

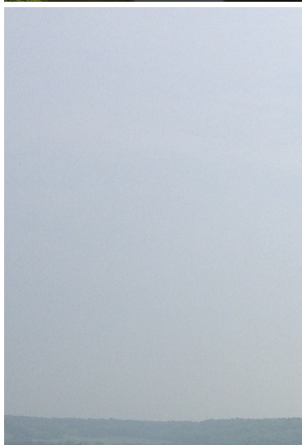


# GREEN BELT REVIEW PURPOSES ASSESSMENT

Prepared for Dacorum Borough Council, St Albans City and District Council and Welwyn Hatfield Borough Council

## FINAL REPORT

November 2013



**Table 5.4. Purposes Assessment Criteria Questions**

<b>Purpose</b>	<b>Definition of Purpose to be applied in Assessment</b>
<i>To check the unrestricted sprawl of large built-up areas</i>	1) Does the parcel act, in itself, as an effective barrier against sprawl from large built-up areas outside of the study area specifically London, Luton & Dunstable and Stevenage? 2) Does the parcel contribute, as part of a wider network of parcels, to a strategic barrier against the sprawl of these built-up areas?
<i>To prevent neighbouring towns from merging</i>	3) Does the parcel provide, or form part of, a gap or space between existing 1 <sup>st</sup> tier settlements (neighbouring towns)? 4) What is the distance of the gap between the settlements? 5) Is there evidence of ribbon development on major route corridors? 6) What is the visual perception of the gap between settlements from major route corridors? 7) Would a reduction in the gap compromise the separation of settlements in physical terms? 8) Would a reduction in the gap compromise the separation of settlements and the overall openness of the parcel visually?
<i>To assist in safeguarding the countryside from encroachment</i>	9) What countryside / rural characteristics exist within the parcel including agricultural or forestry land uses and how is this recognised in established national and local landscape designations? 10) Has there already been any significant encroachment by built development or other urbanising elements? (Specify the proportion (%) of built development in the parcel)
<i>To preserve the setting and special character of historic towns</i>	11) What settlements or places with historic features exist within the parcel? 12) What is the relationship and connection (in the form of character, views and visual perception) between the parcel and historic feature? 13) Does the parcel provide an open setting or a buffer against encroachment by development around settlements or places with historic features?
<b>Local Purpose</b>	<b>Assessment Criteria</b>
<i>Maintaining existing settlement pattern</i>	14) Same assessment as 2 <sup>nd</sup> purpose, applied to spaces and gaps between the tiers of settlement below 1 <sup>st</sup> to 1 <sup>st</sup> tier.





considered in this study (see Disclaimer in Chapter 1). It is therefore important to recognise that a decision for further assessment of land cannot be taken as a firm recommendation for a particular change to a Green Belt boundary.

- 5.4.3. Land identified as contributing least towards Green Belt purposes has been classified as strategic land or small scale sub-areas of parcels. In addition, Green Belt land which has already been subject to substantial development has been recommended for boundary adjustment, to reflect current development boundaries.

## 5.5. Presenting the Assessment

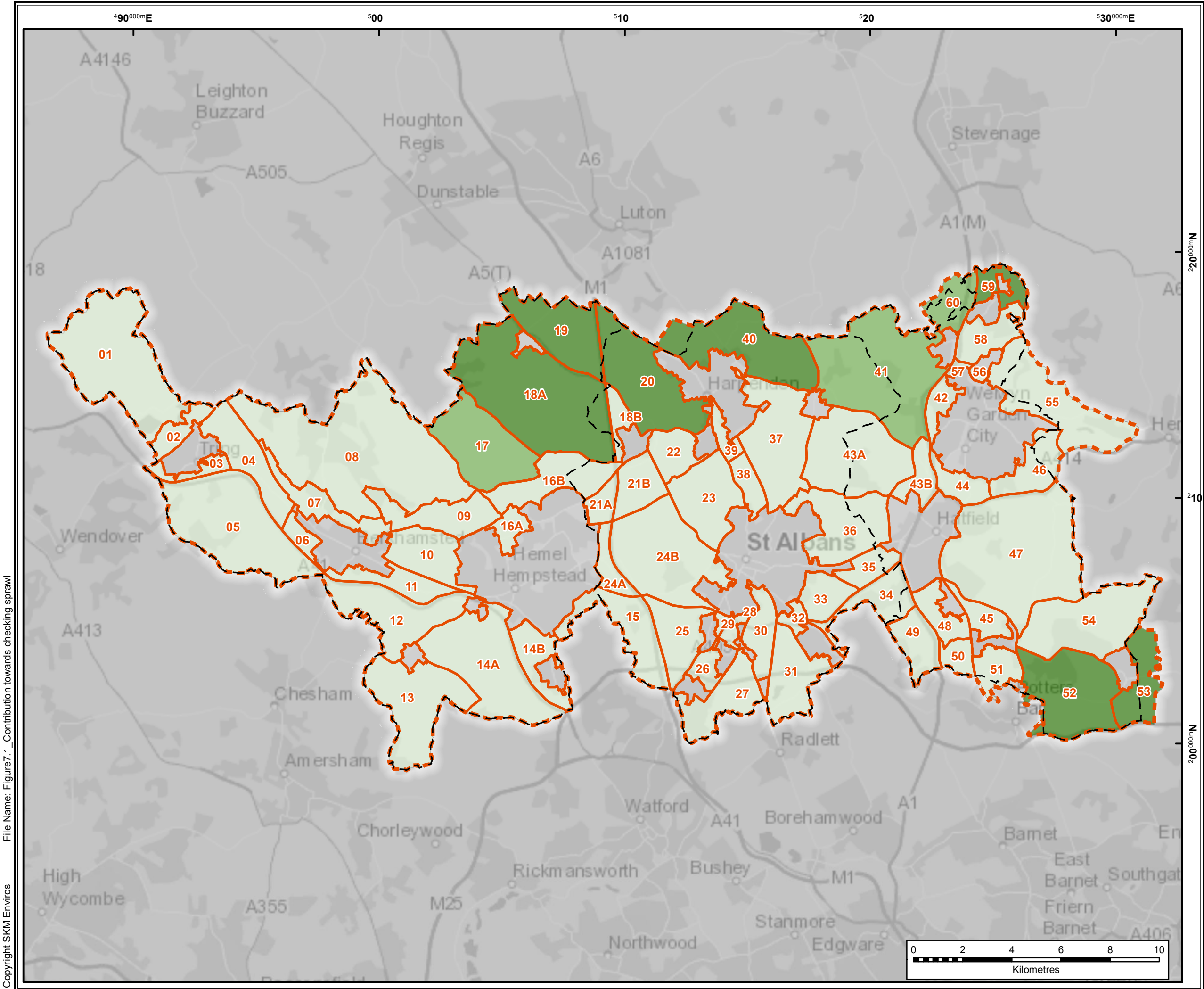
- 5.5.1. Each parcel has been assessed against each of the four national Green Belt purposes and local Hertfordshire purpose. A colour coding classification system has been used to summarise the assessment against each purpose. The classification denotes the outcome of the assessment of the contribution a parcel, or sub-divided section of a parcel, makes to each of the Green Belt purposes.

