isolation would lead to encroachment on the countryside. In combination, the release of the sites would lead to encroachment of the countryside to the south west. The release of Sites Wel1/Wel2/Wel15 in isolation would result in encroachment of the countryside to the south east and south west. Site Wel6 would not be released in insolation as it does not lie adjacent to the inset urban edge of Welwyn.



138.2ha







View looking east from the parcel's western boundary towards Welwyn

The parcel is located on the western edge of the inset settlement of Welwyn and comprises mostly open and undeveloped arable and pastoral fields. There are a number of farmsteads within the parcel including the larger Linces Farm and Ryeland farm towards the northern portion of the parcel. A number of residential properties are located along Whitehill towards the southern edge of the parcel; however these are set back from the road and benefit from larger gardens limiting their urbanising influence. The parcel slopes uphill, steeply in places, from north to south within the northern portion of the parcel around Ryeland Farm. There is also a relatively steep uphill slope from the urban edge of Welwyn to the southwest along School Lane and Whitehill.

There is one Local Wildlife Site within the parcel. Parts of the southern boundary of the parcel adjoin two Local Wildlife Sites and areas of ancient woodland and part of the northern boundary of the parcel also adjoins a Local Wildlife Site. Part of the eastern boundary of the parcel adjoins residential development and the site of the Queen Victoria Memorial Hospital at the urban edge of Welwyn as well as sports pitches. The northern and western boundaries of the parcel adjoin the wider open countryside. The southern boundary of the parcel lies adjacent to new residential development which is not within the existing urban edge of Welwyn.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel adjoins the western edge of Welwyn and it does not lie between any first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, given that it comprises mostly arable fields and lacks significant amounts of urbanising development. Much of the parcel is open and there are some views towards the urban edge at Welwyn downhill towards the south east of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the north western edge of Welwyn and lies between this and the inset settlement of Codicote. The settlements are approximately 1.7km apart. The parcel plays a partial role in preventing the merging of these settlements.

Partial contribution

Assessment of Harm to the Green Belt

P8 Release of the parcel as a whole Rating High

Comments

The parcel is largely open and rural in character, therefore its release would lead to encroachment on the countryside, as well as significantly extending the urban area of Welwyn. Release of the site would have an impact on the remaining Green Belt to the north, east and south as it is strongly connected to the open countryside and would result in a less clearly defined Green Belt edge.

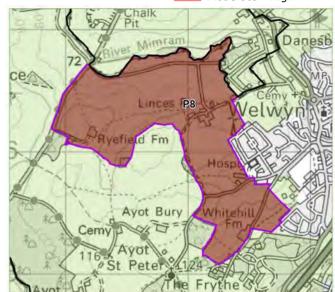
P8a Release of Stage 2 sites Wel3 (or Local Plan allocation HS20) and Wel16 Comments

The sites are largely open and rural in character, therefore their release would lead to encroachment of the countryside. It would lead to the creation of an ill-defined Green Belt boundary and lead to the greater containment of Green Belt land to the south.

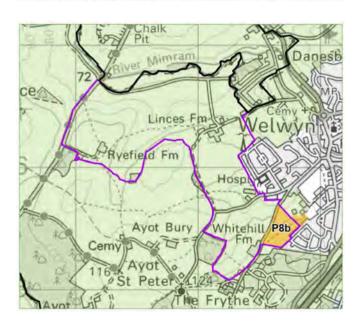
Scenario	Rating
P8b Release of Stage 2 site Wel5	Moderate
Comments	

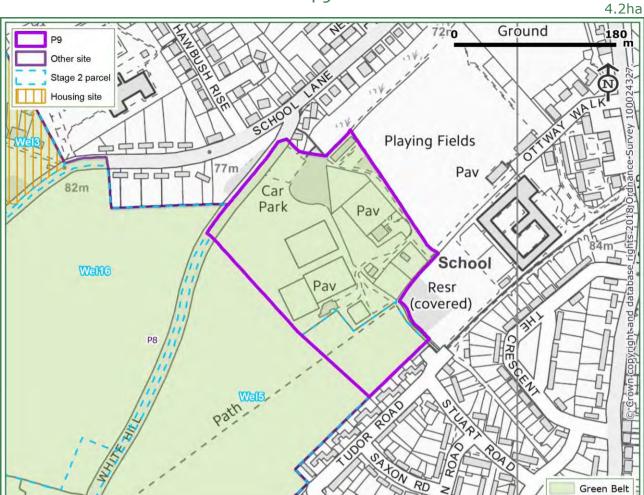
The site which is only partially within P8 is open and rural, and its release would lead to encroachment on the countryside. It would result in the Green Belt at the sport pitches to the north east being surrounded by development on all sides and weakening their connectivity with the wider countryside. However, as the land within the playing pitches contain limited characteristics of the countryside, in isolation it makes a weaker contribution to the Green Belt. The slope of the site allows for views to Welwyn allowing for connectivity with the existing settlement form. It is assumed that if the site were to be released that the adjacent section of the playing pitches would also be released to create a clearer and continuous Green Belt boundary.















View looking north towards tennis courts contained within the parcel

The parcel is located on the western edge of the inset settlement of Welwyn. The parcel comprises mostly sports pitches including a number of tennis courts, a bowling green and the buildings and car parking areas associated with these uses. The parcel also contains undeveloped fields to the north and south. While the sports pitches themselves are relatively flat the underlying land slopes relatively steeply uphill away from Welwyn towards the south west.

There are no absolute or non-absolute constraints within or adjacent to the parcel. The parcel adjoins further sports pitches which are not within the Green Belt to the east, as well as residential dwellings on the urban edge to the south and north at Welwyn. There is visual connectivity from the parcel to the wider open countryside to the west.

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

Purpose/Rating

P2: Preventing the merging of neighbouring towns

The parcel adjoins the western edge of Welwyn and it does not lie between any first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains some the characteristics of the open countryside, with open views to the west. The parcel contains several outdoor sports pitches and associated buildings. While such development is not considered to significantly compromise the openness of the Green Belt, the associated floodlighting and car parks do represent urbanising influences.

Partial contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the western edge of Welwyn and it does not lie between this settlement and any other settlements which have been inset into the Green Belt.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P9 Release of the parcel as a whole	Low

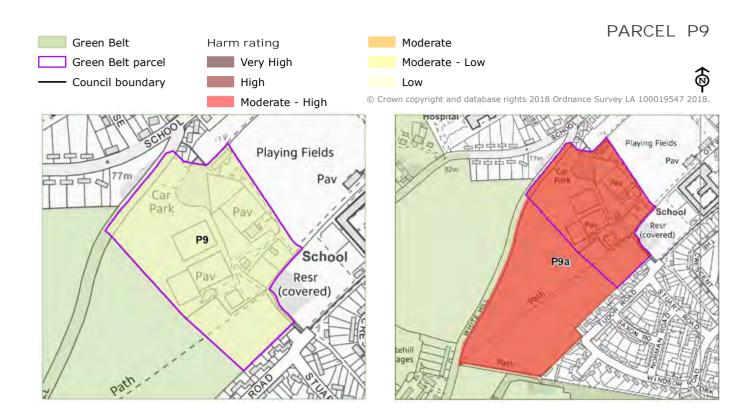
Comments

While the parcel is open with open views of the countryside to the west, the parcel contains several open air sports pitches with associated floodlighting and hard standing for car parking. The open sports pitches to the east are not designated as Green Belt and the urban edges of Welwyn to the north and south extend westwards enclosing the Green Belt immediately to the west of the parcel. Therefore, the release of the parcel would have a limited effect on the integrity of the wider Green Belt. Release of the site would lead to the creation of a Green Belt boundary of similar strength to the present boundary.

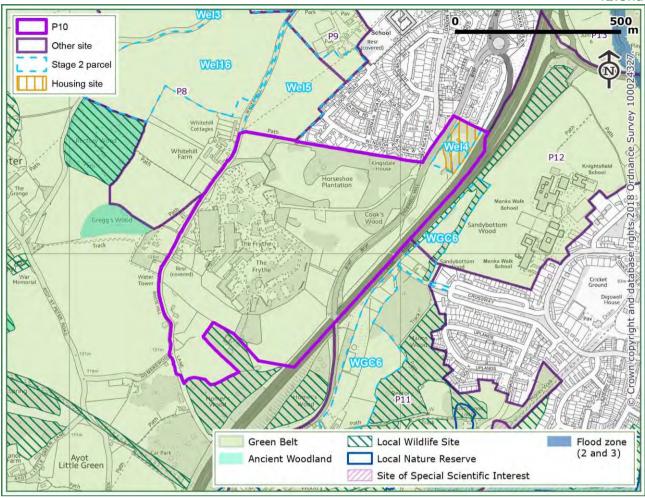
P9a Release of P9 and Stage 2 site Wel 5 – Moderate High

Comments

The site is only partially within parcel P9 and extends westwards into a large open, arable field in P8. Release of both sites would lead to encroachment on the countryside to the west. It is assumed that if the site were to be released, the adjacent Green Belt would also be released to create a sensible and continuous Green Belt boundary. The land within the site slopes down to the north east offering open views of Welwyn to the north and east and open countryside to the north west. Despite the presence of a minor road bordering the northern edge of the site, development to the west has breached this alternative boundary. The land within the site is higher than the Green Belt land immediately to the north west, therefore the release of the site would partially weaken this adjacent Green Belt.



P10 42.8ha







View looking north within residential development contained within the parcel

The parcel is located on the southern edge of the inset settlement of Welwyn. The parcel consists of a large modern residential development at the centre of a number horsiculture fields which are interspersed with small areas of woodland. The parcel slopes uphill relatively steeply from east to west towards the residential properties at Reeves Court.

The southern boundary of the parcel adjoins a Local Wildlife Site. The parcel adjoins residential dwellings on the urban edge to the north at Welwyn and a number of farmsteads are present beyond the western parcel boundary. The A1M abuts the eastern boundary of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. Both are first tier settlements. The settlements are located within approximately 8.2km of each other across the parcel. Separating features between the two settlements include the land form of hills notably around Hill Farm to the west of Welwyn and Chalkdell Farm to the east of Wheathampstead. There are also blocks of woodland located to the west and south of the parcel between the settlements of Harpenden and Welwyn Garden City which act as separating features including those at Dowdell's Wood, Bladder Wood, Warren Wood, Symondshyde Great Wood, Titnol's Wood and Sherrardspark Woods. The smaller settlements of Ayot St Peters, Ayot Green, Coleman Green, Lemsford and most notably Wheathampstead lie between the first tier settlements thereby limiting the perception of separation. The land within the parcel however plays a very limited role in maintaining separation between the towns due to the presence of residential development within its boundaries.

P3: Safeguarding the countryside from encroachment

Partial contribution

A significant section of the land within the parcel does not contain the characteristics of the countryside and has significant urbanising development that compromises openness considering the extensive amount of residential development that has taken place. The land containing the residential development is no longer perceived to be part of the open countryside. However, the open fields and areas of woodland surrounding the residential development contain the characteristics of the countryside.

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Welwyn Garden City to the east and Welwyn which it adjoins to the north. The settlements are located within approximately 0.5km of each other across the parcel. Separating features between the settlements include the small blocks of woodland surrounding the A1M to the east and the A1M itself which runs along the eastern edge of the parcel. The gap between the settlements is fragile, given that it is particularly narrow. The land within the parcel plays a partial role in maintaining separation between the settlements as whilst there is residential development within its boundaries, woodland contains this development.

Assessment of Harm to the Green Belt

P10 Release of the parcel as a whole Moderate - High

Comments

Woodland and parkland play an important role in visually containing the recent housing development, maintaining separation from Welwyn and limiting perception from the A1M. The open fields and areas of woodland surrounding the residential development also contain the characteristics of the countryside. Release of the whole parcel would however have a limited impact on the integrity of the wider Green Belt due to the extent of exisiting urbanisation within the parcel and its relative containment by exisiting development, the A1M and woodland.

P10a
Release of the Stage 2 site WEL4 or Local Plan allocation HS19

Rating

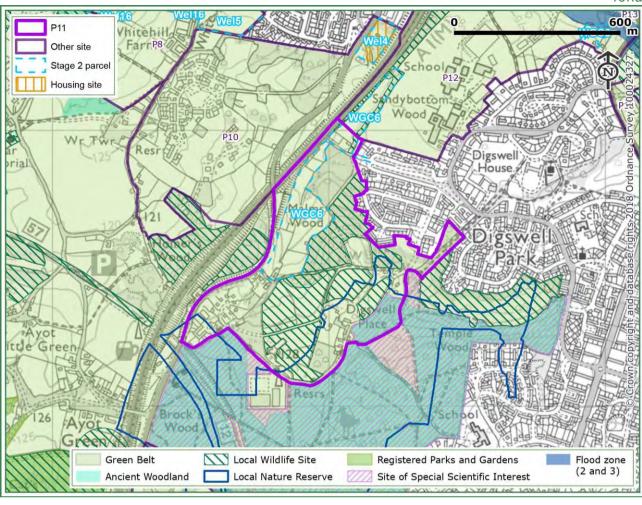
Moderate - Low

Comments

Although set within well-treed surrounds and containing only a single house, the site's location is contained by residential development to the north and west and the A1M to the east. To the south the land is more open but contained between the motorway and the B197, so whilst release of the site would weaken its contribution but not significantly. Release of the site would lead to the creation of a Green Belt boundary of similar strength to the existing boundary.



P11 40ha







View looking north into the parcel from Rectory Road

The parcel is located on the north western edge of the inset settlement of Welwyn Garden City. The parcel comprises several significant blocks of woodland set amongst undeveloped grassland. There are pockets of residential development within the parcel towards the south and south west. The residential development at Broadleaf Grove towards the south west is suburban in character fronting on to lit streets. Land within the parcel slopes uphill from south to north along Digswell Hill with sections towards the north by Monkswood sloping downhill steeply in places towards the urban edge.

Much of the woodland which falls within the parcel boundaries has been designated as one of several Local Wildlife Sites. Sherrardspark Wood falls partially within the parcel towards the south east and this area has been designated as a SSSI, Local Nature Reserve and as ancient woodland. The parcel adjoins residential development towards the north west at the urban edge of Welwyn Garden City. To the south the parcel is enclosed by the woodland and to the west the parcel adjoins the A1M and Digswell Hill beyond which the wider open countryside is present.

or visual coalescence of the towns.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Partial contribution

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east which it adjoins. The settlements are located within approximately 8.2km of each other across the parcel. Separating features between the two settlements include the land form of hills notably around Hill Farm to the west of Welwyn and Chalkdell Farm to the east of Wheathampstead. In addition to the blocks of woodland within the parcel there are also blocks of woodland located to the west and south of the parcel between the settlements of Harpenden and Welwyn Garden City which also act as separating features. This includes those at Dowdell's Wood, Bladder Wood, Warren Wood, Symondshyde Great Wood, Titnol's Wood and Sherrardspark Woods parts of which are ancient woodland. The smaller settlements of Ayot St Peters, Ayot Green, Coleman Green, Lemsford and most notably Wheathampstead lie between the first tier settlements thereby limiting the perception of separation. The gap between the settlements is relatively fragile. Land within the parcel plays a partial role in inhibiting physical

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising wooded areas which act to contain the residential development at the south and south western portions of the parcel. While views to the wider open countryside are mostly confined by the woodland present the parcel is mostly spatially open. The parcel lacks urbanising development for the most part.

Significant contribution

P4: Preserve the setting and special character of historic towns

Partial contribution

Much of parcel is woodland and grassland, largely associated with Digswell Place, a country house separated from the historic core of Welwyn Garden City by the extensive Sherrardspark Wood. As such it lies beyond the originally conceived limits of the new town, although subsequent development at Digswell Park to the north-east has weakened the significance of this.

P5: Assist the urban regeneration, by

regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Welwyn Garden City and Welwyn to the north west, which are approximately 0.4km apart, but the wooded A1M corridor plays the principal role in maintaining settlement separation.

Partial contribution

Assessment of Harm to the Green Belt

Scenario Rating

P11

Release of all or part of the parcel (including the southern part of site WGC6)

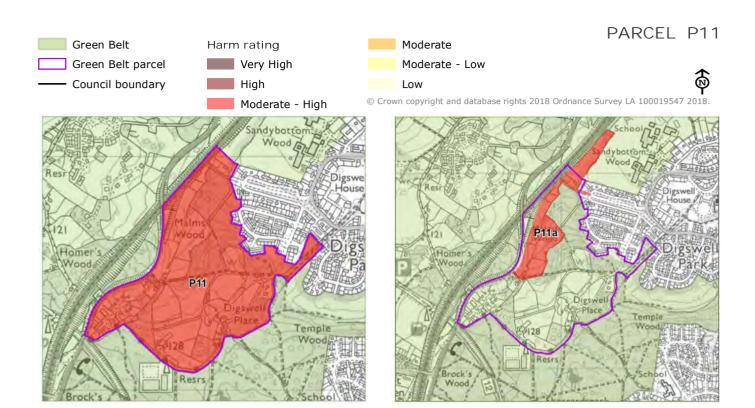
Moderate - High

Comments

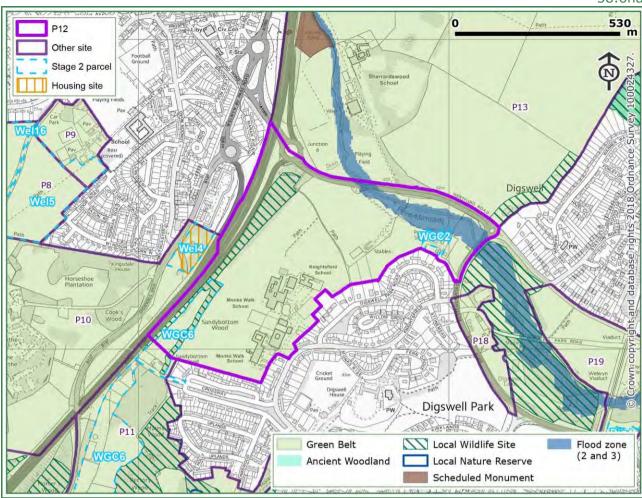
The wooded character of the parcel creates a strong separation from the main urban area, despite the presence of some modern residential development. Any significant perception of development from the A1M would increase harm in terms of perceived settlement separation. Release of the parcel would not lead to significant impact on the integrity of the surrounding Green Belt as it is contained by designated woodland to the south and east, by the A1M to the west and existing residential development to the north.

Scenario Rating Moderate - High P11a Release of site WGC6 as a whole Comments

The site's woodland containment would limit perception of development from the adjacent B197, however it has strong separation from the existing urban edge of Welwyn Garden City, forming part of the wooded setting to the north of the historic core of the town. Release of the parcel would not lead to significant impact on the integrity of the surrounding Green Belt as it is contained by designated woodland to the south and east, by the A1M to the west and by existing development (school and residential development) to the north east.



P12 38.6ha







View looking west from a public footpath running through the northern portion of the parcel

The parcel is located on the south eastern edge of the inset settlement of Welwyn and on the north western edge of the inset settlement of Welwyn Garden City. The parcel comprises a school and its associated grounds including sports pitches as well as a number of horse-grazed fields to the north. A belt of trees defines the western edge of the parcel, alongside the A1M. Most of the parcel is relatively flat but the northern part slopes downhill to the River Mimram. The wooded area towards the western boundary of the parcel is designated as a Local Wildlife Site and there is an area of flood zone 2 and 3 towards the north around the Mimram.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located approximately 6.6km apart but the settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements thereby limiting the perception of separation. The A1M which runs along the western edge of the parcel is largely contained by tree cover and so does not significantly reduce perceived separation.

P3: Safeguarding the

countryside from

encroachment

Partial contribution

The area occupied by school buildings and sports pitches has an association with the urban fringe and is separated from the wider countryside to the west by the A1M. The sloping sides of the Mimram Valley in the northern part of the parcel are more distinct from the urban edge and therefore make a stronger contribution to safeguarding the countryside from encroachment.

Significant contribution

P4: Preserve the setting and special character of historic towns

Open space between the urban area and the main roads containing Welwyn Garden City contributes to the conception of the town as being set within a rural landscape, although development within and adjacent to the parcel, which extends into an area beyond that which was originally conceived as forming the town, detracts from its role.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Significant contribution

The parcel adjoins the south eastern edge of Welwyn, the south western edge of Digswell and the northern edge of Welwyn Garden City. All of these settlements are no more than 0.8km of each other across the parcel with Welwyn Garden City and Digswell within 0.2km of each other at the closest point across the parcel. To the west, the A1M and associated tree cover (within the parcel and to the west of the road) form a key element in settlement separation, reducing the contribution of the rest of the parcel to 'partial'. To the north the Mimram Valley is a key separating feature between Welwyn Garden City and Digswell.

Assessment of Harm to the Green Belt

Scenario Rating P12 Release of the whole parcel

Comments

The parcel is strongly contained by main roads, but to the north where countryside character is strengthened by the relationship with the wider River Mimram valley there is perception of a rural gap between Welwyn Garden City, Welwyn and Digswell, to which the parcel makes a significant contribution. Release of the site would lead to limited encroachment on the wider countryside due to its relative containment by existing development, Hertford Road and the A1M.

Scenario	Rating
P12a Release of the southern half of the parcel	Moderate
Comments	

The area occupied by school buildings and associated playing fields has a weaker countryside character, and separation from the A1M by strong tree cover which limits perception of its role as part of a settlement gap.

Scenario	Rating
P12b Release of that part of site WGC6 that falls within the parcel	Moderate - High
Comments	

Proximity to the A1M, from which there is no perception of development in the vicinity, and separation from the adjacent urban area by tree cover mean that release of this area would constitute greater harm than release of the adjacent school land.

Scenario	Rating
P12c Release of site WGC2	Moderate
Comments	

The site is located on the side of the River Mimram valley, but the presence of existing built development and the small size of the site limits potential harm to the wider Green Belt. More intensive development, urban in character could potentially result in moderate harm but less intensive development with a less urban character would result in little or no harm.

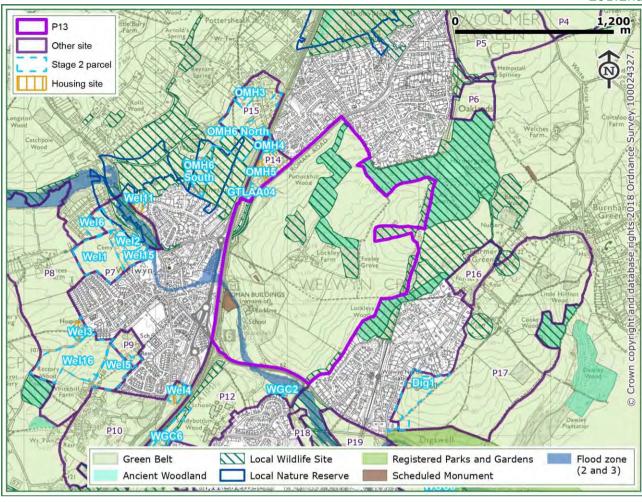
Scenario	Rating
P12d Release of site WGC6 as a whole	Moderate - High
Comments	

The site's woodland containment would limit perception of development from the adjacent B197, however it has strong separation from the existing urban edge of Welwyn Garden City, forming part of the wooded setting to the north of the historic core of the town. Release of the parcel would not lead to significant impact on the integrity of the surrounding Green Belt as itis contained by designated woodland to the south and east, by the A1M to the west and by existing development (school and residential development) to the north east.



P12d

P13 201.2ha







View looking south towards Digswell from the centre of the parcel

The parcel is located on the south edge of the inset settlement of Oaklands and Mardley Heath, between Welwyn, Digswell and Welwyn Garden City. The parcel comprises a number of pastoral and arable fields which contains a small number of farmsteads towards its central portion and to the west. There is also a school building towards the south west. A block of woodland is present within the parcel towards its northern and central portions. From west to east the land within the parcel slopes gently uphill before sloping downhill towards Digswell.

A portion of the woodland within the parcel has been designated as lying within Local Wildlife Sites and as ancient woodland. There are also two Scheduled Monuments (Dicket Mead Roman Villa and Lockleys Roman Villa) within the parcel towards the south west. An area of flood zone 2 and 3 also falls within the parcel towards the south west. Further areas of ancient woodland and Local Wildlife Sites are adjacent to the parcel to the east. The parcel adjoins residential dwellings on the urban edge to the north at Oaklands and Mardley Heath, to the west at Welwyn and to the south east at Digswell. While woodland is present towards the north east containing the land from the wider countryside in this direction, there is a degree of connectivity given that it is spatially open.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.6km of each other across the parcel. The parcel is focussed around the hill at Lockley Farm and contains mostly pastoral fields and some woodland. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements thereby limiting the perception of separation. Connecting features between the settlements include the A1M which runs along the western edge of the parcel and the railway line which runs along the eastern edge of the parcel. The gap between the settlements is relatively fragile and the parcel plays a significant role in limiting the perception of further merging between the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising undeveloped arable and pastoral fields mostly free of intervening roads and lacks urbanising development. It relates strongly to the wider countryside to the north west despite the presence of the woodland in this direction which acts to limit the visual relationship.

Significant contribution

P4: Preserve the setting and special character of historic towns

The open high ground in this parcel forms part of the visual rural setting of Welwyn Garden City, but it doesn't have a relationship with the historic core of the town.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Significant contribution

The parcel adjoins the southern edge of Oaklands and Mardley Heath, the eastern edge of Welwyn and the north western edge of Digswell. All settlements are no more than 1.0km of each other across the parcel. The land within the parcels plays a significant role in inhibiting the physical and/or visual coalescence of the settlements as the gap between them is particularly narrow, is visually open (particularly between Welwyn and Oaklands and Mardley Heath) and has few separating features.

Assessment of Harm to the Green Belt

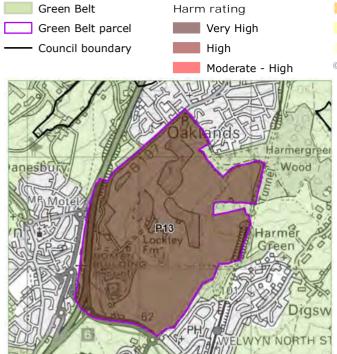
P13
Release of the parcel as a whole or in part

Rating

Very High

Comments

There is a strong distinction between the surrounding settlements and this open elevated area. Any encroachment would weaken the Green Belt contribution of this homogeneous rural landscape and detract from the fragiel separation of settlements in this area. Release of the site could have an impact on the remaining Green Belt land to the east albeit it is well contained by existing woodland and is designated.



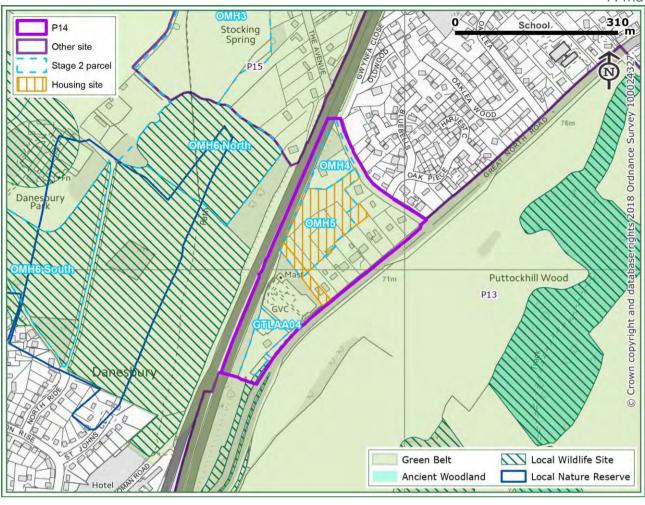
Moderate Moderate - Low





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P14 7.4ha







View looking southeast along the parcel boundary along Great North Road

The parcel is located on the south western edge of the inset settlement of Oaklands and Mardley Heath. It consists of lower density residential properties, a small commercial premises, a gas servicing site and an area containing mobile homes to the south, mostly fronting onto the B197. There is a strip of tree cover on the slope down from the A1M, which forms its western boundary, and a wider triangle of tree cover surrounding a dwelling in the north western corner.

Roadside verges to the south are designated a Local Wildlife Site.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. The settlements are located within approximately 6.7km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements, thereby limiting the perception of separation, but the parcel's contribution to maintaining separation is limited by the extent of existing development within it.

P3: Safeguarding the countryside from encroachment

Development density is relatively low, but there are urbanising characteristics. The developed frontage is consistent with the inset area to the north east, and the A1(M) and village of Welwyn to the south-west limits association with the wider countryside.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the southern edge of Oaklands and Mardley Heath and lies between this settlement and Welwyn which is to the south west within 0.6km across the parcel. The gap between the settlements is very narrow, but existing development within the parcel and the separating role of the A1M and associated tree cover limit the parcel's contribution to maintaining the gap.

Partial contribution

Assessment of Harm to the Green Belt

Scenario Rating

P14

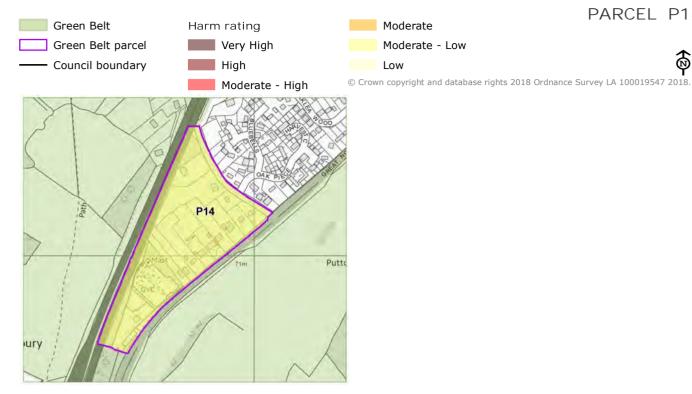
Release of parcel as a whole or in part, including Stage 2 sites OMH4, OMH5 and GTLAA04, and Local Plan allocations HS16, HS17 and HS32 - assuming retention of screening tree cover along the A1(M) embankment

Comments

The parcel plays only a limited role in terms of maintaining an open settlement gap between Oaklands and Welwyn. Its strong boundaries of the A1M and B197 would prevent any harm to the wider Green Belt.

64

Moderate - Low



P15







View looking east from the western boundary of the parcel

The parcel is located on the south western edge of the inset settlement of Oaklands and Mardley Heath. The parcel consists of a number of pastoral fields with lower density residential development towards the north along The Avenue. These properties are mostly set back from the road and set amongst mature vegetation, meaning that any urbanising effect they have is limited to the immediate vicinity. The parcel is relatively flat.

The parcel is adjacent to a Local Wildlife Site, part of which has been designated as a Local Nature Reserve. The parcel adjoins residential dwellings on the urban edge to the north east beyond the A1 at Oaklands and Mardley Heath. A care home also adjoins the parcel directly to the north. To the east a number of lower density residential properties are present. There is a degree of visual connectivity between the parcel and the wider open countryside to the south.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. Both are first tier settlements. The settlements are located within approximately 6.9km of each other across the parcel. The gap between the settlements is relatively fragile. The areas of openness between the inset settlements are no more than approximately 500m although there are some barrier features between the towns preventing coalescence. The identified intervening settlements act to increase the separation's fragility. The parcel contains elements of development, but there is sufficient undeveloped space to make some contribution to the wider separation between the towns.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

Approximately half of the parcel is occupied by detached residential dwellings set back from the road within large gardens. Although dwellings reduce the openness of the countryside within their immediate vicinity, their relative low density limits their urbanising influence. The western half of the parcel is less developed and more open.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the western edge of Oaklands and Mardley Heath and contributes to the perceived gap between this settlement and Welwyn which is to the south west within 0.7km, but the separating presence of the A1M together with the extent of development within the parcel limits its contribution to this purpose.

Partial contribution

Assessment of Harm to the Green Belt

Scenario Rating

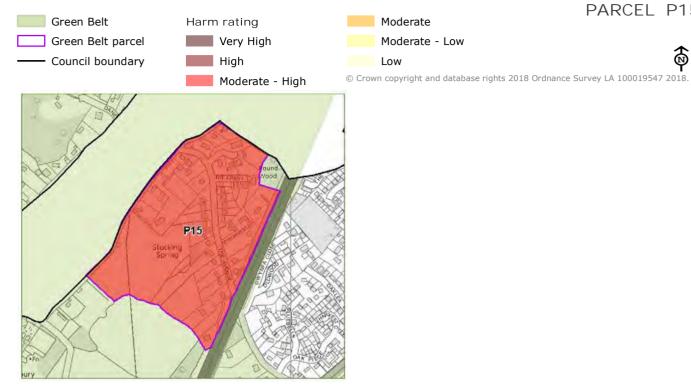
P15

Release of the parcel as a whole or in part, including Stage 2 sites OMH3, OMH6 North (part) and OMH7

Moderate - High

Comments

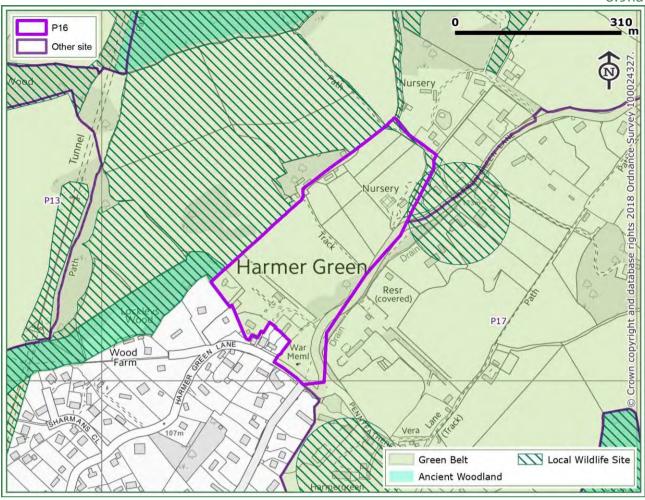
The parcel does not make a strong contribution to any Green Belt purpose, but its release would result in a breach of the otherwise strong boundary at the A1M. This would not weaken the contribution of remaining Green Belt land between the parcel and Welwyn, which is for the most part constrained by a Local Wildlife Site designation, but it would create a weak boundary between the parcel and further low density development to the west and north (outside of the Borough).



Moderate

Moderate - Low

P16 8.9ha







View looking northeast from Hammer Green Lane

The parcel is located on the northern edge of the inset settlement of Digswell. The parcel comprises a number of pastoral and horsiculture fields. There are a number of lower density residential properties towards the southern portion of the parcel. Within the north-east of the parcel some low density development is taking place. A block of woodland is present within the parcel towards its northern and central portions. The land within the parcel is relatively flat.

The northern and west edges of the parcel are adjacent to areas of land which fall within Local Wildlife Sites. The parcel adjoins residential dwellings on the urban edge to the south at Digswell. There is visual connectivity from the parcel to the wider open countryside to the north and west and to a lesser extent to the east given the presence of Harmer Green Lane.

Purpose/Rating **Assessment** P1: Checking the The parcel is sufficiently separated or distant from a large built-up area for there not to be any unrestricted sprawl of potential for urban sprawl from the large built up area. large built-up areas Limited or no contribution P2: Preventing the The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to merging of neighbouring the south. Both are first tier settlements. The settlements are located within approximately 6.9km of each other across the parcel. The settlements of Knebworth, Woolmer Green, towns Oaklands and Mardley Heath, Welwyn, Harmer Green and Digswell lie between the first tier settlements thereby limiting the perception of separation. The areas of openness between the **Partial contribution** inset settlements are no more than approximately 500m. The parcel contains a limited degree of development however given that this is interspersed with open spaces, ultimately the parcel plays a partial role in preventing the merging of the Tier 1 towns. P3: Safeguarding the The land contains the characteristics of open countryside, comprising mostly of undeveloped countryside from pastoral fields and lacks significant elements of urbanising development. The residential encroachment development within the southern portion and the development in north-east of the parcel compromises the openness of the land within its immediate vicinity, but the density of the development is relatively low, interspersed by mature vegetation. Significant contribution The land is generally spatially and visually open. P4: Preserve the setting The land forms little or no part of the setting of Welwyn Garden City and does not contribute to and special character of its special character. historic towns Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

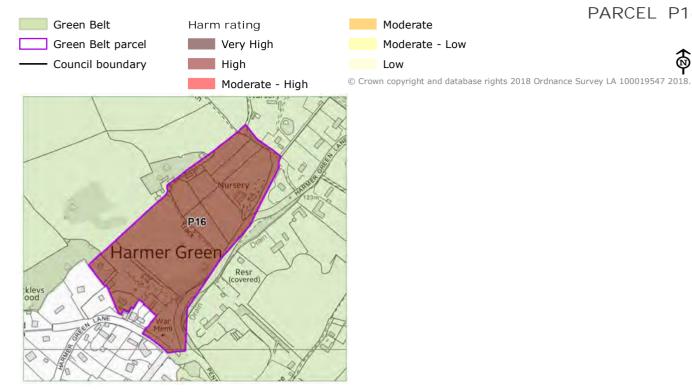
Partial contribution

The parcel adjoins the northern edge of Digswell and contributes to the gap between this settlement and Oaklands and Mardley Heath which is to the north west within approximately 1.0km across the parcel. Harmergreen Wood (much of which is ancient woodland) to the north west of the parcel is a significant separating feature between the settlements. The railway line acts as a connecting feature thereby reducing the perception of separation between these settlements but does not pass within the parcel.

Assessment of Harm to the Green Belt

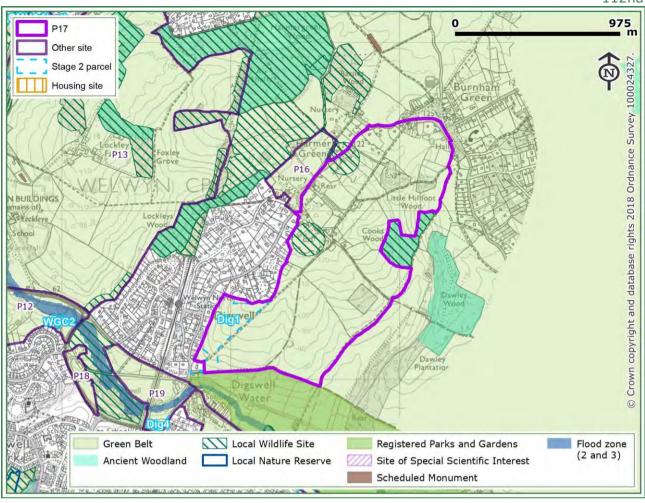
Scenario	Rating
P16 Release of the parcel as a whole	High
Comments	

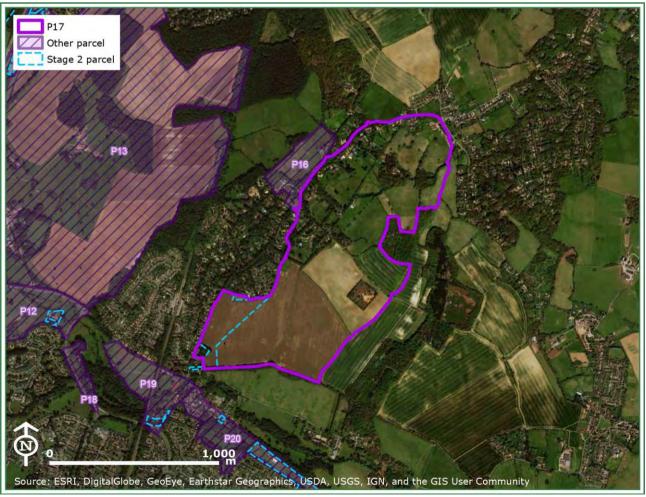
Release would represent encroachment on an area of open countryside. The existing inset settlement edge stops at the crest of the slope, so development on this ridge top plateau would be distinct from Digswell and would potentially intrude on the rural valley landscape and wider Green Belt to the west. The northern edge of the parcel follows field boundaries and would create a Green Belt of similar strength to the existing settlement edge. The northern edge of the parcel follows field boundaries and as such would not create a stronger Green Belt boundary.



Moderate

P17







View looking south towards Welwyn Garden City from the northern boundary of the parcel

The parcel is located on the eastern edge of the inset settlement of Digswell. It contains part of the washed over settlement of Burnham Green to the north east at Harmer Green Lane. This village is partially within the neighbouring district of East Hertfordshire. The parcel comprises large arable fields, horsiculture fields, farmsteads, and blocks of woodland. There are also a number of lower density residential properties towards the central and northern portions of the parcel, most notably along Harmer Green Lane and Pennyfathers Lane. The properties along Harmer Green Lane benefit from extensive gardens which limits their urbanising effect.

The land within the parcel slopes gently downhill from west to east. Within the parcel at its the eastern edge, there are areas of land which are designated as Local Wildlife Sites. The southern boundary of the parcel is adjacent to Tewin Water Registered Park and Garden. Part of the north eastern edge of the parcel is adjacent to an area of ancient woodland and a Local Wildlife Site. The parcel adjoins residential dwellings on the urban edge to the west at Digswell and to the north east at Burnham Green beyond Orchard Road.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City to the south. Both are first tier settlements. The settlements are located within approximately 6.9km of each other across the parcel. The settlements of Knebworth, Woolmer Green, Oaklands, and Mardley Heath Welwyn, Harmer Green and Digswell lie between the first tier settlements thereby limiting the perception of separation.

Partial contribution

Connecting features between the settlements include the A1M and the railway line, neither of which pass through the parcel. The gap between the settlements is relatively fragile as the areas of openness between the inset settlements are no more than 500m. The parcel contains a limited amount of development, however given that this is interspersed with open spaces, it does play a partial role preventing the perception of merging of the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising mostly undeveloped pastoral and arable fields and lacks significant elements of urbanising development. Development within the parcel comprises farmsteads and lower density housing most of which are set amongst larger gardens. The residential development is mostly contained towards the northern edge of the parcel along Harmer Green Lane and within the settlement of Burnham Green which is washed over by the Green Belt designation.

Significant contribution

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

and special character of historic towns Limited or no contribution

P4: Preserve the setting

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

land

Local purpose: Maintain the existing settlement pattern

Limited or no contribution

The parcel extends beyond the northern edge of Digswell and contributes to gap between this settlement and Oaklands and Mardley Heath which is to the north west within approximately 1.0km across the parcel. Harmergreen Wood (much of which is ancient woodland) to the north west of the parcel is a significant separating feature between the settlements. The railway line acts as a connecting feature thereby reducing the perception of separation between these settlements but does not pass within the parcel. The parcel also lies between Digswell and Burnham Green. However Burnham Green is a washed over settlement and is not included within the assessment of the local purpose.

Assessment of Harm to the Green Belt

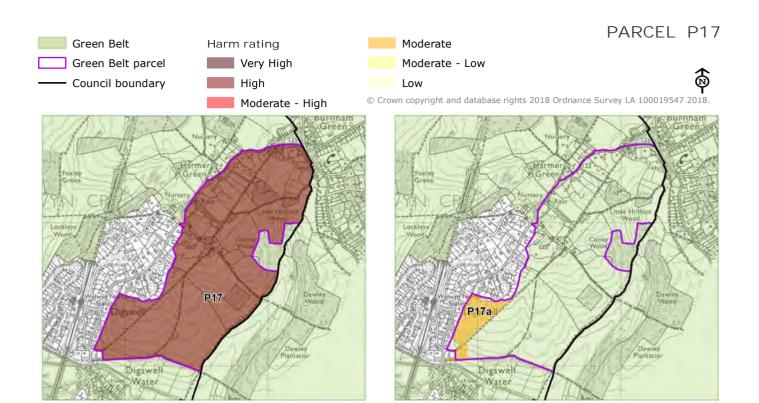
P17 Release of the parcel as a whole Rating High

Comments

The southern part of the parcel is homogeneous arable farmland that makes a strong contribution to preventing countryside encroachment. Its visual openness makes it very distinct from Digswell, which is characterised by a strong element of tree cover, so release would constitute significant encroachment. There is greater field boundary and woodland containment in the northern part of the parcel, but the landform is distinct from Digswell, sloping down towards a prominent valley and wooded ridge beyond. Linear development along Harmer Green Lane is low in density and well contained by tree cover. Release of land here would likewise constitute significant encroachment on a distinct countryside area.

Scenario	Rating
P17a Release of site Dig1	Moderate
Comments	

The site has development to the north as well as the west, so development up to the ridge crest would be consistent with existing settlement form, but there is no distinction between the arable farmland in this site and the expanse of arable land beyond. Any new development here would lack the containment by tree cover that characterises the existing settlement. There are no strong boundary features to the east which could form a new Green Belt boundary.



P18 3.2ha







View looking south into the parcel from Digswell Park Road/A1000 junction

The parcel is located on the northern edge of the inset settlement of Welwyn Garden City, adjacent to the Digswell Park suburb, on land sloping gently down towards the River Mimram. It comprises scrub, grassland and tree cover to the north of the/east of the A1000 Bessemer Road, as a well as a small portion of a horse-grazed field north of Digswell Park Road. There are two isolated dwellings at the northern edge of the parcel.

The Digswell Lake and Digswell Meadows Local Wildlife Sites contain the parcel to the north and east.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City which it adjoins to the south. The settlements are located within approximately 6.6km of each other across the parcel. Digswell lies to the north of the parcel and Welwyn Garden City and Digswell already join to the east of the parcel. The parcel plays no role in preventing the merging of the Tier 1 settlements

Limited or no contribution

P3: Safeguarding the countryside from

encroachment

The land has no urbanising development and relates strongly to the adjacent riverside woodland. The river valley creates connectivity with the wider countryside.

Significant contribution

P4: Preserve the setting and special character of historic towns

Digswell Park is identified in the original Welwyn Garden City masterplan as parkland beyond the urban edge, largely surrounded by agricultural land. Remaining undeveloped land in this area contributes to the retention of parkland character, and therefore to the historic setting of the town.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

There is only a narrow gap between Welwyn Garden City and the southern edge of Digswell, but the wooded riverside area to the north of the parcel plays the principal role in maintaining settlement separation.

Partial contribution

Assessment of Harm to the Green Belt

Rating Scenario P18 Moderate - High Release of all or part of the parcel

Although adjacent to the urban edge and a major road with streetlighting, the parcel's tree cover gives it a strong relationship with the woodland around Digswell Lake, and also with open, tree-fringed amenity grassland to the west of the road. These features contribute to a transitional character between town to countryside, despite the proximity of housing at Digswell Park. Development in this parcel, to the east of the A1000, would detract from the separation that the Digswell Lake woodland provides between Welwyn and Digswell, although the designated Local Wildlife Site spanning the valley floor would preserve some separation. There are no readily recognisable boundary features to the east that would help define an amended Green Belt boundary.

Moderate

Low

Moderate - Low



P19







View looking south into the parcel from Hertford Road east of Digswell Viaduct

The parcel is located on the southern edge of the inset settlement of Digswell, to the south of Hertford Road, and bisected north-south by the Welwyn Viaduct. The western section comprises horse paddocks, contained by woodland and the River Mimram, whilst the eastern section, through which the river passes, has a park with tennis courts, pavilion, hard standing and strong tree cover particularly in the vicinity of the river. The parcel slopes southwards towards the river.

A Local Wildlife Site adjoins the parcel to the south and an area of flood zone 2 and 3 passes within the parcel where the Mimram River flows into it to the east. The parcel adjoins residential dwellings on the urban edge to the north at Digswell beyond Hertford Road and to the south and west at Welwyn Garden City beyond the A1000 and Digswell Lane. The east of the parcel is also contained by the viaduct running through the centre of the parcel.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City which it adjoins to the south. The settlements are located within approximately 6.6km of each other across the parcel. Digswell lies to the north of the parcel and Welwyn Garden City and Digswell already join to the east of the parcel so the parcel plays no role in preventing the merging of the Tier 1 settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land is open and mostly free of urbanising features. While floodlighting and street lighting are in place around the tennis courts and on Hertford Road respectively, these elements have an urbanising effect in the immediate vicinity only. Although close to inset development to the south as well as to the north, woodland provides strong screening from Welwyn Garden City and the river valley (of which it is part) provides connectivity to broader open areas to the east and west.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel forms a large proportion of a narrow gap beween Digswell and Welwyn Garden City, but the two settlements already meet at Digswell Water. The Mimram river valley and associated woodland are the key features preventing more substantial coalescance, so most of the parcel makes only a partial contribution; however the south-eastern part of the parcel through which the river passes is more important in maintaing a gap.