<b>Dark green</b>	Significant contribution to GB purposes
<b>Mid green</b>	Partial contribution to GB purposes
<b>Light green</b>	Limited or no contribution to GB purposes

- 5.5.2. For each purpose, supporting text explains how the classification has been arrived at. The presentation of the classification for each purpose assists in understanding and assessing the value of the various roles performed by the parcel. This approach to individually assessing four national purposes, plus one well-justified local purpose, allows for a clear and transparent evaluation that sets out the information needed to judge the overall contribution of the parcel.
- 5.5.3. An overall assessment of the contribution the parcel makes to the Green Belt has been provided as a written evaluation only. There has been no overall classification at this point as this is considered too crude to capture the inter-relationship between performance against all the purposes.
- 5.5.4. This overall assessment has resulted in the sub-division of some parcels to reflect a finer grain assessment of parts of the parcel that contribute least against more than one of the purposes and are therefore the areas that may need to be considered for potential release from the Green Belt if development needs necessitate.

File Name: Figure7.1\_Contribution towards checking sprawl

Copyright SKM Enviros



**Key:**  
District Borough Boundary  
Land Parcel Boundary  
Study Area Outer Boundary

**Sprawl**  
Limited or No Contribution  
Partial Contribution  
Significant Contribution

N

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: D

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

**FIGURE 7.1.  
Contribution towards  
Checking Sprawl**

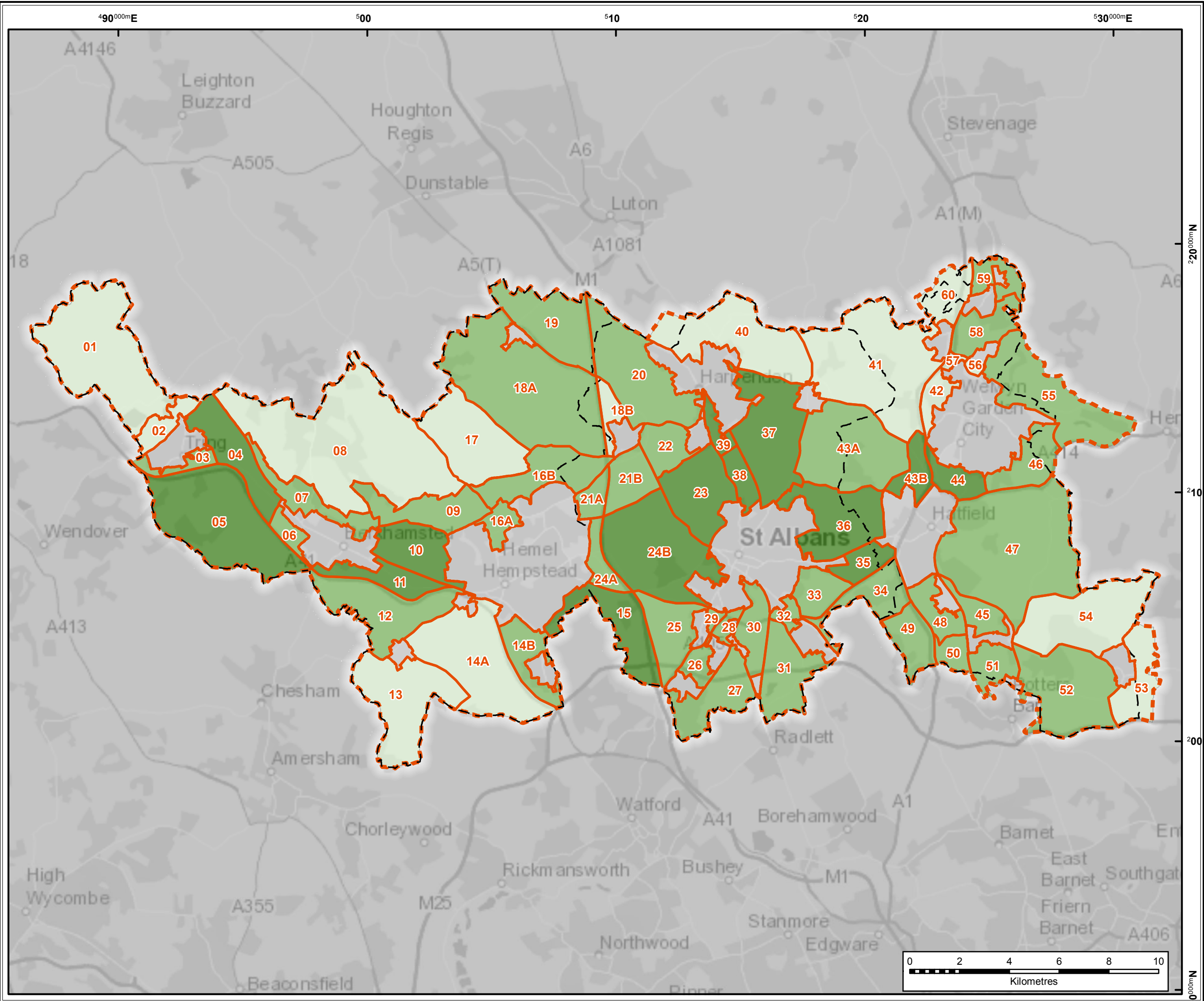
SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013





Name: Figure7.2\_Contribution towards preventing merging

Copyright SKM Enviro



**Key:**

- Land Parcel Boundary
- District Borough Boundary
- Study Area Outer Boundary

**Merging**

- Limited or No Contribution
- Partial Contribution
- Significant Contribution

N

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: E

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

**FIGURE 7.2.  
Contribution towards  
Preventing Merging**

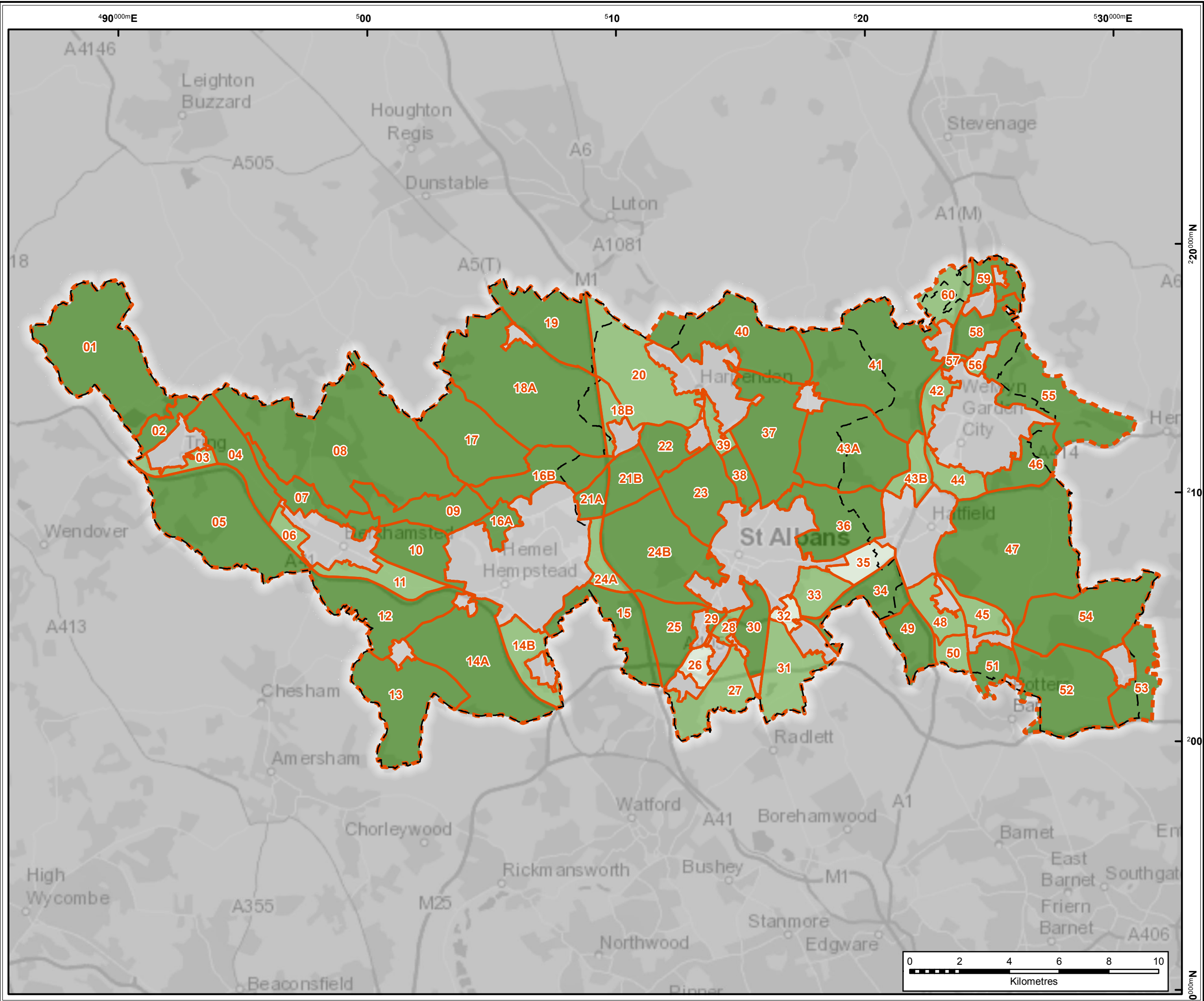
SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013