Partial contribution

Assessment of Harm to the Green Belt

P19 Release of the parcel as a whole or in part, including Stage 2 parcel Dig4 Very High

Comments

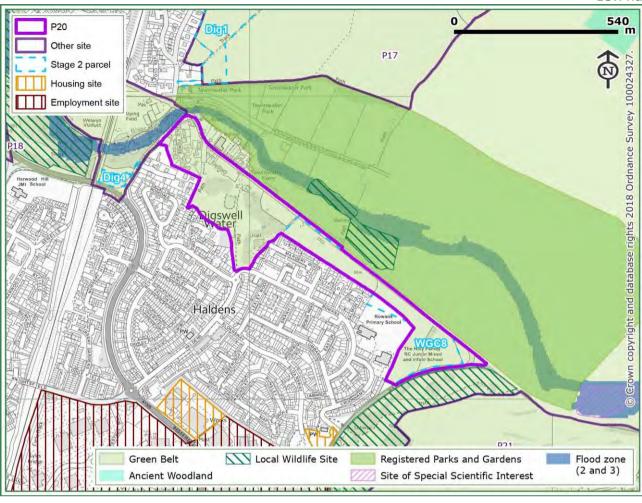
The parcel's association with the Mimram valley means that it forms part of a feature defining the northern extent of Welwyn Garden City across a number of parcels, and thus making an important contribution to protecting the integrity of the wider Green Belt. The parcel's containment by development to the north and east limits the potential harm to neighbouring Green Belt land in those directions but its release would lead to greater containment of the Green Belt land to the south and west, and the well-treed riverside area makes a significant contribution to preserving local separation between Welwyn Garden City and Digswell.

Scenario	Rating
P19a Release of the site to the north/west of the riverside area	High
Comments	

Protection of the riverside area would preserve the boundary and settlement separation role of the core riverside area, although it would still be diminished by encroachment on the slopes to the north.



P20 15.7ha







View looking west into the central portion of the parcel from a public footpath

The parcel is located on the northern edge of the inset settlement of Welwyn Garden City. The parcel comprises of Halden's Park and residential development located to the west set amongst trees. The residential development is mostly characteristic of suburban developments. In places the parcel slopes uphill from north to south. Towards the centre of the parcel is an area of open grassland with temporary structures associated with the Doberman Mann club training and showground. The south-east of the parcel contains pastoral fields.

Tewin Water Registered Park and Garden adjoins the parcel to the north and a Local Nature Reserve adjoins the parcel to the south east. The parcel adjoins residential dwellings and a school and its associated grounds on the urban edge to the south at Welwyn Garden City.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Stevenage to the north and Welwyn Garden City which it adjoins to the south. Welwyn Garden City and Digswell already join to the west of the parcel and the parcel is too contained by tree cover to make any significant contribution to the gap between the first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The landform creates a strong distinction between the slope-crest settlement edge and steeper valley side of the Mimram river valley. The relationship with the valley means there is a stronger relationship with the countryside. The site makes a significant contribution to safeguarding the countryside from encroachment in the central and eastern parts of the parcel. The western end is more developed with no distinction from the inset settlement edge to the south, although development within and outside of the urban edge off Digswell road has a rural character, with a strong tree cover component. This area makes a partial contribution to safeguarding the countryside from encroachment.

Significant contribution

P4: Preserve the setting and special character of historic towns

The River Mimram valley forms part of the rural setting of Welwyn Garden City. Although it lacks association with the older south-western area the town, development encroaching on the valley would nonetheless be perceived as marking an expansion into a distinct landscape area that was conceived as forming part of Welwyn Garden City's wider rural setting.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the northern edge of Welwyn Garden City and the southern eastern edge of Digswell. As the settlements are already connected at the western edge of the parcel, it makes no contribution to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P20 Release of the parcel as a whole	Moderate - High
Comments	

Comments

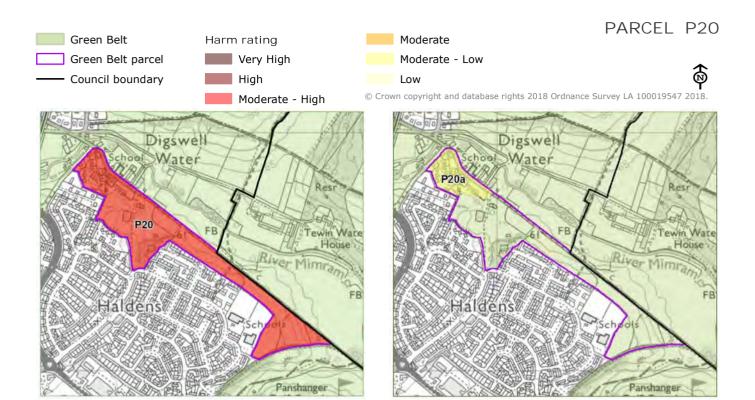
The slope of the land creates a distinction from the urban area and woodland forms a strong visual boundary to the central part of the parcel. However, Hertford Road and the registered parkland to the north form a strong boundary that would limit the extent of harm to adjacent Green Belt land, and the presence of development alongside Hertford Road at the western end of the parcel already affects rural character in the vicinity. Release of the site would result in a more clearly defined Green Belt boundary to the north along Hertford Road.

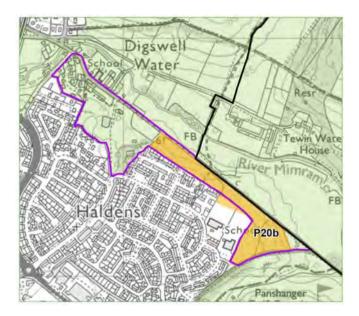
Scenario	Rating
P20a Release of developed land at the western end of the parcel	
Comments	

Development adjacent to the main road is of moderate density and has some urbanising influence. There is no clear distinction along and adjacent to Digswell Road between development within the inset settlement and development in the Green Belt. Release of the site would result in a more clearly defined Green Belt boundary to the north along Hertford Road.

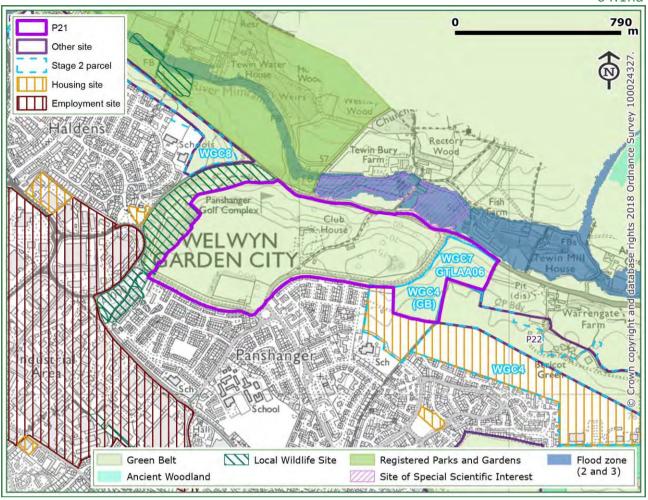
Scenario	Rating
P20b Release of WGC8	Moderate
Comments	

The slope of the land creates a distinction from the urban area, but Hertford Road and the registered parkland to the north form a strong boundary that would limit the extent of harm to adjacent Green Belt land, and the presence of development alongside Hertford Road at the western end of the parcel already affects rural character nearby. Release of the site would result in a more clearly defined Green Belt boundary to the north along Hertford Road.





P21 64.1ha







View looking west along the northern boundary of the parcel from a public footpath running through the centre of the parcel

The parcel is located on the north eastern edge of the inset settlement of Welwyn Garden City. The parcel comprises a golf course and its associated facilities including a club house and hard standing for car parking. A flood lit football pitch is located towards the south west and this area also includes a hardstanding to accommodate car parking. There are also two undeveloped fields and a small portion of woodland within the eastern portion of the parcel beyond Herns Lane. Much of the land within the parcel to the south is relatively flat while the northern portion of the parcel slopes steeply downhill from south to north. As such, the northern portion of the parcel relates to the open countryside which sits as part of the valley around the River Mimram.

There are a number of absolute and non-absolute constraints adjacent to the parcel. A Local Wildlife Site is located adjacent to the site to the west. Tewin Water Registered Park and Garden adjoins the parcel to the north west and an area of flood zone 2 and 3 and Tewinbury Site of Special Scientific Interest abut the parcel to the north. The parcel adjoins residential dwellings and a school and its associated grounds on the urban edge to the south at Welwyn Garden City.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Welwyn Garden City which it adjoins to the south and Stevenage to the north. The settlements are located within approximately 6.6km of each other. The parcel also lies between Welwyn Garden City and Hertford to the east. The settlements are located within approximately 3.7km of each other. These are first tier settlements. Intervening settlements act to increase the fragility of the gaps between both sets of settlements. The existing urban edge extends beyond the parcel to the south east of the parcel towards Hertford and to the north west of the parcel towards Stevenage. The parcel therefore only makes a partial contribution to limiting the perception of merging of these settlements.

P3: Safeguarding the countryside from encroachment

Partial contribution

The openness of the golf course and the strong boundaries along Herns Way and the Mimram valley to the west mean that the parcel makes a significant contribution to safeguarding the countryside from encroachment. The river valley forms a distinct northern edge to Welwyn Garden City, continuing eastwards as an undeveloped corridor to Hertford.

Significant contribution

P4: Preserve the setting and special character of historic towns

The valley defining the western edge of the parcel is a strong physical feature that was conceived in the original Garden City masterplan as marking the north-eastern extent of development. The town has subsequently expanded to the north and to the south-east, but this tributary of the Mimram valley still marks a clear distinction between urban and open land, and so is considered to make some contribution to this purpose despite its distance from the historic core of the town.

Partial contribution

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between Welwyn Garden City and the inset settlement of Tewin in the neighbouring authority. The settlements are approximately 1.5km apart and the parcel plays a partial role limiting the perception of merging of the settlements. Woodland and the Hertford road do however act as separating features between the settlements.

Partial contribution

Assessment of Harm to the Green Belt

Scenario Rating P21 Very High Release of the parcel as a whole

Comments

Development encroaching on the slope down to the River Mimram would represent significant intrusion on the rural character of the valley, which forms a distinctive and consistent edge to Welwyn Garden City, weakening the integrity of the wider Green Belt.

Scenario	Rating
P21a Release of land on the plateau	Moderate
Comments	

An urban edge along the ridge crest, with sufficient set-back or screening tree cover to avoid encroachment on the valley, would cause less harm to the wider Green Belt and would be consistent with the Haldens suburb to the west.

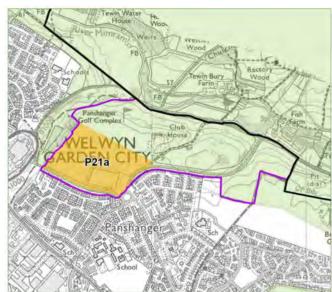
Scenario	Rating
P21b Release of Stage 2 site WGC7 / most of site GTLAA06	Very High
Comments	

This is a visually exposed valley side that has a strong separation from the settlement edge and a strong association with the wider River Mimram valley. Its release would weaken the boundary role of the river valley.



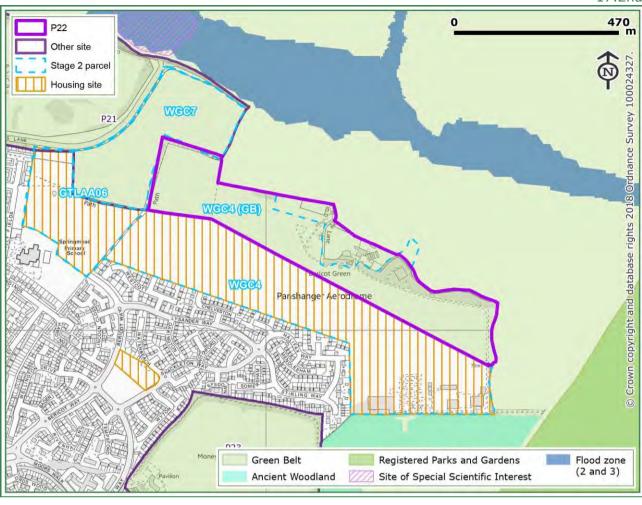








P22 17.2ha







View looking west from the parcel's eastern boundary

The parcel is located on the north eastern edge of the inset settlement of Welwyn Garden City. The parcel comprises a farmstead with tree cover within its vicinity and the northern portion of Panshanger Aerodrome, comprised predominantly of open grassland. The parcel is mostly flat.

There are no absolute and non-absolute constraints within or adjacent to the parcel. The parcel adjoins the remainder of Panshanger Aerodrome to the south, with the settlement edge of Panshanger beyond. The north, east and west of the parcel adjoin the wider countryside, bound predominantly by hedgerow and woodland bands.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies indirectly between the settlements of Welwyn Garden City to the south and Stevenage to the north. The settlements are located within approximately 6.6km of each other. The parcel also lies between Welwyn Garden City and Hertford to the east. The settlements are located within approximately 3.7km of each other. These are first tier settlements. Intervening settlements act to increase the fragility of the gaps between both sets of settlements. The parcel extends beyond the urban edge towards Hertford and makes a partial contribution to limiting the perception of merging of these settlements.

P3: Safeguarding the

countryside from

encroachment

Partial contribution

Although dwellings on the settlement edge of Panshanger is visible across much of the parcel, the land contains the characteristics of the open countryside and has limited urbanising development. The land relates strongly to the wider open countryside to the north.

Significant contribution

P4: Preserve the setting and special character of historic towns

The River Mimram valley forms part of the rural setting of Welwyn Garden City. Although it lacks association with the older south-western area the town, development encroaching on the valley would nonetheless be perceived as marking an expansion into a distinct landscape area that was conceived as forming part of Welwyn Garden City's wider rural setting.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the north eastern edge of Welwyn Garden City and it does not lie directly any settlements which are inset into the Green Belt and being considered under the local purpose.

Limited or no contribution

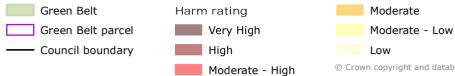
Assessment of Harm to the Green Belt

P22
Release of all or part of the parcel, including Stage 2 site WGC4(GB)

Moderate - High

Comments

Release would represent encroachment on an area of open countryside. Although not on the steeper valley side, this parcel forms part of the transition between the developed plateau and the rural River Mimram valley, encroachment into which would constitute some harm to the rural character of the wider valley. Release of the site would have to be undertaken in conjunction with the release of the Airfield (WCG4) to create a sensible Green Belt boundary.

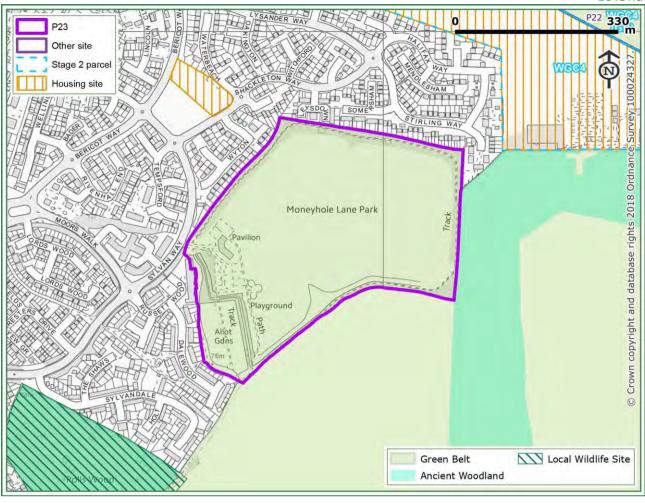




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P23







View looking south from the settlement edge in the north of the parcel

The parcel is located on the eastern edge of the inset settlement of Welwyn Garden City. The parcel comprises land within Moneyhole Lane Park. The park contains a number of football pitches, further enclosed flood lit sports pitches, a club house, a hardstanding for car parking, a small play area and an area of allotments towards the south west. The remainder of the park is open land with clusters of mature trees scattered towards its central portion as well as forming a strong boundary at the parcel's edges. The parcel is relatively flat.

An area of ancient woodland adjoins the parcel to the east. The parcel adjoins residential development to the north and west at the urban edge of Welwyn Garden City.

Development is proposed south and east of this parcel as part of the cross-boundary Birchall Garden Suburb (BGS) proposal. This will fully enclose Moneyhole Lane Park. The part of BGS which will enclose the parcel lies within East Hertfordshire.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Welwyn Garden City which it adjoins to the west and Hertford to the east. Both are first tier settlements. The settlements are located within approximately 3.7km of each other across the parcel. Development is proposed south and east of the parcel as part of the cross-boundary Birchall Garden Suburb (BGS) proposal which will fully enclose Moneyhole Lane Park. The parcel will therefore play no role in preventing the merging of the first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the open countryside and but has some limited urbanising development including the flood lit pitches and hard standing towards the south west. The effect of these features is limited to their immediate vicinity and the majority of the land within the parcel comprises unlit football pitches which are open.

Partial contribution

P4: Preserve the setting and special character of historic towns The park and adjacent area of Welwyn Garden City were developed in the 1980's on a former airfield some distance beyond the originally conceived boundaries of the Garden City. The parcel is not therefore considered significant in terms of historic setting.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the north eastern edge of Welwyn Garden City and it does not lie directly between this settlement and any smaller settlements which are inset into the Green Belt.

Limited or no contribution

Assessment of Harm to the Green Belt

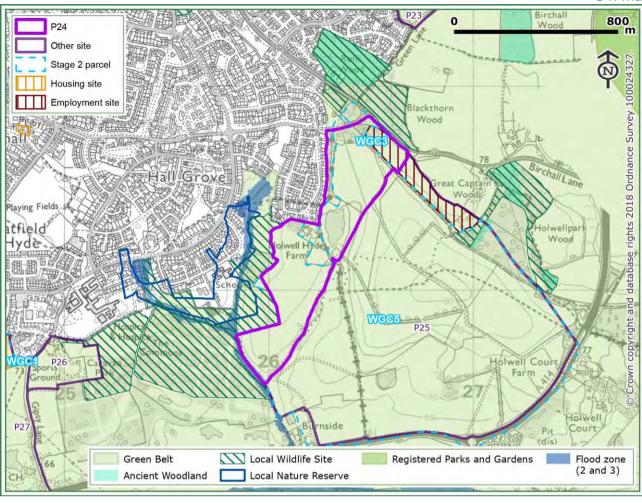
Scenario	Rating
P23 Release of all or part of the parcel	Low

Comments

The parcel does not make a strong contribution to any Green Belt purpose. With the development of Birchall Garden Suburb to the south, the parcel will be contained by development and so its release will have little impact on the wider Green Belt.



P24 34.4ha







View looking west into an arable field in the western portion of the parcel

The parcel is located on the south eastern edge of the inset settlement of Welwyn Garden City. The parcel comprises open grassland and a collection of pastoral and arable fields with small number of farm buildings interspersed. There is a small lake surrounded by woodland within the centre of the parcel and a small block of woodland at the north eastern edge. The parcel is relatively flat with a slightly downhill slope towards the south towards its southern boundary and The Cole Green Way cycle route is present in the east of the parcel, following the former Hertford to Welwyn Garden City branch line.

The parcel adjoins Local Wildlife Sites and a Local Nature Reserve at its northern boundary beyond the B195 and its southern boundaries. The parcel adjoins residential development at part of its western boundary at the urban edge of Welwyn Garden City. Much of this western boundary, however, abuts open undeveloped land within The Commons Local Wildlife Sites and Local Nature Reserve.

Land to the north east of the site within East Hertfordshire has been allocated for housing and employment uses as part of the East Herts allocation EWEL1.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Welwyn Garden City which it adjoins to the north west and Hertford to the east. The settlements are located within approximately 4.1km of each other across the parcel. There are several blocks of woodland located to the east of the parcel between the two settlements including those within Panshanger Registered Park and Garden which act as separating features. Areas of development between the settlements include lower density dwellings at Cole Green and Birch Green which are to the east of the parcel and play a role in reducing the perception of separation between the first tier settlements. The land within the parcel plays a partial role in inhibiting physical or visual coalescence of the towns.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of the open countryside and has limited urbanising development including the farmhouse buildings which are considered to be appropriate uses for the countryside. The majority of the land within the parcel comprises of pastoral and arable fields, as well as open grassland.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land slopes away at its southern edges into tributary valleys of the River Lea, so it has a stronger relationship with the rural setting of the town than with the urban area, but it doesn't relate strongly to the historic core of Welwyn Garden City which is to the west.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between any settlements which are inset into the Green Belt and which are being assessed under the local purpose for this study.

Limited or no contribution

Assessment of Harm to the Green Belt

P24 Release of whole parcel, or land within it forming part of site WGC5 / allocations SDS2 and EA11

Comments

The greatest harm would be associated with the southern end of the site, where woodland forms a strong settlement edge to the west, and the downhill slope means that development would not relate well to the housing to the north. However the wooded river valley to the south/east contains the area from the wider countryside.

P24a Release of area to east of Holwell Hyde Lane, and allocation EA11 Comments

There is strong separation from the existing urban edge by tree cover, but the EWEL1 allocation will introduce development on adjacent land to the east, and containment by high ground to the south would limit impact on the wider Green Belt.

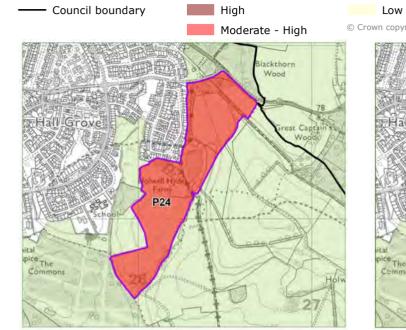
Scenario	Rating
P24b Release of site allocation EA11 (part of which is in P24)	
Comments	

The site is separated from the existing urban edge by a belt of woodland, but relates strongly to the southern section of the larger EWEL1 allocation to the north. EA11 is contained by woodland to the east and by higher ground to the south.

Scenario Rating P24c **Moderate - High** Site WGC5 / allocations SDS2 and EA11

Comments

The SDS2 development as a whole would form a sizeable extension to Welwyn Garden City, introducing housing close to the floor of the River Lea valley. This would constitute a significant encroachment on countryside currently perceived from the A414 as having strong topographical and woodland separation from Welwyn Garden City. However the additional impact on the Green Belt in the context of the East Herts allocation would be reduced, with the A414 forming the boundary to the development as a whole. Harm would still be 'moderate-high' due to the separation between areas of proposed development created by Holwellpark Wood and the high ground of the former landfill site, and due to the impact on the Lea Valley and wider Green Belt. The release of SDS2 would result in the same level of harm as the release of the parcel as a whole.

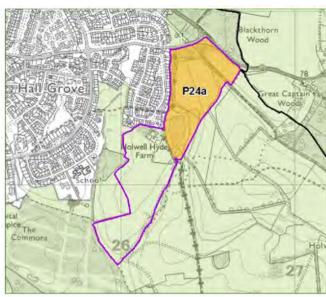


Harm rating

Very High

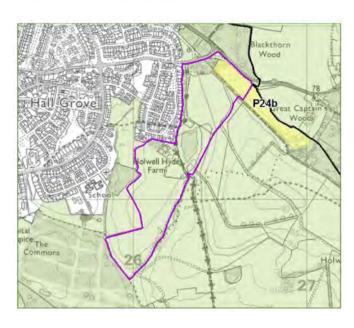
Green Belt

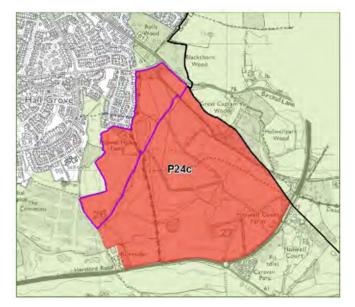
Green Belt parcel



Moderate

Moderate - Low





P25







View looking east towards Hatfield Road from the west of the parcel

The parcel is located to the south east of Welwyn Garden City. The land within the parcel does not adjoin an inset settlement boundary and is in the open countryside. The central and northern part of the parcel is a former landfill which now has the appearance of open countryside. The parcel contains arable fields and areas of open grassland with small areas of woodland interspersed. A number of footpaths and narrow tracks cross the parcel. The parcel forms a hill towards its central portion much of which is relatively gently sloped with the most significant assent noticeable on the approach from south to north when approaching the urban edge.

The wider countryside adjoins the parcel in most directions, however, a solitary industrial site is located adjacent to the south west corner of the parcel at the A414, as well a small caravan park located to the south beyond the A414. There is also an employment site adjacent to the north of the parcel. Part of the woodland which passes within the boundaries of the parcel from the east has been designated as a Local Wildlife Site and as ancient woodland. Two further Local Wildlife Sites adjoin the western boundary of the parcel one of which has also been designated as The Commons Local Nature Reserve.

Land to the north of the site within East Hertfordshire has been allocated for housing and employment uses as part of the East Herts allocation EWEL1.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Welwyn Garden City to the north west and Hertford to the east. The settlements are located within approximately 4.1km of each other across the parcel. Areas of development between the settlements include lower density dwellings at Cole Green and Birch Green which are in close proximity of the parcel to the east. The land within the parcel plays a partial role in inhibiting physical or visual coalescence of the towns.

P3: Safeguarding the

countryside from

encroachment

Partial contribution

The land contains the characteristics of the open countryside and lacks any urbanising development. The majority of the land within the parcel is open pastoral or arable fields. It relates strongly to the wider countryside given that it is surrounded on most of its sides by open land and does not adjoin any areas of significant development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The southern part of the parcel forms part of the northern side of the Lea Valley, which is a distinctive element in the setting of Welwyn Garden City. However this area, to the south-east of the town, doesn't relate strongly to the historic core of Welwyn Garden City.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between two settlements which are inset into the Green Belt and considered in the assessment of the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating

Release of whole parcel or Stage 2 site WGC5 as a whole or Local Plan allocation SDS2

Moderate - High

Development would form a sizeable extension to Welwyn Garden City, introducing housing close to the floor of the River Lea valley and on land separated from the existing urban edge by landform and tree cover. This would constitute a significant encroachment on the countryside currently which is perceived from the A414 as having strong topographical and woodland separation from Welwyn Garden City.

The additional impact on the Green Belt is reduced in the context of the East Herts allocation EWEL1, with the A414 forming the boundary to the development as a whole; however harm is still 'moderate-high' due to the separation between areas of proposed development created by Holwellpark Wood and the high ground of the former landfill site, and due to the wider impact on the Lea Valley. The introduction of landscaping works to create a strong buffer to the north of the A414 could potentially reduce harm to a limited extent, but any development within the SDS2 area would be sufficiently detached from the current urban area to lead to a 'moderate-high' harm impact on the Green Belt.

P25a
Release of allocation EA11, including land within P24

Comments

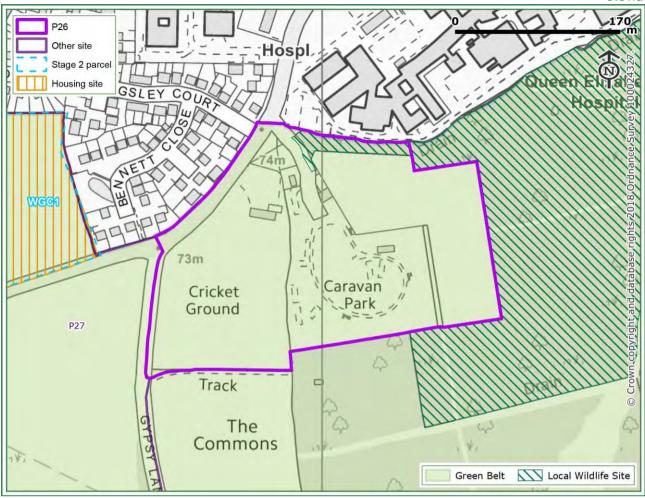
This allocation is separated from Welwyn Garden City by a woodland belt, but relates strongly to the southern section of the larger EWEL1 allocation to the north. Containment by woodland to the north and east, and by the former landfill site to the south would limit harm to the wider Green Belt.







P26 6.9ha







View looking north east from the south-west of the parcel

The parcel is located on the southern edge of the inset settlement of Welwyn Garden City. The parcel comprises a caravan and motorhome site to the east, cricket pitch and club house to the west and commercial premises to the north by Ascot Lane. The parcel is relatively flat across its entirety.

The parcel adjoins a Local Wildlife Site towards its northern and eastern boundaries. A small part of the Local Wildlife Site passes within the parcel towards the access for the caravan and motorhome site. The parcel adjoins residential development towards the north west beyond Ascot Lane at the urban edge of Welwyn Garden City. To the north east of the parcel the Queen Elizabeth II Hospital site is located beyond the Local Wildlife Site.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel lies between the settlements of Welwyn Garden City which it adjoins to the north and Hatfield to the south. Both are first tier settlements. The settlements are located within approximately 1.0km of each other at the closest point and within approximately 1.3km of each other across the parcel. The gap between Welwyn Garden City and Hatfield is fragile, with openness in the valley to the south west of the parcel playing a key role in preventing coalescence. The land within the parcel plays a significant role in inhibiting the physical and/or visual coalescence of the towns as the gap is narrow, is visually open and has few separating features.

P3: Safeguarding the countryside from encroachment

The land relates more strongly to the wider countryside than to the settlement because there are clear views to the wider open countryside to the south but openness within the parcel is compromised by urbanising development particularly to the west and north given the significant areas of hard standings which are present as part of the caravan and motohome site.

Partial contribution

P4: Preserve the setting and special character of historic towns

As the River Lea Valley is an important element in the historic setting of Welwyn Garden City, this parcel makes a partial contribution to that setting.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

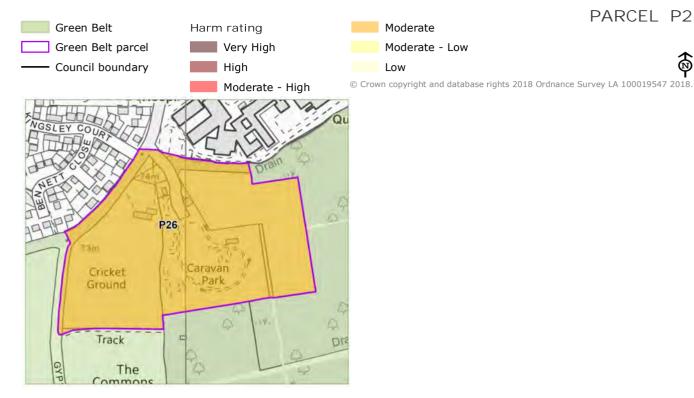
The parcel adjoins the settlement of Welwyn Garden City to the north. It does not lie directly between two settlements which are inset into the Green Belt and beign considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P26 Release of the parcel as a whole	Moderate
Comments	

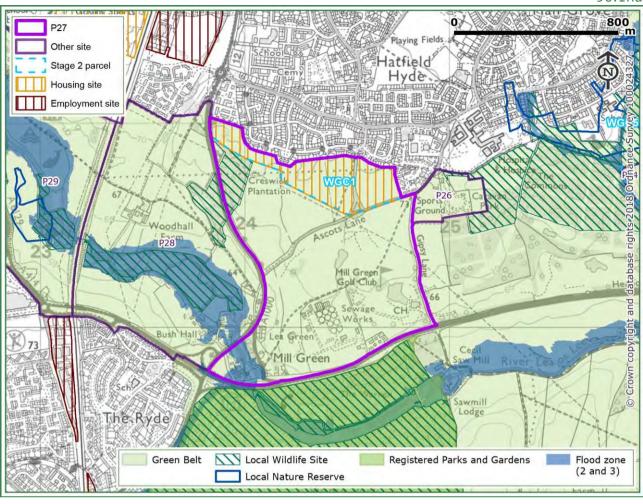
Development would expand the settlement further south than the adjacent urban edges. The eastern section of the site is well contained by existing designated woodland. The current Green Belt edge, Ascots Lane, represents a stronger boundary than the parcel's southern edge, but strong boundaries to the east and west would limit harm to the wider Green Belt.



Moderate

Moderate - Low

P27 90.1ha







View looking south from the settlement edge of Welwyn Garden City

The parcel is located on the southern edge of the inset settlement of Welwyn Garden City. The parcel contains Mill Green Golf Club to the south of Ascots Lane and to the west of Gypsy Lane and the woodland, arable and pastoral fields to the north of Ascots Lane. The golf course includes a hardstanding and club house and a number of ponds. The south of the parcel contains a large area of sewage works as well as commercial premises and a caravan park to the south of the golf course along the A414. In the south west, the parcel also takes in the washed over settlement of Mill Green which includes lower density residential developments and the Mill Green Museum set amongst open space and mature trees along Bush Hall Lane and Lea Green. The northern portion of the parcel between the urban edge of Welwyn Garden City and Ascots Lane is less developed and contains fewer urbanising features than the south which contains the golf course, sewage works and the residential development at Mill Green. The parcel contains part of the River Lea which passes through its south western part around where a shallow valley is present. The parcel generally slopes gently downhill away from the urban edge of Welwyn Garden City from north to south with only a small part of the valley around the River Lea within its boundaries.

Part of a Local Wildlife Site is within the parcel towards the north west and an area of flood zone 2 and 3 is located towards the south west where the River Lea runs by Mill Green. The northern boundary of the parcel adjoins residential development at the urban edge of Welwyn Garden City. To the south the parcel adjoins and is contained by undeveloped woodland beyond the A414. The open countryside also adjoins the parcel to the west and east.

has few separating features.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel adjoins the settlements of Welwyn Garden City and Hatfield to the north and south west respectively. These settlements are located within approximately 1.0km of each other across the parcel. Most of the land is open sloped gently downhill from north to south a small portion of the shallow valley around the River Lea falling within its boundaries. There are areas of woodland present at Creswick Plantation Local Wildlife Site however there are no significant separating between the settlements. Connecting features between the settlements within the parcel include the A1000 at its western edge and Gypsy Lane at its eastern boudnary These connecting features act to reduce the perception of separation between the settlements. The gap between Welwyn Garden City and Hatfield is fragile, with openness across the parcel playing the key role in preventing coalescence. The land within the parcel plays a significant role in inhibiting the physical and/or visual coalescence of the towns as the gap is narrow, is visually open and

P3: Safeguarding the countryside from

encroachment

The land contains the characteristics of open countryside, given that it comprises mostly arable and pastoral fields and golf course land and lacks significant amounts of urbanising development. It is noted that more development is evident within the southern portion of the parcel beyond Ascot Lane where the golf course, sewage works, limited development at Mill Green and the commercial premises are present. Much of the parcel is however open. The amenity grassland area between boundary lane and Creswick plantation makes only a partial contribution to NPPF Purpose 3 due to its usage and the woodland containment that strengthens its association with the urban edge.

Significant contribution

P4: Preserve the setting and special character of historic towns

The urban edge stops at the crest of the Lea Valley. This distinctly separate landscape elements lies beyond the plateau on which Welwyn Garden City is located and forms part of its rural setting.

Significant contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the settlements of Welwyn Garden City and Mill Green to the north and south east respectively, Mill Green is washed over by the Green Belt. The parcel does not lie directly between two settlements which are inset into the Green Belt.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating Very High Release of the parcel as a whole, including Local Plan allocation HS33

Any further perceived loss of separation between Welwyn Garden City and Hatfield would constitute very high harm to Green Belt Purpose 2 and Purpose 4. The River Lea valley between Welwyn Garden City and Hatfield constitutes a single strong separating feature, with the A414 forming a clear boundary to Hatfield, beyond which any development would diminish the fragile gap between Hatfield and Welwyn Garden City. On the northern side of the valley, housing follows a slightly uneven edge that lacks a strong, consistent boundary feature but which stops at a fairly consistent elevation of approximately 75m above ordnance datum (AOD).

Scenario	Rating
P27a Release of the western part of site WGC1	Moderate
Comments	

The western part of the site is distinct from the rest in that its amenity function and enclosure by strong tree cover give it a greater association with the urban edge. The partial contribution to Purpose 3 means that the harm resulting from release of just this section of the site would be less than that resulting from release of the site as a whole.

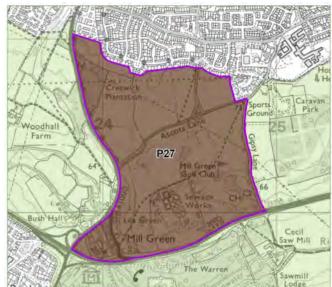
P27b
Release of Stage 2 site and Local Plan allocation WGC1

Comments

The slope in this area of the parcel is very gentle, such that it can be considered to form the edge of the plateau rather than the valley side, and the existing settlement edge boundary is not strongly defined. Strong woodland containment to the western half of the parcel means that release of land here would not be perceived as significantly diminishing separation between Welwyn and Hatfield, and the eastern half of the parcel occupies part of a slightly wider gap, in which Hatfield Park forms a constraint to eastward expansion of Hatfield. There is no existing physical feature to define the southern extent of the eastern part of the parcel, were it to be released, but a boundary could be created using extensive planting to link Creswick Plantation to Hollybush Lane. The remaining Green Belt would not therefore be weakened by release of this land, but its contribution to purposes 2, 3 and 4 is such that harm would still be Moderate-High.



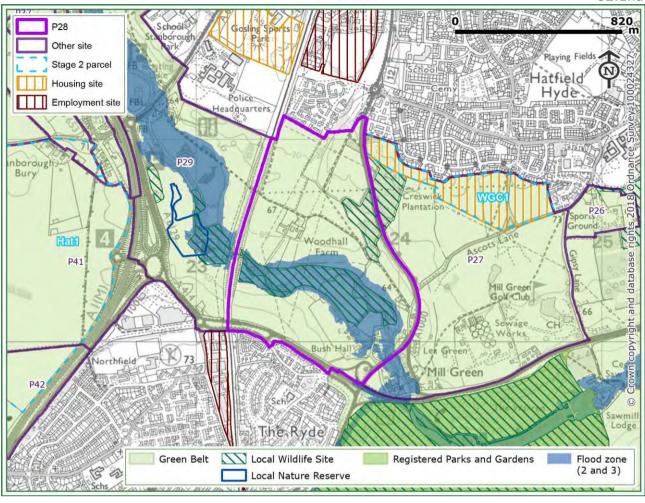








P28 82.1ha







View looking north within the parcel towards Welwyn Garden City

The parcel is located on the southern edge of Welwyn Garden City. The parcel is mostly open and undeveloped, comprising undeveloped agricultural fields to the west of the A1000 and east of the railway line. Development within the parcel comprises a farmstead towards the central portion as well as a residential home and small number of more isolated dwellings to the north of the A1000. These developments are set amongst mature vegetation and are mostly set back from the road, meaning that any urbanising effect is confined to the immediate vicinity. The parcel contains a blocks of woodland to the south of the A1000 as well as along the westerly portions of the River Lea. The River Lea enters the parcel to the south west at the railway line and passes out of the parcel to the north of Mill Green by the A1000. The parcel generally slopes gently downhill away from the urban edge of Welwyn Garden City from north to south with a relatively shallow valley formed around the River Lea within the southern portion of the parcel.

There are three Local Wildlife Sites within the parcel and the area surrounding the River Lea falls with flood zone 2 and 3. Most of the northern boundary of the parcel adjoins residential development at the urban edge of Welwyn Garden City. Much of the southern boundary of the parcel adjoins residential development at the urban edge of Hatfield beyond the A414. To the west the parcel adjoins the undeveloped Stanborough Park beyond the railway line. To the south east the parcel adjoins Mill Green, a small settlement currently washed over by the Green Belt. A golf course which also forms part of the wider open countryside adjoins the parcel to the east beyond the A1000.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel adjoins the settlements of Welwyn Garden City and Hatfield to the north and south respectively both of which are first tier settlements. These settlements are located within approximately 1.0km of each other across the parcel. There are areas of woodland present surrounding the shallow valley of the River Lea and at Creswick Plantation Local Wildlife Site however there are no significant barriers between the settlements. Connecting features between the settlements within the parcel include the railway line at its western edge and the A1000 at the eastern edge which act to reduce the perception of separation between the settlements. The gap between Welwyn Garden City and Hatfield is fragile, with openness in valley surrounding the River Lea playing the key role in preventing coalescence. The land within the parcel plays a significant role in inhibiting the physical and/or visual coalescence of the towns as the gap is narrow, is visually open and has few separating features.

P3: Safeguarding the

countryside from

encroachment

The land contains the characteristics of open countryside, given that it is mostly agricultural land and lacks significant amounts of urbanising development which is limited to the residential dwelling towards the south east. Much of the parcel is spatially and visually open surrounded by the wider open countryside on much of its western and eastern boundaries.

Significant contribution

P4: Preserve the setting and special character of historic towns

The River Lea valley defines the western edge of the originally conceived extent of Welwyn Garden City. Despite the presence of modern development between the historic settlement core and the valley the parcel nonetheless has a physical form that distinguishes it from the urban area, adding to the sense that this forms a key part of the setting of the town.

Significant contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the settlements of Welwyn Garden City and Mill Green to the north and south east respectively, Mill Green is washed over by the Green Belt. The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

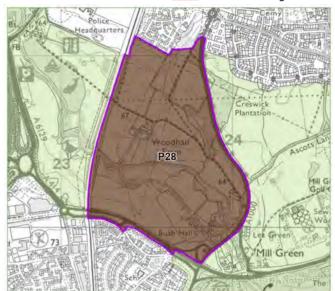
Assessment of Harm to the Green Belt

P28 Release of any part of the parcel Rating Very High

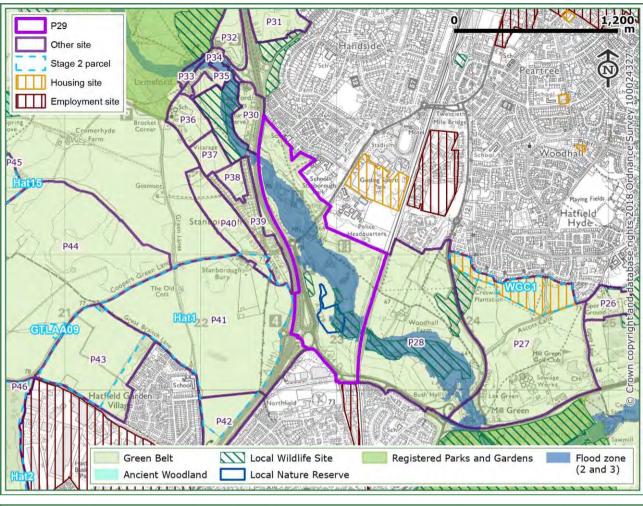
Comments

Any further perceived loss of separation between Welwyn Garden City and Hatfield would constitute very high harm to the Green Belt's role in settlement separation. The River Lea valley between Welwyn Garden City and Hatfield constitutes a single strong separating feature, with the A414 forming a clear boundary to Hatfield beyond which any development would diminish the fragile gap between Hatfield and Welwyn Garden City. On the northern side of the valley, the Green Belt edge within this parcel, following the backs of houses, forms part of a less consistently defined wider boundary but one which is fairly even in terms of elevation, and which is bolstered by a woodland belt between the A1000 and Eddington Crescent. Development here has already descended downslope from higher ground to the north, so any further expansion into this open farmland would weaken the remaining Green Belt in the gap and the wider Green Belt within neighbouring parcels.





P29 79.5ha







View looking east from the western side of the parcel south of Stanborough Road

The parcel is located on the south western edge of Welwyn Garden City. The parcel is mostly open and undeveloped comprising Stanborough Park, woodland and agricultural fields. The park is crossed by the A6129 and there are lakes on either side of this road which take up much of the area. Development within the park consists of areas of hardstanding as well as a number of smaller buildings including a restaurant. The parcel is crossed by a number of footpaths and narrow tracks and a number of lakes are present on either side of the A-road. The parcel contains a block of woodland towards its south eastern edge. The River Lea enters the parcel to the north west and passes out of the parcel to south east where the railway line is present. The parcel generally slopes gently downhill away from the urban edge of Welwyn Garden City from north to south with a relatively shallow valley formed around the River Lea within the southern portion of the parcel.

There are two Local Wildlife Sites within the parcel within the southern part of the parcel. Stanborough Reedmarsh Local Nature Reserve is also located within the parcel within Stanborough Park around the valley at the River Lea. The area surrounding the River Lea is also located within flood zone 2 and 3. The southern boundary of the parcel adjoins commercial development at the urban edge of Hatfield beyond the Great North Road. To the west the parcel for the most part adjoins the A1, beyond which is the settlement of Stanborough as well as arable fields which form the wider open countryside. This part of the parcel is more contained from the wider countryside. South of Stanborough Road the east of the parcel is for the most part adjoined by the railway line, containing the parcel from the agricultural fields that form the wider countryside to the east. North of the Stanborough Road the east of the parcel adjoins residential development and a school and police station site at the urban edge of Welwyn Garden City which again provide containment of the north of the parcel – although wider views of the countryside to the west are still visible.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel adjoins the settlements of Welwyn Garden City and Hatfield to the north and south respectively both of which are first tier settlements. These settlements are located within approximately 1.0km of each other across the parcel. There are areas of woodland present surrounding the shallow valley of the River Lea and at Stanborough Reedmarsh Local Wildlife Site and Local Nature Reserve and this portion of the parcel also contains small lake however there are no significant separating features between the settlements. Connecting features between the settlements within the parcel include the railway line at its eastern edge and the A6129 which passes through the central portion of the parcel and along its southern edge. These connecting features act to reduce the perception of separation between the settlements. The A1 which passes along the western edge of the parcel acts to both connect and separate Welwyn Garden City and Hatfield. The gap between Welwyn Garden City and Hatfield is fragile, with openness in the valley surrounding the River Lea playing the key role in preventing coalescence. The land within the parcel plays a significant role in inhibiting the physical and/or visual coalescence of the towns as the gap is narrow, is visually open and has few separating features.

P3: Safeguarding the countryside from encroachment

The land is open and largely undeveloped, with views towards the wider open countryside to the west beyond the A1(M), but Stanborough Park's functional use and containment by the A6129 and A1(M) gives it an association with the urban edge.

Partial contribution

P4: Preserve the setting and special character of historic towns

The River Lea valley defines the western edge of the originally conceived extent of Welwyn Garden City. Despite the presence of modern development between the historic settlement core and the valley the parcel nonetheless has a physical form that distinguishes it from the urban area, adding to the sense that this forms a key part of the setting of the town.

Significant contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern The parcel adjoins the settlements of Welwyn Garden City and Hatfield to the north and south east respectively. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

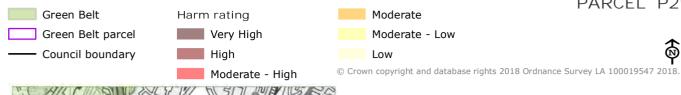
Limited or no contribution

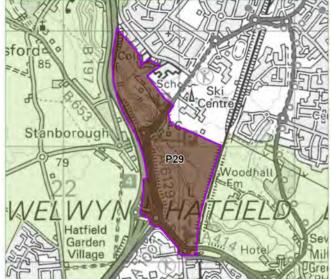
Assessment of Harm to the Green Belt

Scenario Rating P29 Release of any part of the parcel

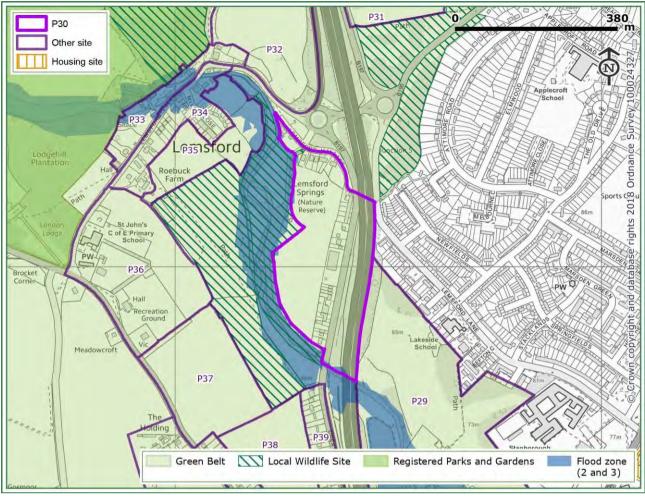
Comments

Any further perceived loss of separation between Welwyn Garden City and Hatfield would constitute significant harm to Green Belt Purpose 2 and Purpose 4. The River Lea valley between Welwyn Garden City and Hatfield constitutes a single strong separating feature, with landform and tree cover in Stanborough Park marking a clearly defined boundary to Welwyn Garden City beyond which any development would mark a step-change in settlement form. The presence of urbanising development on western side of the valley at Stanborough and, to a lesser extent, at Lemsford, does not diminish the harm that would result from development on the valley side to the north of Hatfield, where the A414 forms a clear boundary to the town beyond which any development would diminish the fragile settlement gap.