SINCLAIR KNIGHT MERZ

**SKM ENVIROS**

Name: Figure 7.3\_Contribution towards safeguarding countryside

Copyright SKM Enviro



**Key:**

- Land Parcel Boundary
- District Borough Boundary
- Study Area Outer Boundary

**Countryside**

- Limited or No Contribution
- Partial Contribution
- Significant Contribution

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: D

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

**FIGURE 7.3.  
Contribution towards  
Safeguarding the Countryside**

SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013

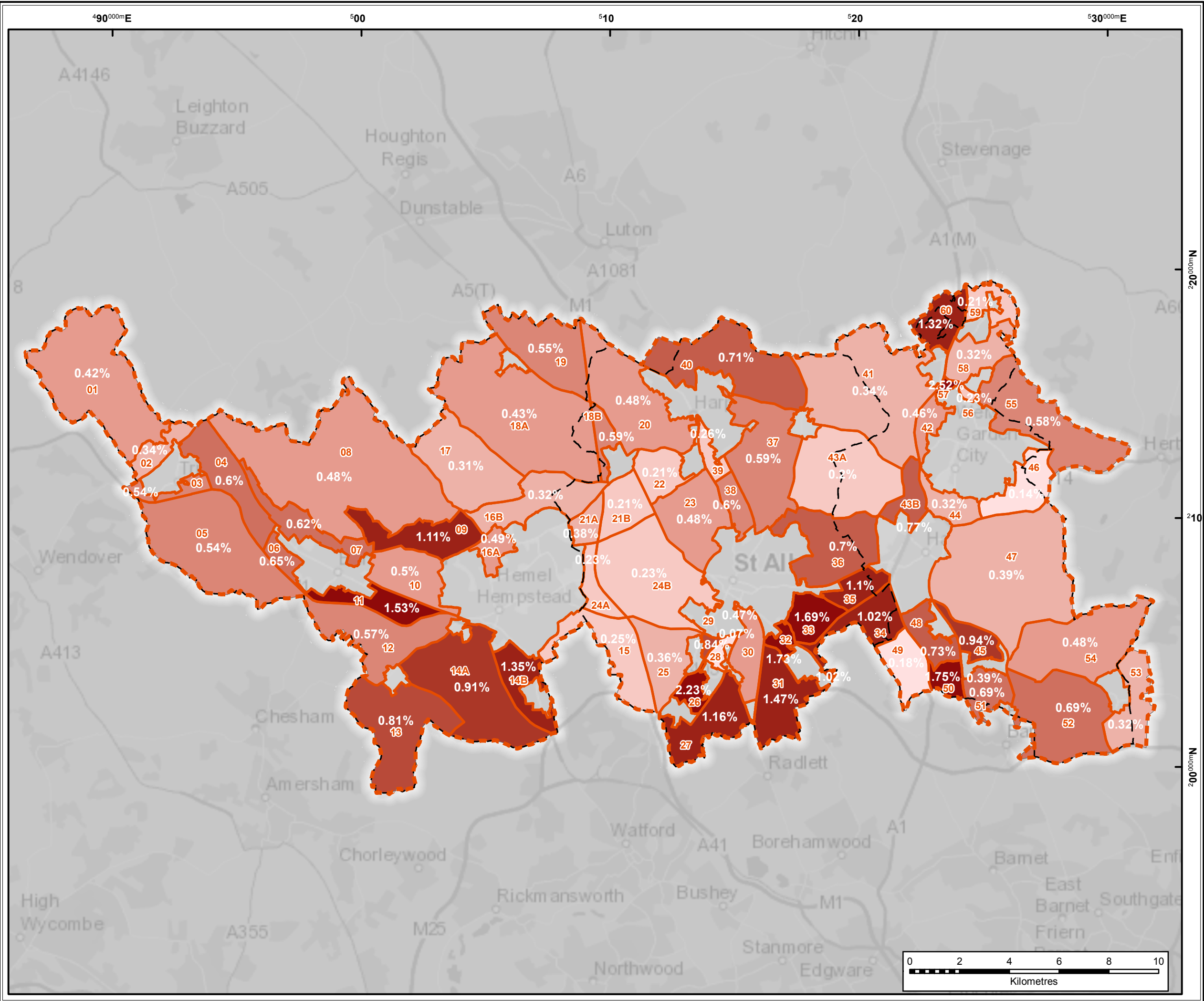
SINCLAIR KNIGHT MERZ

**SKM ENVIROS**



Name: Figure 7.4\_Proportion of built development

Copyright SKM Enviro



**Key:**

- Study Area Outer Boundary
- District Borough Boundary
- Land Parcel Boundary

**Percentage Built**

- 0 - 0.20%
- 0.21 - 0.30%
- 0.31 - 0.40%
- 0.41 - 0.50%
- 0.51 - 0.60%
- 0.61 - 0.70%
- 0.71 - 0.80%
- 0.81 - 0.90%
- 0.91 - 1.00%
- 1.01 - 1.50%
- 1.51 - 2.52%

Count: 66  
Min: 0.07  
Max: 2.52  
Sum: 44.74  
Mean: 0.68  
S/D: 0.5

N

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: D

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

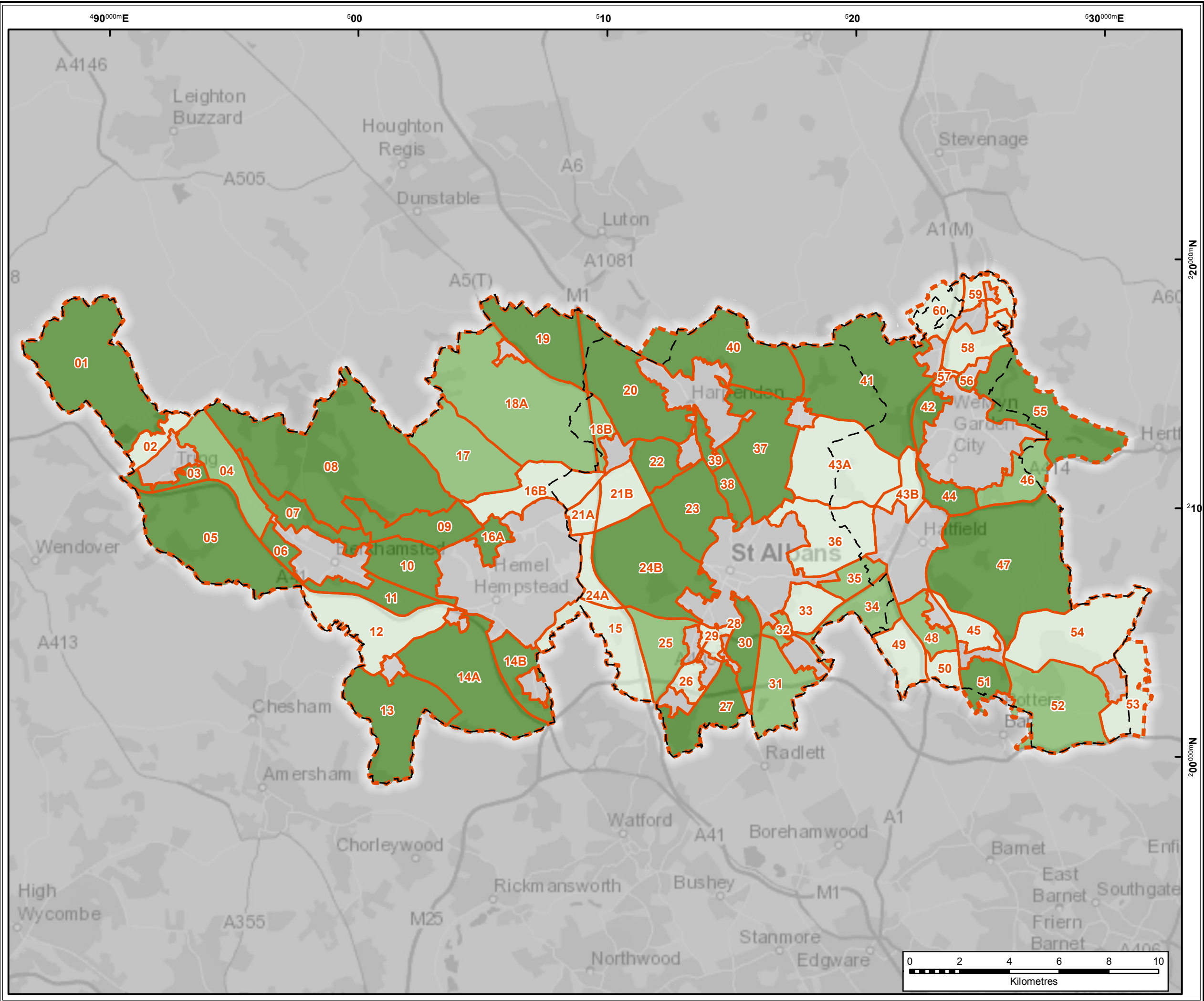
**FIGURE 7.4.  
Proportion of  
Built Development (%)**

SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013



File Name: Figure7.5\_Contribution towards preserving setting

Copyright SKM Enviros



**Key:**

- District Borough Boundary
- Land Parcel Boundary
- Study Area Outer Boundary

**Setting**

- Light Green: Limited or No Contribution
- Medium Green: Partial Contribution
- Dark Green: Significant Contribution