P30 8.8ha







View looking into the west of the parcel from a car dealership site

The parcel is located partially on the western edge of the inset settlement of Welwyn Garden City. The parcel comprises the partially wooded area surrounding the River Lea to the west and the open pastoral fields towards its centre. To the east along Great North Road there are residential and commercial developments, most of which front directly onto the road. There is further development within the parcel to the north along Lemsford Village; however the residential development at this location is for the most part set back from the road and amongst mature vegetation meaning that the urbanising effect is has is confined to the immediate vicinity. The parcel slopes down towards the River Lea. It is partially adjoined by residential development at the urban edge of Welwyn Garden City to the east beyond the A1M. The parcel adjoins undeveloped land which forms part of the wider open countryside at open pastoral fields to the west although the village of Lemsford is located in close proximity of the parcel to the north west.

A small part of the Lemsford Springs Local Wildlife Site passes within the parcel to the north west and adjoins much of the western edge of the parcel. Part of the western edge of the parcel is also adjoins by areas of flood zone 2 and 3.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The smaller settlements of Wheathampstead, Stanborough and Lemsford lie between the first tier settlements, reducing rural separation to a degree, but the size of the gap, the existing development within the parcel and the contained character of the remaining open land mean that its contribution is very limited.

P3: Safeguarding the countryside from

Although most of the land is open, the residential and commercial development along the eastern side of the parcel has an urbanising influence.

Partial contribution

encroachment

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the western edge of Welwyn Garden City. The parcel does not lie directly between two settlements which are inset into the Green Belt and considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating **P30**

Release of the whole parcel either in isolation or in association with the insetting of Stanborough (P39)

Moderate - High

Comments

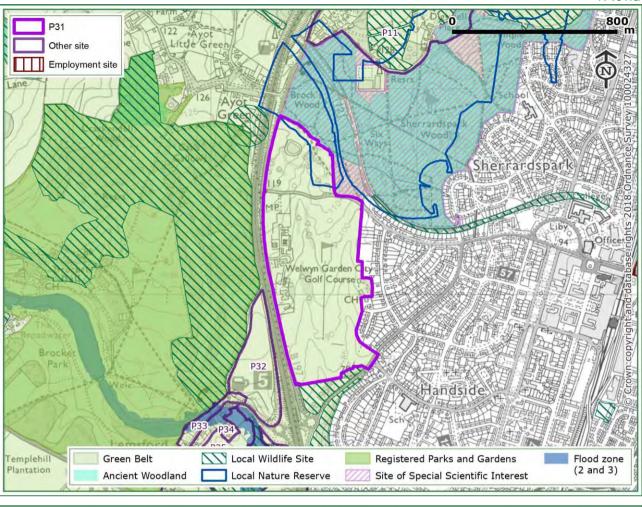
Strong containment between existing development and a Local Wildlife Site constraint (the Lemsford Springs Nature Reserve) limits the harm that would result from release of this parcel to the wider Green Belt, but the River Lea corridor forms only a narrow (approximately 100m) gap between linear development in this parcel and similar development in Stanborough so there would be weakened justification for retaining the latter's Green Belt status if P30 was to be released. Release would weaken the distinction that the A1(M) currently provides between the urban area of Welwyn Garden City and the largely rural Lea Valley.

135

Scenario	Rating
P30a Release of the developed roadside edge of the parcel, either in isolation or in association with the insetting of Stanborough (P39)	Moderate
Comments	

The harm from releasing only the developed eastern side of the parcel would be slightly reduced, but its location to the west of the A1(M) would nonetheless result in a weaker Green Belt edge.

P31 47.9ha







View looking south into the parcel from Brockswood Lane

The parcel is located on the western edge of the inset settlement of Welwyn Garden City. The parcel comprises a golf course which is crossed by Brockswood Lane towards the north. There are a small number of developments consisting of a nursery, care homes, a number of farm buildings and some other commercial uses towards the western edge of the parcel along on access from Great North Road. To the north of these developments is an area of allotments which take up land as far north as Brockswood Lane. The golf club house is located towards the eastern edge of the parcel. Land within the parcel slopes slightly uphill from south to north with a gentle uphill slope also present from east to west along part of Brockswood Lane.

The parcel adjoins a Local Wildlife Site towards its southern boundary and a SSSI and Local Nature reserve are present at the northern boundary. Another Local Wildlife Site adjoins part of the parcel boundary towards the north west. The parcel adjoins residential development towards the west at the urban edge of Welwyn Garden City. To the north west and north the parcel is enclosed by the woodland and to the west the parcel adjoins the A1 beyond which the wider open countryside is present. To the south a small partial wooded area is located within the Local Wildlife Site beyond which is residential development at the urban edge of Welwyn Garden City.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east which it adjoins. Both are first tier settlements. The settlements are located within approximately 7.3km of each other across the parcel. The smaller settlements of Ayot St Peters, Ayot Green, Coleman Green, Lemsford and most notably Wheathampstead lie between the first tier settlements thereby limiting the perception of separation. There are no connecting features which run directly between the settlements but the A1M does form a key separating feature. Land within the parcel plays a partial role in inhibiting the perception of merging of the towns

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising a golf course and its supporting facilities as well as some development which is confined towards the western edge. The parcel mostly lacks urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

This remaining open land between the older south-western sector of Welwyn Garden City and the A1(M) was identified as rural land in the original City Masterplan. Its proximity adds to its value as part of the settlement's open space setting.

Significant contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

While the parcel adjoins the western edge of Welwyn Garden City it does not lie between this settlement and any other settlements which have been inset into the Green Belt and which are being considered in relation to the local purpose.

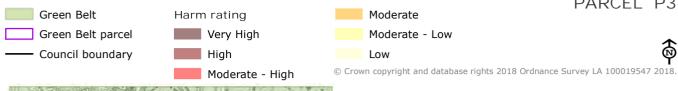
Limited or no contribution

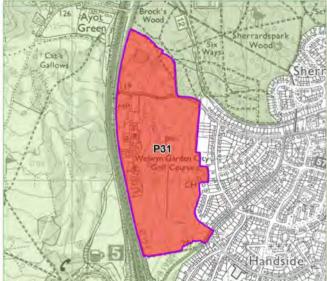
Assessment of Harm to the Green Belt

Scenario Rating Moderate - High Release of all or part of the parcel

Comments

The parcel makes a significant contribution to two Green Belt purposes (P3 and P4), but the golf course's containment between the urban area and the A1(M) limits the impact its development would have on the wider Green Belt. Release of the land would lead to the creation of a strong clearly defined Green Belt boundary to the west - the A1M.





P32 9ha







View looking northeast into the parcel from Lemsford Village

The parcel is located in the open countryside to the west of the A1M. The parcel consists of a single pastoral field of with blocks of mature trees present towards the centre and at the southern edge. There is no development within the parcel. The parcel is bordered by woodland in most directions which is varied in terms of the area it covers and its density but acts to contain the parcel in most directions. The A1M is separated from the parcel by this tree cover but is in close proximity to the entirety of its eastern boundary. The parcel slopes uphill from the edge of the village of Lemsford which is to the south west and then uphill again towards the north alongside the A1M.

A narrow track runs along the western edge of the parcel and beyond this Brocket Hall Registered Park and Garden and a Local Wildlife Site are present.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The parcel which, adjoins the washed over settlement of Lemsford, comprises a single pastoral field with some smaller areas of woodland present on land which slopes uphill to the north. The smaller settlements of Ayot St Peters, Ayot Green, Coleman Green, Lemsford and most notably Wheathampstead lie between the first tier settlements thereby limiting the perception of separation. Land within the parcel plays a partial role in inhibiting the perception of merging of the tier 1 towns.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising an arable field with tree cover mainly towards its edges. The parcel lacks any urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel contributes to the gap between Welwyn Garden City and Lemsford, this latter settlement is not inset into the Green Belt. The parcel does not lie between any settlements which have been inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

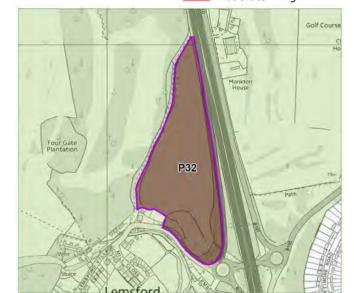
Scenario	Rating
P32 Release of all or part of the parcel	Very High
Comments	

Comments

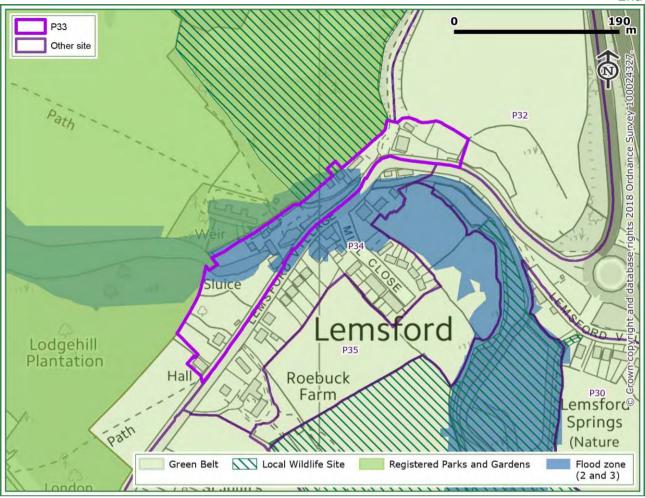
The parcel's sloping landform creates a strong distinction from Lemsford on the valley floor below, so although its containment by the A1M and by the Brocket Hall registered parkland limits the area of Green Belt that would directly be affected, the impact on settlement form would be significant and very visible from the southern side of the valley. Its release would therefore potentially have a significant affect on the integrity of the surrounding Green Belt. It would lead to the creation of a new Green Belt boundary to the west of the A1M, breaching this separating feature between the built up area and the wider countryside.







P33 2ha







View looking northwest into the parcel from Lemsford Village

The parcel is located on the northern edge of the village of Lemsford, which is washed-over by the Green Belt. Much of the parcel comprises residential development with a pub towards the north. There are substantial areas of undeveloped open space between the existing developments, most notably around the point where the River Lea passes through the settlement. The residential properties are less suburban in character compared to those to the south of Lemsford Village given that they are for the most part set amongst mature vegetation and set back from the road. This limits the urbanising effects of the development within the parcel. The parcel slopes gently downhill towards its central portion when approaching from its south western and north eastern edges. It adjoins residential development within the village to the south.

The parcel adjoins a commercial development to the north beyond which the land is undeveloped comprising a golf course to the west and woodland to the east which form part of the wider open countryside. The north-eastern edge of the parcel adjoins Brocket Hall Registered Park and Garden and a Local Wildlife Site which falls within this Registered Park and Garden.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The parcel contains some residential development on the northern edge of the washed over settlement of Lemsford which is set amongst substantial areas of undeveloped open space. The smaller settlements of Wheathampstead and Stanborough lie between the first tier settlements, reducing rural separation, but the gap is relatively wide and Lemsford's role in this respect is limited by its contained valley floor setting and proximity to the sizeable registered parkland around Brocket Hall.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the open countryside. Development within the parcel does not have an urbanising influence but development to the south of the road does and limits its contribution to purpose 3 to partial.

Partial contribution

P4: Preserve the setting and special character of historic towns

The rural character within this parcel contributes to the historic setting of Welwyn Garden City. Despite being separated from Welwyn Garden City it contributes to the strong landscape setting of the City.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the northern edge of Lemsford which is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt.

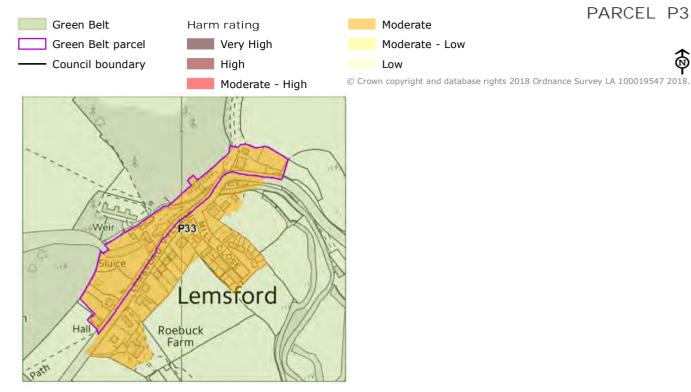
Limited or no contribution

Assessment of Harm to the Green Belt

P33 Release of the parcel alongside release of P34, the more developed part of Lemsford to the south of the main village road. Rating Moderate

Comments

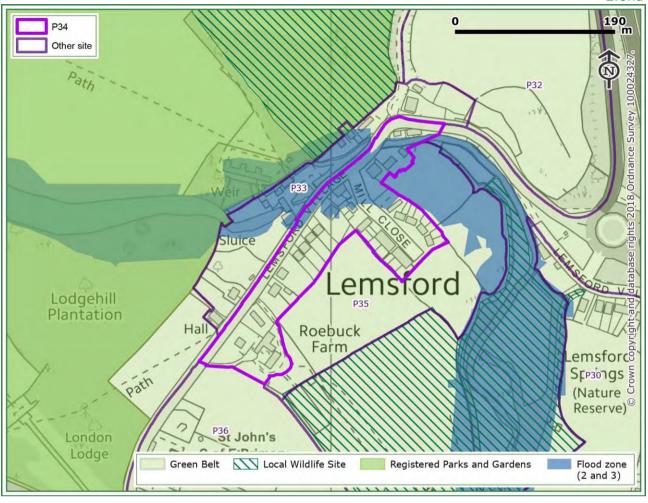
Lemsford has a well-contained setting that contributes to some retention of rural character but which also limits the extent of harm to the wider Green Belt that would result from its release, with the Brocket Hall Registered Park and Garden to the north, a Local Wildlife Site to the south and a steep slope up to the A1M to the east. The parcel has very limited urbanising development, and retains a relatively open character, but were the settlement to be inset, the constrained parkland to the north would form a stronger Green Belt boundary than the village road.



Moderate

Moderate - Low

P34 2.8ha







View of Mill Close

The parcel contains development within the settlement of Lemsford which is washed-over by the Green Belt designation. Land within the parcel slopes gently downhill from east to west towards its central portion by Mill Close before sloping uphill further to the west. The development within the parcel comprises mostly residential development which is suburban in character and fronts directly on to the road. There is also a pub and large hardstanding which allows for car parking within the eastern portion of the parcel. The parcel is adjoined by further residential development on the northern side of Lemsford which is also within the settlement. To the west an open pastoral field lies between the parcel and the school grounds. Woodland and open pastoral fields which form part of the wider open countryside also adjoin the parcel to the south. The eastern portion of parcel falls within an area of flood zone 2 and 3.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. Both are first tier settlements. The settlements are located within approximately 7.3km of each other across the parcel. The parcel contains residential development within the settlement of Lemsford which is washed over by the Green Belt. Land within the parcel however plays no role in terms of inhibiting the merging of the tier 1 towns given that it already developed.

P3: Safeguarding the countryside from encroachment

Partial contribution

historic towns

Lemsford is a well-contained settlement that contributes to some retention of rural character. The development density in the residential part of the village is moderate, but the river passing through the centre of the village adds to the sense of openness . There are a number of large gardens and large areas of open space around the buildings on the ridge crest at the southern end of the village.

P4: Preserve the setting and special character of

There is limited rural character within this parcel and so the parcel only makes a very limited contribution to the setting and special character of Welwyn Garden City.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between any of the smaller settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

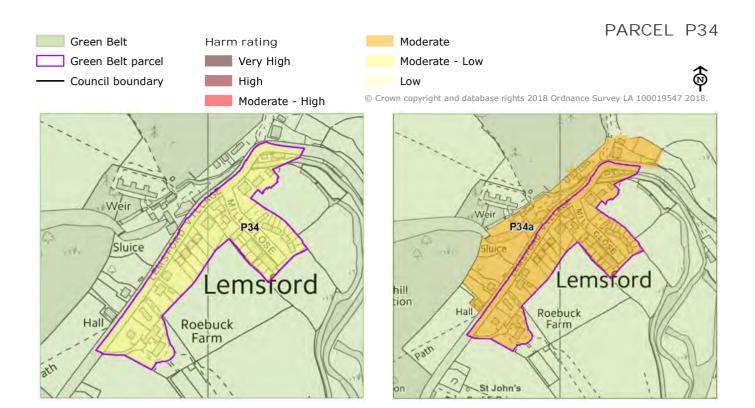
Scenario Rating P34 Inset existing settlement

Comments

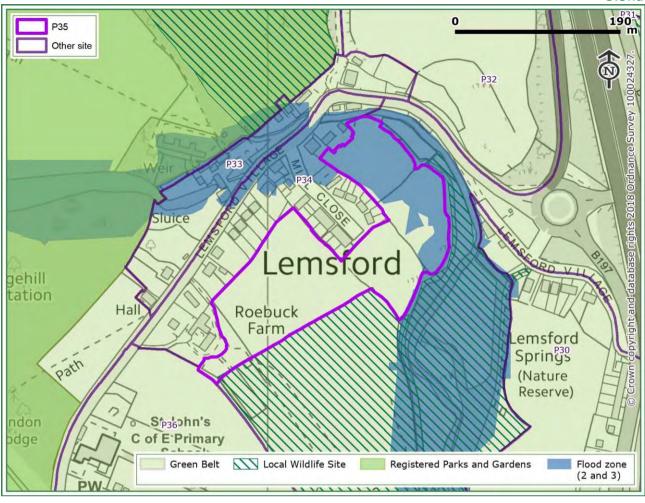
Lemsford has a well-contained setting that contributes to some retention of rural character but which also limits the extent of harm to the wider Green Belt that would result from its release. Were the village to be inset, the constrained parkland to the north would form a stronger Green Belt boundary than the village road - see P34a.

Scenario	Rating
P34a Release of the parcel alongside release of P33, the less developed part of Lemsford to the north of the main village road	Moderate
Comments	

Lemsford has a well-contained setting that contributes to some retention of rural character but which also limits the extent of harm to the wider Green Belt that would result from its release, with the Brocket Hall Registered Park and Garden to the north, a Local Wildlife Site to the south and a steep slope up to the A1M to the east. Were the village to be inset, the constrained parkland to the north would form a stronger Green Belt boundary than the village road.



P35







View looking northeast into the parcel from Mill Close

The parcel is located on the southern edge of the settlement of Lemsford, which is washed-over by the Green Belt. The parcel comprises undeveloped land consisting of horse-grazed fields to the west and a partial wooded area to the east. The parcel slopes gently uphill towards the west. It adjoins residential development within the village to the north. The parcel adjoins undeveloped land which forms part of the wider open countryside at woodland to the south east as well as at the pastoral and arable fields to the south and south east. The southern and eastern boundary of the parcel adjoins a Local Wildlife Site and an area of flood zone 2 and 3 fall within the eastern portion of the parcel.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The smaller settlements of Wheathampstead and Stanborough lie between the first tier settlements, reducing rural separation a little, but the gap is relatively wide and Lemsford's role in this respect, and the role of nearby open land in maintaining the settlement gap, is limited by its contained valley floor setting and proximity to the sizeable registered parkland around Brocket Hall.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising horse-grazed fields and a partial wooded area with the entirety of the parcel being free of development. As such the parcel lacks any urbanising features and is spatially open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the southern edge of Lemsford and this settlement is washed over by the Green Belt designation. The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

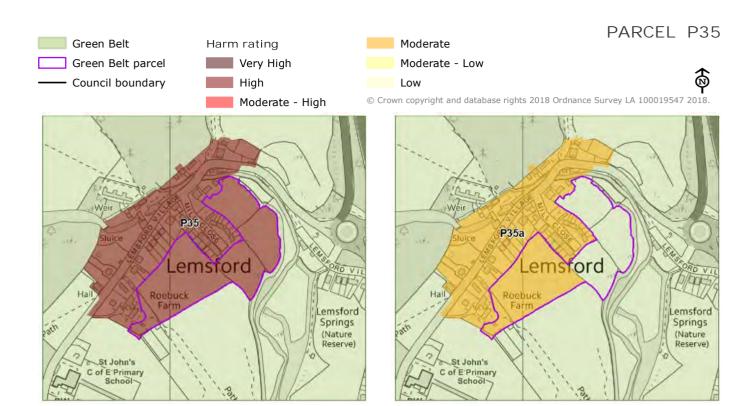
Assessment of Harm to the Green Belt

P35 Release of whole parcel alongside release of existing washed-over village of Lemsford (P33 and P34) Comments

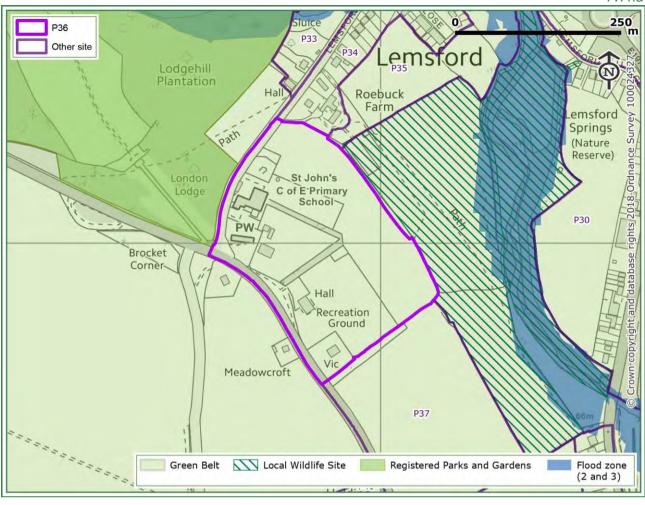
Lemsford has a well-contained setting that contributes to some retention of rural character but which also limits the extent of harm that would result from its release, with the Brocket Hall Registered Park and Garden to the north and to the south the Lemsford Springs and Lemsford Mead Local Wildlife Sites which contain this parcel. However the northern/eastern part of this parcel is well-treed riverside land that has a strong relationship with the adjacent Local Wildlife Sites.

Scenario	Rating
P35a Release of field on western side of parcel, alongside release of existing washed-over village of Lemsford (P33 and P34)	Moderate
Comments	

The grazed field on the western side of the parcel has a stronger relationship wih existing built development, and a weaker relationship with the river corridor.



P36 7.7ha







View looking east into the parcel from Brocket Road

The parcel is located on the south western edge of the village of Lemsford, which is washed-over by the Green Belt. The parcel comprises a school and its associated grounds as well as church and small cemetery towards the north west. Lemsford Village Hall, a playing field and a residential property are located towards the south western corner of the parcel. The eastern portion of the parcel comprises undeveloped pastoral land and slopes downhill towards the valley surrounding the River Lea. The parcel adjoins residential development within the settlement to the north east. The parcel adjoins undeveloped land which forms part of the wider open countryside at the woodland to the north, as well as at the pastoral and arable fields to the south, south east and west.

The eastern boundary of the parcel lies adjacent to a Local Wildlife Site and the northern boundary of the parcel adjoins Brocket Hall Registered Park and Garden to the north of Lemsford.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The gap is relatively wide, despite the intervening smaller settlements of Wheathampstead and Stanborough reducing rural separation to a degree, and the Brocket Hall parkland plays a significant role in preserving the gap.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, being predominantly unlit playing fields, pastoral land and land which is in use as a cemetery. The residential property within the parcel is set back from the road and set amongst mature vegetation meaning that the urbanising effect it has is limited to its immediate vicinity. The other main elements of development within the parcel are limited to the church and school located within Lemsford Settlement to the northeast. Aside from this the parcel lacks urbanising development and is spatially open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The River Lea valley in this area forms an open rural setting to the older south-western part of Welwyn Garden City, rising to a plateau of arable farmland. The setting of Welwyn Garden City within a rural landscape was important to the garden city concept.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the south western edge of Lemsford and this settlement is washed over by the Green Belt designation. The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

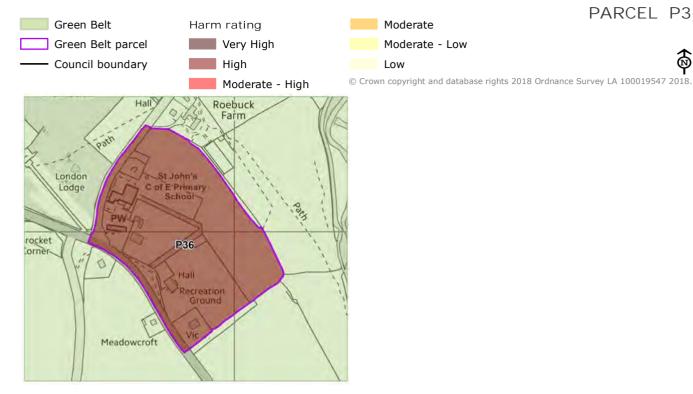
Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P36 Release of all or part of parcel	High

Comments

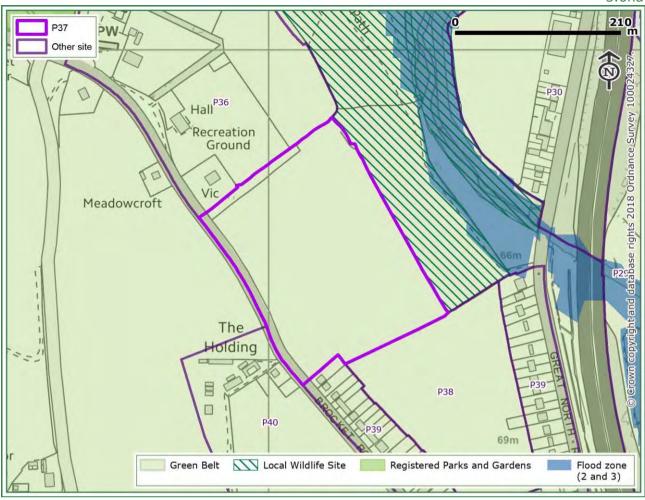
The release of this parcel, either in isolation or as an expansion of Lemsford, would encroach on countryside and weaken the gap to Stanborough, and is so doing would add containment to the wider Green Belt in the valley to the east, weakening the relationship between Welwyn Garden City and its rural surroundings. Release of the parcel would require the definition of a new Green Belt boundary, including the insetting of the settlement of Lemsford.



Moderate

Moderate - Low

P37 5.6ha







View looking east into the parcel from Brocket Road

The parcel is located on the northern edge of the settlement of Stanborough, which is washed-over by the Green Belt. The parcel comprises a single pastoral field which slopes slightly downhill towards the south east. The parcel adjoins residential development, much of which is of a suburban character within the village to the south and a farmstead on the other side of the B653 to the south west. There is a residential property and playing pitches adjacent to the north of the parcel while the wider open countryside adjoins the parcel at much of its western boundary on the other side of the B653.

The eastern boundary of the parcel lies adjacent to a Local Wildlife Site.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The gap is relatively wide, despite the intervening smaller settlements of Wheathampstead and Stanborough reducing rural separation to a degree, and the Brocket Hall parkland plays a significant role in preserving the gap.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising a single pastoral field and is free of development. The parcel lacks any urbanising features and is spatially and visually open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The River Lea valley in this area forms an open rural setting to the older south-western part of Welwyn Garden City, rising to a plateau of arable farmland. The setting of Welwyn Garden City within a rural landscape was important to the garden city concept.

Partial contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

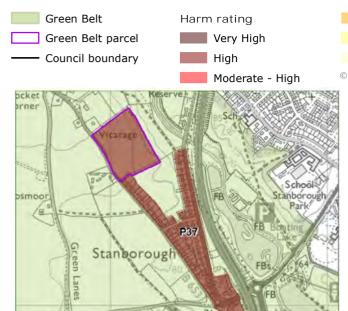
Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating High Release of all or part of the parcel, in combination with release of P39 (Stanborough)

The expansion of Stanborough beyond its current northern extent would encroach on countryside and weaken the gap to Lemsford, and in so doing would add containment to the wider Green Belt in the valley to the east, weakening the relationship between Welwyn Garden City and its rural surroundings. Release of the site would require the definition of new Green Belt boundary, including the insetting of the settlement of Stanborough.

166



Stanborough: Bury

The Old Cott

Moderate - Low

Low



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P38 3.9ha







View looking north into the parcel from New Road

The parcel is located on the northern edge of the settlement of Stanborough, which is washed-over by the Green Belt. The parcel comprises a single pastoral field which is set between residential development at the parcel's western, eastern and southern edges, much of which is of a suburban character. The parcel slopes gently downhill from west to east.

The north eastern boundary of the parcel adjoins a Local Wildlife Site. The north western boundary of the parcel lies directly adjacent to a patchwork of open fields, beyond which is the settlement of Lemsford.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Harpenden to the west and Welwyn Garden City to the east. The settlements are located within approximately 7.3km of each other across the parcel. The smaller settlements of Wheathampstead and Stanborough lie between the first tier settlements, reducing rural separation, but the gap is relatively wide and the presence of existing development on three sides of the parcel limits its contribution.

Limited or no contribution

The gap between Welwyn Garden City and Hatfield is particularly fragile, with openness in valley surrounding the River Lea playing the key role in preventing coalescence, but the parcel's location to the west of the A1(M) makes it more peripheral to this gap, and it's containment by existing development again limits it contribution.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising a single pastoral field and is free of development. Stanborough has however urban characteristics and the parcel is contained by development on three sides. However the sloping valley side does strengthen the relationship with the countryside in the wider Green Belt.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the northern edge of the settlement of Stanborough, this settlement is washed over by the Green Belt designation. The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating

P38 Release of all or part of the parcel, in combination with release of P39 (Stanborough) Moderate

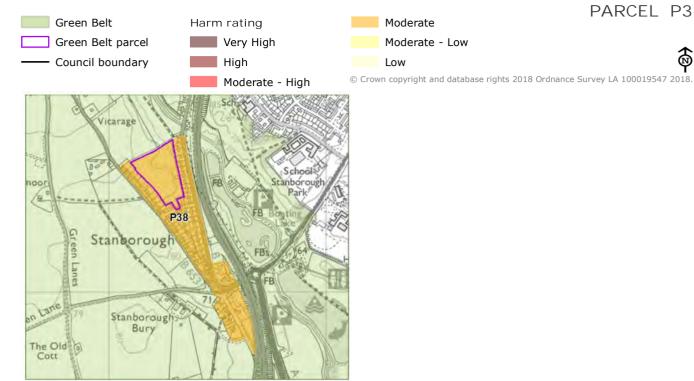
The presence of development on three sides of the parcel means that release would cause little harm to the wider Green Belt. The parcel-edge hedgerow would form a clear boundary. Any release of land adjacent to Stanborough would require the existing settlement to also be inset, in order to avoid creating a boundary marking no distinction between the settlement and the countryside.

170

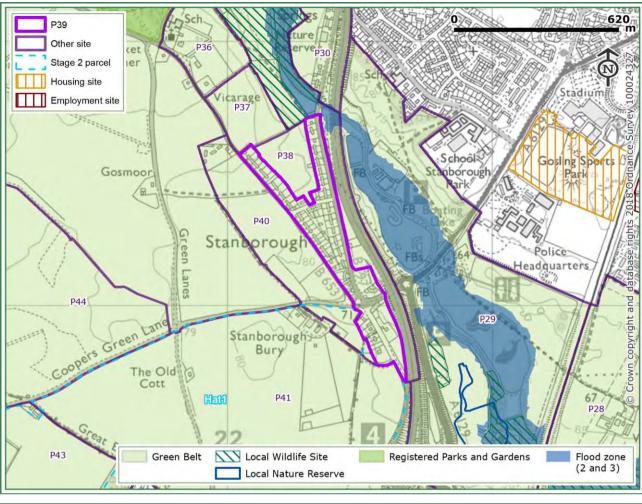
Moderate

Low

Moderate - Low



P39







View looking north along Great North Road

The parcel contains the settlement of Stanborough, which is washed-over by the Green Belt. The parcel is mostly relatively flat with a very gentle slope downhill from north to south towards the B197. The parcel comprises mostly residential development, much of which is of a suburban character divided north to south by the B197. New Road also runs across the parcel from east to west. A pub and car dealership are also within the parcel towards its southern portion by the B197. The majority of the residential properties within the parcel front immediately on to the main routes through the settlement. An area of undeveloped land lies towards the south eastern corner of the parcel at the edge of the A1M.

A Local Wildlife Site adjoins part of the northern boundary of the parcel. Part of the northern boundary of the parcel also adjoins an area of Flood Zone 2 which surrounds the River Lea. The parcel directly adjoins the wider countryside to the west, north and south. The A1M is located to the east of the parcel and is separated in this direction by a narrow undeveloped partially wooded area of land.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield and Welwyn Garden City to the south and north respectively. Both are first tier settlements. The settlements are located within approximately 1.0km of each other at the closest point and within approximately 1.5km of each other across the parcel. The parcel is almost entirely developed, comprising residential development within the settlement of Stanborough adjacent to the A1M. The A1M connects the settlements and the development within the parcel acts to reduce the perception of separation between the first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land does not contain the characteristics of the countryside and the residential and commercial development which fronts directly on the main routes through Stanborough across the majority of the parcel has a significant urbanising effect that compromises openness.

Limited or no contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

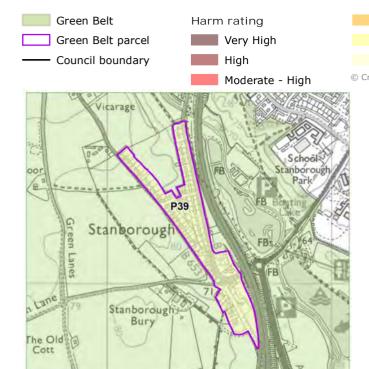
Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P39 Release of all, or part of parcel	Low

Comments

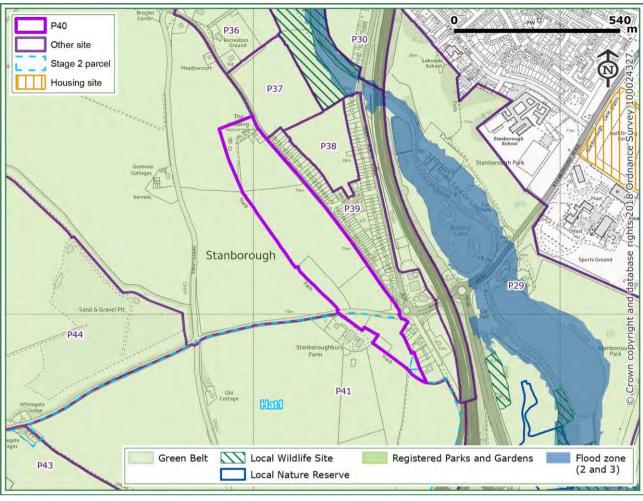
The parcel contains the existing development at Stanborough and is almost completely comprised of residential and commercial development. The majority of the washed over settlement is bounded by the B653 to the west and by the B197 to the east providing some containment from the wider countryside. The development to the east of the B197 in the south of the village is contained by the A1M. The extent of harm to the wider Green Belt that would result from the insetting of the settlement would therefore be limited. Release of the parcel would require the creation of a new Green Belt boundary insetting the settlement.



Moderate

Moderate - Low

P40 15.2ha







View looking southeast into the parcel from Brocket Road

The parcel is located on the western edge of the settlement of Stanborough, which is washed-over by the Green Belt. The land within the parcel comprises a number of pastoral and arable fields on either side of Coopers Green Lane. There are a number of farm buildings beyond the parcel's south western edge and a farmstead towards the northern edge. These are land uses that can be considered to be appropriate uses within the Green Belt.

There are no absolute or non-absolute constraints within or adjoining the parcel. The eastern edge of the parcel adjoins residential development. Much of this development is of a suburban character and lies within the settlement of Stanborough. The north, south and west of the parcel are adjacent to the wider countryside.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel lies between the settlements of Hatfield to the south and Welwyn Garden City to the north east. It also lies between the settlements of St Albans to the west and Welwyn Garden City to the north east. The settlements identified are first tier settlements. Welwyn Garden City is located within approximately 1.5km of Hatfield across the parcel and within approximately 7.9km of St Albans across the parcel. The land within the parcel plays a significant role in inhibiting the physical and/or visual coalescence of the towns of Welwyn Garden City and Hatfield in particular as the gap is narrow, visually open and has few separating features comprising mostly of the shallow parkland surrounding the River Lea.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside, comprised of predominantly of open pastoral and arable fields. The parcel does not contain any urbanising development (the farmstead to the north is considered to be an appropriate use within the Green Belt).

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating

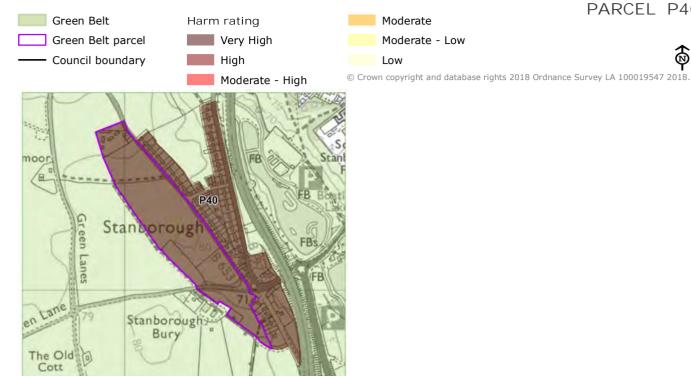
P40

Release of all or part of the parcel, including part of Stage 2 site Hat1 and Local Plan allocation SDS5, and in combination with release of P39 (Stanborough)

Very High

Comments

The B653 forms a clear and consistent distinction between urbanising development at Stanborough and undeveloped farmland. A reduction in separation between Stanborough and Hatfield would weaken the separation between Hatfield and Welwyn Garden City, with expansion out from the upper slopes of the Lea Valley and across the B653 onto flat farmland marking a distinct change in settelement form. Any release of land adjacent to Stanborough would require the existing village to also be inset, to avoid creating a boundary marking no distinction between settlement and countryside.



Low

Moderate

Moderate - Low

P41 96.4ha







View of the eastern portion of the parcel towards the A1

The parcel is located on the northern edge of the inset settlement of Hatfield. The parcel comprises a collection of arable and pastoral fields within which a handful of farm buildings and residential properties are set. There is a small isolated block of woodland towards the southern part of the parcel. Green Lanes passes through the parcel splitting it between the east and west. The parcel is bordered by the A1M and the A1001 to the east. Coopers Green Lane forms the northern boundary of the parcel. The parcel is relatively flat across its entirety.

The parcel is not adjoined by any absolute or non-absolute constraints. The parcel lies adjacent to residential development towards the south west beyond the Green Lanes and Great Braitch Lane and commercial development towards the east beyond the A1M and A1001 at the urban edge of Hatfield. To the north beyond Coopers Green Lane the parcel is adjacent to undeveloped arable fields which form part of the wider countryside. This is also the case along much of the western boundary of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel lies between the settlements of Hatfield which it adjoins to the south and Welwyn Garden City to the north. The settlements are located within approximately 1.0km of each other at the closest point and within approximately 1.5km of each other across the parcel. The parcel is sloped gently uphill to the north and is mostly spatially and visually open. The smaller settlement of Stanborough lies between the first tier settlements towards the south western urban edge of Welwyn Garden City by the A1M along the Great North Road thereby limiting the perception of separation.

The A1M which passes along the eastern edge of the parcel acts as both a connecting and separating feature between the settlements. The gap between Welwyn Garden City and Hatfield is fragile, with openness of the land in parcel and within the shallow valley of the parkland on the other side of the A1M playing the key role in preventing coalescence.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the open countryside, comprising pastoral and arable fields. The development within the parcel is considered to be characteristic of the countryside comprising farm buildings and isolated residential development which is set back from the road and sited amongst mature vegetation. There are no significant urbanising influences within the parcel.

P4: Preserve the setting and special character of

historic towns

Significant contribution

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins Hatfield to the south but it does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P41 Release of whole parcel (part of Stage 2 site Hat1/ Local Plan allocation SDS5) Very High

Comments

Any release of land in this parcel would constitute encroachment on countryside, and the release and development of this parcel as a whole would link Hatfield to Stanborough, increasing the urban containment of P29 (Stanborough Park) to the detriment of the fragile separation between Hatfield and Welwyn Garden City.

Scenario	Rating
P41a Release of the central part of the parcel	High
Comments	

Development extending north to a line joining commercial development at Oldings Corner to the roundabout at the junction of Green Lane and Coopers Green Lane would still have a significant adverse impact on the strength of rural separation between Hatfield and Welwyn Garden City, but would not consitute settlement coalescance as a gap would remain.

Scenario	Rating
P41b Release of the southern and western parts of the parcel	Moderate - High
Comments	

Any broadening of the urban edge curently marked by the northern end of Hatfield Garden Village and commercial development at Oldings Corner would have adverse impact on the strength of rural separation between Hatfield and Welwyn Garden City, but expansion contained to the west of Green Lanes, and not extending further north than the existing extent of Hatfield Garden Village, would lessen this impact.

Scenario	Rating
P41c Release of P41 alongside the rest of Stage 2 site Hat1	Very High
Comments	

Hat1 occupies all of P41 together with further land to the south (most of P42 and P43) and a small area of P40 adjacent to Stanborough. Harm resulting from release would therefore be at least as high as that resulting from the release of P41 in isolation.

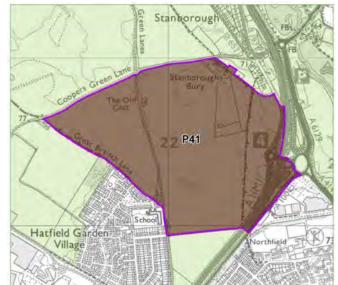
Scenario	Rating
P41d Release of the southern and western parts of the parcel in conjunction with the release of P43 and/or P45 (the Symondshyde Farm site allocation)	Moderate - High
Comments	

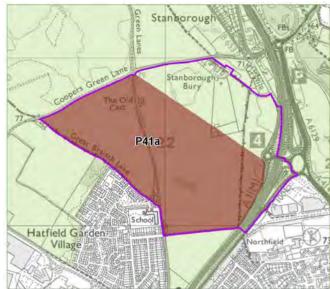
Including P43 and P45 in the release would not significantly increase Green Belt harm. The gap between P41/P43 and P45 is wide enough to make a significant contribution to preventing countryside encroachment.

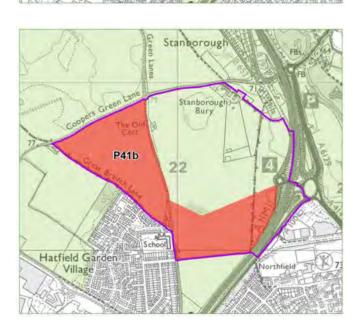
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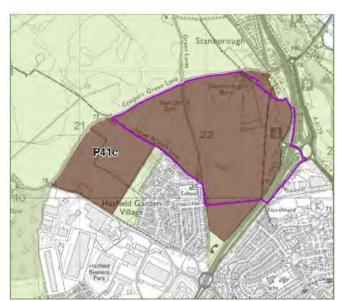


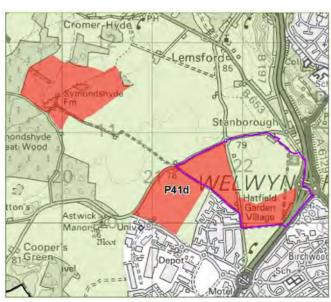












P42 14.3ha







View into the parcel from the eastern corner of the parcel

The parcel is located on the northern edge of the inset settlement of Hatfield. The parcel comprises an area of allotments to the south and a large arable field to the north. The parcel is bordered by the A1M and the A1001 to the east and Green Lanes to the west. The northern boundary of the parcel is formed by a narrow track. The parcel is relatively flat across its entirety.

The parcel does not contain any absolute or non-absolute constraints. The parcel adjoins residential development towards the west beyond the Green Lanes and towards the east beyond the A1M and A1001 at the urban edge of Hatfield.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Hatfield which it adjoins to the south and Welwyn Garden City to the north. The settlements are located within approximately 1.0km of each other at the closest point and within approximately 1.8km of each other across the parcel. The parcel is relatively flat but only partially visually open given that it lies adjacent to residential development immediately to the west and to the east beyond the A1M. The smaller settlement of Stanborough lies between the first tier settlements towards the south western urban edge of Welwyn Garden City by the A1M along Great North Road thereby reducing the perception of separation between the first tier settlements. The gap between Welwyn Garden City and Hatfield is fragile. The land within the parcel however plays a limited role in inhibiting physical or visual coalescence of the towns as it is enclosed by development at its edges to the east and west.

P3: Safeguarding the countryside from encroachment

While the parcel is surrounded on two sides by existing residential development at the urban edge it relates more strongly to the wider countryside to the north. The parcel is free of development urbanising features and is visually and spatially open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins Hatfield to the south. The parcel does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P42 Release of whole parcel (most of which is part of Stage 2 site Hat1 / Local Plan allocation SDS5) Rating Moderate

Comments

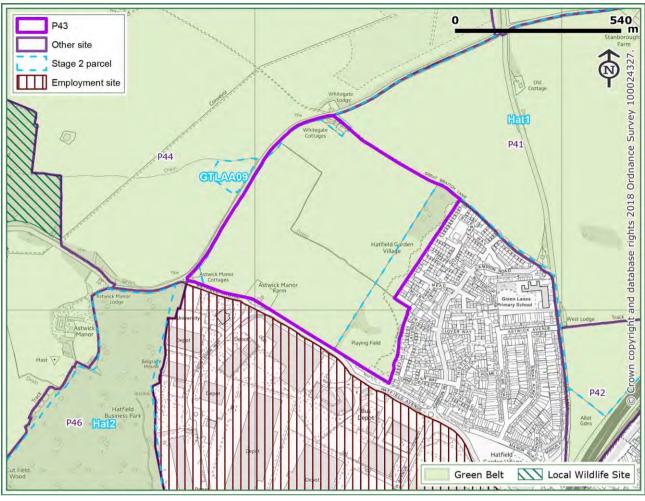
The parcel's relationship with existing development to the south, east and west means that, whilst it is undeveloped farmland lacking any significant containment to the north, its development would not weaken the role of the adjacent Green Belt as countryside contributing to the separation between Hatfield and Welwyn Garden City. The southern corner of the parcel that lies outside of the Hat1 site is allotments that in isolation would not contribute to Green Belt purposes.

Scenario	Rating
P42a Release alongside the rest of Stage 2 site Hat1 / Local Plan allocation SDS5	Very High
Comments	

Release of Hat1 in addition to P42 would link Hatfield to Stanborough, increasing urban containment of Parcel P29 (Stanborough Park) to the detriment of the fragile gap between Hatfield and Welwyn Garden City.



P43 40.5ha







View towards Hatfield Avenue from Coopers Green Lane

The parcel is located on the north western edge of the inset settlement of Hatfield. The parcel comprises arable fields to the west with undeveloped scrubland and playing fields to the east. There are mature trees located in place which mark the field boundaries of the pastoral fields from the other parts of the site to the east. Development within the parcel is limited to farm buildings located along Hatfield Avenue to the south west and those along Great Braitch Lane to the north. Hatfield Avenue forms the south western boundary of the parcel while Coopers Green Lane forms the north western boundary. The parcel is relatively flat across its entirety.