N

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: F

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

**FIGURE 7.5.**  
**Contribution towards  
Preserving Setting**

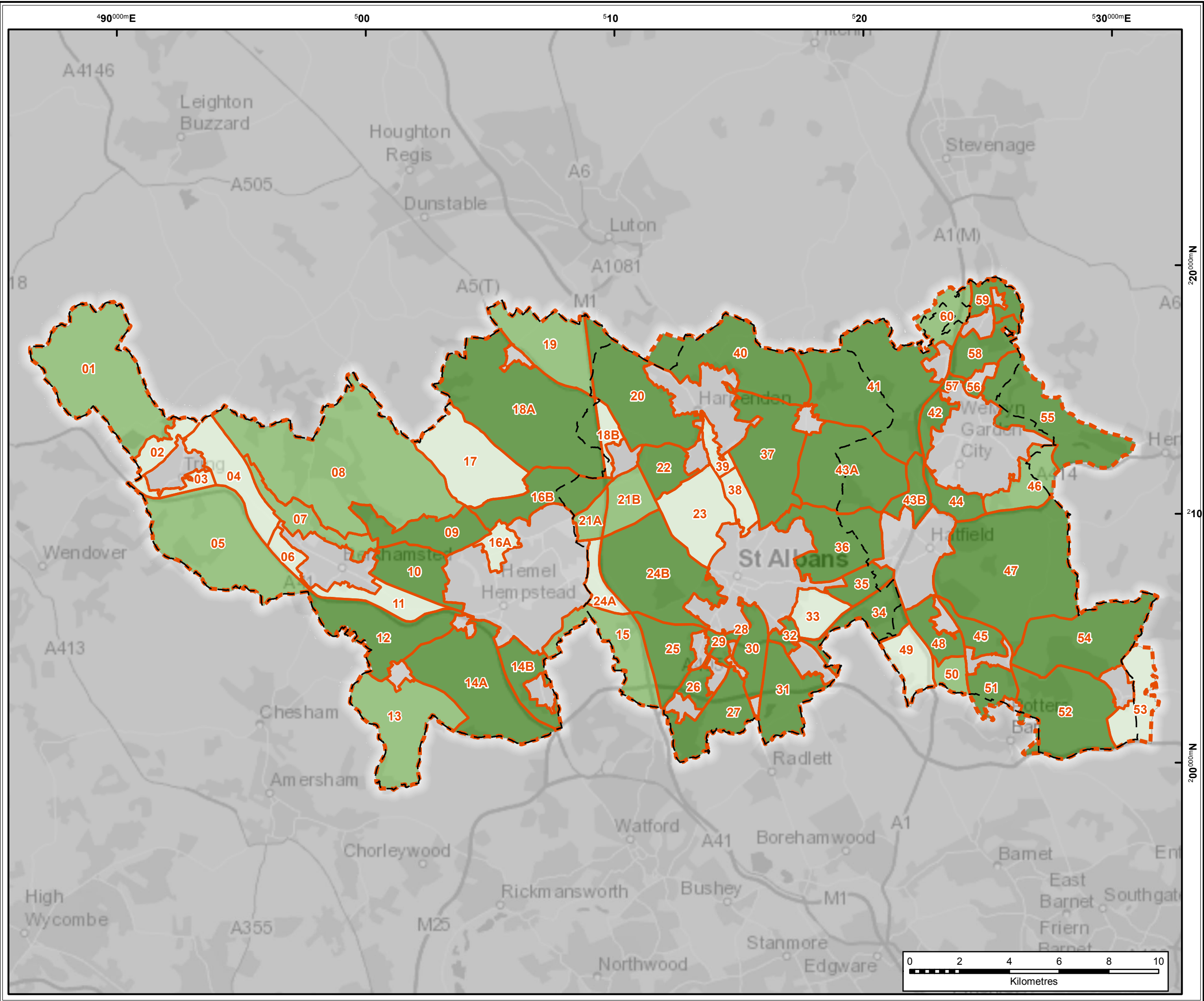
SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013





File Name: Figure7.6\_Maintaining settlement pattern

Copyright SKM Enviro



**Key:**

- District Borough Boundary
- Land Parcel Boundary
- Study Area Outer Boundary

**Pattern**

- Limited or No Contribution
- Partial Contribution
- Significant Contribution

N

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: D

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

**FIGURE 7.6.**  
**Contribution towards Maintaining  
the Settlement Pattern**

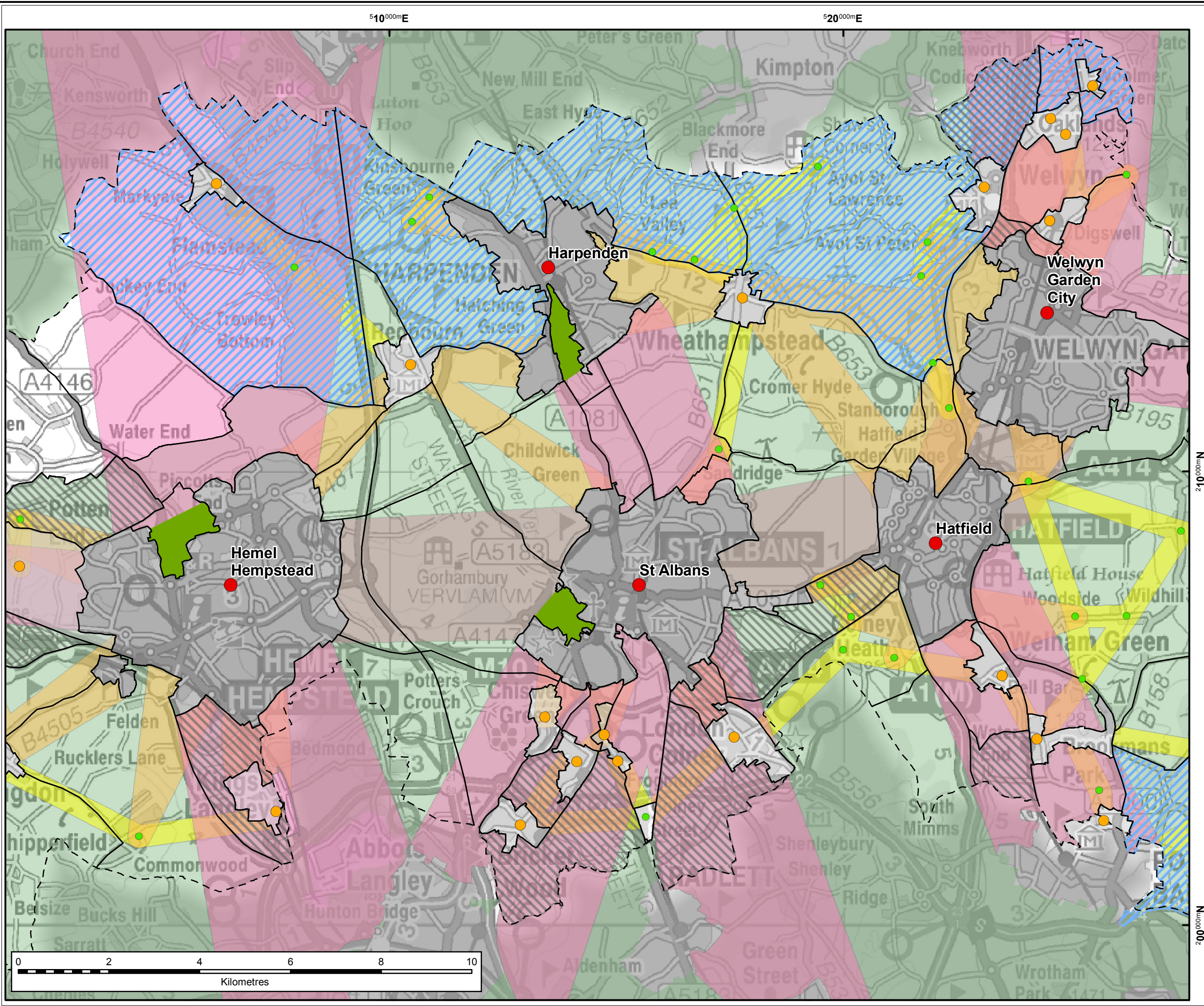
SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
Ordnance Survey	KW
CHECKED	DATE
RB	30/11/2013