The parcel is not adjoined by any absolute or non-absolute constraints. The parcel adjoins residential development towards the south east and commercial development towards the south west beyond Hatfield Avenue at the urban edge of Hatfield. To the north west beyond Coopers Green Lane and to the north beyond the narrow track extending from Great Braitch Lane the parcel is adjoined by undeveloped arable fields which form part of the wider countryside.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield which it adjoins to the south and east, and Welwyn Garden City to the north east. The settlements are located within approximately 1.0km of each other at the closest point and within approximately 2.3km of each other across the parcel. The smaller settlement of Stanborough lies between the first tier settlements towards the south western urban edge of Welwyn Garden City by the A1M along Great North Road thereby limiting the perception of separation. The gap between Welwyn Garden City and Hatfield is fragile. The land within the parcel plays however only plays a partial role in inhibiting the physical and/or visual merging of the towns as although the gap is narrow and mostly visually open, the existing pattern of development at Hatfield means that residential dwellings to the west of the Green Lanes reduce the role the parcel plays in relation to purpose 2.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of the countryside, comprising agricultural fields as well as unlit playing fields and undeveloped scrubland and being spatially open. Much of the parcel is also visually open. The development within the parcel is considered to be characteristic of the countryside comprising farm buildings and residential development which is set back from the road and sited amongst mature vegetation. There are no significant urbanising influences within the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins Hatfield to the south and east. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating

P43

Release of parcel as a whole (most of which forms part of Stage 2 site Hat1 / Local Plan allocation SDS5)

Moderate

Comments

The parcel's relationship with existing development to the south and east means that, whilst it is undeveloped farmland lacking any significant containment to the north or west, its development would not weaken the role of the adjacent Green Belt as countryside contributing to the separation between Hatfield and either Welwyn Garden City or St Albans. The eastern edge strip of the parcel that lies outside of the Hat1 site is amenity open space that in isolation would not contribute significantly to Green Belt purposes.

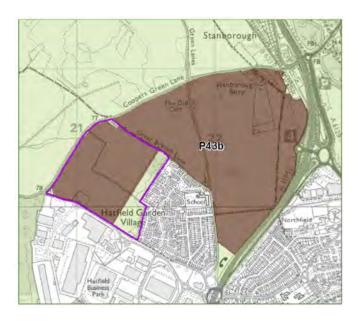
Scenario	Rating
P43a Release in conjunction with release of Stage 2 site Hat15 (Symonshyde) and Local Plan allocation SDS6	Moderate - High
Comments	

Sufficient openness would be retained between Hatfield and Symondshyde for the latter to have a distinct identity, but there would be some additional harm to countryside in between (P44) as a result of containment between two urban areas.

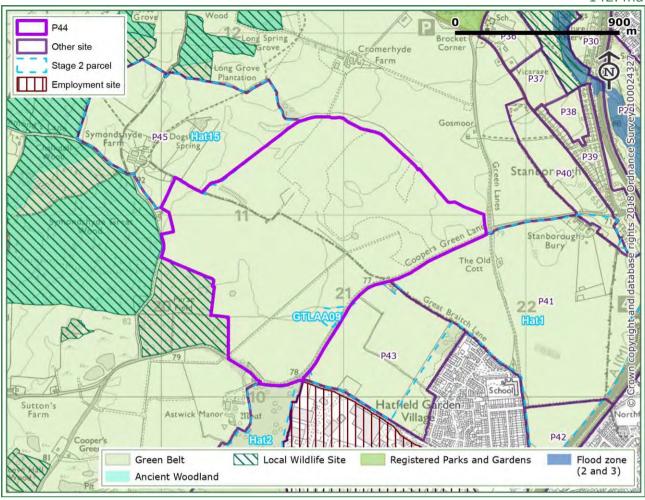
Scenario	Rating
P43b Release alongside the rest of Stage 2 site Hat1 / Local Plan allocation SDS5	Very High
Comments	

Release would link Hatfield to Stanborough, increasing urban containment of Parcel P29 (Stanborough Park) to the detriment of the fragile separation between Hatfield and Welwyn Garden City.

Cooper's



P44 142.4ha







View looking west from the middle of the parcel

The parcel is located at the north western edge of the inset settlement of Hatfield. The parcel is entirely free from development and comprises a collection of arable and pastoral fields and quarrying areas which are crossed by a number of footpaths and narrow tracks. The parcel is relatively flat for the most part.

The parcel is adjoined by two Local Wildlife Sites (Symondshyde Great Wood and Copse South of Symondshyde Great Wood) to the west which include an area of ancient woodland. Only the most southerly corner of the parcel adjoins commercial development at the urban edge of Hatfield beyond Coopers Green Lane. The parcel is surrounded by the wider open countryside in all other directions. Woodland acts to contain the parcel to the west and open pastoral or arable fields adjoin the parcel in the other directions.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Partial contribution

The parcel abuts the north-western edge of Hatfield and at its nearest edge is only a little over 1km from the south-western edge of Welwyn Garden City, however the two towns are already only 1km apart across the Lea Valley to the east of the parcel, and openness within the river valley is the key component of settlement separation. Intervening urbanising development at Stanborough adversely affects Welwyn Garden City's relationship with the wider countryside, but there is sufficient distinction across the Lea Valley between Welwyn Garden City and Stanborough for the settlements to retain a sense of distinction.

The settlements of St Albans and Welwyn Garden City are located within approximately 5.4km of each other in this area but proximity of the two towns further to the south, and the barrier role played by woodland to the west of the parcel, limit the parcel's role in their separation.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, given that it comprises arable and pastoral fields and is entirely free of urbanising development. The parcel is open and relatively flat and there are views towards wider open countryside in most directions.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel is in close proximity to the north western edge of Hatfield. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P44 Release of the whole parcel	High

Comments

Proximity to Hatfield means that development here would represent a significant northward expansion of the town, encroaching on open countryside and weakening the relationship between Green Belt to the east (P41, P43 and land between the parcel and Stanborough) and the wider countryside and increasing containment of Welwyn Garden City to the detriment of the perceived settlement separation.

Scenario Rating P44a Moderate - High Release of the southern/western half of the parcel (including Stage 2 site GTLAA09 and Local Plan allocation HS34)

Comments

Release of just the southern/western half of the parcel would lessen impact on P41 and land to the west of Stanborough. P43 would still be weakened by added containment, but its relationship with existing development means that it makes less contribution to Green Belt purposes than P41.

Scenario Rating Moderate - High Release of site GTLAA09, including Local Plan allocation HS34, in isolation or in combination with P43 Comments

GTLAA09's separation from the existing urban edge means that it would constitute an isolated area of development and therefore a weak inset area. However its small size would limit the harm to the surrounding Green Belt. Coopers Green Lane would form a clear and consistent boundary to the release of P43, so the inclusion of GTLAA09 would add to the potential harm.

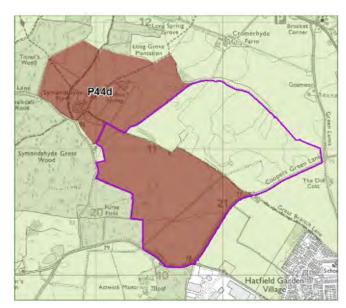
Rating Scenario P44c Moderate - High Release of southern half of parcel in combination with release of P43 Comments

The extent to which P43's contribution would be weakened by release of land in P44 means that release of both would cause little additional harm to Green Belt purposes.

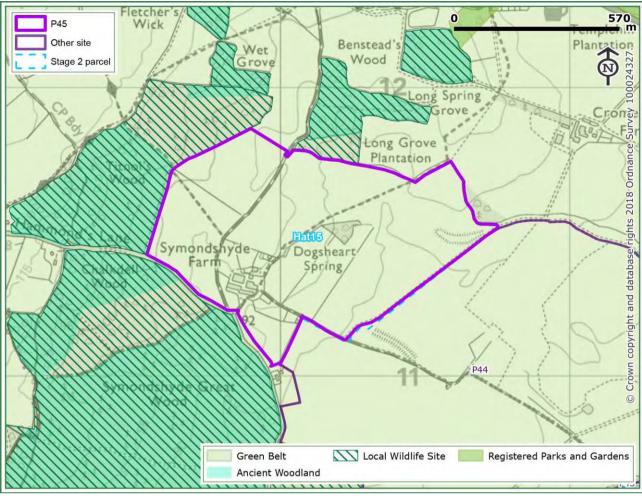
Scenario Rating P44d High Release of southern half of parcel in combination with release of Symonshyde (Hat15) **Comments**

Combining release of land extending west from Hatfield with release of site Hat15 would constitute a significant expansion of Hatfield that would weaken the relationship between remaining open land to the east (the rest of P44) and the wider countryside and increasing containment of Welwyn Garden City to the detriment of the perceived settlement separation.





P45 56.1ha







View looking across the parcel.

The parcel comprises farmland surrounding the buildings of Symondshyde Farm, together with the western edge of an area currently being worked for sand extraction. An extensive area of woodland contains the site to the west, north and south. To the south east across open arable farmland a little over 1km separate the site is the nearest inset urban edge at Hatfield Business Park.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies slightly to the north of the direct gap between Hatfield and St Albans, and is further from the latter than most of the existing urban edge of Hatfield to the south. The woodlands which frame the site further diminish its relationship with St Albans, and also preclude any significant role in the c.5.4km gap between Welwyn Garden City and St Albans, or the wider gaps between these two towns and Harpenden.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside, comprising open undeveloped countryside which lacks any significant relationship with urban development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel is too distant from any smaller inset settlements to make any contribution to this purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating

P45

Release of all or part of the site / Stage 2 parcel Hat15 / Symondshyde Farm Site Allocation

Moderate - High

Comments

The parcel lacks any significant relationship with the urban edge, and so makes a strong contribution to the prevention of encroachment on the countryside. The introduction of a new inset settlement would constitute a weakening of the Green Belt, with no strong boundary to the south east, but the site's containment on most of three sides by protected woodland is an absolute constraint to development in these directions. Although development of the site would increase urban containment of farmland to the east and south, the gaps would not be sufficiently narrowed to diminish that area's contribution to preventing further countryside encroachment.

Scenario Rating

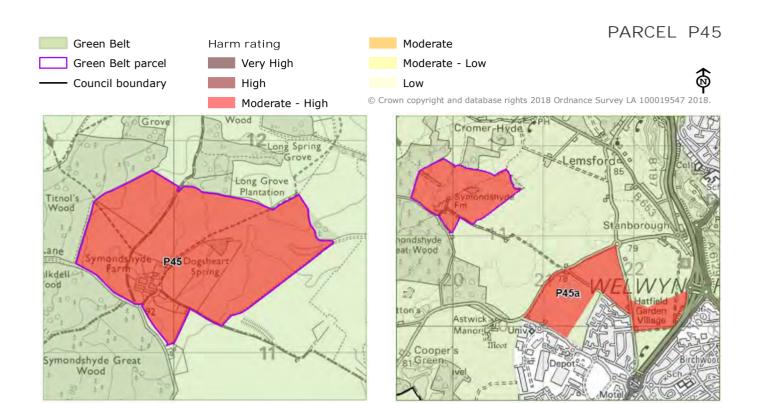
P45a

Release of all or part of the site / Stage 2 parcel Hat15 / Symondshyde Farm Site Allocation in combination with release of P43 and/or scenario P41b

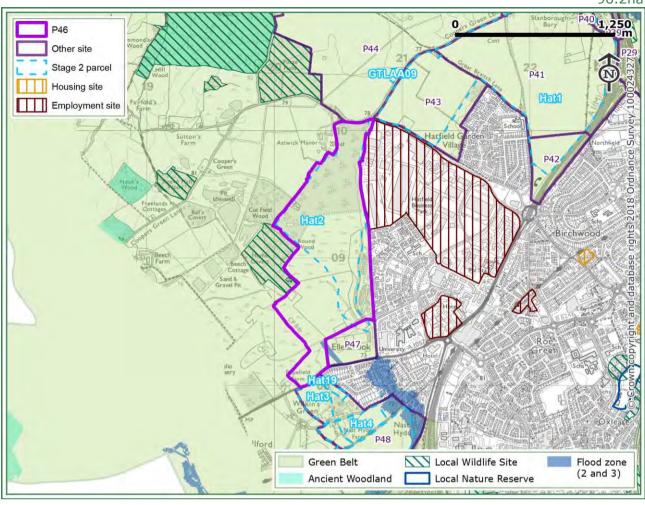
Moderate - High

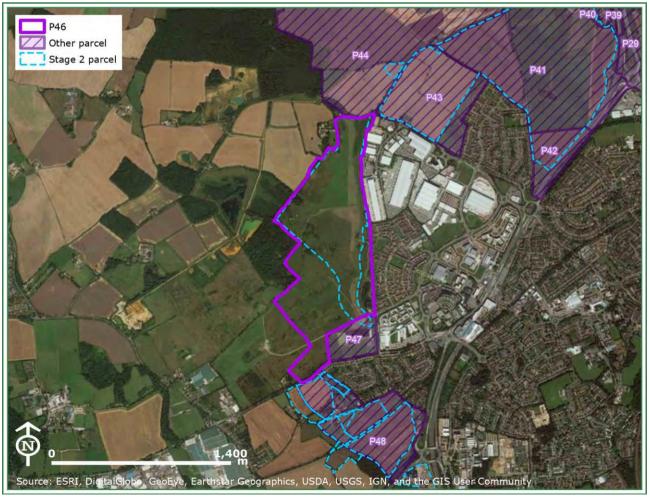
Comments

Including the western part of site P41 (scenario P41b) and/or P43 in the release would not significantly increase Green Belt harm. The gap between P45 and P41/P43 is wide enough to make a significant contribution to preventing countryside on the encroachment.



P46 96.2ha







View looking east towards Hatfield Business Park from Ellenbrook Park within the parcel

The parcel is located on the north western edge of the inset settlement of Hatfield. Land undulates across the parcel but is broadly flat. The parcel comprises undeveloped grassland with clusters of vegetation at Ellenbrook Fields. Land within the parcel becomes more enclosed by blocks of woodland both within and outside of its boundaries towards the north and is crossed by a number of footpaths. The parcel is entirely free from development and there are a number of smaller ponds located towards the south eastern corner.

Part of the western edge of the parcel adjoins Home Covert and Round Wood Local Wildlife Site and a small area of the parcel is also within Flood Zone 2. The parcel adjoins residential and commercial development towards the east at the urban edge of Hatfield. The parcel also adjoins a number of floodlit playing fields to the south east. The northern edge of the parcel beyond Coopers Green lane and the western edge of the parcel is adjacent to undeveloped pastoral and arable fields which form part of the wider countryside.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel lies between the settlements of Hatfield which it adjoins to the east and St Albans to the west. The settlements are located within approximately 2.7km of each other across the parcel. The smaller settlement of Smallford lies between the first tier settlements towards the western urban edge of St Albans. Connecting features between the settlements include the A1057 and Coopers Green Lane which act to reduce the perception of separation between the settlements. While there is some limited development within the parcel, the land at this location plays a significant role in inhibiting the reduction of the gap between the towns as the gap is fragile and particularly narrow with limited separating features.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside, comprising undeveloped grassland with some blocks of woodland in places and ponds towards the south eastern corner. The parcel is spatially open given that it is free from development and it is also mostly visually open apart from where woodland is more prevalent. It relates strongly to the wider countryside considering that the extent of the western boundary is adjoined by undeveloped arable and pastoral fields. although the adjacent residential and commercial development and floodlighting are visible in the east and south of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the western edge of Hatfield. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P46 Release of the parcel as a whole and P47	Very High
Comments	

Release of the parcel would be of land which is undeveloped and has the characteristics of the countryside. Development of the parcel as a whole would result in the fragile gap between Hatfield and St Albans being reduced. It is anticipated that the release of the parcel would also result in the release of land within P47 given that this Green Belt land would otherwise be contained by development. Release would lead to the creation of a less clearly defined Green Belt boundary.

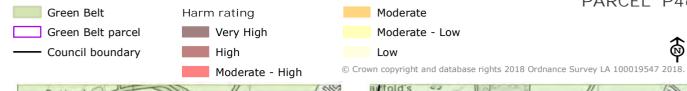
Scenario	Rating
P46a Release of land to the east of the existing settlement edge along Hatfield Road	High
Comments	

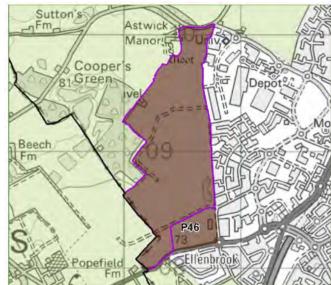
Avoiding reducing the narrowest part of the gap between Hatfield and St Albans would reduce harm slightly, but the existing Green Belt boundary would still be weakened, and the contribution of P47 reduced.

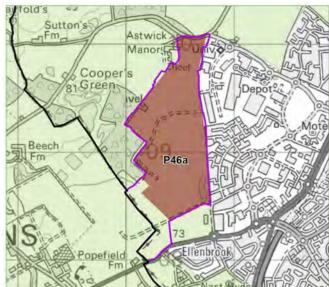
Scenario	Rating
P46b Release of Stage 2 site Hat2	Moderate - High
Comments	

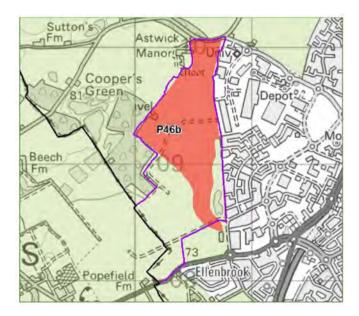
Development within the parcel would still result in the gap between Hatfield and St Albans being reduced across the wider area, but much of the boundary to the west would be formed by the woodland block Home Covert and Round Wood Local Wildlife Site, thereby containing much of the released area and limiting harm to the perceived settlement gap. There would be less detriment to the Green Belt contribution P47.



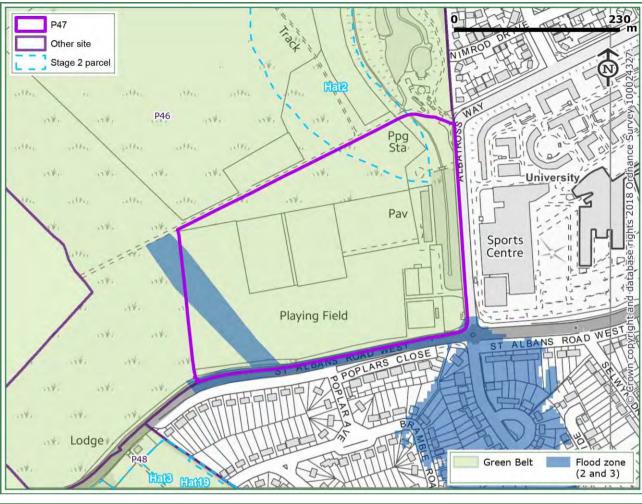








P47







View looking southwest towards the sports courts and pitches within the parcel

The parcel is located on the north western edge of the inset settlement of Hatfield. The parcel comprises a number of sports fields and courts (many of which are floodlit) and buildings and areas of hard standings which support these uses. There is an area of undeveloped grassland within the parcel to the north. The parcel is relatively flat across its entirety.

Parts of the parcel to the south and south west are within flood zone 2. The parcel adjoins residential and university development towards the south and east beyond the A1057 and Albatross Way respectively at the urban edge of Hatfield. The northern and western edges of the parcel are adjoined by undeveloped grassland which forms part of the wider countryside.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield which it adjoins to the east and St Albans to the west. The settlements are located within approximately 2.6km of each other across the parcel. The smaller settlement of Smallford lies between the first tier settlements towards the western urban edge of St Albans thereby limiting the perception of separation. Connecting features between the settlements within the parcel include the A5107 at its southern edge which acts to reduce the perception of separation between the settlements. The land within the parcel plays a partial role in inhibiting the merging of the towns, as the site does not extend beyond the existing urban edge of Ellenbrook to the south and therefore there would be no reduction in the actual gap between the settlements.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land relates more strongly to the wider countryside than to the settlement due to its presence along the extent of the parcel's northern and western edges. The openness of the parcel is compromised by urbanising development within it including the flood lit sports pitches and courts, which make up a significant portion of the parcel, and the adjacent university buildings overlook the east of the parcel.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the western edge of Hatfield. It does not lie directly between two local tier settlements which are inset into the Green Belt and which are being considered in relation to the local purpose/..

Limited or no contribution

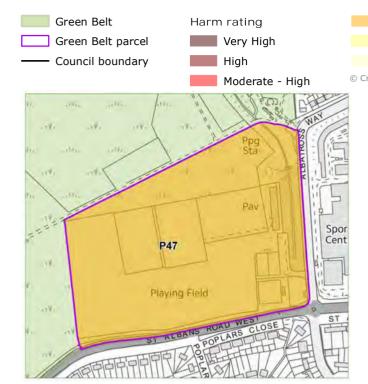
Assessment of Harm to the Green Belt

P47 Release of the parcel as a whole Rating Moderate

Comments

The parcel is open but it has some urbanising influences due to the presence of the floodlit sports pitches. Its development would not extend beyond the existing urban edge of Ellenbrook to the south of the A1057 in terms of the narrow the gap between Hatfield and St Albans. However it would however lead to the creation of a weaker Green Belt boundary than the existing continuous urban edge of Hatfield and encroach upon the countryside in P73.



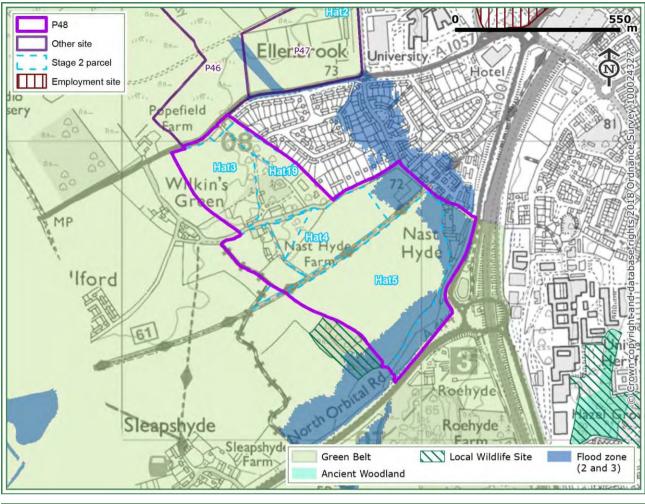


Moderate - Low

Low



P48 42.2ha







View looking southwest from the public footpath running along the centre of the parcel

The parcel is located on the western edge of the inset settlement of Hatfield. The parcel mostly comprises a number of pastoral fields with some woodland towards its northeastern corner. Development within the parcel consists of a farmstead and two residential properties including the sizable estate of Great Nast Hyde House. These developments are centred on either side of Wilkin's Green Lane which crosses the northern portion of the parcel from east to west. The parcel is also crossed by the Alban Way cycle path further to the south, which includes a recreational 'ghost' railway platform at the northern end of the route. A play area and pitch are also located at the north of this route. A portion of the A1001 falls within the parcel where it joins the A1M towards the south east. Much of the parcel is relatively flat.

A Local Nature Wildlife Site adjoins the parcel at its western edge towards to the south. Parts of the parcel to the south and south east are within Flood Zones 2 and 3. The parcel adjoins residential and commercial and university development towards the east beyond the Ellenbrook Lane and the A1001 respectively at the urban edge of Hatfield. The northern edge of the parcel beyond the A1057, the southern edge of the parcel beyond the A414 and the western edge of the parcel lie adjacent to pastoral and arable fields which form part of the wider countryside.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Significant contribution

The parcel lies between the settlements of Hatfield which it adjoins to the east and St Albans to the west. The settlements are located within approximately 1.5km of each other across the parcel. The smaller settlement of Smallford lies between the first tier settlements towards the western urban edge of St Albans thereby limiting the perception of separation. Connecting features between the settlements within the parcel include the A1057 at its northern edge which acts to reduce the perception of separation between the settlements. While there is some limited development within the parcel the land at this location still plays a significant role in inhibiting physical or visual coalescence of the towns, as the gap is particularly narrow with limited separating features. The presence of the intervening development at Smallford makes the gap particularly fragile.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising mostly undeveloped pastoral and arable land. The parcel lacks any significant urbanising development. The residential developments are set back from the roads through the parcel and are set amongst mature vegetation. The parcel relates strongly to the wider countryside although the adjacent university buildings to the east are visible across the eastern part of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the western edge of Hatfield. It does not lie directly between two local tier settlements which are inset into the Green Belt and which are considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P48 Release of P75 including Hat 3, Hat 4 and Hat5 together or in part Very High

Comments

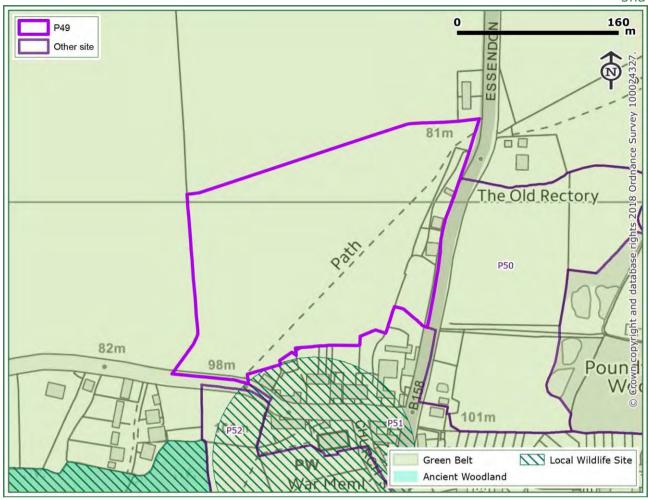
The site is open and rural in character and its release would lead to significant encroachment on the countryside both within the parcel and to the wider Green Belt to the west. The parcel plays a significant role in preventing the reduction of the gap between Hatfield and St Albans as intervening development at Smallford makes the gap particularly fragile. There are no readily recognisable features which could form a well defined boundary to the site if it was released beyond existing field boundaries.

216

Scenario	Rating
P48a Release Stage 2 site Hat19	Moderate
Comments	

The site is open and rural in character and its release would lead to encroachment on the countryside. However the site is contained by an existing dwelling to the north and south and it only forms a narrow strip of Green Belt land that would not lead to the perception of significantly narrowing the gap between Hatfield and St Albans. The boundary of the site would be defined by access track to the west and exisiting field boundaries to the south east.

P49 5ha







View looking northeast from a public footpath running through the centre of the parcel

The parcel is located within the wider countryside to the northwest of the village of Essendon, which is washed-over by the Green Belt designation. Land within the parcel slopes down from the village edge to the north. The land predominantly comprises a grassland field but contains two dwellings on its eastern edge.

Essendon Local Wildlife Site is adjacent to the south of the parcel. The south of the parcel adjoins the village of Essendon and the southwest of the parcel adjoins a minor road with dwellings and a woodland present beyond. These provide some containment of part of the parcel from the wider countryside – although open views of the wider countryside to the north are still visible. The western and northern edges directly adjoin the wider countryside and the eastern edge adjoins Essendon Road, with the wider countryside present beyond.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the Tier 1 settlements of Hatfield and Hoddesdon which are nearly 13km apart across the parcel. The parcel does not contribute towards preventing the merging of the two settlements

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside, comprising a grassland field and is spatially and visually open. With the exception of the dwellings in the east of the parcel, the parcel lacks any urbanising development, although the dwellings within the adjacent settlement of Essendon are visually prominent on the higher ground to the south of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies towards the north western edge of Essendon and this settlement is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P49 Release of parcel as a whole or in part, in association with insetting of Essendon (P51)

Comments

This parcel slopes away from the ridge top village of Essendon and so development here would have a strong relationship with the adjacent Green Belt countryside, representing significant encroachment. In isolation the parcel would be weak as an inset area and any revised Green Belt boundary would need to include the insetting of Essendon P51.



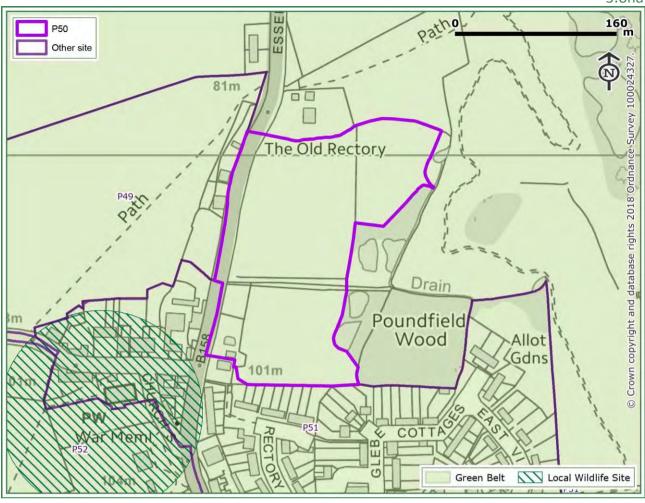
Essendon



P49

222

P50 3.8ha







View looking east from the road along the western edge of the parcel

The parcel is located within the wider countryside to the northeast of the village of Essendon, which is washed-over by the Green Belt designation. Land within the parcel slopes down from the village edge to the northeast. The land predominantly comprises grassland, with horse paddocks located in the north, but hardstanding used for storing building materials is also located on the western edge of the parcel and stables are located in the southwest (a land use that can be considered to be appropriate use within the Green Belt). There is no development present within the parcel that compromises the openness of the parcel.

There are no absolute or non-absolute constraints within or adjacent to the parcel. The south and southwest of the parcel adjoin the settlement of Essendon and the southeast of the parcel adjoins Poundfield Wood, providing some containment from the wider countryside in the southern half of the parcel – although open views of the wider countryside to the north are still visible. The northeast of the parcel adjoins a golf course and the west and north of the parcel adjoin the wider countryside, with Essendon Hill road present along the western parcel boundary.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the Tier 1 settlements of Hatfield and Hoddesdon which are nearly 13km apart across the parcel. The parcel does not contribute towards preventing the merging of the two settlements

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside, comprising grassland and paddocks and is spatially open. There are no urbanising influences within the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel contains development at the small settlement of Essendon which is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P50 Release of parcel as a whole, in association with insetting of Essendon (P51)	High

Comments

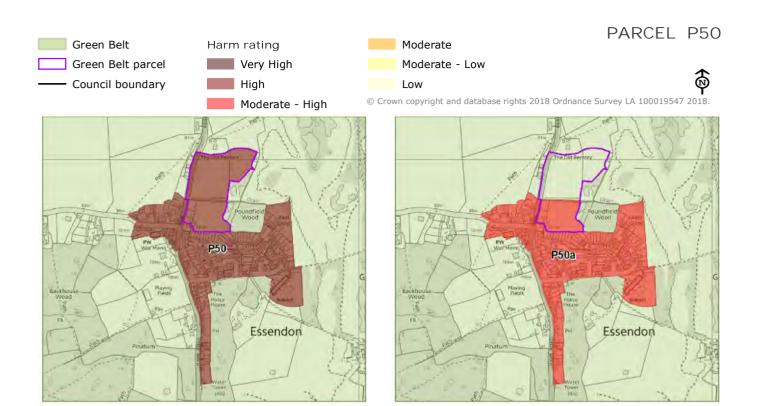
Development of this land would represent significant downslope expansion of Essendon from its ridge top, increasing encroachment on the countryside. In isolation the parcel would be weak as an inset area and any revised Green Belt boundary would need to include the insetting of Essendon P51.

P50a
Release of the southern field, in association with the insetting of Essendon (P51)

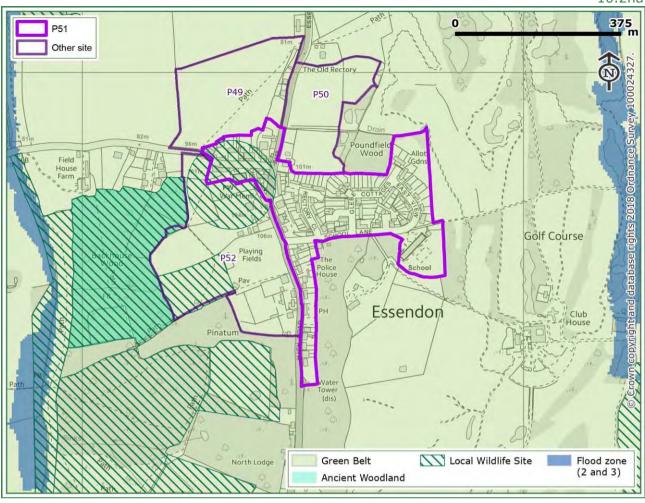
Moderate - High

Comments

The southern field has a distinct boundary and development here would not extend further downslope than the existing settlement to the west of Essendon hill. The development of the southern field would therefore lead to less harm than P50 as a whole. Despite the use of the western section of P50a being used for storing materials and stables etc, the harm from releasing this area would be the same as for the P50a scenario as a whole as there is no built development which is deemed to be an urbanising influence in this area.



P51 10.2ha







View looking north along Church Street in the settlement of Essendon

The parcel contains the village of Essendon, which is washed-over by the Green Belt designation. Land within the parcel is higher in the south west, sloping down to the north east. A line of residential dwellings and a pub are present along High Road to the southeast and West End Lane to the northeast of the village, surrounded by woodland and the wider countryside respectively. Denser residential developments are present across the remainder of the parcel. The dwellings in the northwest and southwest of the parcel compromise the openness of the Green Belt within their immediate vicinity. The denser residential development within the centre of the parcel has a more significant urbanising influence, compromising the openness within the remainder of the parcel.

Part of the St Mary's Church - Essendon Local Wildlife Site is present in the northwest of the parcel. The blocks of woodland to the south and northeast of the parcel provide containment of portions of the parcel from the wider countryside. The east of the parcel adjoins a golf course and the northwest of the parcel adjoins the wider countryside. The west of the parcel adjoins playing fields, a church and clusters of residential properties.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the Tier 1 settlements of Hatfield and Hoddesdon which are nearly 13km apart across the parcel. The parcel does not contribute towards preventing the merging of the two settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land does not contain the characteristics of the countryside and the dense residential development and roads across the majority of the parcel has a significant urbanising influence that compromises openness. Open space within the village makes no significant contribution to Green Belt purposes and the land is no longer perceived to be part of the open countryside.

Limited or no contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel contains development at the small settlement of Essendon which is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating P51 Inset existing settlement Rating

Comments

Open land within the eastern part of the settlement area is limited, and does not have a relationship with the wider Green Belt, so its release would not harm Green Belt purposes. The older part of the village has a stronger relationship with open land, but release of only part of the settlement would create a weak inset boundary, without a clear distinction between developed and open land. The Conservation Area status acts as a constraint to development in the western part of the village, so release of the whole settlement would not cause significant harm to Green Belt purposes.

Moderate

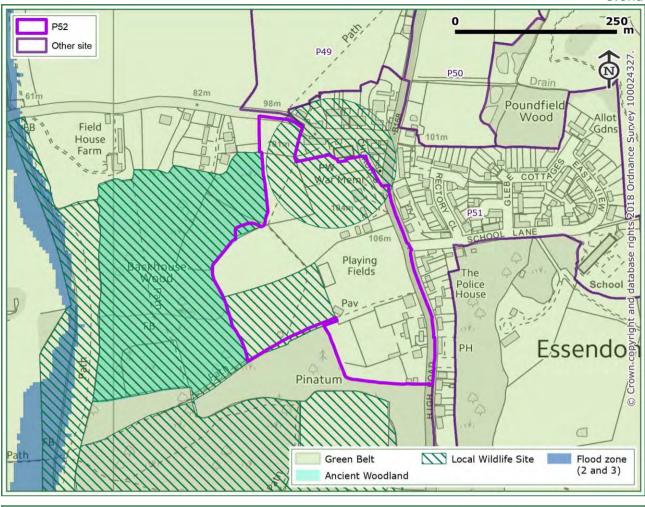
Low

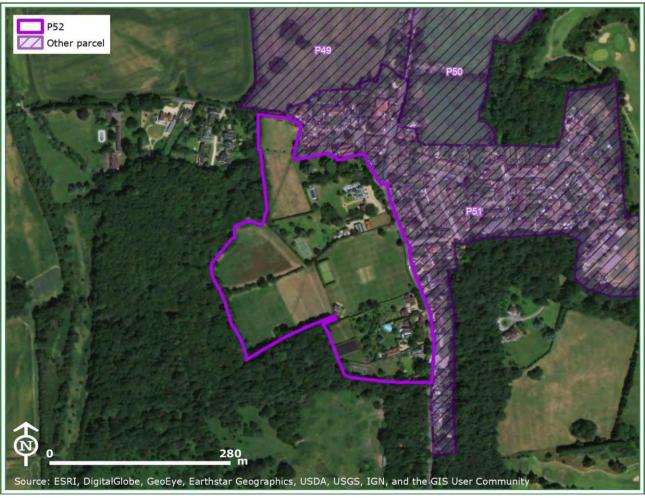
Moderate - Low



231

P52 8.6ha







View looking east towards the settlement of Essendon across the bowls green within the parcel

The parcel is located within the wider countryside to the southwest of the village of Essendon, which is washed-over by the Green Belt designation. Land within the parcel in the east is predominantly flat and slopes down to the west. The land comprises a mixture of land uses. Grassland fields are present in the west of the parcel and playing fields contained by trees and walls are present in the centre of the parcel. Hardstanding for tennis courts is located within the parcel (a land use that can be considered to be appropriate within the Green Belt). A church is also present in the northeast of the parcel and clusters of dwellings contained by trees are present in the northeast and southeast of the parcel.

Part of the St Mary's Church - Essendon Local Wildlife Site is present in the north of the parcel and Essendon Glebe Meadow Local Wildlife Site is located in the southwest of the parcel. Additionally, Backhouse Wood Local Wildlife Site and Ancient Woodland is located adjacent to the west of the parcel. The east and northeast of the parcel adjoin the settlement of Essendon and the west and south of the parcel adjoin Backhouse Wood. These provide containment of the parcel from the wider countryside.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the Tier 1 settlements of Hatfield and Hoddesdon which are nearly 13km apart across the parcel. The parcel does not contribute towards preventing the merging of the two settlements

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising grassland fields and playing fields. With the exception of the dwellings and church in the east, the parcel lacks urbanising development, although the playing fields within the parcel are well contained and therefore associated with the adjacent settlement of Essendon.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies towards the south western edge of Essendon and this settlement is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

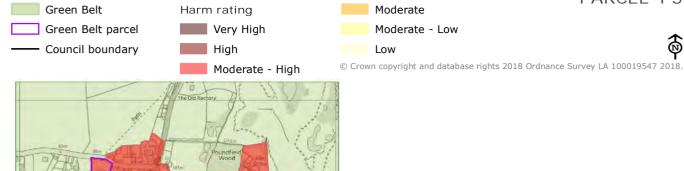
Scenario Rating

Release of parcel as a whole or in part, in association with insetting of Essendon (P51)

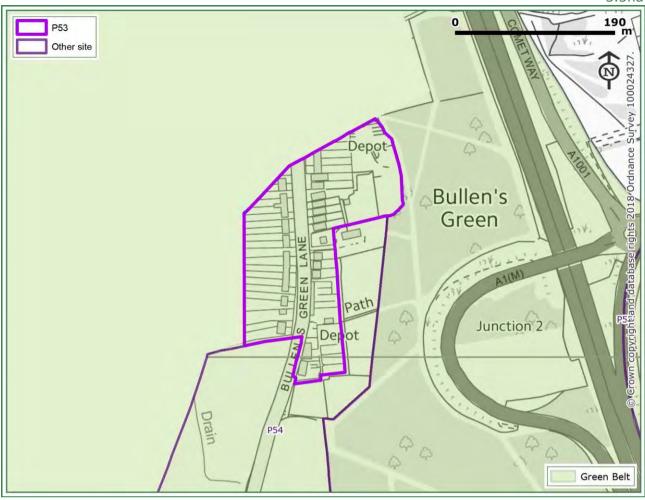
Moderate - High

Comments

The parcel is largely open and is rural in character, but Ancient Woodland and Local Wildlife Sites act as constraints and limit the Green Belt harm that could result from the release of this parcel. In isolation the parcel would be weak as an inset area and any revised Green Belt boundary would need to include the insetting of Essendon P51.



P53 3.3ha







View looking north along Bullens Green Lane

The parcel contains part of the settlement of Bullens Green, most of which is located within adjacent St Albans District and which is entirely washed-over by the Green Belt designation. Land within the parcel is broadly flat and comprises part of the residential estates and a road within Bullens Green. Land in the northeast of the parcel is undeveloped and used for informal storage and vehicle parking.

There are no absolute or non-absolute constraints within or adjacent to the parcel. The north and west of the parcel adjoins the rest of the settlement of Bullens Green and the north east of the parcel adjoins thick woodland, providing containment of the parcel. The south and southeast of the parcel adjoin the wider countryside, with a woodland band located approximately 50m beyond to the southwest.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north east and St Albans to the west. The settlements are located within approximately 3.8km apart. The parcel plays no role in preventing the merging of the settlements as it is almost fully developed.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land does not contain the characteristics of the countryside as the parcel is almost fully developed.

Limited or no contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies within the washed over settlement of Bullens Green and does not lie directly between two local tier settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

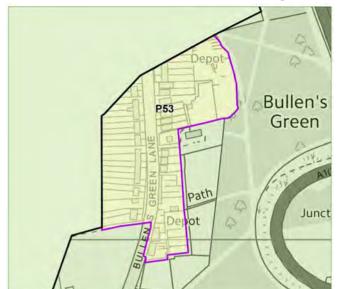
Assessment of Harm to the Green Belt

Scenario	Rating
P53 Release of all, or part of parcel	Low

Comments

The parcel contains the existing development at Bullens Green. The land to the north east of the parcel which is undeveloped is contained by the existing dwellings and the woodland block immediately to the east. The extent of harm to the wider Green Belt that would result from the release of the parcel and insetting of the settlement would be low. However the settlement of Bullens Green partly lies within the neighbouring District of St Albans and it would not make sense to inset P53 and create a new Green Belt boundary unless the whole settlement was inset.





239

P54 15.4ha







View looking west from the crossroads in the centre of the parcel

The parcel is located within the wider countryside to the southeast of the settlement of Bullens Green and east of Roestock (in St Albans District), both of which are washed-over by the Green Belt. Land within the parcel is broadly flat, gently sloping up to the east. The parcel predominantly comprises arable and grassland fields with two minor roads crossing the centre of the parcel from north to south and east to west. A dwelling is located in the south of the parcel, another dwelling is located in the northeast corner of the parcel and three terraced houses are located in the centre of the parcel. These have large gardens with open views to the countryside within the parcel. A block of woodland is also present in the southern corner of the parcel.

Tollgate Wood Local Wildlife Site is located adjacent to the southeast of the parcel. The parcel adjoins the settlement edge of Bullens Green in the north, the settlement edge of Roestock to the southwest, and a thick block of woodland to the east and southeast, providing containment of the northeast, east and southwest of the parcel from the wider countryside – although open views of the wider countryside across the parcel are still visible across most of the parcel, with the exception of the very contained northeast corner. An electricity transmission station is located within the woodland adjacent to the east of the site and the A1M is present beyond. The south of the parcel adjoins the wider countryside with a farm and vehicle repair shop adjacent to the edge of the parcel. The west of the parcel adjoins arable fields, with the settlements of Bullens Green and Roestock present beyond.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel does not lie directly between two first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising arable and grassland fields. It contains some very limited urbanising development, including a couple of isolated dwellings. Residential development within the adjacent settlement is visible across much of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not lie directly between any smaller settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P54 Release of the parcel as a whole, in association with the insetting of Bullens Green (P53) Moderate - High (P53)

Comments

The parcel is largely open and rural, therefore the release of it would lead to encroachment on the countryside. However, the parcel is contained to the east and southeast by thick woodland, some of which is protected and by the existing settlement of Bullens Green to the west (which lies partly within the neighbouring authority of St Albans). The impact upon the integrity of the wider Green Belt would therefore be limited. In isolation, the parcel would be weak as an inset area, and any revised Green Belt boundary would need to include the insetting of Bullens Green P53.

P54a
Release of the northeast of the parcel , in association with the insetting of Bullens
Green (P53)

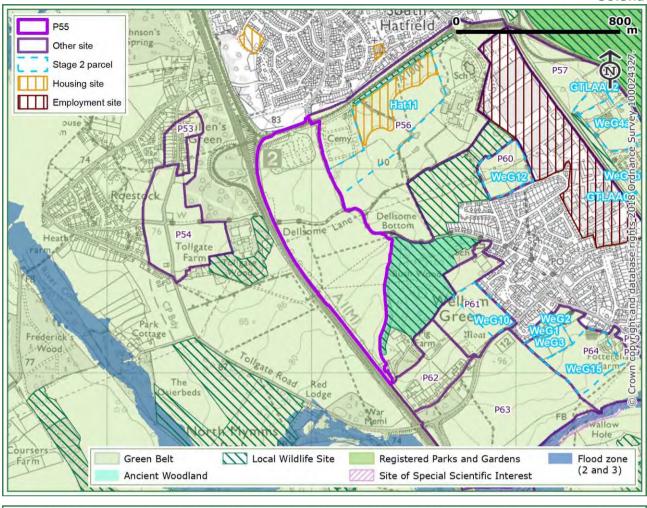
Rating

Moderate - Low

Comments

This part of the parcel is open and rural, however as it is narrow and well contained by thick woodland to the east and the settlement of Bullens Green to the north and west, development of this site would not have a significant effect on the integrity of the wider Green Belt. In isolation, this part of the parcel would be weak as an inset area, and any revised Green Belt boundary would need to include the insetting of Bullens Green P53.

P55 38.3ha







View looking east towards the A1M from the lane running along the west of the parcel

The parcel is located on the southern edge of the inset settlement of Hatfield, but is separated from the nearest housing by a belt of woodland and grassland over 90m wide to the north of the A1001. Land within the parcel gently slopes down to the southwest. From the higher ground in the northeast of the parcel there are open and wide ranging views of the countryside to the southwest. The land predominantly comprises arable fields, and hardstanding for a park and ride car park is located in the north of the parcel. A walking route lane crosses the centre of the parcel from west to east.

The Bush Wood (Welham Green) Local Wildlife Site and Ancient Woodland is located adjacent to the southeast of the parcel. Perimeter tree cover contains the site from the A1001 to the north and the A1M to the west.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield which it adjoins directly to the north and Potters Bar to the south east. Both are first tier settlements. The settlements are located within approximately 4.5km of each other across the parcel. The land within the parcel plays a partial role in inhibiting the perception of merging of the towns.

Partial contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising predominantly of arable fields. The hardstanding and flood lights for the park and ride car park have some impact on countryside character, but lack a strong association with the urban edge due to the separating belt of woodland and grassland around the A1001.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Hatfield and Welham Green, but at a point at which they are almost 1km apart and separated by higher ground. The two settlements have already almost merged to the east at the Travellers Way / A1001 roundabout, and the Bush Wood and Grassland north of Parsonage Road. Local Wildlife Sites also act as separating features.

Partial contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P55 Release of all, or part of parcel	High
Comments	

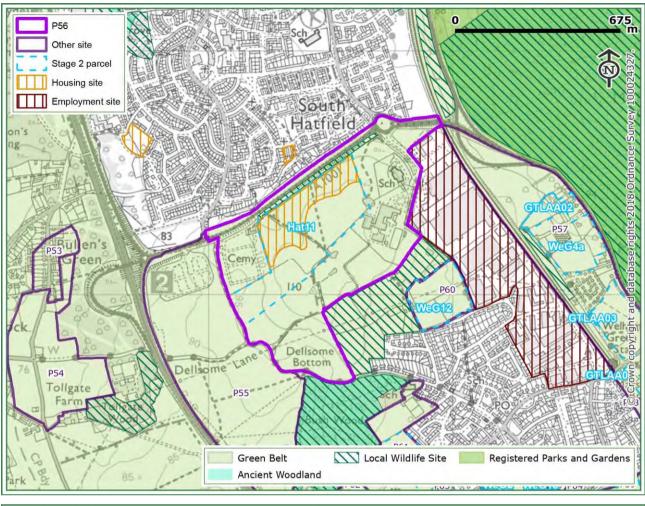
The release of the parcel would result in the breach of the strong existing Green Belt at the A1001. While the new Green Belt boundary would be relatively strong, being formed of the A1M to the west and the woodland block to the south at Bush Wood it would be a significantly longer and more varied. Furthermore the release of the parcel would result in significant encroachment on the countryside and also would result in the gap between Welham Green and Hatfield being significantly reduced.

Scenario Rating P55a Moderate - High Release of the park and ride area in isolation, or in combination with the cemetery and the P56a area to the east.

Comments

Any development across the A1001 would represent a weakening of the existing Green Belt boundary and encroachment on the countryside, but the park and ride's well-defined boundaries, non-rural use and extent of separation from Welham Green mean that harm from release would be less than would result from release of the site as a whole. Likewise the cemetery's urban fringe character means that its release would not increase harm.

P56 52.9ha







View looking west from a public footpath in the centre of the parcel

The parcel is located on the southern edge of the inset settlement of Hatfield and on the north western edge of the inset settlement of Welham Green. Land within the parcel is raised in the centre, sloping down to the settlement edges to the northeast and southeast, as well as to the southwest. The land predominantly comprises grassland fields with woodland blocks present in the centre and northeast of the parcel. A cemetery and cemetery building are located in the northwest of the parcel (a land use that can be considered to be appropriate use within the Green Belt). A school surrounded by trees is present in the northeast of the parcel, as well as the vacant New Barnfield Resources Centre. A roundabout is also present in the northeast of the parcel, with an A road present along the north of the parcel. The presence of the school and New Barnfield complex compromises the openness of the parcel within its immediate vicinity.

The Southway - Southern Road Verge Local Wildlife Site is located along the A road in the northwest of the parcel and the Grasslands North of Parsonage Road Local Wildlife Site is located adjacent to the southeast of the parcel. The settlement edges of Hatfield and Welham Green adjoin the northwest and northeast of the parcel respectively, providing containment of the northern part of the parcel – although open views of the wider countryside to the south are still visible. The southwest and southern boundaries of the parcel adjoin the wider countryside, bound predominantly by field boundaries, as well as a lane to the southwest.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield, which it adjoins directly to the north, and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other. The parcel forms a hill towards the central portion and comprises mostly arable land with woodland blocks present to the south and some development to the east. The smaller settlements of Welham Green, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements, thereby limiting the perception of separation, but the extent of connectivity between Hatfield and Welham Green along the A1001 limits the contribution of this parcel to preventing the merging of tier 1 settlements.

P3: Safeguarding the countryside from encroachment

Partial contribution

Most of the land contains the characteristics of open countryside, comprising predominantly of grassland fields, but openness is compromised at the eastern end of the parcel by the school and vacant New Barnfield Resources Centre.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Hatfield which it adjoins to the north and Welham Green. The inset edges of the two settlements meet on the A1001, with only a little over 200m separating the nearest built development in each. The parcel contributes to preventing a more comprehensive merger of Hatfield and Welham Green, but its contribution is limited by the lack of separation between the two settlements adjacent to and within it (at New Barnfield).

Partial contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P56 Release of the parcel as a whole, or Stage 2 site Hat11	High
Comments	

Comments

The parcel is largely open and rural in character and its release and development would constitute encroachment on the countryside and an expansion of the urban area of Hatfield southwards, reducing the perceived separation between it and Welham Green and in turn between Hatfield and Potters Bar. The A1001 constitutes a stronger boundary than that which would be created through release of the parcel, and release would weaken the contribution of remaining Green Belt land contained between the parcel and Welham Green to the south and the A1M to the west.

Scenario	Rating
P56a Release of Local Plan allocation HS11, inisolation or in combination with the cemetery and the park and ride area to the west.	Moderate - High
Comments	

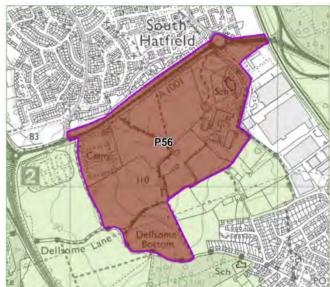
Although the Green Belt boundary would still be weakened, harm would be lessened slightly by confining development to lower ground on the northern edge of the parcel where it would have less impact on settlement separation. The well-defined boundaries, non-rural use and extent of separation from Welham Green of the cemetery and park and ride that their inclusion in any release would not increase harm further.

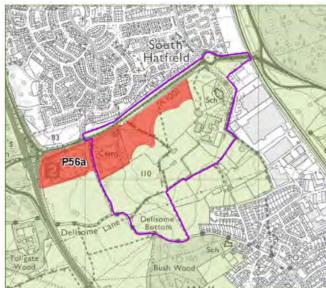
Scenario	Rating
P56b Release of the developed eastern section of the parcel	Moderate
Comments	

The extent of development at New Barnfield, and its proximity to large scale, inset commercial development, reduces the harm that would result from release of the eastern part of the parcel, but a widening of the inset link between Hatfield and Welham Green would nonetheless harm settlement separation and weaken the contribution of adjacent Green Belt to the west.



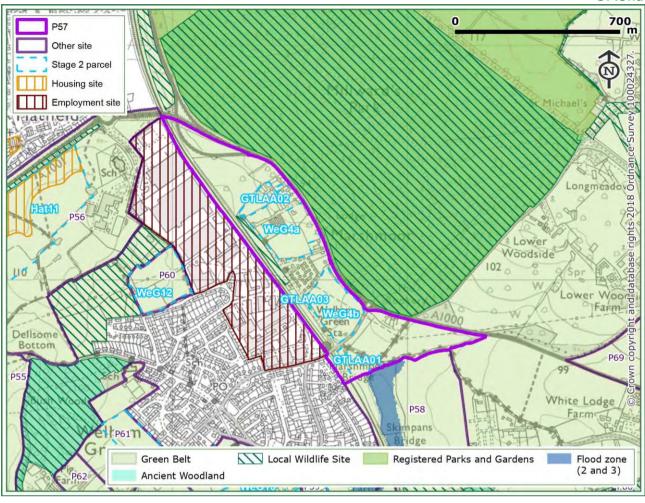








P57 37.5ha







View looking northwest from a lane in the centre of the parcel

The parcel is located on the north eastern edge of the inset settlement of Welham Green. Land within the parcel generally slopes down from the northeast towards the urban edge of Welham Green and predominantly comprises arable and grassland fields. Part of an A-road occupies the northern corner of the parcel, a minor road crosses the south of the parcel from east to west, and a lane extends northwards from this to the centre of the parcel. A caravan park and vehicle parking area with associated hardstanding, buildings and horse paddocks, are present in the southwest of the parcel and a café, associated overnight HGV park, two dwellings and associated outhouses are present in the southeast of the parcel. A dense park homes site is located in the centre of the parcel, with a dwelling located to the west and a line of dwellings located to the east along Great North Road. An industrial workshop is located amongst this line of dwellings and a woodland block is present to the north. A line of dwellings is also present along Great North Road in the northeast of the parcel, as well as a caravan dealership with associated buildings and hardstanding. A railway line is present along the south western boundary of the parcel with a railway station present in the southwest of the parcel, comprising a platform and a single small building. The presence of the caravan park, park homes site, café, industrial workshop, caravan dealership, railway station and dwellings compromises the openness of the parcel in their immediate vicinity. Additionally, a stream designated as flood zones 2 and 3 is located adjacent to the south of the parcel.

The Marshmoor Lane Grassland Strip Local Wildlife Site is located between the railway line and lane in the west of the parcel. The Grassland Strip near Butterfield Cottage Local Wildlife Site is located beyond the road adjacent to the north of the parcel, and Millward's Park Local Wildlife Site and Ancient Woodland and Hatfield House Registered Park and Garden is located adjacent to the east of the parcel. The west of the parcel adjoins a railway line with the urban area of Welham Green beyond and the north and eastern edges of the parcel adjoin an A-road with protected woodland beyond. These provide containment of the parcel – although open views of the wider countryside to the south are still visible. The southeast of the parcel adjoins an A-road with a woodland block beyond.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 5.0km of each other across the parcel. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, and Swanley Bar and Little Heath lie between the first tier settlements. The land within the parcel contains some development and there is existing industrial and residential development on the other side of the railway line at Welham Green which has already led to the perception of the gap between the settlements being reduced. The parcel makes a limited contribution to the separation of the settlements due to the level of existing development at Welham Green.

P3: Safeguarding the countryside from encroachment

The land contains some characteristics of open countryside, comprised predominantly of arable and grassland fields. However, the minor roads, caravan park, park homes site, café and associated overnight HGV park, industrial workshop, caravan dealership, railway line and dwellings have an urbanising influence on some sections of the parcel.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Limited or no contribution

The parcel lies between the settlements of Hatfield to the north west and Brookmans Park to the south east. It also adjoins Welham Green to the west and contributes to the gap between this settlement and Brookmans Park. The settlements of Welham Green and Brookmans Park are located within approximately 1.4km of each other across the parcel while Hatfield and Brookmans Park are located within approximately 2.5km of each other across the parcel. Due to the level of existing development at Welham Green, the parcel plays a limited role maintaining the separation of these settlements as the urban extent of Welham Green extends beyond to the parcel towards Brookmans Park.

Assessment of Harm to the Green Belt

Scenario Rating

P57

Release of all, or part of parcel (including Stage 2 sites GTLAA01, GTLAA02, GTLAA03, WeG4a and WeG4b, and Local Plan allocations SDS7 and HS35)

Moderate - Low

Comments

The parcel is relatively open but contains some urbanising development. The parcel is contained to the north and east by the A1000, Local Wildlife Sites and a Registered Park and Garden and to the west by the railway line with Welham Green beyond. Release of the site would not weaken the integrity of the surrounding Green Belt as it is well contained. It would however lead to the creation of less continuous Green Belt boundary compared with the existing railway line to the south.

P57a
Release of P57 in association with P58 (including Stage 2 sites GTLAA01, GTLAA02, GTLAA03, WeG4a and WeG4b, and Local Plan allocations SDS7 and HS35)

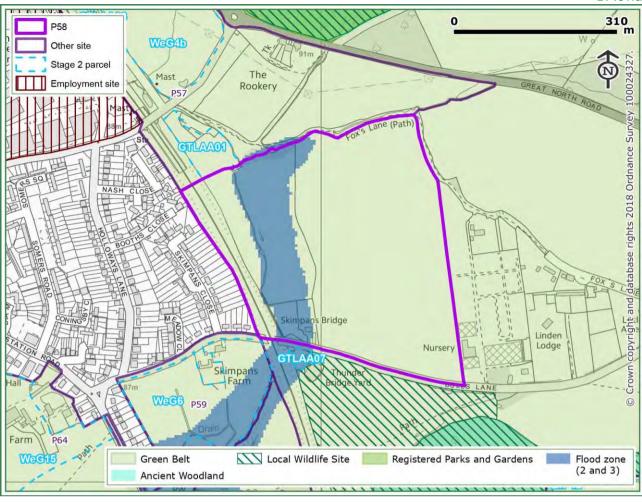
Rating

Moderate - High

Comments

Release of P57 and P58 would have additional harm on the Green Belt than the release of P57 in isolation. This is because P57 contains the characteristics of open countryside, comprising arable fields and paddocks, and contains no urbanising development.

P58 17.9ha







View looking east from a road along the south of the parcel

The parcel is located on the south eastern edge of the inset settlement of Welham Green. Land within the parcel is broadly flat, but slopes up to the east. The land predominantly comprises contained arable fields with informal stables and paddocks located in the southwest of the parcel (a land use that can be considered to be appropriate use within the Green Belt). A railway line is present within the parcel along the western edge.

There is no development present within the parcel that compromises the openness of the parcel.

The Meadow North of Peplins Wood Local Wildlife Site is located adjacent to the south of the parcel and a stream designated as Flood Zones 2 and 3 flows from north to south in the west of the parcel. The parcel adjoins a railway line and the settlement edge of Welham Green to the west and adjoins the wider countryside to the north, south and east. A stream is present along the north of the parcel, a nursery adjoins the parcel to the east and a main road is present along the south of the parcel, with a caravan site present beyond this to the southwest.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 4.9km of each other across the parcel. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements. Connecting features between the settlements include the railway line which passes along the western boundary of the parcel and the A1000 to the north. The land within the parcel plays a partial role preventing the perception of the settlements merging as it forms part of a fragile gap between Welham Green and Brookmans Park but it only extends marginally beyond the existing southern urban edge of Welham Green.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising arable fields and paddocks, and contains no urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Hatfield to the north west and Brookmans Park to the south. It also adjoins Welham Green to the west and partially contributes to the gap between this settlement and Brookmans Park. The railway runs along the western edge of the parcel and acts as a connecting feature between the settlements thereby reducing the perception of separation between them. The land within the parcel plays a partial role preventing the perception of the settlements merging as it narrows the gap between Welham Green and Brookmans Park but it only extends marginally beyond the existing southern urban edge of Welham Green.

Assessment of Harm to the Green Belt

P58 Release of all, or part of parcel Moderate - High

Comments

The parcel is largely open and rural, therefore the release of any part of it would lead to encroachment on the countryside and extend the urban edge of the settlement of Welham Green eastwards. The site is contained by a nursery to the east but is open to the countryside to the south and its development would have an impact on the integrity of the wider Green Belt. It would also lead to the expansion of the Green Belt to the east of the railway line which currently forms a well defined Green Belt boundary.

P58a
Release of P57 in association with P58 (including Stage 2 sites GTLAA01, GTLAA02, GTLAA03, WeG4a and WeG4b, and Local Plan allocations SDS7 and HS35)

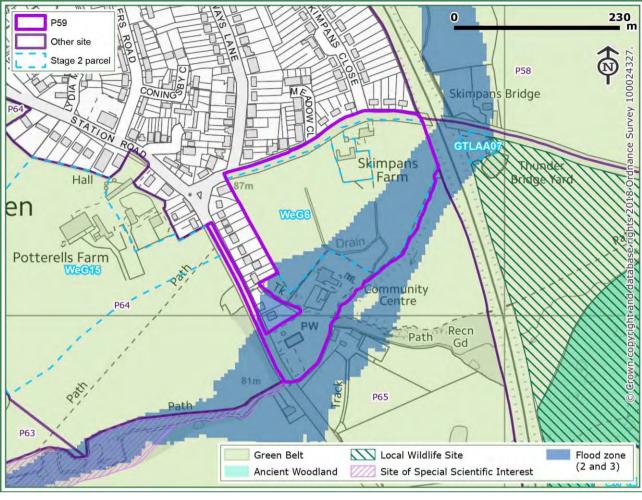
Rating

Moderate - High

Comments

Release of P57 and P58 would have no additional harm on the Green Belt than the release of P58 in isolation. This is because P7 already contains urbanising development which limits its contribution to the Green Belt purposes.

P59 6.1ha







View looking northwest from the public footpath along the southeast of the parcel

The parcel is located on the southern edge of the inset settlement of Welham Green. Land within the parcel is broadly flat and predominantly comprises grassland. A farmstead is located in the northeast of the parcel (a land use that can be considered to be appropriate use within the Green Belt). A church is located in the southwest corner of the parcel and a community centre surrounded by trees is present in the centre of the parcel.

The southwest corner of the parcel is adjacent to the Water End Swallow Holes Site of Special Scientific Interest and a stream designated as Flood Zones 2 and 3 flows along the southeast of the parcel. The settlement edge of Welham Green adjoins the parcel to the north and northwest, providing containment to the north western half of the parcel. The northeast of the parcel adjoins a railway line and the southwest of the parcel adjoins a minor road. The southeast of the parcel adjoins a woodland block and the wider countryside, with a stream flowing along the southeast edge of the parcel and farm buildings present beyond this.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements thereby limiting the perception of separation. The land within the parcel plays a partial role in preventing the merging of the towns.

P3: Safeguarding the

countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising predominantly of grassland and being spatially open. With the exception of the church and community centre buildings, as well as the adjacent railway line, the parcel lacks any urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Welham Green which it adjoins to the north west and Brookmans Park to the south east. The settlements of Welham Green and Brookmans Park are located within approximately 0.7km of each other across the parcel. The railway runs along the eastern edge of the parcel and acts as a connecting feature between the northern settlements of Hatfield and Welham Green and Brookmans Park to the south. The land within the parcel plays a partial role preventing the merging of the settlements as whilst it will lead to the southern extension of Welham Green, there is existing development along station road to the east of the parcel.

Assessment of Harm to the Green Belt

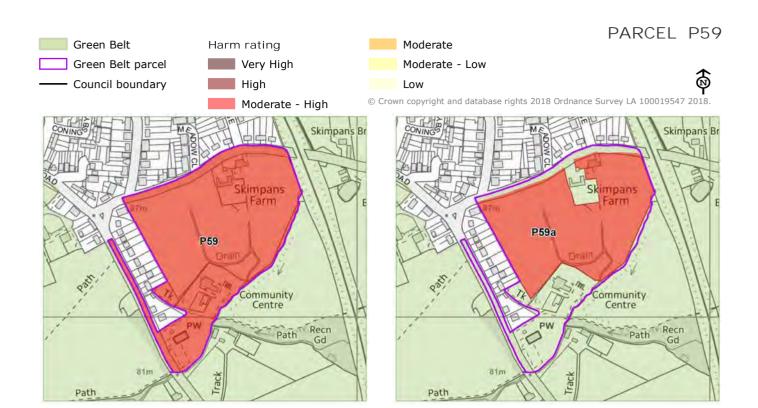
Scenario P59 Release of the parcel as a whole Comments Rating Moderate - High

The parcel is largely open and rural in character and its release would lead to encroachment of the countryside. The parcel is however contained by existing residential development to the west, the railway line to the east and woodland to the south. Due to this containment, the impact on the integrity of the wider Green Belt resulting from release of the parcel would be limited. Release of the parcel would only extend the urban area of Welham Green further south by c.70m and would not have a significant impact on narrowing the gap between Welham Green and Brookmans Park. A new Green Belt boundary could be

formed along the field boundary to the south

Scenario	Rating
P59a Release of Stage 2 site WeG6	Moderate - High
Comments	

The release of this site would be similar to the release of the parcel as a whole as it is assumed that the road to the north of the site, land at Skimpans Farm and land between the site and the inset area of Welham Green to the southwest would also be released to create a continuous Green Belt boundary.



P60 5ha







View looking west from the settlement edge of Welham Green

The parcel is located on the north western edge of the inset settlement of Welham Green. Land within the parcel is broadly flat and predominantly comprises horse paddocks and grazing fields. Farm buildings are located in the western corner of the parcel (a land use that can be considered to be appropriate use within the Green Belt). There is no development present within the parcel that compromises the openness of the parcel.

The Grasslands North of Parsonage Road Local Wildlife Site is located adjacent to the north and west of the parcel. The parcel adjoins the urban area of Welham Green to the south and east, including the Travellers Lane industrial estate within Welham Green to the east of the parcel. These provide containment of the southeast of the parcel – although open views of the wider countryside to the west are still visible. The parcel adjoins the wider countryside to the north and west, with farm buildings located adjacent to the western edge of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other across the parcel. The land within the parcel plays a partial role in preventing the physical or visual coalescence of the towns as existing development between Hatfield and Welham Green has already taken place to the north.

Partial contribution P3: Safeguarding the

countryside from

encroachment

The land contains the characteristics of open countryside, comprising horse paddocks and grazing land and is open. The parcel lacks significant urbanising development. Although dwellings within the adjacent settlement of Welham Green are visible across the flat parcel, the parcel is sheltered from the adjacent industrial estate by a band of trees.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Hatfield to the north and Welham Green which it adjoins to the south east. The settlements of Hatfield and Welham Green are located within approximately 0.8km of each other across the parcel. The gap between Welham Green and Hatfield is fragile, with openness within the parcel playing a role in preventing further coalescence. The role the parcel plays is however reduced considering that it is surrounded by existing development to the east which already joins the settlements. The land within the parcel plays a partial role in preventing the further merging of the settlements.

Assessment of Harm to the Green Belt

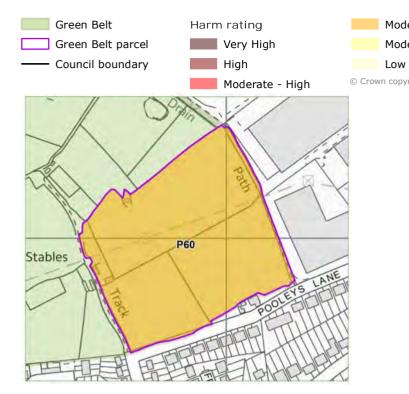
Scenario	Rating
P60 Release of the parcel as a whole (WeG12)	Moderate

Comments

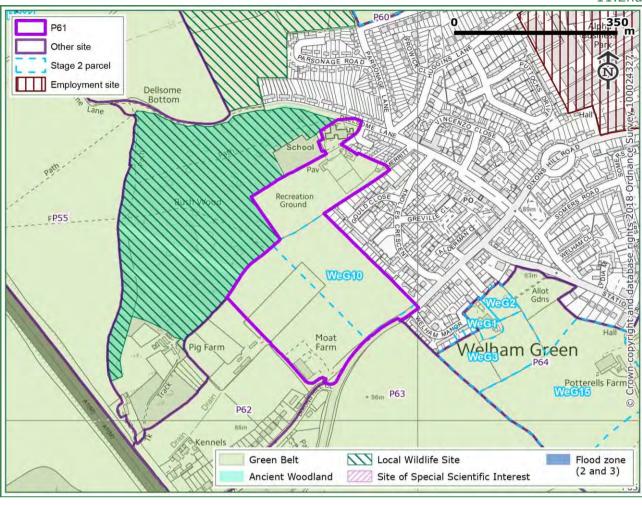
The parcel is largely open and rural, therefore its release would lead to encroachment on the countryside. However, as the parcel is contained to the south and east by the urban area of Welham Green and to the north and west by a Local Wildlife Site the harm to the wider Green Belt that could result from release of the parcel is limited. A new Green Belt boundary could be defined using the field boundaries which is no less or more clearly defined than the existing Green Belt edge.

Moderate

Moderate - Low



P61 11.2ha







View looking southeast towards the settlement edge of Wehham Green from the playing field in the north of the parcel

The parcel is located on the south western edge of the inset settlement of Welham Green. Land within the parcel is broadly flat and comprises arable fields. Part of a farm is located in the southern corner of the parcel (a land use that can be considered to be appropriate use within the Green Belt). A school is present in the northern corner of the parcel with several sports pitches and tennis courts, as well as a playground, present to the south of this. The presence of the school compromises the openness of the parcel within its immediate vicinity.

Bush Wood (Welham Green) Local Wildlife Site and Ancient Woodland is located adjacent to the northwest of the parcel. The parcel adjoins the settlement edge of Welham Green to the northeast and protected woodland to the northwest, providing containment of the northern half of the parcel - although open views of the wider countryside to the south are still visible. The south of the parcel adjoins the wider countryside, with a road present along the south eastern edge of the parcel and a farm and dwelling beyond adjacent to the southwest of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other across the parcel. There are blocks of woodland located outside of the parcel to the north and to the south between the two settlements which act as separating features including areas of ancient woodland. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements thereby reducing the perception of separation. The land within the parcel plays a partial role in preventing the physical coalescence of the towns, but the woodland outside of the parcel within the gap plays a strong role limiting further coalescence.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising arable fields. With the exception of the school in the north of the parcel, the parcel lacks any urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

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The parcel adjoins Welham Green to the east and contributes to the gap between Brookmans Park, Welham Green and Hatfield. The settlements of Hatfield and Brookmans Park are located within approximately 3.2km of each other across the parcel. The urban edge of Welham Green already extends closer to Hatfield than land within the parcel. The land within the parcel plays a partial role preventing the further physical coalescence of the settlements, but there are strong separating features adjacent to the parcel (ie woodland) which would limit the perception of the gap being reduced.

Partial contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P61 Release of the parcel as a whole	Moderate - High

Comments

The parcel is largely open and rural in character and its release would lead to encroachment of the countryside. The parcel is contained to the northwest by protected woodland and to the northeast by the settlement edge of Welham Green, and to the southwest by a farm building. As such the parcel is relatively well contained and the impact upon the integrity of the wider Green Belt if released would be limited.

Scenario	Rating
P61a Release of the school site and pitches	
Comments	

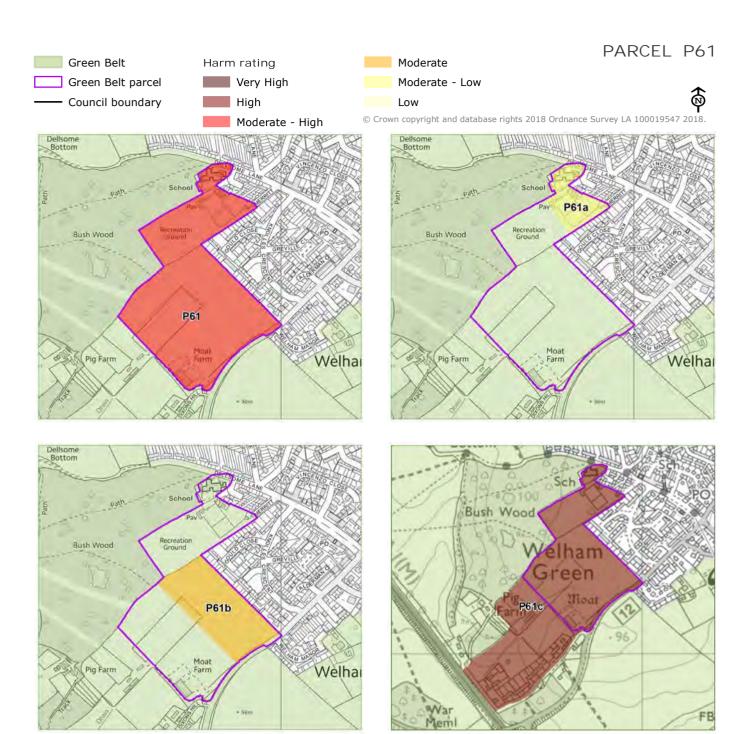
This part of the site contains a school, car park, bowling green and associated building, tennis courts and playground. Its release would lead to limited encroachment of the countryside due to the existing amount of development within this part of the parcel. Additionally, this part of the parcel is well contained by protected woodland to the north and west and the existing urban edge of Welham Green to the east. Release of this part of the parcel would have a limited impact upon the integrity of the wider Green Belt. The woodland edge would provide a clearly defined Green belt boundary to the north and west.

Scenario	Rating
P61b Release of Stage 2 site WeG10	Moderate
Comments	

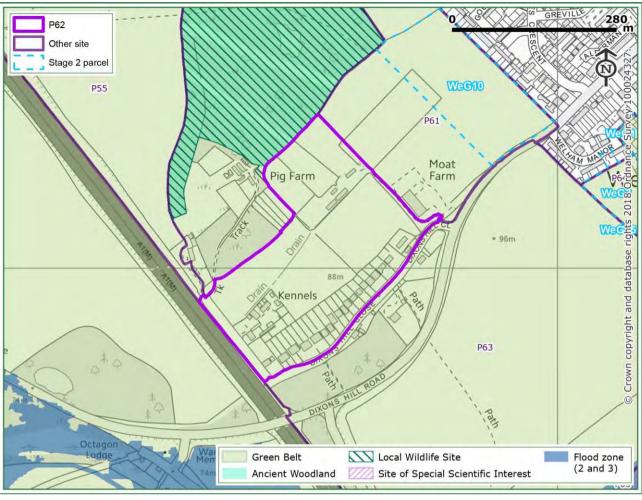
The site is open and rural in character and its release would lead to encroachment of the countryside and extend the urban edge of Welham Green further southwest. It would however have a more limited impact on the integrity of the wider Green Belt due to the presence of school pitches to the north and the urban edge of Welham Green to the East.

Scenario	Rating
P61c Release of the parcel as a whole, in combination with P62	High
Comments	

In isolation, the release of Parcel 61 would cause moderate – high harm to the Green Belt. The release of P62 would cause high harm due to the creation of a new inset development separated from the urban edge. In combination, the release of both P61 and P62 would lead to encroachment on the countryside and would significantly expand the urban area of Welham Green to the southwest. This would impact on the integrity of the wider Green Belt, although the containment of the parcels by designated woodland to the north and south west and a motorway to the west would limit harm to the Green Belt land to the north, west and south west.



P62 8.7ha







View looking northeast along the road along the southeast of the parcel

The parcel is located within the wider countryside approximately 280m to the south west of the inset settlement of Welham Green. Land within the parcel slopes down to the southwest and the northeastern half of the parcel comprises grassland fields, with a farm present in the centre (a land use that can be considered to be appropriate use within the Green Belt). A line of residential properties is present along the northwest of Dixon Hill Close in the southeast of the parcel. The majority of these are set back from the road with large gardens with open views to the countryside within the parcel. Stables are present at the northern end of this line of dwellings (a land use that can also be considered to be appropriate use within the Green Belt). A dwelling and multiple buildings associated with a kennels and cattery are also present in the southwest of the parcel. The presence of the line of dwellings, individual dwelling and kennels and cattery compromises the openness of the parcel within their immediate vicinity.

Bush Wood (Welham Green) Local Wildlife Site and Ancient Woodland is located adjacent to the northwest of the parcel. The northwest of the parcel adjoins woodland, some of which is designated, and the south west of the parcel adjoins a motorway. Part of the southeast of the parcel adjoins woodland, providing some containment of parts of the parcel – although open views of the wider countryside across the parcel and to the northwest and west are still visible. The southwest of the parcel adjoins a minor road with woodland and dwellings beyond, and the north of the parcel adjoins the wider countryside and a farmstead.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. Both are first tier settlements. The settlements are located within approximately 4.5km of each other across the parcel. There are blocks of woodland located outside of the parcel to the north and to the south between the two settlements which act as separating features including areas of ancient woodland. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements. The land within the parcel plays a partial role in preventing the physical coalescence of the towns, but the woodland outside of the parcel within the gap plays a strong role limiting further coalescence.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of the countryside, but the pocket of residential urban development present along Dixon Hill Close and the presence of the kennels and cattery compromise the openness particularly in the south and south western parts of the parcel.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel does not adjoin any urban edge. Welham Green lies to the east and the parcel contributes to the gap between Brookmans Park and Hatfield. The land within the parcel plays a partial role preventing the further physical coalescence of the settlements, as there are strong separating features adjacent to the parcel (ie woodland) and the site forms a small part of a much larger gap.

Partial contribution

Assessment of Harm to the Green Belt

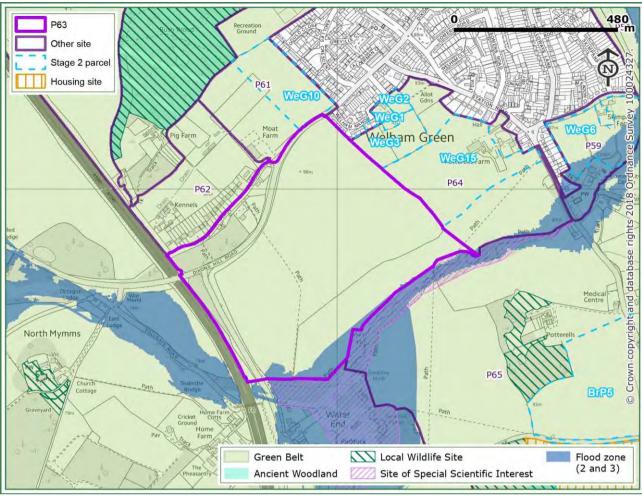
Scenario	Rating
P62 Release of the parcel as a whole	High
Comments	

This parcel is partially open, with residential development and kennels to the south and east. Release of this parcel would lead to encroachment on the countryside. This parcel is located within the wider countryside and is not adjacent to the urban edge and therefore its release would significantly impact on the integrity of the wider Green Belt, particularly within P61 which would become surrounded by development on two sides.

Scenario	Rating
P62a Release of the parcel as a whole, in combination with P61	High
Comments	

In isolation, the release of Parcel 61 would cause moderate – high harm to the Green Belt. The release of P62 would cause high harm due to the creation of a new inset development separated from the urban edge. In combination, the release of both P61 and P62 would lead to encroachment on the countryside and would significantly expand the urban area of Welham Green to the southwest. This would impact on the integrity of the wider Green Belt, although the containment of the parcels by designated woodland to the north and southwest and the motorway to the west would limit harm to the Green Belt land to the north, west and southwest.

P63 36.4ha







View looking north from a public footpath running through the centre of the parcel

The parcel is located on the south western edge of the inset settlement of Welham Green. Land within the parcel slopes down from the settlement edge to the south. From the higher ground in the northern half of the parcel there are open and wide ranging views of the countryside to the south. The land comprises arable fields, with sections of roads and woodland bands in the northwest and southwest of the parcel. A road and two dwellings, which are set back from the road and surrounded by large gardens, are also located in the north of the parcel and are surrounded by trees.

The Water End Swallow Holes Site of Special Scientific Interest is located adjacent to the southeast of the parcel and a stream designated as Flood Zones 2 and 3 flows along the southeast edge of the parcel. The north of the parcel adjoins the settlement of Welham Green, the northwest of the parcel adjoins a line of dwellings and the southwest of the parcel adjoins a motorway, providing some containment of parts of the parcel – although open views of the wider countryside across the parcel and to the south are still visible. The north, southeast and northeast of the parcel adjoin the wider countryside, with a road present along the north of the parcel and a stream and woodland band present along the south.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. Both are first tier settlements. The settlements are located within approximately 4.5km of each other across the parcel. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements. The land within the parcel plays a partial role in preventing the reduction of the gap between the settlements.

Partial contribution P3: Safeguarding the

countryside from

encroachment

The land contains the characteristics of open countryside, comprising of arable fields. With the exception of the dwellings in the northwest of the parcel, the parcel lacks any urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel adjoins Welham Green to the east and contributes to the gap between Welham Green and Brookmans Park and Hatfield and Brookmans Park. The settlements of Welham Green and Brookmans Park are located within approximately 1.6km of each other across the parcel while Hatfield and Brookmans Park are located within approximately 3.2km of each other across the parcel. The railway acts as a connecting feature between the northern settlements of Hatfield and Welham Green and Brookmans Park to the south thereby reducing the perception of separation between them but is not located within the parcel. The land within the parcel plays a partial role in reducing the settlements from merging as although it does not lie within the narrowest section of the gap between Welham Green and Brookmans Park, it would lead to the perception of Welham Green expanding closer to Brookmans Park.

Assessment of Harm to the Green Belt

Scenario P63 Release of all, or part of parcel Comments Rating High

The release of the parcel would result in significant encroachment on the countryside and an extensive extension of the urban edge of Welham Green to the west. Release of Parcel P63 would adversely affect the contribution land within Parcel P64 makes to the Belt, affecting the integrity of the wider Green Belt.

Scenario	Rating
P63a Release of the parcel in combination with the release of P64	High
Comments	

The release of Parcel P64 in combination with Parcel P63 would result in significant encroachment on the countryside. It would also result in the perceived separation of Welham Green and Brookmans Park being reduced. It would also have an impact on neighbouring Green Belt land, particularly to the south.

ms

Swallow

Holes!

288

Swallow

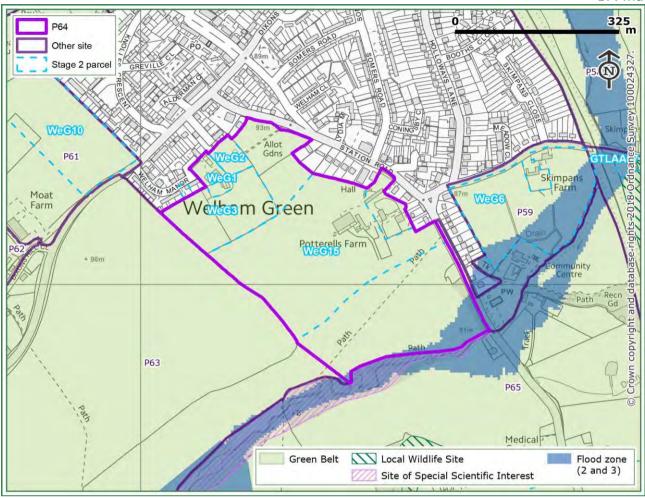
Holes.

Water

orth

mms

P64 17.4ha







View looking northeast along the public footpath running through the centre of the parcel

The parcel is located on the southern edge of the inset settlement of Welham Green. Land within the parcel slopes down from the urban edge in the northwest to the southeast and predominantly comprises arable fields. A building and hardstanding associated with a vehicle repair shop surrounded by trees are located in the northwest of the parcel and an area of allotments are located in the north of the parcel. A farmstead is located in the northeast of the parcel (a land use that can be considered to be appropriate use within the Green Belt).

The southern edge of the parcel is adjacent to the Water End Swallow Holes Site of Special Scientific Interest and a stream designated as Flood Zones 2 and 3 flows along the south of the parcel. The northeast and northwest of the parcel adjoin the urban area of Welham Green, providing some containment to the northern half of the parcel - although open views of the wider countryside to the south are still visible. The south, southeast and southwest of the parcel adjoin the wider countryside, with a woodland band and stream present along the southern edge of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other across the parcel. There are narrow blocks of woodland located to the south east and north west of the parcel between the settlements including areas of ancient woodland. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements. Station road runs along the eastern edge of the parcel which is a connecting feature between Welham Green and Brookmans Park. The land within the parcel plays a partial role limiting the merging of towns.

P3: Safequarding the

countryside from

Partial contribution

The land contains the characteristics of open countryside, comprising arable fields. With the exception of the vehicle repair shop, the parcel lacks any urbanising development, although the dwellings on the higher land within the adjacent settlement of Welham Green are visible across the northern section of the parcel.

encroachment

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Welham Green and Brookmans Park which are located within approximately 0.7km of each other across the parcel. There are narrow blocks of woodland located to the south east and north west of the parcel between the settlements including areas of ancient woodland. Station road connects the two settlements. The railway line acts as both a separating and connecting feature between the settlements. The land within the parcel plays a partial role in limiting the merging of the settlements as the southern extent of the parcel does not extend much further along Station Road than the existing development on the northern side of the road.

Assessment of Harm to the Green Belt

Scenario	Rating
P64 Release of the parcel as a whole	Moderate - High
C	

Comments

The parcel is largely open and rural in character and its release would lead to encroachment on the countryside and impact on the integrity of the wider Green Belt to the west and south. However, the parcel is contained on two sides by the existing urban edge and woodland to the south would create a clear southern boundary.

Scenario	Rating
P64a Release of Stage 2 sites WeG1, WeG2	Low
Comments	

These sites are located in the northwest of the parcel adjacent to the urban edge of Welham Green. WeG1 includes a building and hardstanding associated with a vehicle repair shop surrounded by trees. WeG2 is an area of scrubland. Both do not make a significant contribution to Green Belt purposes and their release would not compromise openness or extend the existing settlement edge beyond the existing line to the west.

P64b
Release of Stage 2 site WeG1, Stage 2 site WeG2 and the allotments site

Comments

This part of the parcel and the sites contain hard standing associated with a vehicle repair shop surrounded by trees and allotments and are therefore more associated with the urban area of Welham Green. Release of this part of the parcel and these sites would not substantially extend the urban area out further than the existing development on Welham Manor road to the west, creating a continuous Green Belt boundary. Therefore release of this part of the parcel and the sites would lead to limited encroachment of the countryside and would not impact the integrity of the wider Green Belt.

P64c
Release of Stage 2 sites WeG1, WeG2, WeG3 and allotment area

Comments

Rating

Moderate

It is assumed that WeG3 would be released in association with WeG1 and WeG2. Their release would weaken the Green Belt land within the allotment area to the north so it is assumed this area also would also be released at the same time to make a more well defined Green Belt boundary. Development within WeG3 would lead to encroachment on the countryside but it makes little contribution to Purpose 2 and the local purpose and no contribution to Purpose 1 and 4. The area is relatively well contained by existing tree belts on the southern edge, by the urban area to the north, and by Station Road to the east.

P64d
Release of the parcel as a whole in combination with P63

Comments

Rating

High

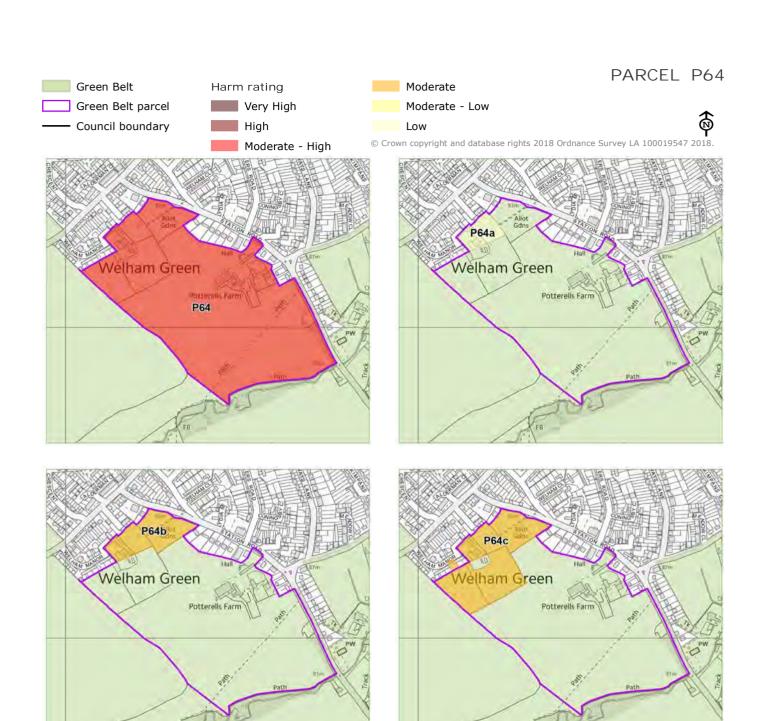
The release of Parcel P64 in combination with Parcel P63 would result in significant encroachment on the countryside. It would also result in the perceived separation of Hatfield and Potters Bar being reduced as a result of combined development present between these Tier 1 settlements. The new Green Belt boundary would be relatively strong comprising the A1M to the west and a woodland block to the south and Dixon's Hill road to the north.

Scenario

P64e
Release of Stage 2 sites WeG1, WeG2, WeG3, WeG15 and the allotment area

Comments

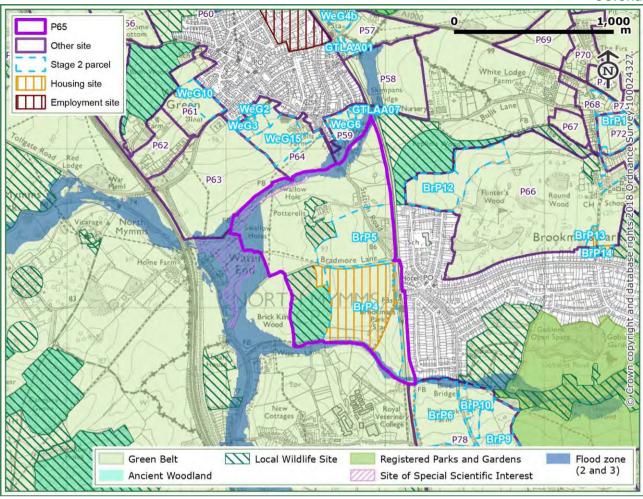
The cumulative impact of the release of these sites would be similar to the release of the parcel as whole as it would lead to encroachment onto the open countryside.







P65 98.6ha







View looking south from the footpath running through the centre of the north of the parcel

The parcel is located on the western edge of the inset settlement of Brookmans Park and is approximately 70m south of the southern edge of the inset settlement of Welham Green. Land within the parcel rises in the centre and slopes down to the north, west, south and southeast. The land predominantly comprises arable fields, with woodland blocks located in the southwest and north of the parcel, and a woodland band present along the northern and north western edges of the parcel. A cluster of dwellings is located adjacent to the northern woodland block, a single dwelling is located in the north eastern corner of the parcel and a medical centre is located in the northeast of the parcel. A minor road crosses the centre of the parcel from east to west, a railway line is present along the southeast of the parcel and a railway platform is located in the southeast of the parcel. The presence of the dwellings and medical centre compromises the openness of the parcel within their immediate vicinity.

The Potterells Wood Local Wildlife Site and Grassland North of Potterells Wood Local Wildlife Site surround the cluster of dwellings in the north of the parcel, the Brick Kiln Wood (near Brookmans Park) Local Wildlife Side and Ancient Woodland is located in the southwest of the parcel and the Water End Swallow Holes Site of Special Scientific Interest is located along the north of the parcel and adjacent to the northwest of the parcel. Additionally, streams designated as flood zones 2 and 3 flow along the northern, north western and southern edges of the parcel, and a large area of the northwest corner of the parcel is designated as flood zone 2. The southeast of the parcel adjoins the settlement edge of Brookmans Park, bound by the railway line. The northeast, north, west and south of the parcel adjoin the wider countryside, with streams present along the north, northwest and south of the parcel, woodland present along the northwest of the parcel and a veterinary college present in the countryside beyond the southern edge of the parcel.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other across the parcel. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Litle Heath lie between the first tier settlements thereby limiting the perception of separation. The land within the parcel plays a partial role in inhibiting the physical reduction of the gap between the towns.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising predominantly of arable fields. With the exception of the dwellings, medical centre, and railway line occupying small parts of the parcel, the parcel lacks any urbanising development, although the veterinary college buildings to the south are visible from within the southern part of this parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Brookmans Park and Welham Green are less than 650m apart, and connected by Station Road. The parcel forms the majority of the gap between the settlements to the west of the railway line. There are no separating features between the settlements and the railway acts as a connecting feature. Release of the land would lead to the clear perception of merging of the two settlements.

Significant contribution

Green Belt.

Assessment of Harm to the Green Belt

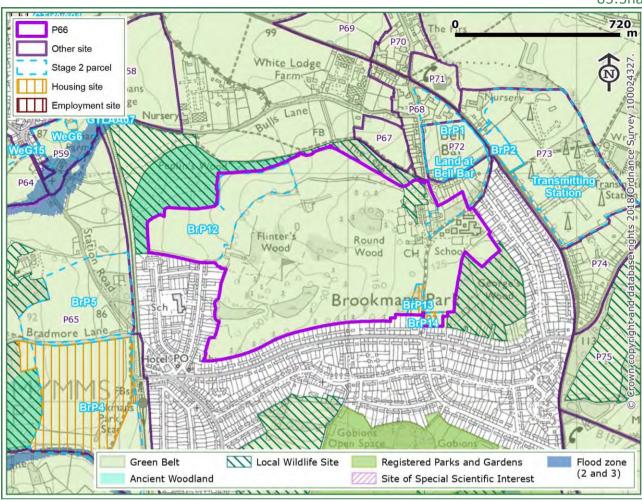
P65 Release of the parcel as a whole, or the area to the north of Bradmore Lane (including Stage 2 site BrP5) Comments

The parcel is open and rural in character, therefore its release would lead to encroachment on the countryside, and its location between Brookmans Park and Welham Green means that this would significantly harm local settlement separation, also to the detriment of the wider separation between first tier towns. Expansion of Brookmans Park across the railway line would mark a significant change in settlement form and a less clearly defined Green Belt boundary, weakening the integrity of the wider

Scenario	Rating
P65a Release of Stage 2 site BrP4 or Local Plan allocation HS22	High
Comments	

Although the whole parcel is open and rural in character, and expansion of Brookmans Park to the west of the railway line would weaken the integrity of adjacent Green Belt, retaining open land to the north of Bradmore Lane would reduce harm to settlement separation. Brick Kiln Wood, a Local Wildlife Site, forms a clear western boundary to the site.