File Name: Figure 7.7.2 Green Belt Functions St Albans

Copyright SKM Enviro



**Key:**

- Project Study Area
- Land Parcel Boundary
- 1st Tier Settlement
- 2nd Tier Settlement
- Area with >1% Built-Up Area
- Green Wedge
- Check Sprawl
- Strategic Gap
- Primary Local Gap
- Secondary Local Gap
- Green Belt

**Settlement**

- 1st Tier
- 2nd Tier
- 3rd Tier

N

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: H

### Green Belt Review for St Albans, Dacorum and Welwyn Hatfield

**FIGURE 7.7.2.**  
**Green Belt Functions**  
**St Albans District Council**

SCALE	PROJECT CODE
1:80,000 @ A3	JE30761
CONTENT	DRAWN
	KW
CHECKED	DATE
RB	3/12/2013



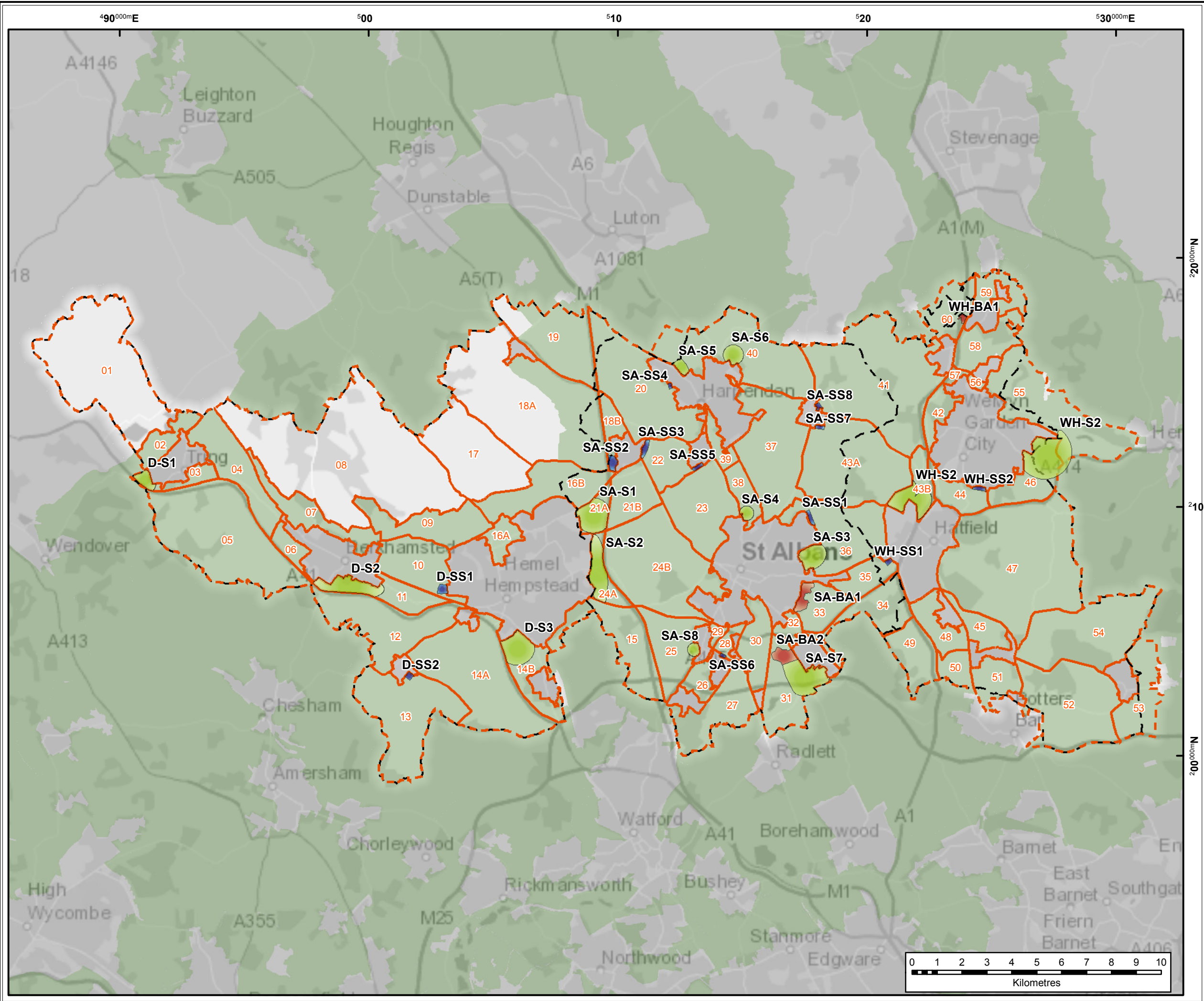




and surroundings. A reduction in the size of the strategic parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements.