P66 83.5ha







View looking north towards the school from the road in the centre of the parcel

The parcel is located on the northern edge of the inset settlement of Brookmans Park. Land within the parcel slopes down from east to west and predominantly comprises a golf course, including blocks of woodland. Open grassland is also present in the northwest of the parcel and sports pitches are present in the southeast. Two farmsteads surrounded by woodland and grassland are present in the northeast of the parcel (land uses that can be considered to be appropriate uses within the Green Belt). Additionally, a golf club building with associated car park and tennis court hardstanding are also present in the northeast of the parcel (land uses that can also be considered to be appropriate uses within the Green Belt). A small residential estate is present adjacent to the west of this and a school comprised of multiple buildings and associated hardstanding is present in the east of the parcel. The presence of the school and residential estate in the northeast of the parcel compromises the openness of the parcel within their immediate vicinity.

Part of The Legg Local Wildlife Site is located in the northeast of the parcel. Additionally, The Legg Local Wildlife Site is adjacent to the north of the parcel, Peplin's Wood Local Wildlife Site and Ancient Woodland is located adjacent to the northwest of the parcel and George's Wood Local Wildlife Site is adjacent to the southeast of the parcel. The parcel adjoins the settlement edge of Brookmans Park to the southwest, south and northeast. It adjoins the settlement edge of Bell Bar to the northeast and adjoins designated woodland to the north, northwest and southeast. These features provide containment of the parcel from the wider countryside to the north.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Partial contribution

The parcel lies between the first tier settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and are within approximately 5km of each other across the parcel. Additionally, the parcel lies between the first tier settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 7.5km of each other across the parcel. The parcel contains land which is mostly within a golf course sloping downhill from east to west and includes blocks of woodland. Further blocks of woodland located to the north west of the parcel between the two settlements act as separating features, including that at Hatfield House Registered Park and Garden which adjoins the eastern edge of Hatfield. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements, limiting the perception of separation. Connecting features between the settlements include the railway line which passes along the western boundary of the parcel and the A1000 which does not pass within the parcel. Both of these features act to reduce the perception of separation between the settlements. The parcel therefore makes a partial contribution to preventing the merging of settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside but there are pockets of urban development, including the residential estate and school in the northeast of the parcel, which compromise openness in this part of the parcel. The remainder of the parcel is however open, although contained from the wider Green Belt by residential development or woodland.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Hatfield and Welham Green to the north west and Brookmans Park which it adjoins directly to the south. The settlements of Welham Green and Brookmans Park are located within approximately 0.7km of each other across the parcel while Hatfield and Brookmans Park are located within approximately 2.4km of each other across the parcel. There are blocks of woodland located to the north west of the parcel between the settlements which act as separating features including at Hatfield House Registered Park and Garden which adjoins the eastern edge of Hatfield. The smaller settlement of Welham Green lies between the settlements of Hatfield and Brookmans Park thereby limiting the perception of separation. The railway runs along the western edge of the parcel and acts as a connecting feature between the northern settlements of Hatfield and Welham Green and Brookmans Park to the south, thereby reducing the perception of separation between them. The land within the parcel plays a partial role limiting the perception of merging between the settlements (particularly between Welham Green and Brookmans Park).

Assessment of Harm to the Green Belt

Scenario

P66
Release of all of the parcel

Comments

Release of the parcel would lead to encroachment on the countryside although it does contain a golf course (that is associated with the adjacent settlement of Brookmans Park), a club house, farmsteads, a small residential area and a school which are located in the northeast of the parcel. The parcel is well contained by urban development and protected woodlands and the impact of its release on the integrity of the wider Green Belt would be limited.

Scenario

P66a
Release of Stage 2 site BrP12

Comments

Rating

Moderate - High

This site contains open grassland and therefore its release would cause encroachment of the countryside within the site. However, as the site is contained to the north and east by protected woodland and by the settlement of Brookmans Park to the south, and because the golf course adjoining the southeast of the parcel is more strongly associated with the settlement of Brookmans Park, the Green Belt harm that could result from release of the site is more limited. It would however lead to the greater containment of the golf course area to the south and weaken its contribution to the Green Belt.

Scenario

P66b
Release of Stage 2 site BrP13, including Local Plan allocation HS21

Comments

This site is open and undeveloped, therefore its release would cause encroachment of the countryside and impact the integrity of the wider Green Belt. Additionally, its release would form a weaker Green Belt boundary compared to the existing settlement edge of Brookmans Park to the south.

P66c
Release of Stage 2 site BrP14, including Local Plan allocation HS23

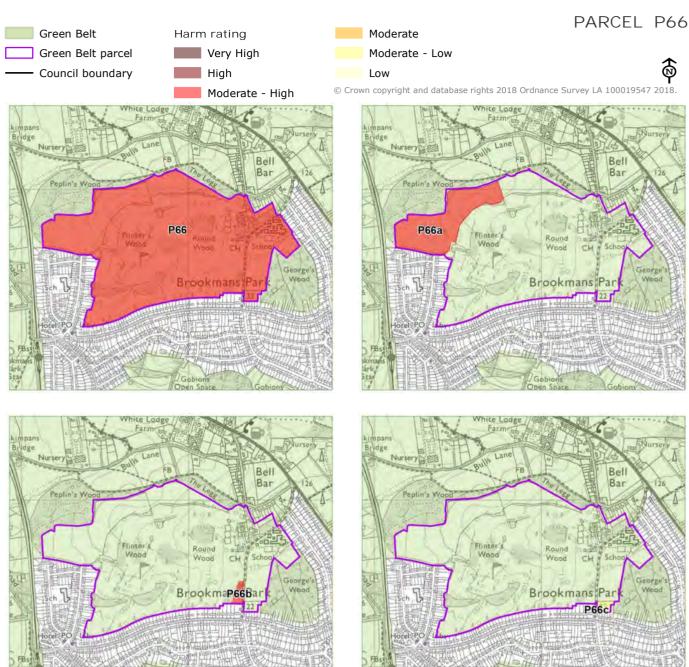
Comments

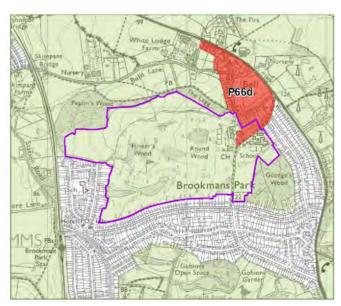
This site is open, therefore its release would cause encroachment of the countryside. However, the site is contained to the west and south by the settlement of Brookmans Park and to the northwest by protected woodland. Additionally, release of the site would not extend the urban area of Brookmans Part further north. Therefore, development of this site would not have an effect on the integrity of the wider Green Belt. It is assumed that the land to the south west of the parcel would also be released to create a continuous Green Belt boundary.

P66d Release of Stage 2 site Land at Bell Bar, in association with insetting of Bell Bar

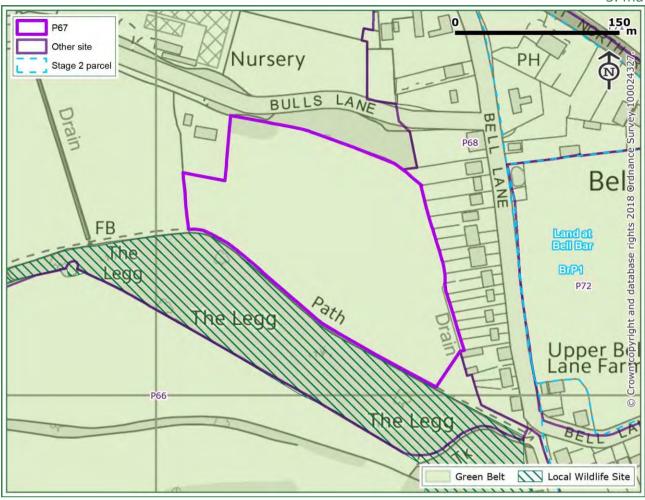
Comments

A small part of the Land at Bell Bar site extend south from Bell Bar into P66, the area occupied by the buildings of Home Farm. The area is contained to the south by school and golf club buildings, but includes a tree belt which currently marks a degree of separation between Bell Bar and Brookmans Park.





P67 3.4ha







View looking east from a public footpath running along the southwest of the parcel

The parcel is located within the wider countryside to the west of the settlement of Bell Bar, which is washed-over by the Green Belt designation. Land within the parcel slopes down from the settlement edge to the northwest and comprises a meadow field. There is no development present within the parcel to compromise its openness.

There are no absolute constraints present within the parcel; however The Legg Local Wildlife Site is located adjacent to the south of the parcel. The south and north of the parcel adjoin woodland and the east of the parcel adjoins the settlement edge of Bell Bar, providing containment of the parcel – although open views of the wider countryside within the parcel and to the west of the parcel are still visible. The west of the parcel adjoins the wider countryside, with a dwelling located adjacent to the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies indirectly between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel plays a very limited role preventing the merging of the settlements as it is contained by existing development and woodland and there is a significant distance between the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising a meadow field, and contains no urbanising development, although dwellings on the settlement edge of Bell Bar are also visually prominent in the northern part of the parcel and do have a limited urbanising influence.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Limited or no contribution

The parcel lies between the settlements of Welham Green, Hatfield to the north west and Brookmans Park to the south. The A1000 which runs to the north of the parcel but not within its boundaries acts both as a separating feature and as a connecting feature between the two settlements. The land within the parcel plays a limited role in inhibiting physical or visual coalescence of the towns due to is location and containment by woodland and existing development.

Assessment of Harm to the Green Belt

Scenario Rating

P67

Release of all, or part of parcel, in association with the insetting of Bell Bar (P68)

Moderate - High

Comments

The parcel is open and undeveloped, and release of any part of it would lead to encroachment on the countryside. However, as the parcel is also contained to the east by the settlement of Bell Bar, to the south by protected woodland and to the north by a woodland band, the Green Belt harm to the wider countryside from release of any part of the parcel would be limited. In defining a new Green Belt boundary it is assumed the parcel would be inset alongside the main settlement of Bell Bar P68.

Green Belt Harm rating
Green Belt parcel Very High
Council boundary High
Moderate - High

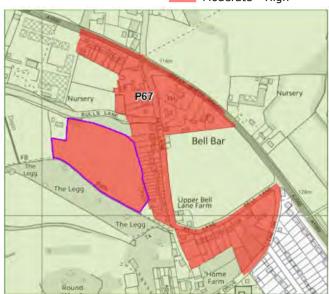
Moderate

Moderate - Low

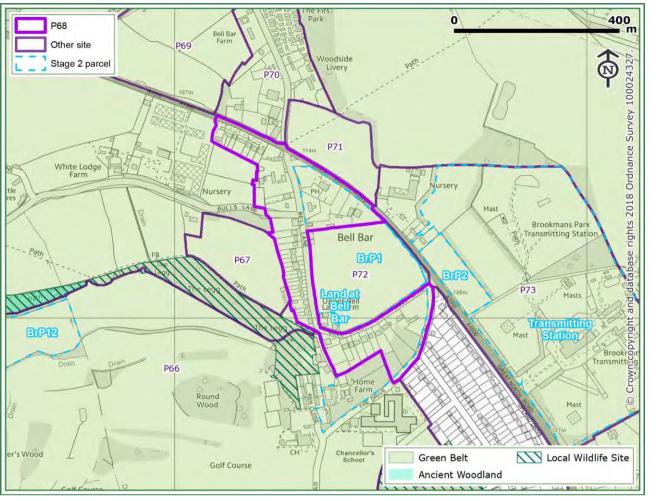
Low

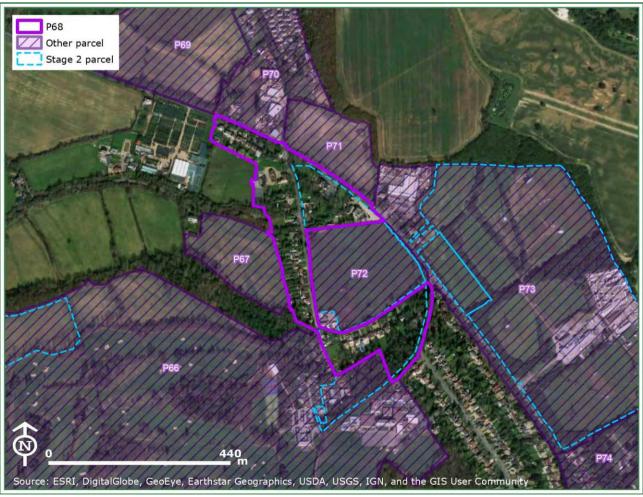


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P68 9.8ha







View looking south along Bell Lane in the settlement of Bell Bar

The parcel contains the settlement of Bell Bar, which is washed-over by the Green Belt designation. Land within the parcel slopes down to the northeast. Dense lines of houses are present along the south of Great North Road in the north west of the parcel, along the west of Bell Lane in the centre of the parcel, and along the south of Bell Lane in the southeast of the parcel. The majority of these are large dwellings set back from the road with long gardens with open views of the arable fields and woodland to the west and south of the parcel. A farmstead is present in the northwest of the parcel to the west of Bell Lane. The area to the east of Bell Lane in the northeast of the parcel comprises large dwellings and two eateries with car parks, surrounded by open space and trees. The presence of lines of residential dwellings compromises the openness within the majority of the parcel.

Part of The Legg Local Wildlife Site is located in the southwest of the parcel. The north of the parcel is bound by an A-road. The northwest of the parcel adjoins a service station with associated hardstanding and workshop buildings beyond and the northeast of the parcel adjoins a garden centre. Additionally, the parcel adjoins woodland to the southwest and southeast of the parcel and a small residential estate adjoins the southwest corner of the parcel. These provide containment of parts of the parcel from the wider countryside – although open views of the wider countryside adjacent to the east, north and west of the parcel are still visible.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the northern boundary of the parcel. The land plays no role in maintaining separation between towns due to the extent of existing built development within the parcel.

P3: Safeguarding the countryside from encroachment

The land contains some characteristics of the countryside but a significant proportion of the village is developed which compromises the openness of the parcel particularly within the central, north western and south eastern parts of the parcel.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Hatfield and Welham Green to the north west and Brookmans Park to the south. The parcel plays no role in maintaining separation between settlements due to the extent of existing built development within the village.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario

P68
Inset the existing settlement

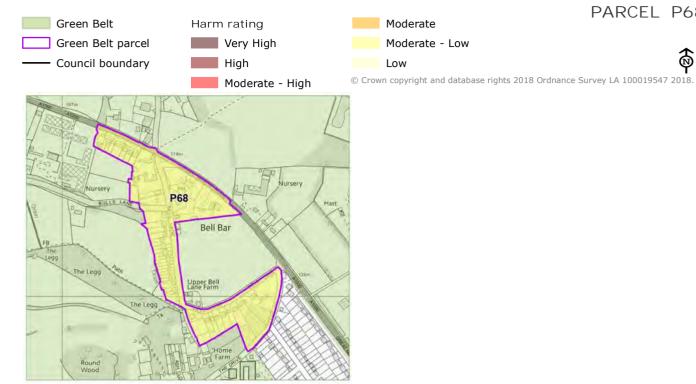
Rating

Moderate - Low

Comments

The parcel contains the settlement of Bell Bar which predominantly comprises residential development. Some open space remains within the village and its release would encroach further on these more open areas. Its release would not have a significant effect on the integrity of the surrounding Green Belt.

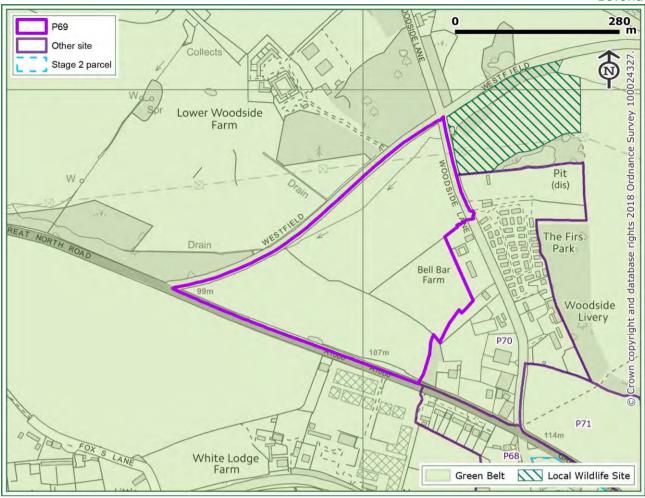




Moderate

Moderate - Low

P69







View looking southeast from the road along the northwest of the parcel

The parcel is located within the wider countryside to the northwest of the settlement of Bell Bar, which is washed-over by the Green Belt. Land within the parcel gently slopes down to the west and comprises grassland fields. There is no development present within the parcel to compromise its openness.

There are no absolute constraints present within the parcel; however Grubs Lane Marsh Local Wildlife Site is located adjacent to the northeast of the parcel. The parcel adjoins woodland to the north and southwest, a farmstead with a park home site to the east and residential properties to the southeast. These provide some containment of parts of the parcel – although open views of the wider countryside to the northwest and southeast are still visible. The northwest, northwest and south of the parcel adjoin roads with the wider countryside present beyond. A nursery is also present adjacent to the south of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the southern boundary of the parcel. The land plays a very limited role in maintaining separation between towns as some development has already occurred to the south of the A1000 and there is a significant distance between the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising grassland fields, being spatially and visually open, and containing no urbanising development, although the transmission masts in another parcel are visible across the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Welham Green and Hatfield to the north west and Brookmans Park to the south - joined by A1000. The parcel plays a partial role in reducing the perception of merging between the settlements as it would lead to further development along the A1000 which would reduce the perception of the gap between the settlements when travelling along this road.

Partial contribution

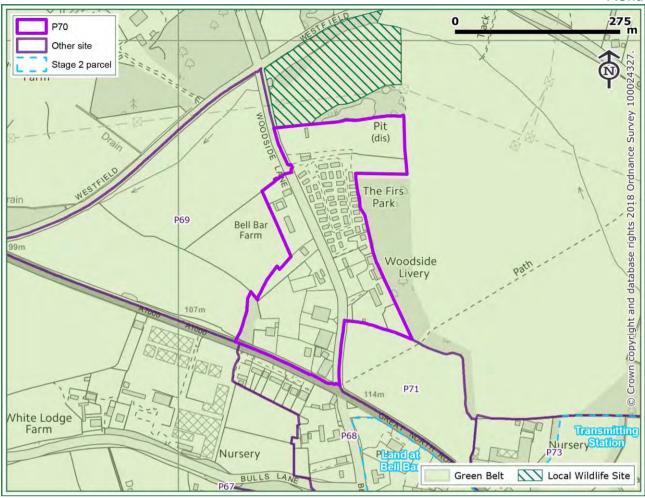
Assessment of Harm to the Green Belt

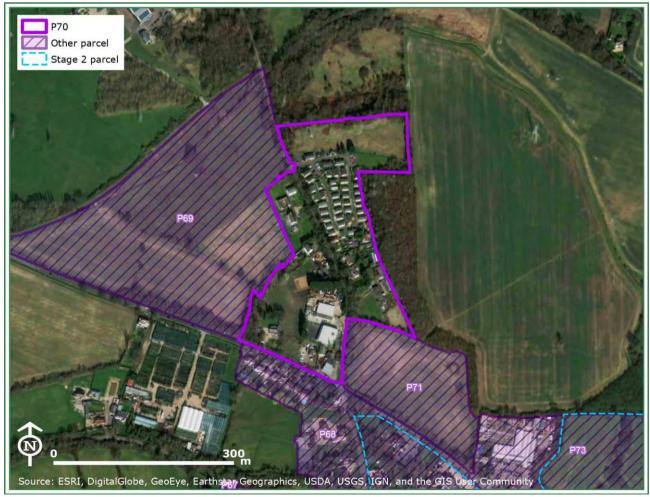
Scenario Rating Moderate - High Release of parcel as a whole or in part in association with P70

Parcel P69 comprises a number of entirely undeveloped arable fields and thereby displays the characteristics of the countryside. It is contained by Westfield road to the north and by the A1000 to the south. It is assumed that if released from the Green Belt this would be in association with P70. Release of P69 would lead to the perception of the gap between Welham Green and Hatfield reducing when travelling along the A1000. It would also lead to a less well defined Green Belt boundary crossing the A1000.



P70 7.5ha







View looking northwest from the settlement edge of Bell Bar

The parcel is located within the wider countryside to the north of the settlement of Bell Bar, which is washed-over by the Green Belt. Land within the parcel is broadly flat, gently sloping to the west. Much of the north-east of the parcel contains densely packed park homes, although a field is located in the northernmost part of the parcel. Two dwellings are present in the east of the site, set back to the east of Woodside Lane and with large gardens looking onto the woodland in the adjacent parcel. The east of the parcel is occupied by a green space and a brownfield site. A farmstead and stables are located in the northwest of the parcel to the west of Woodside Lane (land uses that can be considered to be appropriate uses within the Green Belt) and dwellings are located to the south of this and in the southwest of the parcel. An open green space is present in the west of the parcel, but the southeast of the parcel is dominated by the presence of a service station with associated hardstanding and workshop buildings.

There are no absolute constraints present within the parcel; however Grubs Lane Marsh Local Wildlife Site is located adjacent to the north of the parcel. The east of the parcel adjoins a woodland band and the south of the parcel adjoins the settlement edge of Bell Bar. These provide some containment of parts of the parcel – although open views of the wider countryside to the northwest and southeast are still visible. The northwest, north and southeast of the parcel adjoin the wider countryside.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the southern boundary of the parcel. The land plays a very limited role in maintaining separation between towns due to the significant distance between the Tier 1 towns and the fact the parcel has a significant level of development within it.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside but significant pockets of urban development, including the service station with associated hardstanding and workshop buildings and the park homes site which compromise the openness particularly in the north eastern and south eastern parts of the parcel.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Welham Green and Hatfield to the north west and Brookmans Park to the south - joined by A1000. The parcel plays a limited role in reducing the perception of merging between the settlements as the parcel already contains extensive development.

Limited or no contribution

Assessment of Harm to the Green Belt

P70 Release of the parcel as a whole Moderate

Comments

The parcel contains elements of existing development which are interspersed between open spaces meaning that parts of the parcel maintain a degree of openness particularly to the north of the development at The Firs Park. The parcel and development within it is relatively well contained; by woodland blocks to the north and east and by the A1000 to the south. There are no well defined boundaries that would form a consistent Green Belt boundary beyond existing field boundaries. It would also lead to the Green Belt boundary crossing the A1000.

P70a
Release of all or part of parcel P71, in combination with release of P70 (northern part of Bell Bar) and P68

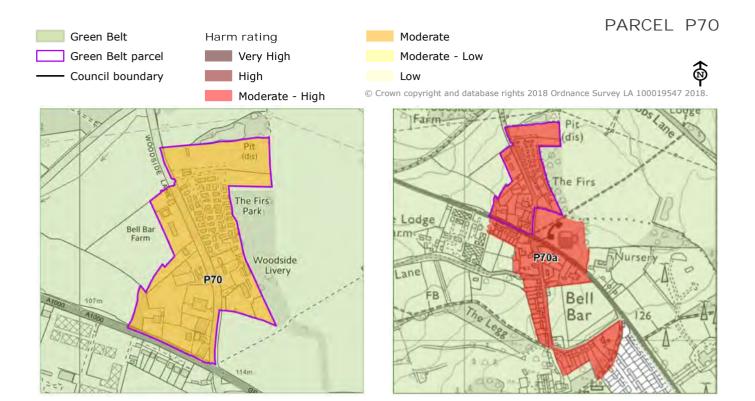
Comments

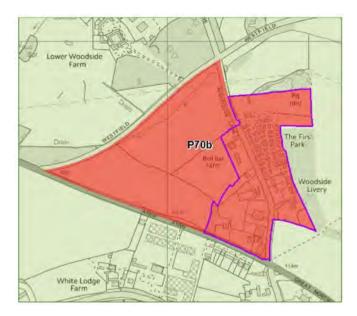
P71 is an entirely undeveloped arable field and contains the characteristics of the countryside. Its release would lead to encroachment on the countryside. It is contained by a small area of woodland to the north and by the A1000 to the south and adjoins existing development within the Green Belt to the east. As such release of the parcel would cause limited encroachment on the wider countryside and any development would be relatively well contained. It would however lead to the Green Belt boundary crossing the A1000.

P70b
Release of all or part of parcel P69, in combination with release of P70 (northern part of Bell Bar)

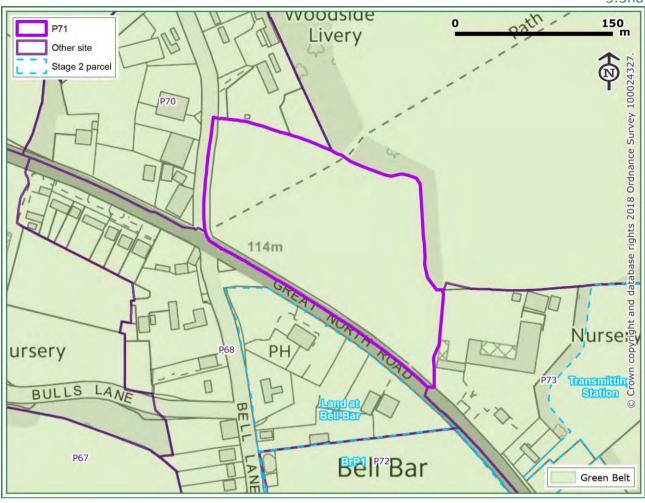
Comments

P69 is an entirely undeveloped arable field and contains the characteristics of the countryside. It is contained by the A1000 to the south and by Westfield to the north. As such release of the parcel in combination with the release of parcel P70 would further encroach on the countryside. It would also lead to the Green Belt boundary crossing the A1000.





P71 3.3ha







View looking northeast from the settlement of Bell Bar

The parcel is located within the wider countryside to the northeast of the settlement of Bell Bar, which is washed-over by the Green Belt. Land within the parcel is broadly flat and comprises an arable field. There is no development present within the parcel to compromise its openness.

There are no absolute or non-absolute constraints within or adjacent to the parcel. The south of the parcel adjoins an A-road with eateries within the settlement of Bell Bar beyond, adjoins a garden centre to the southeast, adjoins a service station with associated hardstanding and workshop buildings to the west, and adjoins a woodland band to the northwest. These provide containment of the parcel from the wider countryside.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the southern boundary of the parcel. The land plays a very limited role in maintaining separation between towns as some development has already occurred to the south of the A1000 and there is a significant distance between the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising an arable field, being spatially and visually open and containing no urbanising development, although the transmission masts in the adjacent parcel are visible across the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Welham Green and Hatfield to the north west and Brookmans Park to the south - joined by A1000. The parcel plays a limited role in reducing the perception of merging between the settlements as the parcel is already contained by development to the east and west and to the south of the A1000.

Limited or no contribution

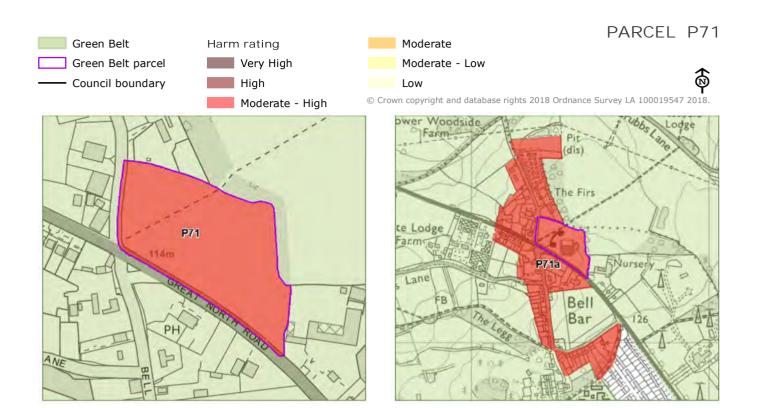
Assessment of Harm to the Green Belt

Scenario	Rating
P71 Release of parcel as a whole or in part	Moderate - High
Comments	

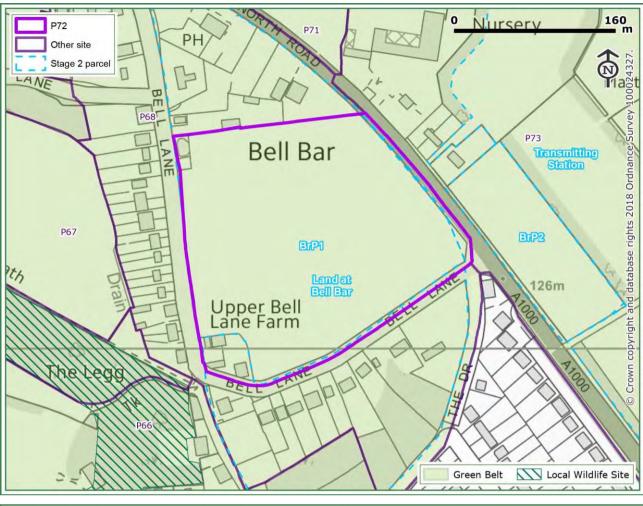
P71 is an entirely undeveloped arable field and contains the characteristics of the countryside. It is contained by a small area of woodland to the north and by the A1000 to the south and adjoins existing development within the Green Belt to the east. As such release of the parcel would cause limited encroachment on the wider countryside and any development would be relatively well contained. It would however lead to a less well defined Green Belt boundary crossing the A1000.

Scenario	Rating
P71a Release of parcel as a whole or in part, in association with insetting of P68 and P70	Moderate - High
Comments	

Release of P71 in association with P68 and P70 would not lead to any greater impact on the Green Belt than the release of P71, as P68 and P70 already contain existing development.



P72 5.6ha







View looking east from the settlement edge of Bell Bar

The parcel is located within the wider countryside to the east of the settlement of Bell Bar, which is washed-over by the Green Belt designation. Land within the parcel slopes down to the northwest. The parcel comprises a grassland field with a builder's yard and associated buildings present in the southwest of the parcel. The presence of the builder's yard and associated buildings compromises the openness of the parcel within their immediate vicinity.

There are no absolute constraints present within the parcel; however The Legg Local Wildlife Site is adjacent to the southwest corner of the parcel. The parcel adjoins the settlement of Bell Bar to the north, south and west, providing containment of the parcel. The east of the parcel adjoins an A-road with a garden centre, dwellings and the wider countryside beyond this.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the southern boundary of the parcel. The land plays a very limited role in maintaining separation between towns as it is contained by development on three sides and its development would have little sense of reducing the gap between settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising predominantly of a grassland field and being spatially and visually open. With the exception of the builder's yard and associated buildings in the southwest of the parcel, the parcel lacks any urbanising development, although the transmission masts in the adjacent parcel are visible across the parcel. The site is however contained by urban development on three sides which has an urbanising influence.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Limited or no contribution

The parcel lies between the settlements of Welham Green to the north west and Brookmans Park to the south. The settlements are located within approximately 1.75km of each other at the closest point. There are no separating features between the settlements in this area. The A1000 which runs along the northern edge of the parcel acts both as a connecting feature between the two settlements reducing the perception of separation. The land within the parcel plays a limited role in inhibiting physical or visual coalescence of the towns due to the presence of existing development to the south, east and west of the parcel.

Assessment of Harm to the Green Belt

Scenario	Rating
P72 Release of the parcel as a whole, in association with the insetting of P68	Moderate

Comments

The parcel is open and predominantly undeveloped, and release of any part of it would lead to encroachment on the countryside. However, as the parcel is also contained to the north, south and west by the settlement of Bell Bar and the east of the parcel adjoins an A-road with a garden centre and dwellings beyond, the Green Belt harm that would result from release of the parcel is limited. In isolation the parcel would be weak as an inset area, due to lack of distinction between this and the denser residential development in P68. It is therefore assumed that the parcel would be released in conjunction with P68.

Scenario Rating

P72a

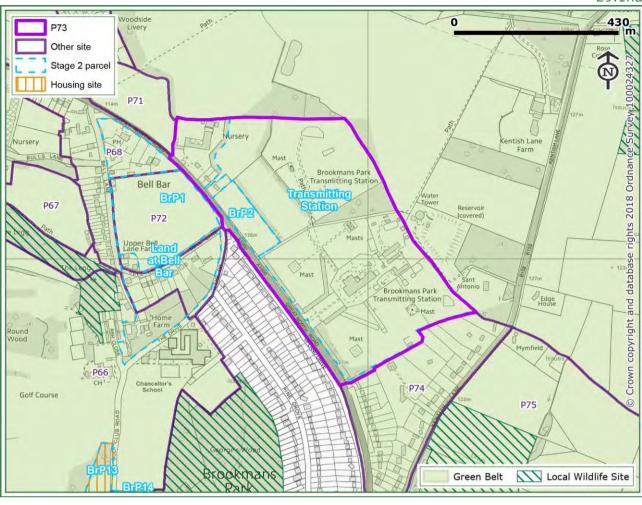
Release of Stage 2 site Land at Bell Bar (including Stage 2 site BrP1) in association with the insetting of Bell Bar (P68)

Moderate - High

Comments

The parcel is open and predominantly undeveloped, and release of any part of it would lead to encroachment on the countryside. However, as the parcel is also contained to the north, south and west by the settlement of Bell Bar and the east of the parcel adjoins an A-road with a garden centre and dwellings beyond, there would be little or no harm to the wider Green Belt. In isolation the parcel would be weak as an inset area, due to lack of distinction between this and the denser residential development in P68. It is therefore assumed that the parcel would be released in conjunction with P68. The inclusion of land at Home Farm in the site, extending south of Bell Bar and including a tree belt which currently creates separation between Bell Bar and Brookmans Park, increases the harm.

P73 29.1ha







View looking northeast from the garden centre car park within the parcel

The parcel is located on the north eastern edge of the inset settlement of Brookmans Park. Land within the parcel is broadly flat, but gently rises in the northwest corner. The majority of the parcel comprises a transmission station site. This includes large buildings and associated hardstanding present in the centre of the parcel and open space containing masts and satellite dishes surrounding this and to the northeast of the parcel. Woodland bands are present along the southwest and northwest of the main transmission station site. The northwest of the parcel comprises open fields, with two dwellings and a large garden centre present in the northwest corner of the parcel. The presence of the transmission station buildings, dwellings and garden centre compromises the openness of the parcel within their immediate vicinity. The presence of the transmission masts compromise openness across the parcel as, due to their height, they are visible across much of the parcel.

There are no absolute or non-absolute constraints within or adjacent to the parcel. The parcel adjoins the urban area of Brookmans Park to the southwest of the parcel and adjoins an area of dwellings and gardens to the southeast of the parcel. Woodland blocks also adjoin the north of the parcel and these provide some containment of parts of the parcel. The parcel adjoins the wider countryside to the northeast and northwest, with an eatery adjacent to the northeast corner of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The parcel is also located along the A1000 which links Brookmans Park and Potters Bar beyond with Welham Green and Hatfield. The land plays a very limited role in maintaining separation between towns due to the significant distance between the Tier 1 towns.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

Partial contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 8.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the south western boundary of the parcel. The land plays a very limited role in maintaining separation between towns as some development has already occurred to the south west of the A1000 and there is a significant distance between the settlements.

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Limited or no contribution

The parcel lies indirectly between the settlements of Brookmans Park which it adjoins to the south west and Cuffley to the south east. The settlements are located within approximately 3.6km of each other at the closest point and within approximately 3.9km of each other across the parcel. There are large areas of woodland outside the parcel between the settlements which act as separating features including at Northaw Great Wood much of which is ancient woodland. The land within the parcel plays a very limited role in maintaining separation between the settlements given that it contains a significant element of existing development, and there are strong separating features between the settlements.

Assessment of Harm to the Green Belt

Scenario Rating

P73

Release of the parcel as a whole, or any part of the site (Trasmitting Station or Stage 2 site BrP2)

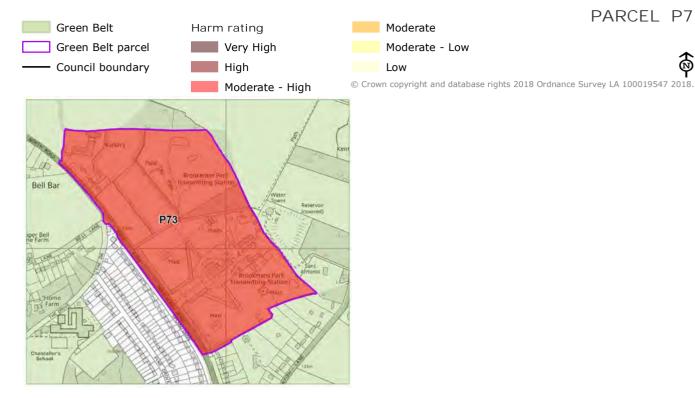
Moderate - High

Comments

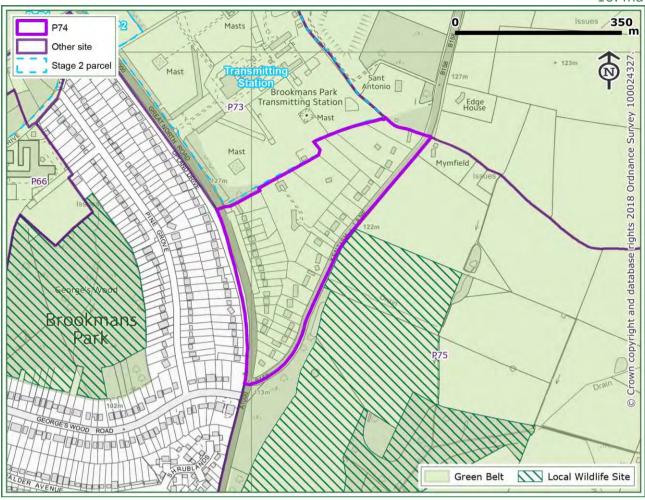
The parcel contains open land, some of which is used by a transmission station and garden centre, and therefore makes a partial contribution to Purpose 3. Release of the parcel would significantly extend the urban area of Brookmans Park/ Bell Bar which would cause some encroachment on the countryside and weaken the continuity of the existing Green Belt boundary to the south of the A1000. The site is however contained by development to the east and thick tree belts which would minimise the harm to some extent to the wider countryside.

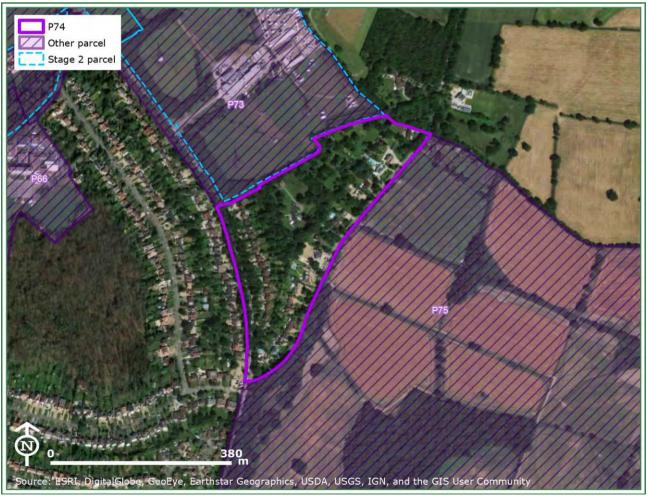
Moderate

Moderate - Low



P74 10.4ha







View looking south along Kentish Lane

The parcel is located on the north eastern edge of the settlement of Brookmans Park, which is inset within the Green Belt. Land within the parcel is broadly flat, but gently slopes down to the south. The land predominantly comprises residential dwellings and their associated gardens. A line of dwellings follows the western side of Kentish Lane along the southeast of the parcel. The majority of the dwellings are large and set back from the road, surrounded by trees and large gardens. Dwellings also line the eastern side of Great North Road along the west of the parcel. These are also set back from the road and surrounded by trees; however these are more densely packed. The centre and northeast of the parcel also contains a residential dwelling, the grounds of which are large and open with trees present across much of the grounds. The presence of the lines of dwellings and individual dwelling in the centre of the parcel compromises the openness of the parcel within their immediate vicinity.

There are no absolute constraints present within the parcel; however Grasslands South of Mymfield Local Wildlife Site is located adjacent to the east of the parcel. The parcel adjoins the settlement of Brookmans Park to the southwest and woodland to the south, providing some containment of the southwest of the parcel – although open views of the wider countryside within the parcel and to the north and east are still visible. The northeast of the parcel adjoins the wider countryside and a small woodland block adjoins the north of the parcel. The northwest of the parcel adjoins the site of a transmission station - the land nearest the parcel comprises an open field containing masts and satellite dishes, with the station buildings present beyond.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 8.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the south western boundary of the parcel. The land plays a very limited role in maintaining separation between towns due to significant areas of residential development within the parcel that compromises openness.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside but there are significant areas of residential development within the parcel that compromises the sense of openness particularly in the western and eastern parts of the parcel. The centre and north of the parcel are more open.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

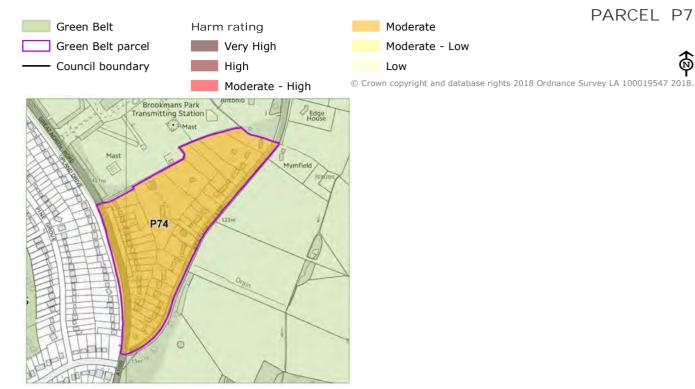
The parcel lies between the settlements of Brookmans Park which it adjoins to the south west and Cuffley to the south east. The land plays a very limited role in maintaining separation between settlements due to significant areas of residential development within the parcel that compromises openness.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P74 Release of all, or part of parcel	Moderate
Comments	

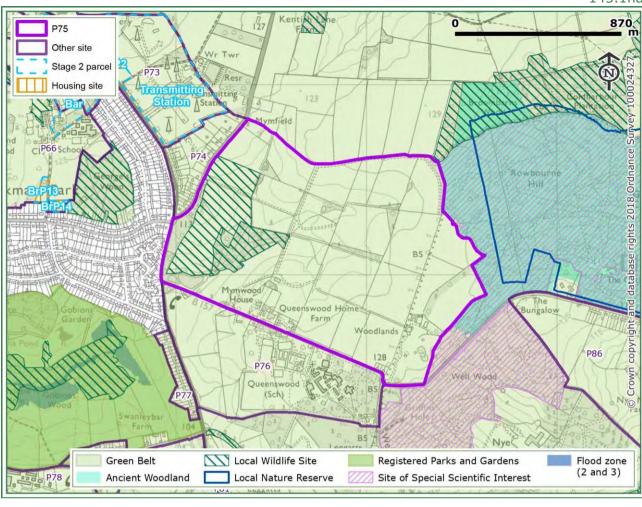
The parcel contains residential development set amongst large gardens, with some partial wooded undeveloped land and as such a degree of openness has been retained. Release of the parcel would result in some encroachment on the wider countryside and would weaken the continuity of the existing Green Belt boundary along the A1000.



Moderate

Moderate - Low

P75







View looking northwest from the road along the south of the parcel

The parcel is located on the eastern edge of the inset settlement of Brookmans Park. Land within the parcel is generally flat in the east and slopes down towards the urban edge to the southwest. The area predominantly comprises arable fields and some paddocks, with ponds located in the southwest, northeast and southeast. The pond in the southwest is part of a fishing club. Woodland blocks are present sporadically across the parcel, including the largest block in the southwest. A large manor house is located in the east of the parcel, three dwellings are located in the southeast and northwest of the parcel and a cluster of dwellings and hospital are located in the south of the parcel. Young trees have been planted to the north of this cluster of dwellings and hospital.

The Grasslands South of Mymfield Local Wildlife Site and the Queenswood Home Farm Grove Local Wildlife Site are located in the west of the parcel, forming a buffer between most of the urban edge of Brookmans Park and the parcel. Additionally, Northaw Great Wood Country Site of Special Scientific Interest/Broombarns Woods Ancient Woodland is located adjacent to the east of the parcel and Coldharbour Plantation & Broombarns Wood Local Wildlife Site is located adjacent to the northeast corner of the parcel. These provide some containment of parts of the parcel – although open views of the wider countryside within the parcel and to the north are still visible. The north of the parcel adjoins the wider countryside, bound by hedgerow, and the south of the parcel adjoins a B-road, with arable fields, woodland, cottages and a school complex present beyond.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 8.5km of each other across the parcel. The settlements are also connected by the A1000, which runs alongside the western boundary of the parcel. The land plays a limited role in maintaining separation between towns as some development has already occurred to the west of the A1000 and there is a significant distance between the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising predominantly of arable fields and is open. None of the built development within the parcel is of sufficient scale, density and urban character to constitute a significant urbanising influence.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Brookmans Park which it adjoins to the west and Cuffley and Northaw to the south east. There are gaps of 2.5km between Brookmans Park and Northaw, and 3.7km between Brookmans Park and Cuffley, and although development along the Ridgeway from Cuffley has reduced this gap further much of the land outside of the parcel between the settlements contains blocks of woodland which acts as separating features (including Northaw Great Wood much of which is ancient woodland). The valley which separates Cuffley from Northaw also forms a distinct landscape element separating the parcel from both Cuffley and Northaw. Land within the parcel therefore plays a partial role in inhibiting the physical coalescence of the settlements.

Assessment of Harm to the Green Belt

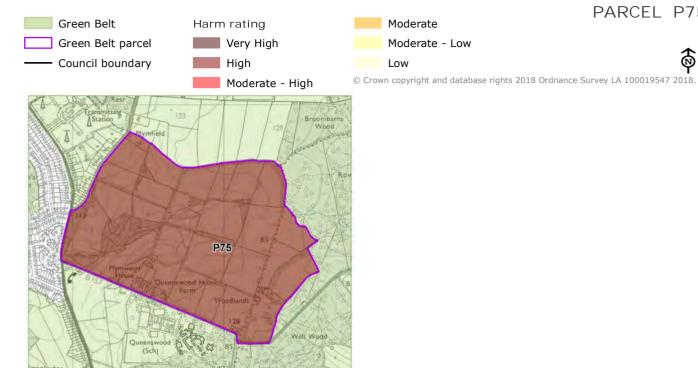
P75 Release of all, or part of parcel Rating High

Comments

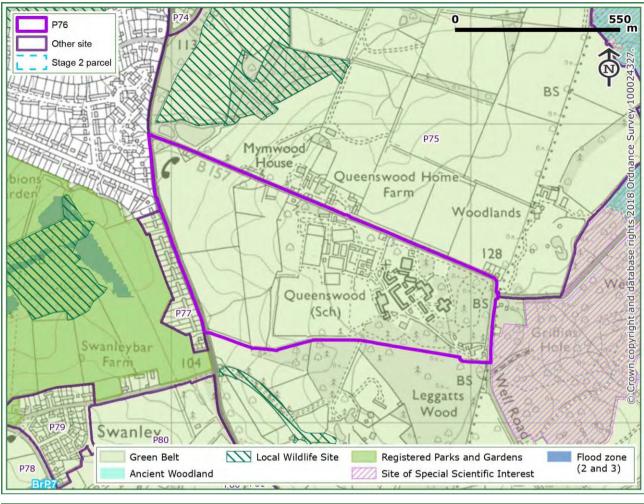
The parcel is largely open and rural in character, and the urban edge is clearly defined by the A1000, bolstered along much of the parcel's edge by constrained woodland. Release of any part of the parcel would constitute significant encroachment on the countryside and would have an impact on the integrity of the wider Green Belt. Release would also result in the creation of a less defined Green Belt edge which would breach the A1000.

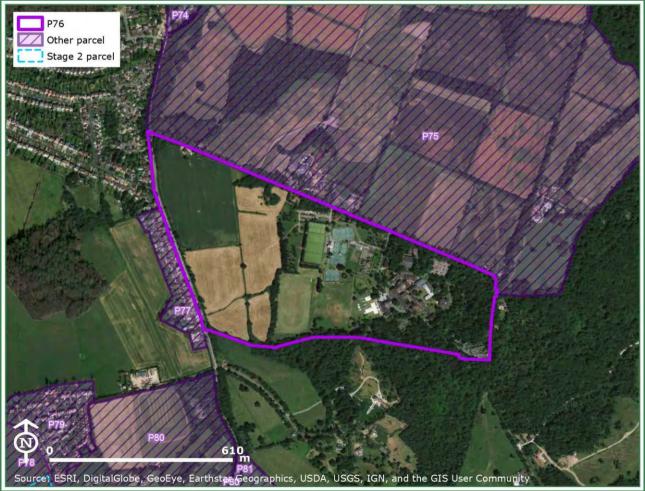
Moderate

Moderate - Low



P76 48.8ha







View looking south from the road along the north of the parcel

The parcel is located on the south eastern edge of the inset settlement of Brookmans Park. Land within the parcel is broadly flat in the east, sloping down towards the settlement edge in the west. The west of the parcel comprises arable fields, with sporadic dwellings located in the north of the parcel along the B-road on the northern edge of the parcel. These dwellings are generally set back from the road and surrounded by trees. The west of the parcel contains multiple buildings of a boarding school, with associated carpark hardstanding and minor roadways, surrounded by trees. A woodland block is located to the north, south and east of the school. Individual dwellings are also located to the west of the main school buildings. Allotments and sports pitches, including hardstanding and floodlights, are also located to the west of the main school buildings (land uses that can be considered to be appropriate uses within the Green Belt). The presence of the dwellings and school buildings compromises the openness of the parcel within their immediate vicinity.

Northaw Great Wood Site of Special Scientific Interest is located adjacent to the east of the parcel. The parcel adjoins the settlement edge of Brookmans Park to the west, bound by an A-road, and woodland, including some protected woodland, to the east and south, providing some containment of parts of the parcel from the wider countryside – although open views of the wider countryside to the north are still visible. The north adjoins the wider countryside, with a B-road present along the northern edge of the parcel and a cluster of dwellings and a hospital present beyond this.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 8.5km of each other across the parcel. The land plays a limited role in maintaining separation between towns as, whilst it would lead to further development adjacent to the A1000 route between the two settlements, some development has already occurred to the west of the A1000 and there is a significant distance between the settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprised partially of arable fields and woodland. However, the school buildings, hardstanding and roads, floodlit sports pitches and dwellings have some urbanising influence in portions of the parcel. The Western end of the parcel however makes a significant contribution to safeguarding the countryside from encroachment

P4: Preserve the setting and special character of historic towns

Significant contribution

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

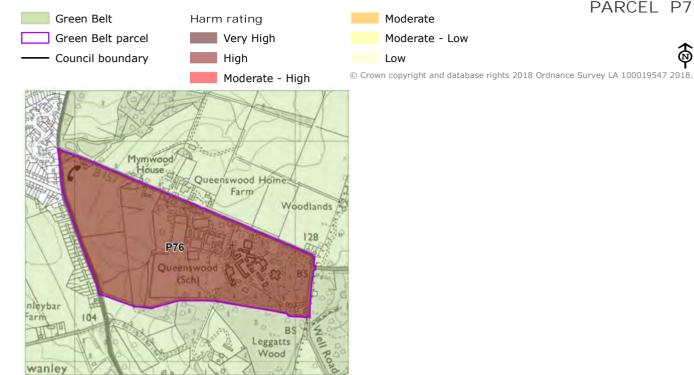
Partial contribution

The parcel lies between the settlements of Brookmans Park which it adjoins to the north west and Cuffley to the south east and Potters Bar to the South. The land within the parcel plays a partial role in inhibiting physical or visual coalescence of the towns, due to the level of existing urban development both within the parcel to the north east along Shepherds Way and beyond the parcel boundary to the east alongside the A1000. This development reduces the role the parcel plays in relation to maintaining the separation between local settlements.

Assessment of Harm to the Green Belt

Scenario	Rating
P76 Release of all, or part of parcel	High
C	

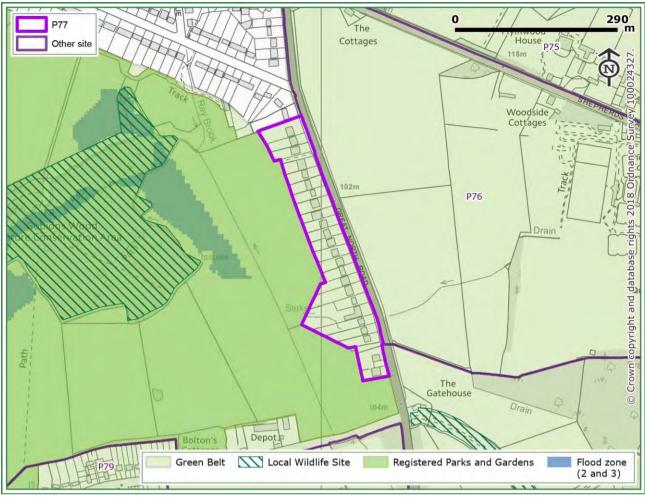
The parcel comprises mostly open arable fields and woodland with a school and its associated sports pitches. Its release would result in significant encroachment on the countryside. The release of the parcel would breach the strong continuous boundary of the A1000 and would also result in a significant extension of the urban edge of Brookmans Park to the east.



Moderate

Moderate - Low

P77 3.5ha







View looking north along Great North Road (A1000) from south of parcel.

A row of over 20 detached houses occupying most of the west side of the A1000 Great North Road between Mymms Drive, at the south-eastern corner of the inset settlement area of Brookmans Park, and Swanley Bar Lane. The houses face onto open farmland across the main road to the east and to the west onto farmland that forms part of the Gobions registered parkland.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Welwyn Garden City to the north and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The parcel also lies between the settlements of Hatfield to the north west and Potters Bar to the south east. The settlements are located within approximately 4.5km of each other at the closest point and within approximately 7.5km of each other across the parcel. The land plays a very limited role in maintaining separation between towns due to the residential development within the parcel that compromises openness.

P3: Safeguarding the countryside from

encroachment

The parcel is occupied by residential development, with similar sized plots to most houses within the inset part of Brookmans Park. As a single line of dwellings its impact on the surrounding countryside is limited, but it has little distinction from Brookmans Park and therefore represents some urbanising influence and cannot be considered to contribute much to safeguarding countryside.

Limited or no contribution

P4: Preserve the setting and special character of historic towns

The parcel does not form part of the setting of Welwyn Garden City, and makes no contribution to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Limited or no contribution

There is only 1.2km between the inset settlements of Brookmans Park and Little Heath, and the parcel already extends the built frontage along the Great North Road by almost half of this distance. The extent of development within the parcel means that it makes little contribution to perceived settlement separation. There is little over 600m between Brookmans Park and Swanley Bar, which is washed over by Green Belt but with significant urban characteristics, but the Gobions parkland provides a barrier to intervening development other than within the parcel.

Assessment of Harm to the Green Belt

Rating
Low

Comments

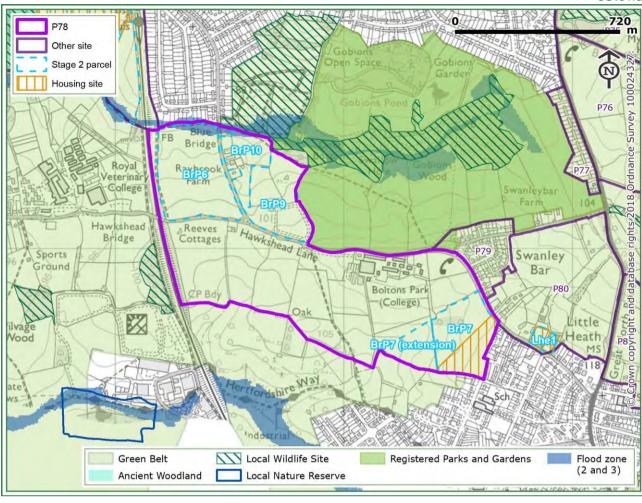
The extent of development within the parcel means that it makes little contribution to Green Belt purposes. In built form and style there is no significant distinction between these houses and adjacent inset development at Brookmans Park. Containment by the Gobions registered parkland to the west and by the Great North Road to the east limit any impact on the integrity of adjacent Green Belt land.



Moderate

Moderate - Low

P78 85.9ha







View looking north from a public footpath running through the centre of the parcel

The parcel is located on the north western edge of inset settlement of Little Heath, which is in turn contiguous with Potters Bar, a much larger inset settlement in the adjacent Borough of Hertsmere. The parcel is also located on the south western edge of the settlement of Brookmans Park, which is inset within the Green Belt designation, and on the western edge of Swanley Bar, which is washed-over by the Green Belt designation. Land within the parcel is higher in the southeast, sloping down to the southwest and the northwest. The land predominantly comprises arable fields with paddocks located adjacent to the settlement edge of Brookmans Park. A farmstead is located in the northwest of the parcel (a land use that can be considered to be appropriate use within the Green Belt). Additionally, part of a veterinary college is located in the northeast of the parcel, a large dwelling surrounded by trees is located in the far northwest of the parcel and two dwellings are located in the centre of the parcel. Two roads cross the centre and north of the parcel. The presence of the veterinary college on high ground within the parcel, as well as the dwellings, compromises the openness of the parcel within their immediate vicinity.

There are no absolute constraints present within the parcel; however the Gobions (Gubbins) Registered Park and Garden, the Gobions Wood Central Local Wildlife Site and the Moffats Meadows Local Wildlife Site adjoin the parcel to the northeast and the Spring Wood near Hawkshead Bridge Local Wildlife Site is located beyond the railway line adjacent to the west of the parcel. Additionally, the northern edge of the parcel follows the course of Ray Brook, which is designated as flood zones 2 and 3. The northwest and southeast of the parcel adjoin the urban areas of Brookmans Park, Swanley Bar and Potters Bar, and the northeast of the parcel adjoins a block of woodland. These provide some containment of parts of the parcel – although open views of the wider countryside within the parcel are still visible. The northeast of the parcel adjoins a meadow and the east of the parcel adjoins the wider countryside within Gobions Wood Central Local Wildlife Site. The south of the parcel adjoins a golf club with the urban area of Potters Bar beyond. A railway line is present along the west of the parcel, with the wider countryside and a veterinary college located beyond.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the first tier settlements of Potters Bar to the south and Hatfield to the north west. These settlements are located within approximately 5km of each other across the parcel. There are blocks of woodland located outside of the parcel to the north between the two settlements which act as separating features such as Gobions Wood Central. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements, thereby limiting the perception of separation. Connecting features between the settlements include the railway line and the A1000, neither of which pass within the parcel. Both of these features act to reduce the perception of separation between the settlements. The parcel is considered to make a partial contribution to preventing the merging of the towns.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of open countryside, comprising predominantly of arable fields and is open. With the exception of the roads, veterinary college and isolated dwellings, the parcel lacks urbanising development. A valley bottom watercourse marks the southern edge of Brookmans Park, beyond which the rising landform of the parcel has distinct separation from the urban area.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the inset settlements of Little Heath and Potters Bar to the south and Brookmans Park to the north. Brookmans Park and the industrial edge of Potters Bar to the west of the railway line are located approximately 1km apart across the parcel. The parcel rises to a central east-west crest along Hawkshead Lane, making a significant contribution to local settlement separation in its western half. To the east the registered parkland at Gobions, with its central belt of woodland, provides a strong barrier to coalescance and so weakens the contribution of the eastern part of the parcel.

Significant contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P78 Release of all parcel	Very High
Comments	

The parcel is largely open and rural in character and its release would lead to encroachment on the countryside and have an adverse effect on the integrity of the wider Green Belt, particularly to the south where the Green Belt land at Potters Bar Golf Club in the adjacent authority of Hertsmere would become nearly completely enclosed by development. The parcel also plays a key role preventing the merging of Brookmans Park and Little Heath / Potters Bar and would contribute towards the perception of merging between the first tier settlements of Hatfield and Potters bar. Release of the parcel would also lead to the creation of an ill-defined Green belt boundary.

Scenario	Rating
P78a Release of Stage 2 sites BrP6, BrP9 and BrP10, in whole or part	High
Comments	

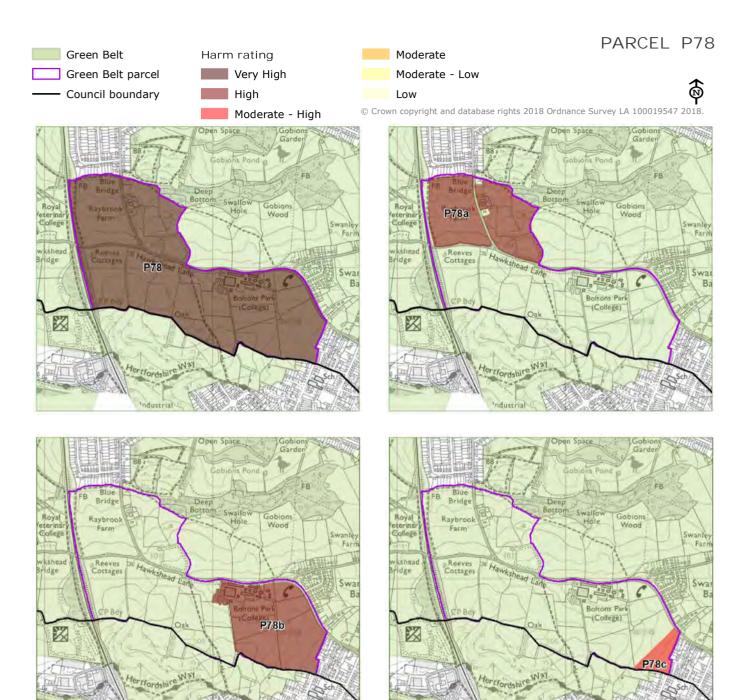
Landform and a vegetation-fringed stream give these sites clear distinction from the settlement edge at Brookmans Park, but stopping development short of the Hawkshead Lane ridge crest would preserve some separation from Little Heath and Potters Bar.

Scenario	Rating
P78b Release of the eastern end of the parcel, including Stage 2 sites BrP7 and BrP7 (extension)	High
Comments	

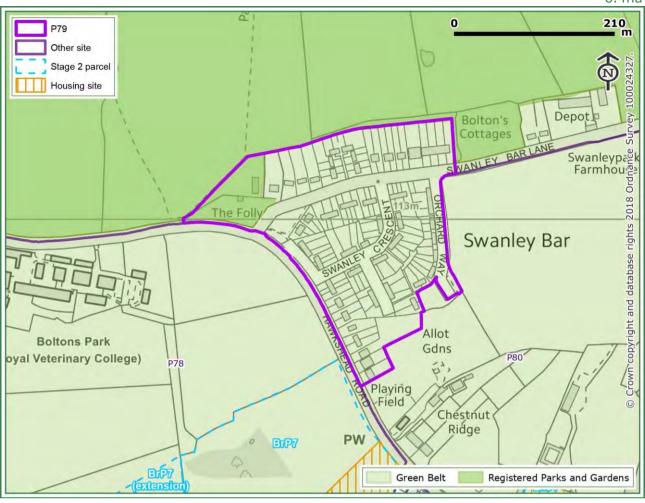
The valley landform within this part of the parcel adds to the distinction between settlement and countryside. Development of BrP7 would reduce separation from urbanising washed-over development at Swanley Bar, weakening justification for not releasing P79 from the Green Belt and reducing the contribution of the Boltons Park college, nearby land within P80 and Green Belt to the south-west in Hertsmere District; however the Gobions parkland would retain separation from Brookmans Park.

Scenario	Rating
P78c Release of site allocation HS25	Moderate - High
Comments	

Although encroaching on countryside and weakening the Green Belt boundary by descending from the ridge crest into the valley, this more limited release of land would cause less harm to the integrity of the wider Green Belt.



P79 6.4ha







View looking south along Hawkshead Road in the west of Swanley Bar

The parcel contains the settlement of Swanley Bar, which is washed-over by the Green Belt designation. Land within the parcel is broadly flat, but gently slopes down to the north east. The land comprises a dense residential estate, including roads and street lighting, with a historic archway surrounded by open space present to the northwest of the parcel. The presence of the residential estate across the parcel compromises the openness of the parcel.

The Gobions (Gubbins) Registered Park and Garden is located partially within the parcel, covering the open space in the northwest of the parcel, and also adjoins the parcel to the north and northeast. The parcel adjoins the wider countryside on all sides, with the Gobions (Gubbins) Registered Park and Garden adjoining the north of the parcel and a road lining the east of the parcel.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Hatfield to the north west and Potters Bar to the south. The settlements are located within approximately 4.8km of each other across the parcel. The land comprises a dense residential estate within the washed over settlement of Swanley Bar. As land within the parcel is already developed it makes no contribution to preventing the merging of the towns.

P3: Safeguarding the countryside from

encroachment

The land does not contain the characteristics of the countryside and the dense residential development across the majority of the parcel has a significant urbanising influence that compromises openness. The land is no longer perceived to be part of the open countryside.

Limited or no contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlement of Potters Bar to the south and Brookmans Park to the north. As land within the parcel is already developed it makes no contribution to preventing the merging of the settlements.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P79 Inset the existing settlement	Low

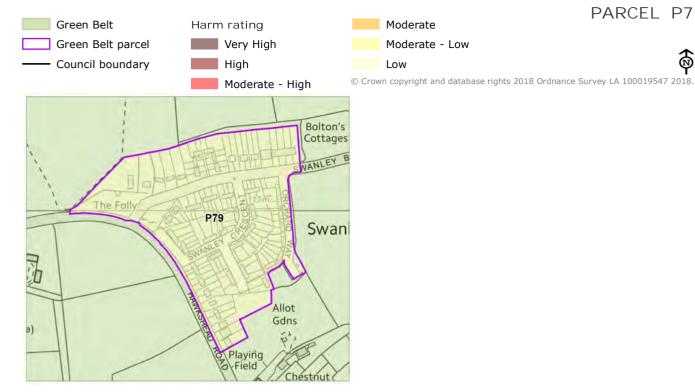
Comments

The parcel contains the existing development at Swanley Bar. There are areas of openness within the parcel particularly towards the north west where part of Gobions Registered Park and Garden is within its boundaries. The washed over settlement is bounded by Hawkshead Road to the west and by the Registered Park and Garden to the north and is relatively well contained from the wider countryside. The extent of harm to the wider Green Belt that would result from the release of the parcel and insetting of the settlement would therefore be limited.

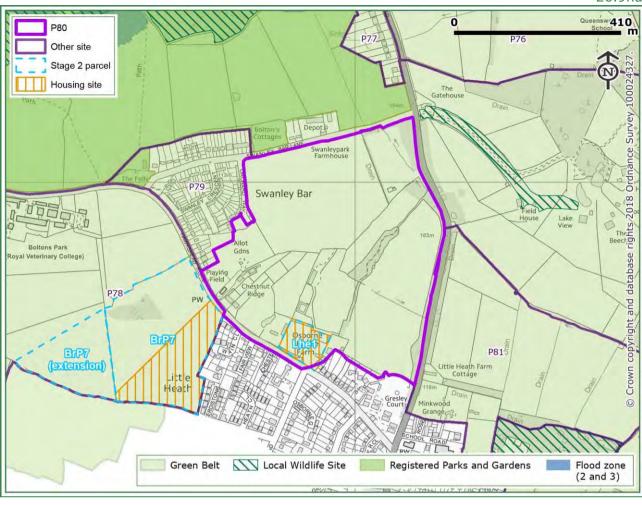
Moderate

Low

Moderate - Low



P80 26.9ha







View looking south from the settlement edge of Swanley Bar

The parcel is located on the northern edge of the inset settlement of Little Heath, which in turn is contiguous with Potters Bar. The parcel is also situated on the eastern edge of Swanley Bar, which is washed-over by the Green Belt designation. Land within the parcel slopes down from the settlement edge of Little Heath to the northeast. The land predominantly comprises arable and grassland fields, one of which is used for weekly car boot sales, although a farmstead and farm buildings are present in the south of the parcel (a land use which is considered to be an appropriate use within the Green Belt). Additionally, large dwellings are present in the south and southwest of the parcel, as well as a religious building and adjacent playground in the southwest of the parcel. The presence of the dwellings and religious building in the southwest of the parcel compromises the openness of the parcel within their immediate vicinity.

There are no absolute constraints present within the parcel; however Leggatts Park Drive Local Wildlife Site is adjacent to the northeast corner of the parcel and the Gobions (Gubbins) Registered Park and Garden is located adjacent to the north of the parcel. The south of the parcel adjoins the urban edge of Little Heath, the northwest of the parcel adjoins the urban edge of Swanley Bar and sections of the parcel are contained by trees. These provide some containment of the parts of the parcel – although open views of the wider countryside within the parcel and to the north and east are still visible. The north, east and part of the west of the parcel adjoin the wider countryside, with roads present along the parcel edges. A cluster of dwellings and a warehouse and service yard used by an engineering company are located beyond the road adjoining the northern edge of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Partial contribution

The parcel lies between the settlements of Hatfield to the north west and Potters Bar which it adjoins to the south. Both are first tier settlements and are located within approximately 5km of each other across the parcel. There are blocks of woodland located outside of the parcel to the north between the two settlements which act as separating features such as Gobions Wood Central. Some of these areas contain ancient woodland. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements, thereby limiting the perception of separation. Connecting features between the settlements include the A1000 which runs along the eastern edge of the parcel and the railway line which does not pass within the parcel. Both of these features act to reduce the perception of separation between the settlements. The parcel makes a partial contribution to preventing the merging of the towns.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising predominantly of arable and grassland fields and is open. With the exception of the dwellings and the religious building in the far south of the parcel, the parcel lacks any urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlement of Little Heath to the south and Brookmans Park to the north. The Registered Park and Garden at Gobions, with woodland that provides visual screening, separates the main bodies of the two settlements, around 1.2km apart, but perceived separation would be reduced by development in the vicinity of the A1000 where linear development has reduced the gap to only 0.7km. A recreation ground provides the only open space between the edge of Little Heath and washed-over development at Swanley Bar. Swanley Bar is 20th century residential development lacking a distinct village identity, and the gap between the two settlement areas is not considered to contribute significantly to the character of either.

Assessment of Harm to the Green Belt

P80 Release of the parcel as a whole, in association with the insetting of Swanley Bar (P79) Comments

The menuelis

The parcel is largely open and rural in character and its release would constitute encroachment on the countryside. Moreover, it would substantially expand the urban area of Little Heath / Potters Bar northwards, reducing the role the parcel plays in preventing the merging of Potters Bar and Brookmans Park to the north, particularly when travelling along the A1000 along the east of the parcel.

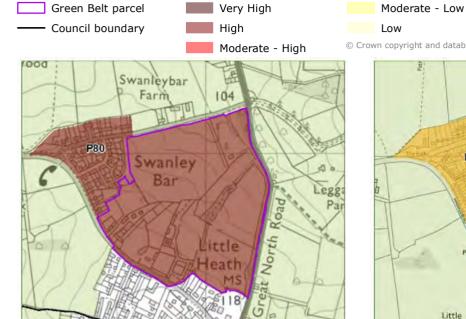
Scenario Rating **Moderate** Release of land between Little Heath and Swanley Bar (P79), in association with insetting of the latter Comments

The gap between Little Heath and Swanley Bar is too narrow to play a strong role in distinction in settlement character, so contribution to the local Green Belt purpose is less on the western side of the parcel than in the vicinity of the A1000 to the

east, where a more substantial gap remains between Little Heath and Brookmans Park. Residential development and the Kingdom Hall place of worship compromise countryside character in this gap. A new Green Belt boundary would be slightly weaker than the existing boundary along Hawkshead Road, but the role of the road in this respect is diminished by existing inset development to the east which has breached it.

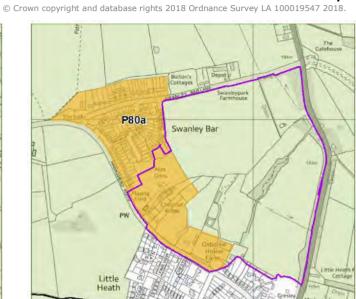
Scenario Rating P80b Release of Stage 2 site Lhe1, including Local Plan allocation HS24

This site is open and comprises grassland paddocks, car park hardstanding and tracks. The site is adjacent to a large dwelling, with a religious building present beyond to the west, and is contained by the existing urban edge of Potters Bar to the south and east. Release of the parcel would extend the inset area of Potters Bar to the east further along Hawkeshead Road. Development of this site would not have an effect on the integrity of the wider Green Belt due to its existing containment.

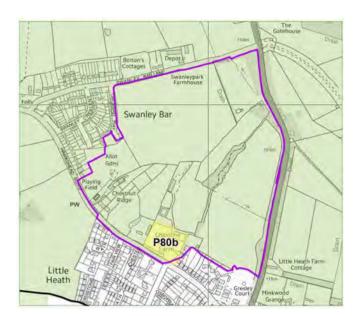


Harm rating

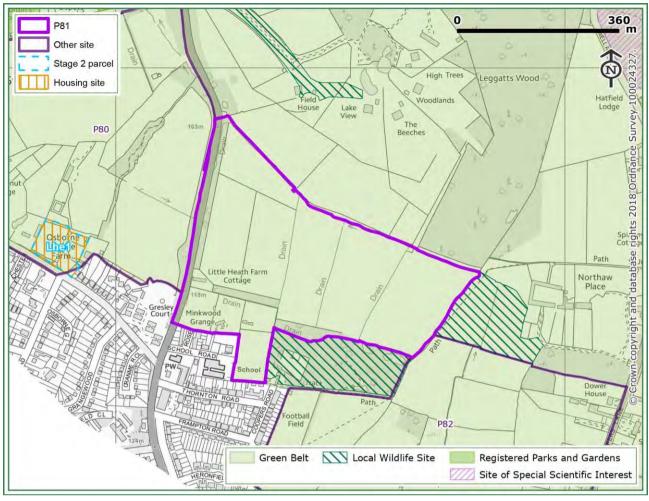
Green Belt



Moderate



P81







View looking west from a public footpath running along the eastern edge of the parcel

The parcel is located on the northern edge of inset settlement of Little Heath, which is in turn contiguous with Potters Bar, a much larger inset settlement in the adjacent Borough of Hertsmere. Land within the parcel slopes down away from the settlement in the south forming a low point at the northern edge of the parcel. Beyond the northern edge of the parcel the land rises northwards. The parcel land predominantly comprises pasture, with playing pitches and basketball court hardstanding associated with the school in the neighbouring town present in the south of the parcel. Woodland bands are present in the southwest and west of the parcel. Two farmsteads are also present in the southwest of the parcel (land uses that can be considered to be appropriate uses within the Green Belt). There is no development present within the parcel that compromises the openness of the parcel.

There are no absolute constraints present within the parcel; however the Woodland Area South East of Little Heath Farm Local Wildlife Site and Fritillary Meadow Local Wildlife Site are adjacent to the southeast and east of the parcel respectively. The southwest of the parcel adjoins the edge of Little Heath which in turn adjoins Potters Bar and the southeast and northeast of the parcel adjoin woodland, providing some containment of the parcel from the wider countryside, particularly in the southwest – although open views of the wider countryside within the parcel and to the north and west are still visible. The east of the parcel adjoins a meadow and the north and west of the parcel adjoin the wider countryside, with a road bordering the western edge of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

towns

Partial contribution

The parcel lies indirectly between the first tier settlements of Hatfield to the north west and Potters Bar which it adjoins to the south. These settlements are located within approximately 5.6km of each other across the parcel. There are some woodland bands present in the southwest and west of the parcel. There are additional blocks of woodland located outside of the parcel to the north between the two settlements which act as separating features such as Gobions Wood Central. Some of these areas contain ancient woodland. The smaller settlements of Welham Green, Bell Bar, Brookmans Park, Swanley Bar and Little Heath lie between the first tier settlements, thereby limiting the perception of separation. Connecting features between the settlements include the A1000 which runs along the western edge of the parcel and the railway line which does not pass within the parcel. Both of these features act to reduce the perception of separation between the towns. Land within the parcel makes a partial contribution to preventing the physical or visual reduction of the gap between first tier settlements.

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprised predominantly of pasture and being relatively uncontained. The parcel lacks urbanising development and is open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlement of Little Heath which it adjoins to the south and Brookmans Park to the north west. The settlements are located within approximately 0.9km of each other across the parcel. The woodland block at Gobions Wood Central acts as a barrier feature between the settlements. Connecting features between the settlements include the A1000 which runs along the western edge of the parcel and the railway line which does not pass within the parcel. These features reduce the perception of separation between the settlements. The land within the parcels plays a partial role in preventing the physical and/or visual coalescence of the settlements as although the gap is quite narrow, the land to the west P80 plays a stronger role in this regard.

Assessment of Harm to the Green Belt

P81 Release of the parcel as a whole Second 1-1

Comments

The parcel is largely open and rural in character and its release would lead to encroachment on the countryside. As the parcel slopes down from the urban edge of Potters Bar, its development would have an urbanising influence on the wider Green Belt land to the north and east. Moreover, it would expand the urban area of Little Heath / Potters Bar northwards, reducing the role the parcel plays in preventing the merging of Potters Bar and Brookmans Park to the north, particularly when travelling along the A1000 along the west of the parcel.

P81a
Release of the southwest of the parcel

Comments

Rating

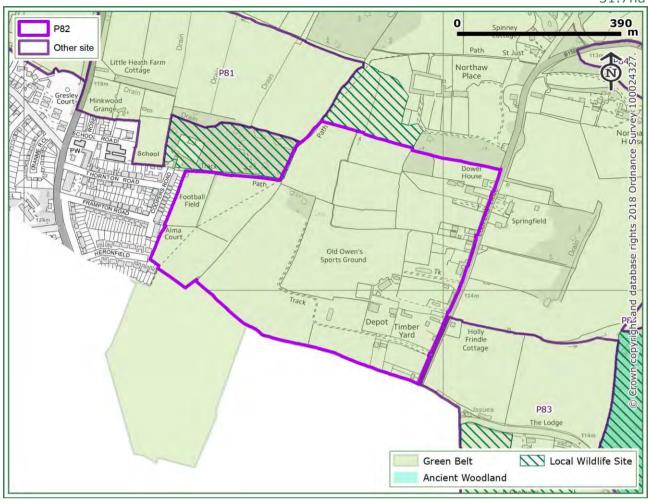
Moderate - Low

Comments

This part of the parcel is contained from the remainder of the parcel by woodland bands and contains sports pitches, basketball court hardstanding, a farmstead and associated field. Due to the existing urbanising influences within this parcel, its containment and the fact that the northern extent of this part of the parcel does not extend further north than the existing settlement edge of Little Heath, development of this site would not have an effect on the integrity of the wider Green Belt.



P82 31.7ha







View looking south from the settlement edge of Little Heath

The parcel is located on the north-eastern edge of the inset settlement of Little Heath which adjoins Potters Bar (which is located in the adjacent Borough of Hertsmere). Land within the parcel is predominantly flat, gently rising to the north. The land predominantly comprises arable fields, with a football field located in the west of the parcel, contained by trees, and a sports ground in the centre. An associated building and car park is located adjacent to the sports ground within the parcel. A recycling centre/timber merchant is present in the southeast of the parcel and several large detached dwellings are located in the southeast and along Coopers Lane in the east of the parcel. The majority of the dwellings are set back from the roads, surrounded by large gardens with open views of the arable fields and woodland within the adjacent parcels. The presence of the recycling centre/timber merchant and dwellings in the east of the parcel compromises the openness of the parcel within their immediate vicinity.

There are no absolute constraints present within the parcel; however the Woodland area South East of Little Heath Farm Local Wildlife Site and the Fritillary Meadow Local Wildlife Site are adjacent to the north of the parcel. The south of the parcel adjoins the urban edge of Potters Bar, the west of the parcel adjoins Little Heath, and the northwest and northeast of the parcel adjoin woodland areas, which provide some containment of the western part of the parcel. The north of the parcel adjoins a meadow and the east of the parcel adjoins the wider countryside, with Coopers Lane bordering the eastern edge of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the first tier settlements of Cheshunt to the east and Potters Bar which it adjoins to the south west. These settlements are located within approximately 6.4km of each other. There are blocks of woodland located to the north east of the parcel between the settlements of Cheshunt and Potters Bar which act as separating features, including an area of ancient woodland. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements, thereby limiting the perception of separation. The gap between the towns is relatively fragile, due to the presence of the intervening settlements but there are a number of seperating features between the settlements including substantial areas of woodland. The parcel makes a partial contribution to reducing the gap between first tier settlements.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the characteristics of open countryside, including large areas of open arable fields and sports pitches. With the exception of the recycling centre/timber merchant and dwellings in the east of the parcel, the parcel lacks any urbanising development, although houses in the adjacent settlement of Potters Bar to have an urbanising influence on the contained football field in the west of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Cuffley which it adjoins to the east and Little Heath to the west. The settlements are located within approximately 3.3km of each other across the parcel.

Partial contribution

There are blocks of woodland located to the east of the parcel between the settlements which act as separating features including an area of ancient woodland. The smaller settlement of Northaw lies between Cuffley and Potters Bar thereby limiting the perception of separation. There are no connecting features which run directly between the settlements. The gap between the settlements is relatively fragile, given that it is reasonably narrow and much of it is open.

Assessment of Harm to the Green Belt

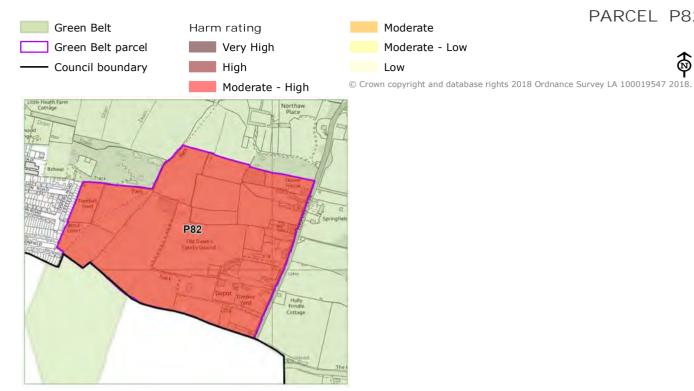
P82 Release of the parcel as a whole Rating Moderate - High

Comments

The parcel is predominantly open and rural, containing limited development in the east and its release would lead to encroachment on the countryside. The woodland and Local Wildlife Sites containing the north of the parcel, as well as the existing development in the east of the parcel, limits the harm to the wider Green Belt that could result from its release. Release of the site would lead to the containment of the Green Belt land at Morven Park to the south of the parcel in the adjacent authority of Hertsmere, so it has been assumed that this would also be released.

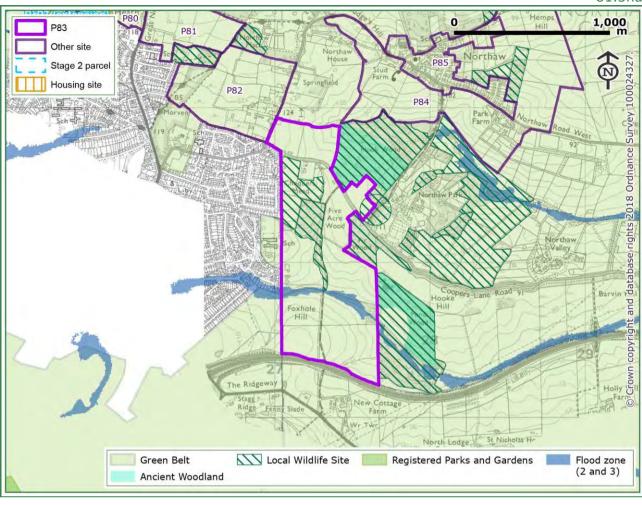
Moderate

Moderate - Low



373

P83 81.3ha







View looking south from a public footpath running through the centre of the parcel

The parcel is located on the eastern edge of the settlement of Potters Bar in the adjacent Borough of Hertsmere, which is inset within the Green Belt. Land within the parcel slopes down from the north and south, creating a small valley following Turkey Brook across the southern half of the parcel. The land predominantly comprises arable fields, with horsiculture fields present in the northwest of the parcel. A block of woodland is present in the north of the parcel and a band of woodland is present along Turkey Brook in the south of the parcel, features that contain parts of the parcel. Informal buildings on hardstanding are present in the north of the parcel and a large house, lodge and associated grounds are also present in the north of the parcel. A minor road separates the northernmost arable fields from the remainder of the parcel. The presence of the lodge and house compromises the openness of the parcel within their immediate vicinity.

Chequers Mead House Meadows & Ponds Local Wildlife Site is located in the northwest of the parcel, Five Acre Wood (Potters Bar) Local Wildlife Site is located in the centre of the parcel and part of Hook Lane Local Wildlife Site is located in the northeast of the parcel. Additionally, Turkey Brook flows across the southern part of the parcel from west to east and is designated as flood zones 2 and 3. Fir and Pond Woods Nature Reserve Local Wildlife Site, Pond Wood Ancient Woodland, and Hook Wood Local Wildlife Site and Ancient Woodland are adjacent to the east of the parcel. The northwest of the parcel adjoins the urban edge of Potters Bar, which is located on higher ground and is visible from the west of the parcel. The south of the parcel adjoins the M25 motorway and the wider countryside beyond this, and the east of the parcel adjoins designated woodlands. These features provide some containment of parts of the parcel – although open views of the wider countryside to the north and southwest are still visible. The southwest and north of the parcel adjoin the wider countryside, with a road and recycling facility/timber merchant adjacent to the north easternmost corner of the parcel. Additionally, part of the northwest of the parcel adjoins Oakmere Primary School and Youth and Community Centre, which are located within the Green Belt in the adjacent authority. Additionally, the northernmost part of the parcel is contained from the main part of the parcel by Coopers Lane Road.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Cheshunt to the north east and Potters Bar which it adjoins to the west. The settlements are located within approximately 6.5km of each other across the parcel. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements, thereby limiting the perception of separation. The gap between the towns is relatively fragile, and the parcel makes a partial contribution to preventing the merging of these towns.

Partial contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising arable fields and woodland, and being spatially open. With the exception of the lodge, house and informal buildings in the north of the parcel and the motorway to the south, the parcel lacks any urbanising development, and its strong ridge and valley topography, woodland elements and hedgerows create a strong distinction from the urban area to the west.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Cuffley to the north east and Potters Bar which it adjoins to the west. The settlements are located within approximately 3.1km of each other across the parcel. Woodland blocks within and immediately outside of the parcel to the north east and east, including an area of ancient woodland, act as separating features, but the smaller settlement of Northaw lies between the inset settlements thereby limiting the perception of separation.

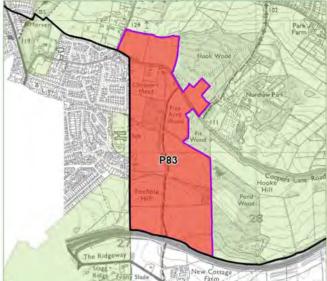
Assessment of Harm to the Green Belt

P83 Release of all, or part of parcel Rating Moderate - High

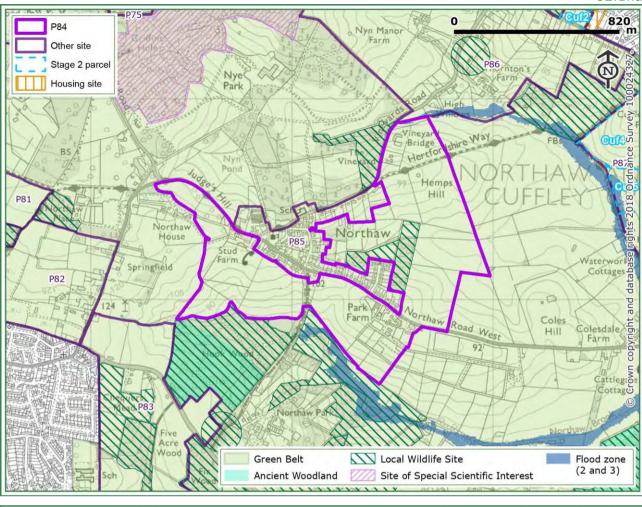
Comments

The parcel is open and rural in character and release of any part of it release would lead to encroachment on the countryside and have some adverse impact on settlement separation. However the motorway to the south of the parcel and designated woodland along its eastern edge provide containment and limit the Green Belt harm that could result from release. Green Belt land at Oakmere Primary School and Youth and Community Centre in the adjacent authority of Hertsmere would be entirely contained were the parcel to be released, but releasing this area too would not result in any additional level of harm.





P84 82.1ha







View looking north from a public footpath in the northeast of the parcel

The parcel comprises mostly pastoral farmland and paddocks extending out and down from the ridge top along which the washed-over village of Northaw is located. The landform falls away to the north, south and east of the village, bounded by wooded parkland estates to the north (Nyn Park) and south (Northaw Park). The valley to the east of Northaw has smaller, rough pastures and scrub, contained by strong hedgerows. There are open and wide-ranging views from the higher ground into the valleys. Development is limited to farmsteads and a few isolated dwellings.

Park Road Pastures Local Wildlife Site and Meadow East of Park Road, Northaw Local Wildlife Site are present in the eastern part of the parcel and The Vineyard, Nyn Park Local Wildlife Site is adjacent to the northwest of the parcel. Hook Wood Local Wildlife Site and Northaw Brook Pastures Local Wildlife Site are adjacent to the south of the parcel. Additionally, part of the south western edge of the parcel follows the course of a drain designated as Flood Zones 2 and 3 and the northern edge of the parcel follows the course of a stream designated as flood zones 2 and 3.

Purpose/Rating

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Assessment

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Cheshunt to the east and Potters Bar to the south west. The settlements are located within approximately 6.5km of each other across the parcel. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements reducing the perception of separation. The gap between the settlements is relatively fragile. The land within the parcel plays a partial role in preventing the reduction of the gap between the settlements (as part of a much wider gap).

Partial contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, comprising arable fields, as well as pasture, horse paddocks, meadows and playing fields. There is no significant urbanising development within the parcel, and visual openness across the valleys increases perception of this area as countryside that is distinctly separate from the urban fringe of Cuffley and from ridge top development in Northaw.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the inset settlements of Cuffley to the north east and Potters Bar to the south west, with Northaw occupying the intervening ridge. The inset settlements are located within approximately 3.1km of each other across the parcel, with the valleys around Northaw forming the bulk of the gap. Linear development along Vineyards Road has some adverse impact on settlement separation, so the parcel's landform and visual openness plays a significant role in inhibiting coalescence of the settlements.

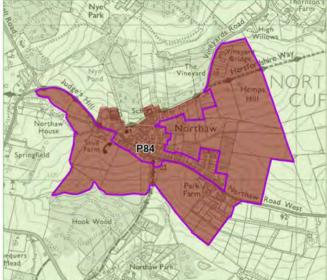
Significant contribution

Assessment of Harm to the Green Belt

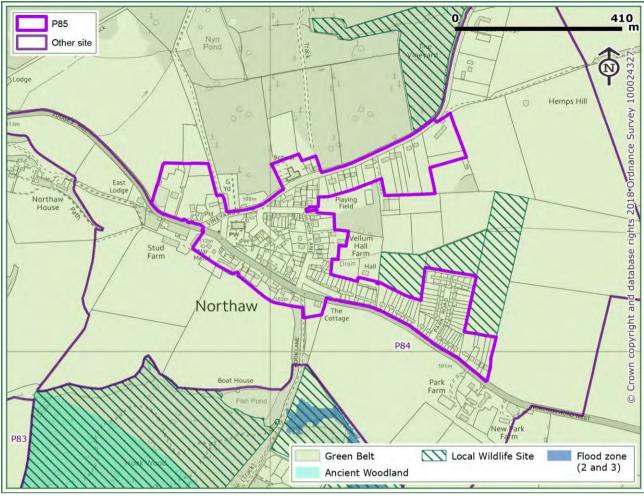
P84 Release of the parcel as a whole or in part, in association with the insetting of Northaw (P85) Comments

The parcel is open and rural, therefore its release would lead to encroachment on the countryside. As the parcel slopes down from the settlement edge of Northaw to the northeast, southeast and south, any significant settlement expansion would weaken the distinction between ridge top settlement and open valley sides, weakening the integrity of the wider Green Belt and diminishing settlement gaps. It is assumed that if the parcel was to be released, it would be released in conjunction with P85.





P85







View looking north from Park Road in the settlement of Northaw

The parcel contains the village of Northaw, which is washed-over by the Green Belt designation. Land within the parcel is higher in the west, sloping down to the northeast and southeast. A long line of large detached dwellings follows the southern side of Vineyards Road and the northern side of Northaw Road West to the northeast and southeast of the parcel respectively. The majority of the dwellings are set back from the roads, surrounded by large gardens with open views of the arable fields and woodland within the adjacent parcels. Sporadic set-back large dwellings with large gardens and an eatery are also located to the north of Vineyards Road and Northaw Road West to the far west of the parcel. Houses are present either side of Park Road in the far east of the parcel. These have large gardens with open views to the wider countryside, particularly downhill to the northeast. The centre of the parcel is more densely developed with residential buildings, as well as a village hall and car park, school and church. The large dwellings to the northeast, southeast and west of the parcel compromise the openness of the Green Belt within their immediate vicinity, but the wider countryside surrounding the parcel edges plays an important role in mitigating the urbanising influence of the buildings.

There are no absolute constraints located within the parcel; however Park Road Pastures Local Wildlife Site and Meadow East of Park Road, Northaw Local Wildlife Site are adjacent to the Park Road properties in the east of the parcel and The Vineyard, Nyn Park Local Wildlife Site is adjacent to the north of the parcel. The thick woodland adjacent to the north of the parcel provides containment of the parcel from the wider countryside to the north – although open views of the wider countryside to the south and east are still visible. The remainder of the parcel is adjacent to the wider countryside, with a playing field, scout hut, orchard and woodland block adjacent to the east of the parcel, and farms located adjacent to the southeast and southwest of the parcel.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

Limited or no contribution

The parcel lies between the settlements of Cheshunt to the east and Potters Bar to the south west. The settlements are located within approximately 6.5km of each other at the closest point. The smaller settlements of Goff's Oak and most notably Cuffley lie between the first tier settlements thereby further limiting the perception of separation. The gap between the settlements is relatively fragile, but the land within the parcel plays no role in maintaining separation due to the extent of built development within its boundaries.

P3: Safeguarding the countryside from encroachment

The land does not contain the characteristics of the countryside and the residential development across the majority of the parcel has a significant urbanising influence that compromises openness. Open space within the village makes no significant contribution to Green Belt purposes and the land is no longer perceived to be part of the open countryside.

Limited or no contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies between the settlements of Cuffley to the north east and Potters Bar to the south west. The settlements are located within approximately 3.1km of each other across the parcel. The gap between the settlements is relatively fragile, but the land within the parcel plays no role in maintaining separation due to the extent of built development within its boundaries.

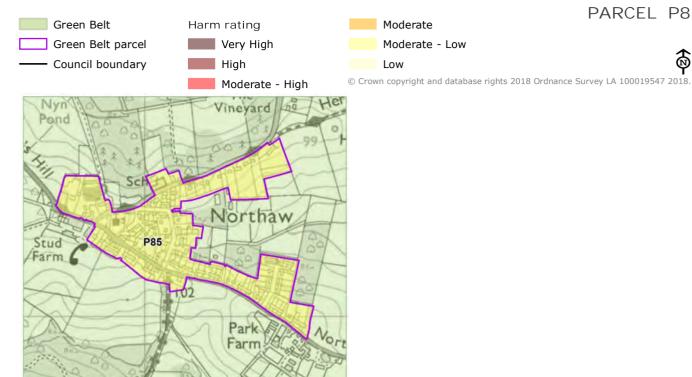
Limited or no contribution

Assessment of Harm to the Green Belt

Scenario Rating P85 Inset existing settlement Rating

Comments

The parcel contains the settlement of Northaw that predominantly comprises residential development, although some open space is present towards the west. The open space within the village makes no significant contribution to Green Belt purposes.