- 8.2.7. **SA-S6 – Enclosed land at northeast Harpenden along Lower Luton Road, and extending to the vicinity of Whittings Close (GB40).** The strategic parcel contributes significantly towards 4 of the 5 Green Belt purposes. It checks sprawl from Luton and Dunstable, safeguards the countryside, preserves setting and maintains the existing settlement pattern. However, the relatively small (in comparison to the strategic parcel as a whole) sub-area identified to the northeast of Harpenden follows the angular urban edge which increases localised levels of enclosure and urban influence. In addition, existing field patterns and boundary planting create a greater sense of local landscape enclosure. This creates a valuable part of the countryside, but also provides partially screened views from the wider countryside and surroundings. At the strategic level, a reduction in the size of the parcel would not significantly compromise the overall role of the Green Belt or compromise the separation of settlements. Assessed in isolation the sub-area makes a limited or no contribution towards checking sprawl, preventing merging, preserving setting and maintaining local gaps.
- 8.2.8. **SA-S7 – Land south and south west of London Colney (GB31).** The strategic parcel only contributes significantly towards 1 of the 5 Green Belt purposes whereby it maintains the existing settlement pattern. In terms of landscape character and physical openness the sub-area identified is subject to significant urbanising influence. Assessed in isolation, the sub-area to the south and south west of London Colney makes a limited or no contribution towards the primary role of the Green Belt to maintain the local gap between settlements. This is mainly because of the configuration of the urban edge in relation to adjoining Green Belt and the character of the landscape and relationship to the M25, which disrupts the countryside and acts as a major physical barrier. Given the scale and nature of the local gap, which contains the M25, a limited reduction in the size of the strategic parcel would not significantly compromise the physical separation of any settlements or primary role of the Green Belt.
- 8.2.9. **SA-S8 – Enclosed land at Chiswell Green Lane at Chiswell Green (GB25).** The strategic parcel significantly contributes towards 2 of the 5 Green Belt purposes whereby it safeguards the countryside and maintains the existing settlement pattern (providing gap between St Albans and Chiswell Green). It also makes a partial contribution towards preventing merging and preserving setting. However the sub-area identified on pasture land at Chiswell Green Lane displays urban fringe characteristics due to its proximity to the settlement edge and Butterfly World along Miriam Road to the west. This development bounds the outer extent of the pasture land and creates a physical barrier to the open countryside. The pasture land also displays greater levels of landscape enclosure due to localised planting along field boundaries. This creates potential to integrate development into the landscape with lower impact on views from the wider

Name: Figure8.1\_Least Contribution to GB  
Copyright SKM Enviros



**Key:**

- Boundary Adjustment
- Small Scale Sub-Area
- Strategic Sub-Area
- Study Area Outer Boundary
- District Borough Boundary
- Land Parcel Boundary
- Green Belt

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936  
Units: Meter

REVISION: H

**Green Belt Review for  
St Albans, Dacorum and  
Welwyn Hatfield**

**FIGURE 8.1.  
Land Contributing Least  
Towards Green Belt  
Purposes**

SCALE	PROJECT CODE
1:145,000 @ A3	JE30761
CONTENT	DRAWN
London.Gov Ordnance Survey	KW
CHECKED	DATE
RB	2/12/2013





**Key to Figure 8.1 Land Contributing Least towards Green Belt Purposes**

<b>Strategic sub-areas</b>	
D-S1	Land enclosed by B488, A41 and west of Tring (GB03)
D-S2	Land enclosed by A41 and southeast Berkhamsted (GB11)
D-S3	Land south of Hemel Hempstead enclosed by the A41 and railway line, and in the vicinity of Rucklers Lane (GB14B)
SA-S1&S2	Land enclosed by east Hemel Hempstead and M1 (GB21A & GB24A)
SA-S3	Area enclosed by residential development at east St Albans along Sandpit Lane (GB36)
SA-S4	Enclosed land at north St Albans along Sandbridgebury Lane (GB38)
SA-S5	Enclosed land at north Harpenden in the vicinity of Luton Road, Couters End Lane and Ambrose Lane (GB40)
SA-S6	Enclosed land at northeast Harpenden along Lower Luton Road, and extending to the vicinity of Whitings Close (GB40)
SA-S7	Land south and south west of London Colney (GB31)
SA-S8	Enclosed land at Chiswell Green Lane at Chiswell Green (GB25)
WH-S1	Land at Hatfield Garden Village enclosed by north Hatfield, Coopers Green Lane (to the west) and A1(M) (GB43B)
WH-S2	Land southeast of Welwyn Garden City enclosed by the A414 (GB46 and GB55)
<b>Small Scale sub-areas</b>	
D-SS1	Land west of Hemel Hempstead (GB10)
D-SS2	Land at southeast edge of Bovingdon (GB13)
SA-SS1	Land at northeast edge of St Albans (GB36)
SA-SS2	Land at southwest edge of Redbourn (GB18B)
SA-SS3	Land at southeast edge of Redbourn (GB22)
SA-SS4	Land at west of Harpenden (GB20)
SA-SS5	Land south of Harpenden (GB22)
SA-SS6	Land north of How Wood (GB28)
SA-SS7	Land south of Wheathampstead (GB43A)
SA-SS8	Land east of Wheathampstead (GB41)
WH-SS1	Land west of Hatfield (GB35)
WH-SS2	Land south of Welwyn Garden City (GB44)
<b>Boundary Adjustments</b>	
SA-BA1	Development at Highfield Park along southeast edge of St Albans (GB33)
SA-BA2	Development at Napsbury Park to west of London Colney (GB31)
WH-BA1	Development at The Avenue to west of A1(M) adjoining west of Oaklands village (GB60)



[www.globalskm.com](http://www.globalskm.com)