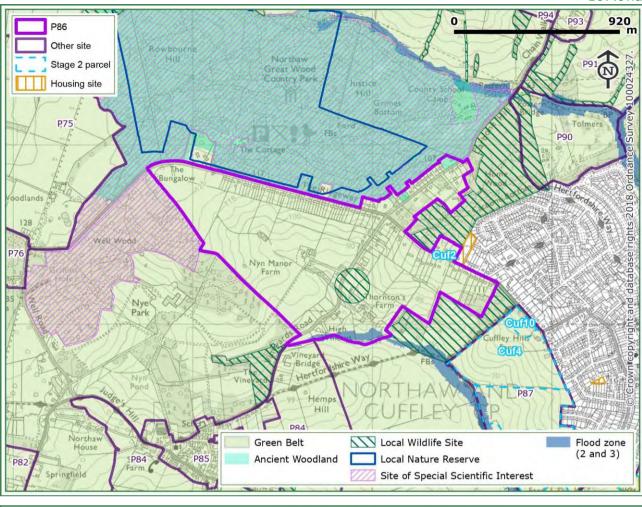


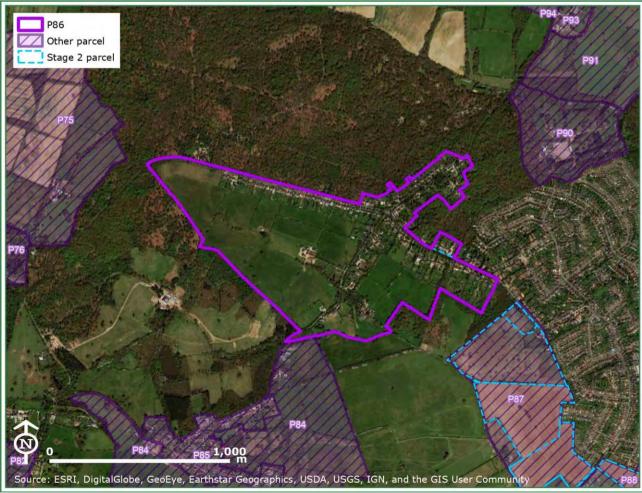
385

Moderate

Moderate - Low

P86







View looking west along The Ridgeway at the north of the parcel

The parcel is located on the north-western corner of the inset settlement of Cuffley. Land within the parcel slopes down to the south from The Ridgeway road, which borders the north of the parcel. From the higher ground in the northern half of the parcel there are open and wide ranging views of the countryside to the south. A long line of large detached dwellings lies within the parcel along the southern side of The Ridgeway. The majority of the dwellings are set back from the road and are surrounded by large gardens with open views of the arable fields within the parcel to the south and the wooded ridges beyond. The parcel also includes dwellings along Carbone Hill, leading off The Ridgeway to the north into woodland, which is more enclosed but has a similar character to The Ridgeway. Vineyards Road, which runs down the slope from The Ridgeway road and cuts through the centre of the parcel, is lined sparsely by large detached dwellings and two farms (farm buildings are appropriate uses within the Green Belt). The large dwellings compromise the openness of the Green Belt within their immediate vicinity, but the topography and mature trees lining the parcel edges and roads, as well as the sparse nature of dwellings along Vineyards Road, play a significant role in minimising the urbanising influence of the dwellings.

Northaw Brick Kiln Area Local Wildlife Site is located in the centre of the parcel, occupying approximately 3ha. Other absolute constraints are located adjacent to the parcel: the Dell (Cuffley) Local Wildlife Site is located adjacent to the southeast of the parcel, Home Wood (Cuffley) Local Wildlife Site is located adjacent to the northeast of the parcel, Northaw Great Wood Country Park Local Nature Reserve and Great/Broombarns Woods Ancient Woodland are located adjacent to the north of the parcel, and Northaw Great Wood Site of Special Scientific Interest is located adjacent to the north and west of the parcel. Additionally, the southern edge of the parcel follows the course of a stream designated as flood zones 2 and 3. The parcel directly adjoins residential dwellings on the urban edge to the north east. The north, west and east of the parcel adjoin a large mature woodland, providing enclosure close to its edges – although views across the open countryside within the parcel to the south are still visible. A stream follows the southern edge of the parcel.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies indirectly between the first tier settlements of Cheshunt to the east and Potters Bar to the south west. These settlements are located within approximately 6.2km of each other. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements, thereby limiting the perception of separation. The gap between the towns is relatively fragile, due to the presence of the intervening settlements. The parcel makes a partial contribution preventing the merging of the towns.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside, but has significant pockets of residential development within the parcel which does compromise the openness of countryside in some areas. However, the distribution and density of the development combined with the mature vegetation and topography maintain a strong sense of openness over most of the area.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel lies between the settlements of Cuffley and Brookmans Park, which are 3.4km apart, but wooded high ground to either side of the connecting B157 forms a significant separator. There is a sizeable area of farmland to the west of this and development within the parcel along The Ridgeway compromises its role. The sloping valley side beneath existing development along the ridge crest makes a stronger contribution to the gap of less than 1.5km between Cuffley and Northaw, where visual openness provided by the valley landform weakens settlement separation.

Assessment of Harm to the Green Belt

Scenario	Rating
P86 Release of the parcel as a whole	High

Although there is substantial development located along the northern edge of the parcel, the majority of the parcel is open and topographically distinct from the settled ridge crest. Sparsely located dwellings along Vineyard Road do not have a significant urbanising influence. Release of this parcel would therefore lead to encroachment on the countryside, and would also have a significant impact on local settlement separation between Northaw and Cuffley and, to a lesser extent, on the gap between tier

1 towns.

Comments

P86a
Release of area of existing residential development along The Ridgeway and Carbone
Hill, including Stage 2 site Cuf2

Converted:

Comments

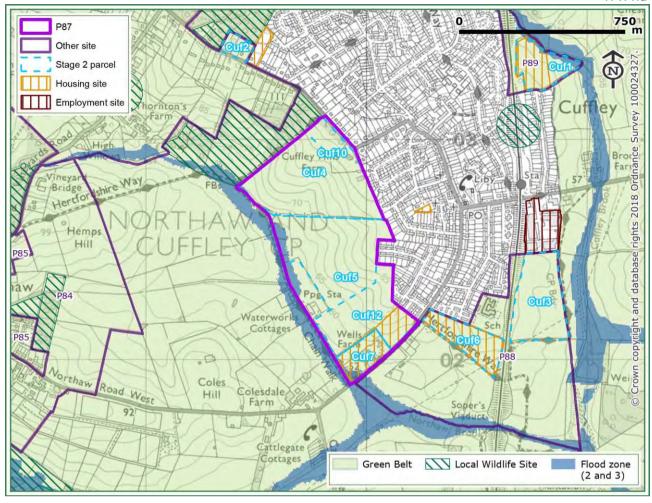
Although already developed, this area is largely separated from Cuffley by woodland. Carbone Hill housing is low density with strong tree cover and houses only occupy one side of The Ridgeway. Release of this area would create a lengthy extension to the Green Belt boundary, and although the Special Area of Conservation to the north and north east would contain Green Belt harm beyond the parcel in those directions the boundary with development on Vineyard Road would be weaker.



NORTHAW

CUFFLEY

P87 47.7ha







View looking west from the settlement edge of Cuffley

The parcel is located on the south-western edge of the settlement of Cuffley, which is inset within the Green Belt. Land within the parcel slopes down from the urban edge to the southwest and from the high land in the north there are open views of the countryside across the parcel and beyond. The area predominantly comprises arable fields, but an individual property is located in the northeast of the parcel, a farmstead (an appropriate use within the Green Belt) is located in the southwest of the parcel and a few individual dwellings are present in the south of the parcel. There is no development present within the parcel that compromises its openness.

The Dell (Cuffley) Local Wildlife Site is located adjacent to the north of the parcel. Additionally, the western edge of the parcel follows the course of a stream designated as flood zones 2 and 3. The parcel directly adjoins residential dwellings on the urban edge to the east. The southern edge of the parcel adjoins a B- road, with a tennis club, football club and bowling club present beyond this. The western edge and north-western corner of the parcel adjoins the wider countryside to the west and northwest, with a stream present along the western edge of the parcel. The remainder of the northern edge of the parcel adjoins a woodland, separating the parcel from the residential developments to the north and providing some containment of the north of the parcel – although open views of the countryside to the south are still visible.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Cheshunt to the east and Potters Bar to the south west. The settlements are located within approximately 6.5km of each other across the parcel. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements thereby limiting the perception of separation. There are no connecting features which run directly between the towns. The gap between the towns is relatively fragile due to the presence of the intervening settlements, and the parcel makes a partial contribution to preventing the merging of the towns.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside, being predominantly uncontained and comprising of arable fields. The land is open, containing no urbanising development, and slopes down from a ridge at the urban edge, marking a strong distinction between settlement and countryside.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

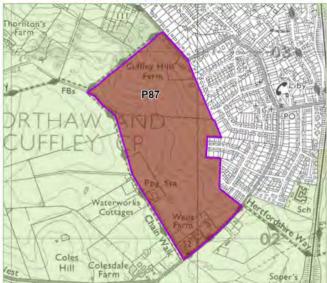
The parcel lies between the settlements of Cuffley which it adjoins to the north east and Potters Bar to the west. The settlements are located within approximately 3.1km of each other across the parcel. There are blocks of woodland located to the south west of the parcel between the settlements which act as separating features including an area of ancient woodland. The smaller settlement of Northaw lies between Cuffley and Potters Bar thereby limiting the perception of separation. The gap between the settlements is relatively fragile. The land within the parcel plays a partial role in inhibiting the physical and/or visual coalescence of the settlements as the gap is visually open with few separating features.

Assessment of Harm to the Green Belt

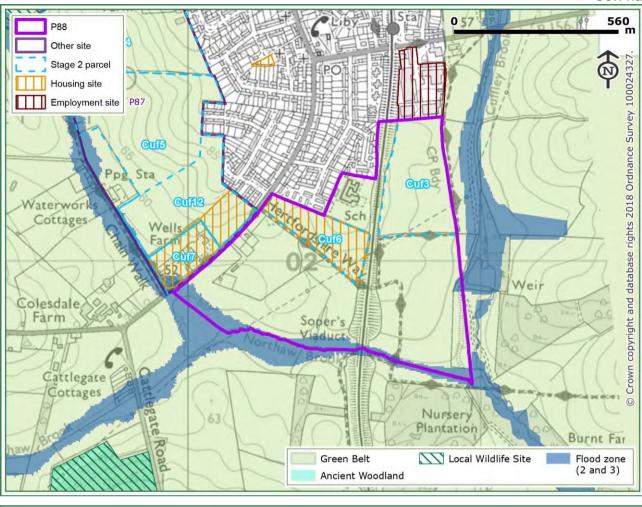
P87 Release of the parcel as a whole, or in part (including Stage 2 parcels Cuf4, Cuf5, Cuf 7, Cuf10 and Cuf12, and Local Plan allocations HS29 and HS30)

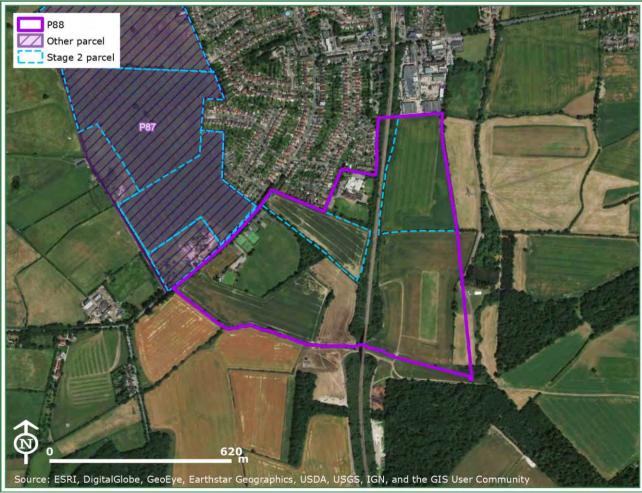
Comments

The parcel is open and rural in character and strongly distinct from Cuffley which slopes down eastwards from the parcel edge. Its release would also reduce the perceived separation between the Tier 1 settlements of Cheshunt to the east and Potters Bar to the southwest as well as the perceived separation between the inset settlement of Cuffley to the east and Potters Bar to the west. A new Green Belt boundary within or bordering the parcel would be weaker than the current ridge crest inset boundary.



P88 50.7ha







View looking south from the public footpath running through the centre of the parcel

The parcel is located on the southern edge of the inset settlement of Cuffley. Land within the parcel slopes down from the urban edge to the south and east. The area predominantly comprises arable fields, but a school is located in the northwest of the parcel, which is surrounded to the north and south by the urban area of Cuffley, and a railway line crosses the centre of the parcel from north to south. Additionally, buildings, car parks and hardstanding associated with a playground, tennis club, football club and bowling club are located in the open countryside in the far west of the parcel. The parcel is open with the exception of the school.

There are no absolute constraints located within or adjacent to the parcel, although the southern edge of the parcel follows the course of a stream designated as flood zones 2 and 3. The parcel directly adjoins residential dwellings on the urban edge to the northwest and an industrial estate on the urban edge to the north. The western edge of the parcel adjoins a B-road, with a farmstead and a few individual dwellings present beyond this. The eastern edge of the parcel adjoins the wider countryside to the east, with a stream bounding the parcel to the south. Additionally, the tree line surrounding the sports pitches provides containment of these from the wider countryside within the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas

The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Cheshunt to the east and Potters Bar to the south west. Both are first tier settlements. The settlements are located approximately 6.5km from each other. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements thereby limiting the perception of separation. The gap between the settlements is relatively fragile, but there are still large areas of open land with some separating features between the towns preventing coalescence. The intervening settlements do however increase fragility. The land within the parcel plays a partial role limiting the physical and visual coalescence of the towns.

P3: Safeguarding the countryside from

encroachment

Partial contribution

The land contains the characteristics of open countryside, being predominantly uncontained and comprising of arable fields. With the exception of the school located adjacent to the urban area in the northeast, the railway line in the centre and floodlit pitches in the west, the parcel lacks urbanising development and is open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

Partial contribution

The parcel contributes to the gap between the settlements of Cuffley which it adjoins to the north and Potters Bar to the west. The settlements are located within approximately 3.5km of each other across part of the parcel. The smaller settlement of Northaw lies between Cuffley and Potters Bar thereby limiting the perception of separation. The gap between the settlements is relatively fragile. It is relatively narrow and much of it is open with a limited number of separating features present. Furthermore the intervening settlement acts to increase the fragility of the separation. The land within the parcel plays a partial role in inhibiting the physical and/or visual coalescence of the settlements due to its location to the south of Cuffley.

Assessment of Harm to the Green Belt

Scenario	Rating
P88 Release of the parcel as a whole	Moderate - High
Comments	

The parcel is largely open and rural in character and its release would lead to encroachment on the countryside both within the parcel and on the surrounding Green Belt. It would reduce the perceived separation between the Tier 1 settlements of Cheshunt to the east and Potters Bar to the southwest. There are also no readily recognisable features that could form a well defined boundary to the east.

Scenario	Rating
P88a Release of the area at Cuffley School	Low
Comments	

The site of the school has been developed and is contained by the railway line to the east, tree line to the south and settlement edge of Cuffley to the north and west. Development of this site would not have an effect on the integrity of the wider Green Belt and a clearly defined boundary could be created.

Scenario	Rating
P88b Release of Stage 2 site Cuf3	Moderate
Comments	

The site is open and rural, and its release would lead to encroachment on the countryside. It would also result in the Green Belt at the Cuffley School site being surrounded by development on three sides and weakening its connectivity with the wider countryside. However, as the school site is already developed and well contained, in isolation it makes a weaker contribution to the Green Belt. Moreover, release of Cuf3 would not extend the urban area of Cuffley further southwards or eastwards and therefore would not reduce the perceived separation between the Tier 1 settlements of Cheshunt to the east and Potters Bar to the southwest. It is assumed that if the site were to be released that the adjacent section of the railway line and school would also be released to create a continuous Green Belt boundary.

Scenario	Rating
P88c Release of Stage 2 site Cuf6, including Local Plan allocation HS28	Moderate
Comments	

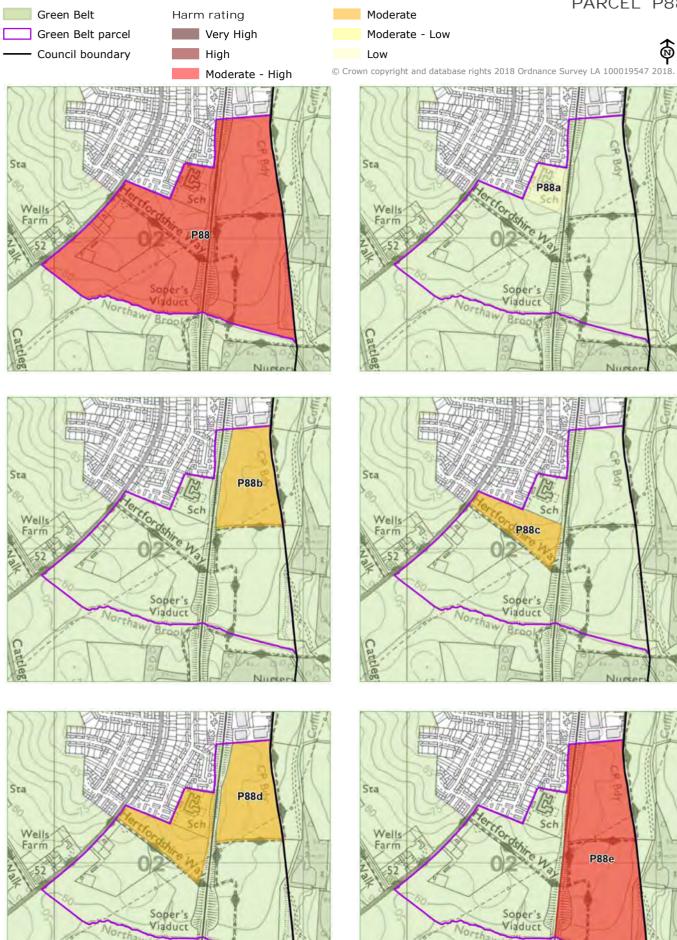
The site is open and rural, and its release lead to encroachment on the countryside. It would also lead to the Green Belt at the Cuffley School site being surrounded by development on three sides and weakening its connectivity with the wider countryside. However, as the school site is already developed and well contained, in isolation it makes a weaker contribution to the Green Belt. Moreover, release of Cuf6 would not extend the urban area of Cuffley further downslope to the south and therefore would not reduce the perceived separation between the Tier 1 settlements of Cheshunt to the east and Potters Bar to the southwest. It is assumed that if the site were to be released, the adjacent school site would also be released to create a well-defined Green Belt boundary along the railway line to the East.

Scenario	Rating
P88d Release of the area at Cuffley School, Stage 2 site Cuf3, Stage 2 site Cuf6 and Local Plan allocation HS28	Moderate
Comments	

In isolation, release of P88a would result in low harm as the school site has been developed and is contained. Release of P88a, Cuf3 and Cuf6 in combination would result in the development of open rural land, however it would not have a significant effect on the integrity of the surrounding Green Belt. It is assumed that if the sites were to be released that the adjacent section of the railway line between P88a and Cuf3 would also be released to create a well defined and continuous Green Belt boundary.

Scenario	Rating
P88e Land to west of railway line	Moderate - High
Commonto	

Release of land to the east of the railway line would lead to the extension of Cuffley well beyond the existing southern built edge into open countryside. Development would have a potentially significant impact on the integrity of the Green Belt to the east and west, although the south edge is relatively well contained by woodland. There are no readily recognisable boundary features that could be used to define a new Green Belt boundary to the east.



P89 7.2ha







View looking north from the settlement of Cuffley

The parcel is located on the eastern side of the inset settlement of Cuffley. Land within the parcel slopes down from the urban edge to the north east. The area predominantly comprises an arable field with woodland bounding the railway line in the west of the parcel. There is no development present within the parcel to compromise its openness.

There are no absolute constraints located within or adjacent to the parcel, although the north eastern edge of the parcel follows the course of a stream designated as flood zones 2 and 3. The parcel directly adjoins residential dwellings on the urban edge to the west and south. The northeast and southeast of the parcel adjoin the wider countryside to the east, with a stream bounding the parcel to the northeast. The tree lines surrounding the west and northeast of the parcel provide containment of the parcel from the wider countryside.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies between the settlements of Cheshunt to the east and Potters Bar to the south west. The settlements are located within approximately 6.1km of each other across the parcel. There are blocks of woodland (including an area of ancient woodland) located to the south west and east of the parcel and the railway line which passes through the parcel between the settlements of Cheshunt and Potters Bar. The smaller settlements of Goff's Oak, Northaw and most notably Cuffley lie between the first tier settlements thereby limiting the perception of separation. The gap between the settlements is relatively fragile, with the intervening settlements increasing fragility. The land within the parcel plays a partial role preventing the further perception of the settlements merging.

P3: Safeguarding the countryside from encroachment

Partial contribution

The land contains the character of open countryside and is spatially open, comprising predominantly of an arable field which is bounded by a wooded stream to the east. With the exception of the railway line, the parcel lacks urbanising development.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the north eastern edge of Cuffley. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

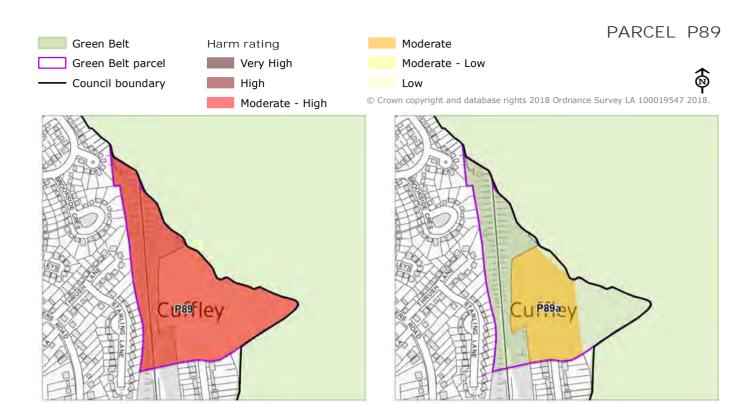
P89 Release of the parcel as a whole, including Stage 2 site Cuf1 Moderate - High

Comments

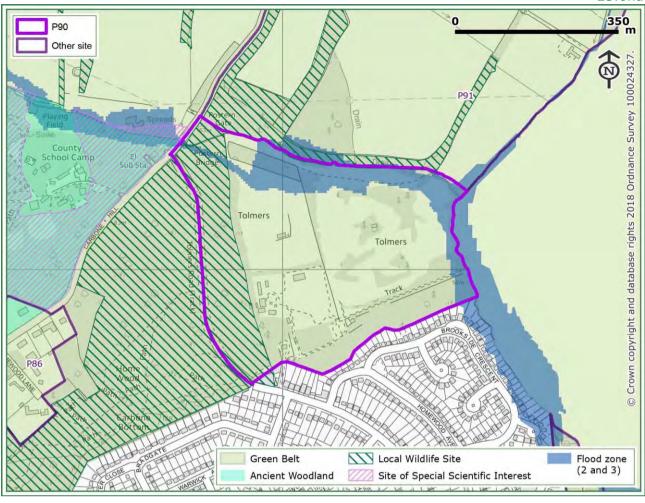
The release of the parcel and or site would result in encroachment on the countryside given that it is currently free from development. It would also result in slight extension of the existing urban edge of Cuffley towards Goff's Oak outside of the borough thereby diminishing the gap between these settlements. It would also have the potential to affect the adjacent Green Belt land to the east.

Scenario	Rating
P89a Release of Local Plan allocation HS27	Moderate
Comments	

It is anticipated that the release of the site would include land around the railway line. With this considered, the release of the entirety of the land in question would result in encroachment on the countryside given that it is currently free from development. It would not however extend the urban edge of Cuffley further east towards Goff's Oak. There is no clearly defined Green Belt edge to the east as it is an open arable field.



P90 23.6ha







View looking north from the settlement of Cuffley

The parcel is located on the northern edge of the inset settlement of Cuffley. Land within the parcel slopes down to the east and comprises the site of an activity centre. Woodland bands are present along the south and west of the parcel and woodland clusters are present across the site. The activity centre comprises buildings and hardstanding in the southwest of the parcel, with some buildings scattered across the remainder of the parcel. There is no development present within the parcel that compromises the openness of the parcel.

Part of the Home Wood (Cuffley) Local Wildlife site is present in the west of the parcel and Tolmers Park Local Wildlife Site is within the northwest corner of the parcel and adjacent to the north of the parcel. A stream designated as flood zones 2 and 3 is present along the north of the parcel.

The south of the parcel adjoins the urban area of Cuffley and woodland adjoins the north, east and west of the parcel, some of which is protected. This provides containment of the parcel from the wider countryside.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel adjoins the northern edge of Cuffley and it does not lie between any first tier settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The parcel contains the characteristics of the countryside but includes an activity centre which comprises buildings and hardstanding in the southwest of the parcel, with some buildings scattered across the remainder of the parcel.

Significant contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel adjoins the northern edge of Cuffley. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P90 Release of the parcel as a whole	Moderate

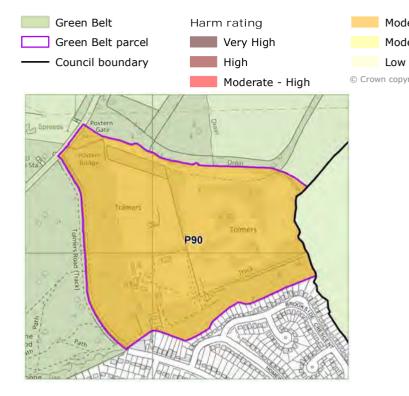
Comments

The site contains an activity centre, but its release would lead to encroachment on the countryside and extend the urban area of Cuffley northwards. However, the parcel is well contained by woodland, including protected woodland, and therefore the harm to the wider Green Belt that would result from release of the parcel would be limited. It would however result in an extension of the Green Belt to the north with no clearly defined boundary features.

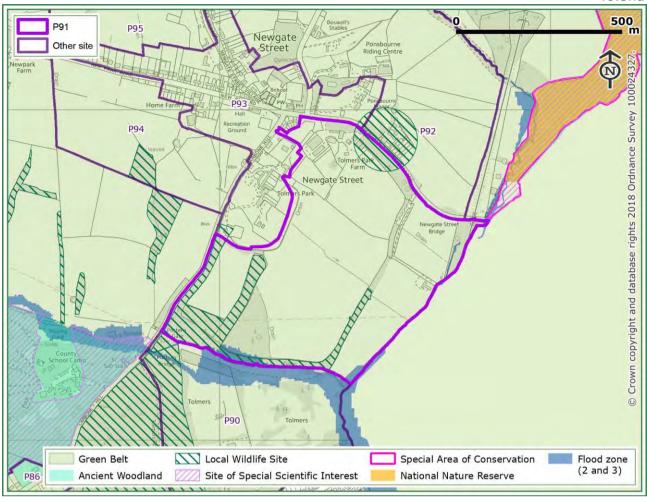


Moderate

Moderate - Low



P91 40.3ha







View looking east from the road along the west of the parcel

The parcel is located on the south-eastern edge of the village of Newgate Street, which is washed-over by the Green Belt designation. Land within the parcel slopes down away from the village to the southeast. The area comprises predominantly arable fields, with woodland bands present in the southwest and east. A farmstead and farm buildings are located in the northwest and northeast of the parcel respectively (land uses that can be considered to be appropriate uses within the Green Belt). There is no development present within the parcel that compromises the openness of the parcel.

Part of Old Manor Cottage Area, Newgate Street Local Wildlife Site is located in the north of the parcel and three woodland bands within Tolmers Park Local Wildlife Site are located in the south of the parcel. Additionally, the eastern edge of the parcel follows the course of a stream designated as Flood Zones 2 and 3. The northwest of the parcel is adjacent to the dwellings and buildings within Newgate Street village. A road is present along the south-western and north-eastern edges, a stream present along the eastern edge and woodland is present along the southern edge of the parcel, providing some containment of the north eastern part of the parcel from the wider countryside. The woodland blocks within the parcel also provide containment of sections of the parcel from the surrounding countryside.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies towards the southern edge of Newgate Street and this settlement is washed over by the Green Belt. It lies between the settlements of Hatfield and Cheshunt but it only makes a limited contribution to this purpose as loss of openness within the parcel would not lead to the perception of narrowing the gap between the settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, being relatively uncontained and comprising arable fields. The parcel lacks urbanising development and is spatially open.

Significant contribution

P4: Preserve the setting and special character of historic towns The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies towards the southern edge of Newgate Street and this settlement is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

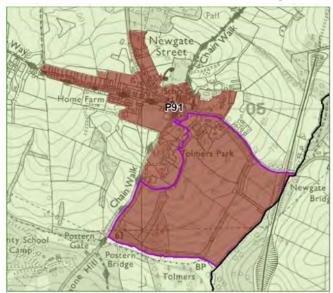
P91 Release of the parcel as a whole, in association with the insetting of Newgate Street (P93) Resource to the parcel as a whole, in association with the insetting of Newgate Street (P93)

Comments

The parcel is open and rural, and its release would lead to significant encroachment on the countryside. As the parcel slopes down from the settlement edge of Newgate Street to the southeast, release of the parcel would affect the integrity of the wider Green Belt and have an urbanising influence on the surrounding countryside. In isolation the parcel would be weak as an inset area, due to lack of distinction between this and the denser residential development in P93, it has therefore been considered alongside the insetting of P93.

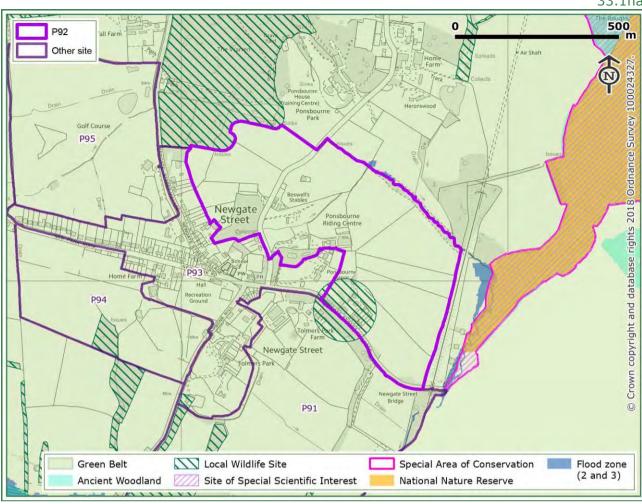


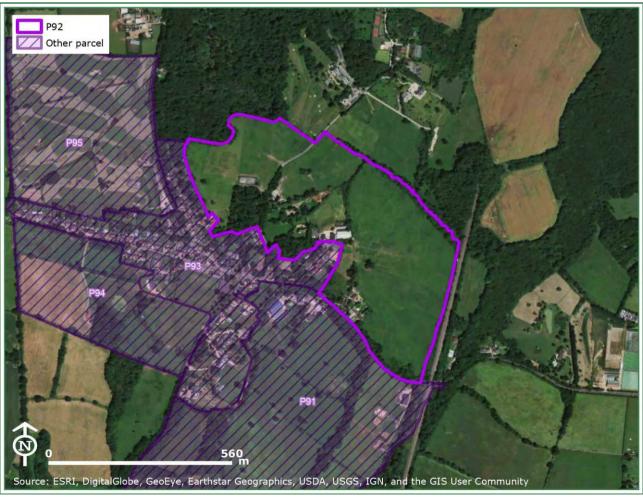




412

P92 33.1ha







View looking south from the road running through the centre of the parcel

The parcel is located on the north-eastern edge of the village of Newgate Street, which is washed-over by the Green Belt designation. Land within the parcel slopes down away from the village to the northeast. The area comprises predominantly horse paddocks, with two woodland blocks present adjacent to the town in the west. A cluster of dwellings is located in the south of the parcel - these are predominantly set back from the road with large gardens overlooking the wider countryside. Additionally, stables are located within the parcel, adjacent to the settlement edge and along the minor road crossing the parcel (a land use that can be considered to be appropriate within the Green Belt). The presence of the cluster of dwellings in the south of the parcel compromises the openness of the parcel within their immediate vicinity.

Part of Old Manor Cottage Area, Newgate Street Local Wildlife Site is located in the south of the parcel, covering the cluster of dwellings. The Warren, Newgate Street Local Wildlife Site is also located adjacent to the northwest of the parcel and part of the north eastern edge of the parcel follows the course of a stream designated as flood zones 2 and 3. The southwest of the parcel is adjacent to the dwellings and buildings within Newgate Street village, the northeast of the parcel is adjacent to thick woodland, and the east of the parcel is adjacent to a railway line, providing some containment from the wider countryside in the east of the parcel – although open views of the wider countryside to the north and east are still visible. The north, east and south of the parcel are adjacent to the wider countryside, with a road present along the southern edge, a railway present along the eastern edge and a stream present along part of the northern edge.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies towards the north and eastern edge of Newgate Street and this settlement is washed over by the Green Belt. It lies between the settlements of Hatfield and Cheshunt but it only makes a limited contribution to this purpose as loss of openness within the parcel would not lead to the perception of narrowing the gap between the settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside, comprised predominantly of horse paddocks and containing limited urbanising development, due to the presents of a cluster of residential developments.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies towards the north eastern edge of Newgate Street and this settlement is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P92 Release of the parcel as a whole, in association with the insetting of Newgate Street (P93) Comments

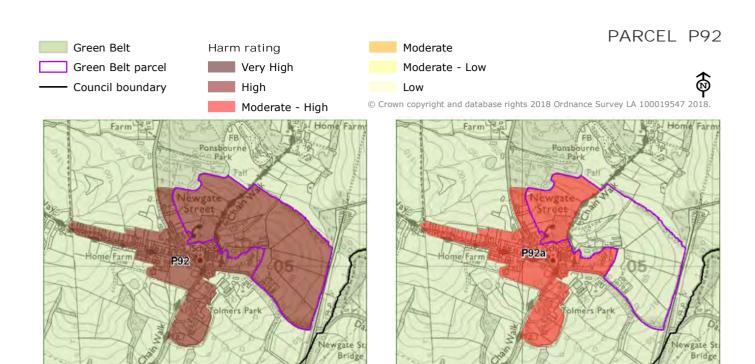
The parcel is open and rural, therefore its release would lead to encroachment on the countryside. As the parcel slopes down from the settlement edge of Newgate Street to the northeast, release of the parcel would affect the integrity of the wider Green Belt and have an urbanising influence on land to the northeast and east. In isolation the parcel would be weak as an inset area, due to the lack of distinction between this and the denser residential development in P93. It is therefore assumed that the parcel would be released in conjunction with the insetting of the settlement (P93).

415

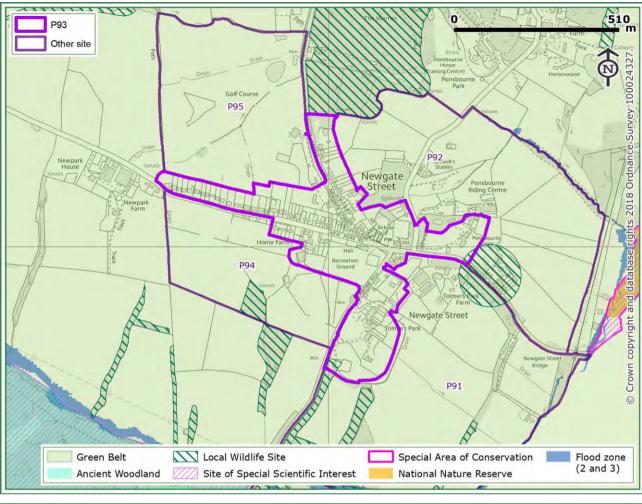
Scenario Rating Moderate - High P92a Release of western section of P92, in association with the insetting of Newgate Street (P93)

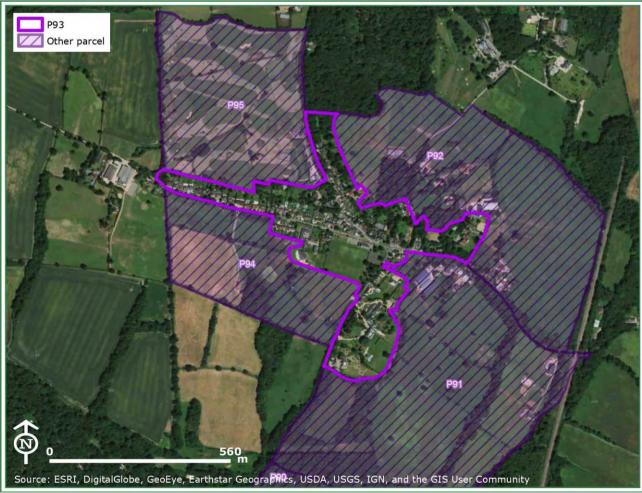
Comments

The area is open and rural, therefore its release would lead to encroachment on the countryside. As the parcel slopes down from the settlement edge of Newgate Street to the south and west, release of the parcel would have a affect the integrity of the wider Green Belt and have an urbanising influence on land to the northeast and east. However, the containment of the northwest of the parcel by designated woodland, limits the harm to the wider Green Belt (comapred with the release of the parcel as a whole) that could result from its release in this area and would enable a more clearly defined Green Belt boundary to be identified.



P93 22.1ha







View looking northwest from the centre of the settlement of Newgate Street

The parcel contains the village of Newgate Street, which is washed-over by the Green Belt designation. Land within the parcel is relatively flat, sloping down gently to the east, northeast and southeast. A long line of large detached dwellings follows the northern side and part of the southern side of New Park Road. The majority of the dwellings are set back from the road and are surrounded by large gardens with open views of the surrounding fields and golf course to the north and south of the parcel respectively. Newgate Street Village Road leading off northwards has a similar character, and a church, school, village hall and pubs are located at the junction of the two roads. Individual large dwellings and a manor house stables, with its associated open grounds, line Newgate Street Village Road to the east. Carbone Hill, which runs down the gentle slope southwards from Newgate Street Village Road and cuts down the centre of the parcel, is also lined to the east by more sporadic large detached dwellings and Tomlins Park Manor House with its associated open grounds. Additionally, a car park associated with a sports pitch and tennis courts comprising hardstanding are located in the centre of the village south of New Park Road (land uses that can be considered to be appropriate uses within the Green Belt). The large dwellings and village buildings compromise the openness of the Green Belt within their immediate vicinity; however, the location of the village on high ground maintains open views of the wider countryside.

Part of the Tolmers Park Local Wildlife Site is located in the south of the parcel and part of the Old Manor Cottage Area, Newgate Street Local Wildlife Site is located in the east of the parcel. The Warren, Newgate Street Local Wildlife Site is also located adjacent to the north of the parcel.

The parcel directly adjoins woodland to the north, a golf course to the north east, and the wider countryside to the west, south and east. Blocks of woodland, a farmstead and stables are also adjacent to the east of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel comprises the small settlement of Newgate Street and this settlement is washed over by the Green Belt. It lies between the settlements of Hatfield and Cheshunt but it only makes a limited contribution to this purpose as loss of openness within the parcel would not lead to the perception of narrowing the gap between the settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of the countryside but significant pockets of residential development and village buildings, as well as roads, within the parcel compromise the openness of countryside within particularly the western parts of the parcel.

Partial contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

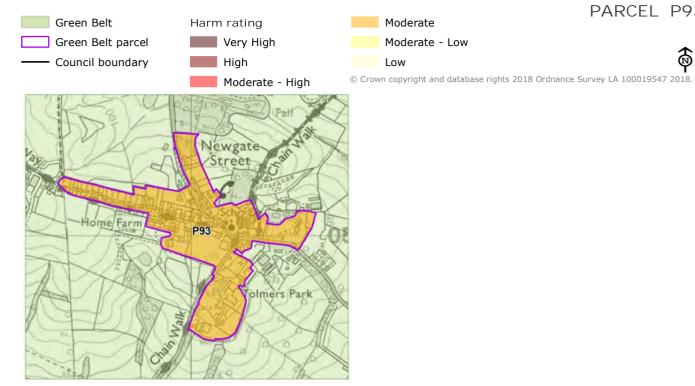
The parcel comprises the small settlement of Newgate Street which is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

Scenario	Rating
P93 Inset existing settlement	Moderate
Comments	

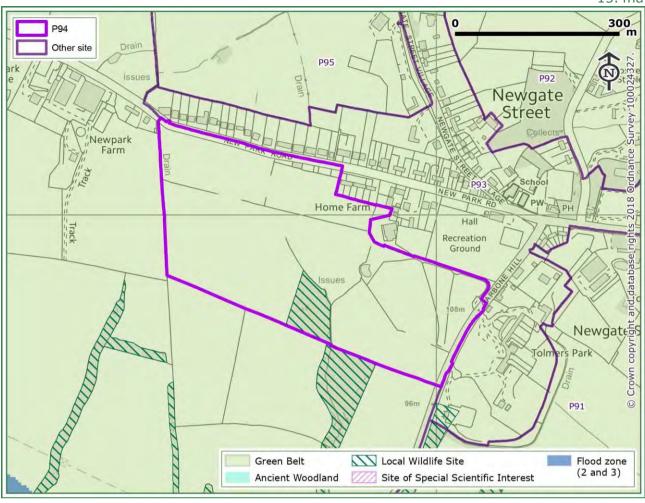
The parcel contains the settlement of Newgate Street which contains residential development in the north and west, and is more open in the centre, and east. Release of this parcel could therefore cause some encroachment on the open space within the more open areas of the village. Its ridgetop setting and limited width of development means that land on the slopes around the settlement (outside of the parcel) make a strong contribution to purpose 3.



Moderate

Moderate - Low

P94 15.4ha







View looking south from the settlement of Newgate Street

The parcel is located on the south-western edge of the village of Newgate Street, which is washed-over by the Green Belt designation. Land within the parcel is broadly flat in the northwest, sloping down away from the village to the southeast. From the higher ground in the northwest of the parcel there are open and wide ranging views of the countryside to the south. The area comprises predominantly horse paddocks and grassland fields, with two ponds present in the parcel and a woodland block present in the south of the parcel. There is no development present within the parcel to compromise its openness. Wood North of Postern Gate Local Wildlife Site is located at the woodland block in the south of the parcel and adjacent to the south of the parcel.

The north and east of the parcel are adjacent to the dwellings and the sports ground within Newgate Street village. The south and west of the parcel are adjacent to the wider countryside.

Purpose/Rating Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel lies towards the southern edge of Newgate Street and this settlement is washed over by the Green Belt. It lies between the settlements of Hatfield and Cheshunt but it only makes a limited contribution to this purpose as loss of openness within the parcel would not lead to the perception of narrowing the gap between the settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, being predominantly uncontained and comprising of paddocks and grassland fields. The parcel lacks urbanising development and is spatially open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern

The parcel lies towards the south western edge of Newgate Street which is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P94 Release of the parcel as a whole, in association with the insetting of Newgate Street (P93) Comments

Comments

The parcel is open and rural, therefore its release would lead to encroachment of the countryside. As the parcel slopes down from the settlement edge of Newgate Street to the southeast, release of the parcel would impact the integrity of the wider Green Belt and have an urbanising influence on land to the southeast. In isolation the parcel would be weak as an inset area, due to a lack of distinction between this and the denser residential development in P93. It is therefore assumed that the parcel would be released in conjunction with the insetting of the settlement (P93).

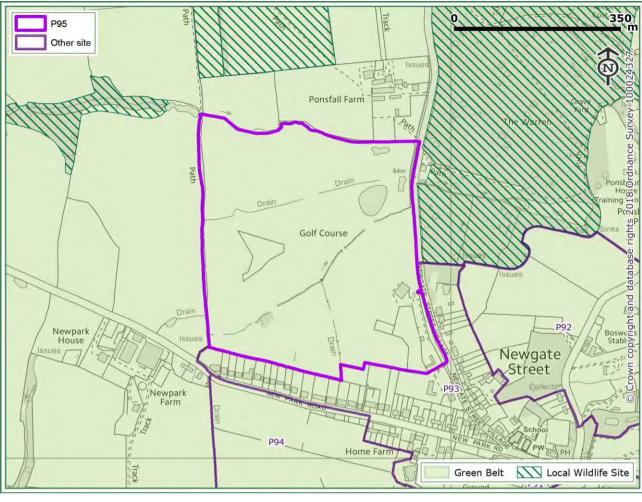
P94a
Release of the northwest of the parcel, in association with the insetting of Newgate
Street (P93)

Comments

This part of the parcel is open and rural, therefore its release would lead to encroachment of the countryside. However, release of this part of the parcel would not extend the settlement edge of Newgate street further east or south and, as this part of the parcel is on the flat ridgetop, its release would not extend development downslope. Therefore release of this part of the parcel would not significantly impact on the integrity of the wider Green Belt. In isolation this part of the parcel would be weak as an inset area, due to a lack of distinction between this and the denser residential development in P93. It is therefore assumed that the parcel would be released in conjunction with the insetting of the settlement (P93).



P95 22.6ha







View looking east from a public footpath along the west of the parcel

The parcel is located on the north-western edge of the village of Newgate Street, which is washed-over by the Green Belt designation. Land undulates across the parcel but broadly slopes down away from the village to the northeast. The area comprises an old golf club site, including grassland, sand banks, and clusters of trees, with horse paddocks located in the west and a dwelling set back from the road in the southwest. The presence of the dwelling compromises the openness of the parcel within its immediate vicinity.

There are no absolute constraints located within the parcel; however The Warren, Newgate Street Local Wildlife Site is located adjacent to the east of the parcel. The south and southeast of the parcel are adjacent to the dwellings within Newgate Street village and the northeast of the parcel is adjacent to thick woodland. These provide some containment of part of the parcel from the wider countryside – although open views of the wider countryside to the north and west are still visible. The north and west of the parcel are adjacent to the wider countryside, with a stream present along the north of the parcel.

Purpose/Rating

Assessment

P1: Checking the unrestricted sprawl of large built-up areas The parcel is sufficiently separated or distant from a large built-up area for there not to be any potential for urban sprawl from the large built up area.

Limited or no contribution

P2: Preventing the merging of neighbouring towns

The parcel is to the north west of Newgate Street and this settlement is washed over by the Green Belt. It lies between the settlements of Hatfield and Cheshunt but it only makes a limited contribution to this purpose as loss of openness within the parcel would not lead to the perception of narrowing the gap between the settlements.

Limited or no contribution

P3: Safeguarding the countryside from encroachment

The land contains the characteristics of open countryside, being relatively uncontained and comprising an old golf club site. With the exception of the dwelling the parcel lacks urbanising development and is spatially open.

Significant contribution

P4: Preserve the setting and special character of historic towns

The land forms little or no part of the setting of Welwyn Garden City and does not contribute to its special character.

Limited or no contribution

P5: Assist the urban regeneration, by encouraging the recycling of derelict and other urban land

All Green Belt land can be considered to support urban regeneration within Welwyn Hatfield and it is not possible to distinguish which parcels perform this to a stronger or weaker degree.

Significant contribution

Local purpose: Maintain the existing settlement pattern The parcel lies towards the north western edge of Newgate Street and this settlement is washed over by the Green Belt designation. It does not lie directly between two settlements which are inset into the Green Belt and which are being considered in relation to the local purpose.

Limited or no contribution

Assessment of Harm to the Green Belt

P95 Release of the parcel as a whole, in association with the insetting of Newgate Street (P93) Comments

Comments

The parcel is open and its release would lead to encroachment of the countryside. As the parcel slopes down from the settlement edge of Newgate Street to the north, release of the parcel would affect the integrity of the wider Green Belt and have an urbanising influence upon land to the west and north. However, the containment of the east of the parcel by designated woodland limits the harm to the wider Green Belt that could result from its release in that direction. In isolation the parcel would be weak as an inset area, due to a lack of distinction between this and the denser residential development in P93. It is therefore assumed that the parcel would be released in conjunction with the insetting of the settlement (P93).





